

## ORD-04232018-1 Ch22 – Cottage Court

Under old business, Council considered on second reading an ordinance to amend text in Chapter 22 Zoning to establish Cottage Court as a Residential Use. Mayor Hobbs acknowledged City Planner, Brian Herrmann. City Planner Herrmann noted the ordinance remained unchanged from the first reading. The Cottage Court is a type of housing that consists of a series of small, detached homes, providing multiple units arranged to define a shared court that is typically perpendicular to the street and located on a single lot. City Planner Herrmann reported the ordinance would amend the text to sections 22-6, 22-19, 22-45, 22-81, 22-106, 22-181, 22-283, and 22-291 in order to establish the Cottage Court as a Residential Use.

On motion of Councilmember Mobley, and seconded by Councilmember Hufstetler, the following ordinance was unanimously ordered read for the second time, passed and adopted:

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF THOMASVILLE BY AMENDING SECTION 22-6 CAPTIONED "DEFINITIONS" OF ARTICLE I CAPTIONED "IN GENERAL" OF CHAPTER 22 CAPTIONED "ZONING" SO AS TO ADD A DEFINITION FOR "COTTAGE COURT DEVELOPMENTS" AND AMEND THE DEFINITION OF "LOT"; BY AMENDING SECTION 22-19 CAPTIONED "EVERY LOT SHALL ADJACENT A PUBLIC STREET; EXCEPTIONS" OF ARTICLE I CAPTIONED "IN GENERAL" OF CHAPTER 22 CAPTIONED "ZONING" SO AS TO ADD AN EXCEPTION FOR "CONDOMINIUMS AND COTTAGE COURT DEVELOPMENT"; BY REPLACING SECTION 22-45 CAPTIONED "22-45-59. RESERVED" OF ARTICLE I CAPTIONED "IN GENERAL" OF CHAPTER 22 CAPTIONED "ZONING"; WITH A NEW SECTION 22-45 CAPTIONED "STANDARDS FOR COTTAGE COURT DEVELOPMENT"; BY AMENDING SECTION 22-81 CAPTIONED "ESTABLISHMENT OF DISTRICTS" OF ARTICLE III CAPTIONED "DISTRICTS" OF CHAPTER 22 CAPTIONED "ZONING" SO AS TO ADD "CONDOMINIUMS AND COTTAGE COURT DEVELOPMENT" TO SUBSECTIONS (5) R-2A, MULTIFAMILY RESIDENTIAL AND (6) R-2, MULTIFAMILY RESIDENTIAL; BY AMENDING SECTION 22-106 CAPTIONED "SCHEDULE OF PERMITTED USES" OF ARTICLE IV CAPTIONED "PERMITTED USES" OF CHAPTER 22 CAPTIONED "ZONING" SO AS TO ADD "CONDOMINIUMS AND COTTAGE COURT DEVELOPMENT" TO SUBSECTION (6) DWELLING, MULTIFAMILY; BY AMENDING SECTION 22-181 CAPTIONED "SPECIFICATIONS" OF DIVISION 1 CAPTIONED "GENERALLY" OF ARTICLE VII CAPTIONED "DEVELOPMENT STANDARDS" OF CHAPTER 22 CAPTIONED "ZONING" SO AS TO ADD "CONDOMINIUMS AND COTTAGE COURT DEVELOPMENT" TO R-2A (CU), R-2 (CU), C-1A, C-1, C-2 ZONING DISTRICTS; AND BY ENUMERATING THE PARAGRAPH CAPTIONED "NOTE" AND ADDING A NEW NOTE; BY AMENDING SECTION 22-283 CAPTIONED "DRAINAGE, CONSTRUCTION, AND MAINTENANCE" OF ARTICLE IX CAPTIONED "OFF-STREET PARKING AND SERVICE REQUIREMENTS" OF CHAPTER 22 CAPTIONED "ZONING" SO AS TO INSERT ADDITIONAL DESCRIPTIVE TEXT; BY DELETING IN ITS ENTIRETY SECTION 22-291 CAPTIONED "OFF-STREET PARKING STANDARDS" OF ARTICLE IX CAPTIONED "OFF-STREET PARKING AND SERVICE REQUIREMENTS" OF CHAPTER 22 CAPTIONED "ZONING" AND BY REPLACING IT WITH AN ENTIRELY NEW SECTION 22-291 CAPTIONED "OFF-STREET PARKING STANDARDS" OF ARTICLE IX CAPTIONED "OFF STREET PARKING AND SERVICE REQUIREMENTS OF CHAPTER 22 CAPTIONED "ZONING," TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE AN EFFECTIVE DATE OF THIS ORDINANCE; AND FOR OTHER PURPOSES.

## **SECTION I**

BE IT ORDAINED by the Council of the City of Thomasville, and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is hereby amended BY AMENDING SECTION 22-6 CAPTIONED "DEFINITIONS" OF ARTICLE I CAPTIONED "IN GENERAL" OF CHAPTER 22 CAPTIONED "ZONING" SO AS TO ADD A DEFINITION FOR "COTTAGE COURT DEVELOPMENTS" AND AMEND THE DEFINITION OF "LOT" so as to read as follows:

### **Section 22-6 Definitions.**

*Cottage Court Development* means a series of small, one and two family detached structures on a single lot, providing multiple interior units arranged to define a shared courtyard or common space that is open to the street. Each unit owner holds full title to a unit and an undivided interest in the common elements. The units within the development are not required to meet the development standards found in 22-181 only the lot that is being developed shall meet the requirements of 22-181.

*Lot* includes the word "plot" or "parcel" and means a parcel of land occupied or intended to be occupied by a principal building or use and any accessory building and uses customarily incident to it, including

open spaces not less in extent than those required in connection therewith by this chapter. A "lot of record" is a parcel of land, the dimensions of which are shown on a map or plat on file with the Clerk of Superior Court of Thomas County, Georgia, and which actually exists as so shown, or any part of such parcel held in a recorded ownership separate from the ownership of the remainder thereof. All lots, except individual condominium and cottage court units within a lot being developed that is recorded after adoption of the ordinance from which this section derives shall front on and have ingress and egress by means of a public street, road or highway.

## **SECTION II**

BE IT FUTHER ORDAINED by the Council of the City of Thomasville, and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is hereby amended BY AMENDING SECTION 22-19 CAPTIONED "EVERY LOT SHALL ABUT A PUBLIC STREET; EXCEPTIONS" OF ARTICLE I CAPTIONED "IN GENERAL" OF CHAPTER 22 CAPTIONED "ZONING" SO AS TO ADD AN EXCEPTION FOR "CONDOMINIUMS AND COTTAGE COURT DEVELOPMENT" so as to read as follows:

### **Section 22-19 Every lot shall abut a public street; exceptions.**

(c) For condominiums and cottage court development, the lot being developed must abut a public street. The individual units making up the development may abut a private street or alley if the following requirements are met:

- (1) All units have access via the private street or alley
- (2) Maintenance of all common areas are handled by a HOA or similar property agreement.
- (3) The owner provides the city with a permanent easement for the maintenance of infrastructure and utilities.

## **SECTION III**

BE IT FUTHER ORDAINED by the Council of the City of Thomasville, and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is hereby amended BY REPLACING SECTION 22-45 CAPTIONED "22-45-59. RESERVED" OF ARTICLE I CAPTIONED "IN GENERAL" OF CHAPTER 22 CAPTIONED "ZONING"; WITH A NEW SECTION 22-45 CAPTIONED "STANDARDS FOR COTTAGE COURT DEVELOPMENT" so as to read as follows:

### **Section 22-45 Standards for Cottage Court Developments**

The Cottage Court consists of a series of small, one and two family detached structures on a single lot, providing multiple interior units arranged to define a shared court that is open to the street. The shared court takes the place of a private rear and becomes an important community-enhancing space. While typically residential in form, the Cottage Court allows for the establishment of a single-lot cluster of buildings dedicated to one or two family housing. The Cottage Court functions much like a Condominium Building, only the units have been decentralized and sited around a common space. This use promotes sustainability by encouraging a range of building types and sizes that can readily adapt to changes in the market, surrounding community, or the needs of their owner. This use allows for appropriately scaled, well-designed higher density housing within a primarily single-family, walkable neighborhood.

(a) Site Design Standards:

- (1) All buildings shall front the shared court area.
- (2) No building shall be located in the shared court or between the shared court and the public street.

- (3) No building shall be situated with its “back” nor any appearance of its “back” facing toward a public street or the shared court.
- (4) Buildings:
- Residential buildings per lot: 3 min., 10 max. Additional non-residential buildings are permitted as part of the development so long as all other development standards are met.
  - Units per lot: 3 min., 12 max.
  - Units per residential building: 2 units max.
  - Build to line from shared court: 0-10’ max.
  - Building envelope: 35 ft. wide by 75 ft. deep max.
  - Heated and cooled square footage not to exceed 1500 sq. ft. per story.
- (5) Shared Court:
- Area: 400 sf min.
  - Proportions: Depth 20 ft. min.; Width 20 ft. min.
  - Shared Courts shall consist of, and be maintained with landscaping comprised of:
    - Sod,
    - Plantings,
    - Hardscaping of brick, gravel, and/or concrete,
    - Any combination of the above elements.
    - Unkempt dirt, asphalt, or blacktop shall be prohibited.
- (6) Cottage Court Developments shall be located on mid-block or interior parcels only, development on corner lots not permitted.
- (7) Minimum distance between Cottage Court Developments:
- No more than one (1) Cottage Court Development per block face.
- (8) Parking:
- No parking shall be permitted in the shared court or between the shared court and the public street, nor any side of the shared court and the public street.
  - Vehicular access and parking are not allowed between the building and the shared court.
  - Parking shall be placed along streets and in small strategically located on-site lots.
  - On-street parking provided adjacent to the site may count as part of the required parking. (Lot side only)
- (9) The minimum effective curb radius shall be utilized, in keeping with all fire and safety requirements.
- (10) Landscape:
- Definitions:
    - Caliper* means the diameter or thickness of the main stem of a young tree of sapling as measured at six (6) inches above ground level. This measurement is used for nursery-grown trees.
    - Foundation planting* means plant material placed in near proximity to building foundations, located in planting beds arranged to complement the building elevations and connect the building to the site.
    - Shade tree* means any self-supporting woody plant of a species that is well shaped, well branched and well foliated which normally grows to an overall height of at least thirty-five (35) feet and normally develops an average mature spread of crown greater than thirty (30) feet in the City.
  - Requirements:
    - Shade trees
      - There shall be a minimum of one (1) shade tree per dwelling unit. This requirement may be satisfied by the preservation of existing shade trees or by planting new shade trees on site.

2. Required shade trees shall have a minimum height of eight (8) feet and a minimum caliper of two (2) inches at the time of planting.

ii. Foundation plantings.

1. Foundation plantings shall be installed along any exposed building foundation that faces the shared court and/or public street.
2. Foundation plantings shall be planted within five (5) feet of the building foundation
3. Foundation plant material/shrubs shall be planted no further apart than the maximum size of the species with a minimum height of (8) inches at the time of planting.
4. If the building facade directly abuts a sidewalk or other hardscape feature foundation plantings shall not be required.

(11) Fencing:

- a. No wall, fence or hedge shall exceed 72 inches in height
- b. No perimeter boundary fence, wall or hedge (excluding foundation plantings) shall be erected between the cottage court development and the public ~~right-of-way~~ street.
- c. The more “finished” sided of a fence or wall shall face away from the building.
- d. Within the cottage court development, walls and fencing shall be permitted around the individual cottage buildings as follows:
  - i. Between the shared court and the front façade of the cottage building, including the frontage elements such as the front porch, the height shall not exceed 42 inches.
  - ii. Between a cottage building and the public street, the height shall not exceed 48 inches.
  - iii. In the case where the standards for the two neighboring and abutting fences or walls allow for a differing height, the maximum standard shall apply to both.

(b) Architectural Standards

- (1) Finish floor elevation shall be a minimum of 18 inches above grade; 5 ft. max., except ADA units may be reduced to 6 inches above grade.

(2) Permitted Materials:

- a. Cladding: Wall siding shall be primarily clad in wood, composition board; fiber-cement board; brick; concrete masonry units with stucco (C.B.S.), reinforced concrete with stucco.
- b. Foundation: Exposed foundation walls below the first floor shall be brick, painted brick, painted concrete, or stucco over block or concrete.

(3) Porches –

- a. Buildings are required to have a covered porch facing the shared court
- b. Area - min 8 ft. depth; 50% to 100% of the building front; 10 ft. min.
- c. Height - Clear = 8 ft. min.
- d. Location – When any portion of the porch extends beyond the front façade of the building, the porch shall be considered the front façade.
- e. Stairs may lead directly to the court or may be side-loaded.
- f. A “combined” or “wrap around” porch may be utilized as a means of fulfilling this requirement. In such cases, the min. width and min. depth must be met on both facades.

(4) Facades

- a. All buildings abutting a public street shall have no blank facades.
- b. All building facades facing a public street shall have glazed area or areas of glazed appearance and/or openings of at least 20 percent and no more than 75 percent of the façade area.

- c. All buildings abutting a public street shall contribute to the neighborhood through the use of windows, changes in materials and/or color, with views of the front doors and porches.

#### **SECTION IV**

BE IT FUTHER ORDAINED by the Council of the City of Thomasville, and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is hereby amended BY AMENDING SECTION 22-81 CAPTIONED “ESTABLISHMENT OF DISTRICTS” OF ARTICLE III CAPTIONED “DISTRICTS” OF CHAPTER 22 CAPTIONED “ZONING” SO AS TO ADD “CONDOMINIUMS AND COTTAGE COURT DEVELOPMENT” TO SUBSECTIONS (5) R-2A, MULTIFAMILY RESIDENTIAL AND (6) R-2, MULTIFAMILY RESIDENTIAL, so as to read as follows

(5) R-2A Multifamily residential. The purpose of this district is to provide orderly development of high density residential areas for one (1), two (2), multifamily dwellings, condominiums and cottage court developments, such areas being protected from the encroachment of those uses which are incompatible to a desirable residential environment.

(6) R-2 Multifamily residential. The purpose of this district is to provide orderly development of high density residential areas for one (1), two (2), multifamily dwellings, condominiums and cottage court developments as well as professional offices, such areas being protected from the encroachment of those uses which are incompatible to a desirable residential-professional environment.

#### **SECTION V**

BE IT FURTHER ORDAINED by the Council of the City of Thomasville, and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is hereby amended BY AMENDING SECTION 22-106 CAPTIONED “SCHEDULE OF PERMITTED USES” OF ARTICLE IV CAPTIONED “PERMITTED USES” OF CHAPTER 22 CAPTIONED “ZONING” SO AS TO ADD “CONDOMINIUMS AND COTTAGE COURT DEVELOPMENT” TO SUBSECTION (6) DWELLING, MULTIFAMILY; so as to read as follows:

##### **Section 22-106 Schedule of Permitted Uses.**

- #6 Dwelling, Multifamily including condominiums and cottage court development  
Permitted zoning districts-R-2A (CU), R-2 (CU), C-1A, C-1, C-2

#### **SECTION VI**

BE IT FURTHER ORDAINED by the Council of the City of Thomasville, and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is hereby amended BY AMENDING SECTION 22-181 CAPTIONED “SPECIFICATIONS” OF DIVISION 1 CAPTIONED “GENERALLY” OF ARTICLE VII CAPTIONED “DEVELOPMENT STANDARDS” OF CHAPTER 22 CAPTIONED “ZONING” SO AS TO ADD “CONDOMINIUMS AND COTTAGE COURT DEVELOPMENT” TO R-2A (CU), R-2 (CU), C-1A, C-1, C-2 ZONING DISTRICTS; AND BY ENUMERATING THE PARAGRAPH CAPTIONED “NOTE” AND ADDING A NEW NOTE;

##### **Section 22-181 Specifications**

|                  | <u>R-2A</u> | <u>R-2</u> | <u>C-1A</u> | <u>C-1</u> | <u>C-2</u> |
|------------------|-------------|------------|-------------|------------|------------|
| Minimum Lot Area |             |            |             |            |            |

|                                |         |         |         |                  |         |
|--------------------------------|---------|---------|---------|------------------|---------|
| in sq. ft.                     |         |         |         |                  |         |
| (Single-Family)                | 6,000   | 6,000   | 6,000   | 6,000            | 6,000   |
| (Two-Family)                   | 7,000   | 7,000   | 7,000   | 7,000            | 7,000   |
| (Multi-Family-per unit)        | 3,650   | 3,650   | 3,650   | 3,650            | 3,650   |
| (Condominiums & Cottage Court  |         |         |         |                  |         |
| Development-per unit)          | 3,650   | 3,650   | 3,650   | 3,650.           | 3,650   |
| (Non-residential)              | None    | None    | None    | None             | None    |
| Minimum Lot Width              | 60 ft.  | 60 ft.  | None    | None             | None    |
| Minimum Front Yard             | 20 ft.* | 20 ft.* | 20 ft.* | None *           | None*   |
| Minimum Side Yard              | 8 ft.*  | 8 ft.*  | 8 ft.*  | 12 ft.one side** | 12 ft*  |
| Minimum Side Yard (Corner Lot) | 15 ft.* | 15 ft.* | 15 ft.* |                  |         |
| Minimum Rear                   | 20 ft.  | 20 ft.  | 20 ft.  | 12 ft**          | 12 ft** |
| Maximum Height                 | 35 ft.  | 35 ft.  | None    | None             | None    |
| Maximum Lot Coverage           | 40%     | 40%     | 50%     | None             | None    |

**NOTE:**

1. All variance request to exceed lot coverage must be reviewed by the City Engineer prior to submittal to the Architectural Review and Zoning Board of Appeals (ARZA) for review. Requirements of the City Engineer must be followed if a variance is approved.
2. Setbacks shall be determined by measuring as follows: The right angle distance from the property line to the nearest wall. When any portion of a building (such as patio covers, porches, etc.) have roofs supported by columns, the column line shall be considered the same as the wall line. In any case whenever the roof overhang is more than four (4) feet, the setback will be measured to a point four (4) feet inside the outer edge of the roof nearest to the property line.
3. \* On streets having special setbacks, the special setbacks shall be required.
4. \*\* This change became effective January 1, 1983.

**SECTION VI**

BE IT FURTHER ORDAINED by the Council of the City of Thomasville, and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is hereby amended BY AMENDING SECTION 22-283 CAPTIONED "DRAINAGE, CONSTRUCTION, AND MAINTENANCE" OF ARTICLE IX CAPTIONED "OFF-STREET PARKING AND SERVICE REQUIREMENTS" OF CHAPTER 22 CAPTIONED "ZONING" SO AS TO INSERT ADDITIONAL DESCRIPTIVE TEXT; so as to read as follows:

**Section 22-283 Drainage, construction, and maintenance.**

All off-street parking, loading, and service areas shall be constructed of concrete or asphalt. Where appropriate the City Engineer may approve energy efficient and sustainable materials when utilized as an alternative means of stormwater compliance if they are contextual (see Light Imprint Handbook – Integrating Sustainability and Community Design. v-1.3. DPZ-Charlotte. New Urban Press. 2008) and meet or exceed baseline requirements in the Georgia Stormwater Management Manual. All such areas shall be at all times maintained, at the expense of the owners thereof, in a clean, orderly, and dust- free condition.

**SECTION VII**

BE IT FUTHER ORDAINED by the Council of the City of Thomasville, and it is hereby ordained by the authority of the same, that the Code of the City of Thomasville is hereby amended BY DELETING IN ITS ENTIRETY SECTION 22-291 CAPTIONED “OFF-STREET PARKING STANDARDS” OF ARTICLE IX CAPTIONED “OFF-STREET PARKING AND SERVICE REQUIREMENTS” OF CHAPTER 22 CAPTIONED “ZONING” AND BY REPLACING IT WITH AN ENTIRELY NEW SECTION 22-291 CAPTIONED “OFF-STREET PARKING STANDARDS” OF ARTICLE IX CAPTIONED “OFF STREET PARKING AND SERVICE REQUIREMENTS OF CHAPTER 22 CAPTIONED “ZONING,” TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE AN EFFECTIVE DATE OF THIS ORDINANCE; AND FOR OTHER PURPOSES.

#### **Section 22-291 Off-street parking standards**

The following table of off-street parking standards specifies the number of parking spaces required for each designated use:

(Off-Street Parking table shown on following three (3) pages)



## Section 22-291 Off-Street parking standards.

The following table of off-street parking standards specifies the number of parking spaces required for each designated use:

| <u>USE</u>  | <u>Number of Parking Spaces Required</u>   |
|---|--|
| 1. Assembly   |  |
| a. Auditorium, stadium, assembly hall, gymnasium, theater, community recreation center  | (a) 1 space per 3 fixed seats in largest assembly room or area, or<br>(b) 1 space for each 40 square feet of floor area available for the accommodation of movable seats in the largest assembly room, or combination of fixed and movable seats, or<br>(b) 1 space per each 150 square feet of gross floor area; whichever is greatest. |
| b. Bowling Area   | 4 spaces per alley plus requirements for any other use associated with the establishment such as a restaurant, etc.  |
| c. Club or lodge  | 1 space for each 2 employees plus 1 space for each 200 square of gross floor area within the main assembly area plus additional spaces for other uses permitted within the premises.   |
| d. Church   | 1 space per 4 seats in the main place of assembly.   |
| e. Dance school   | 1 space for each employee plus 1 space per 150 square feet of gross floor area plus save and convenient loading and unloading of students.   |
| f. Restaurant or place dispensing food, or refreshments to be consumed on the premises.   | 1 space for each 100 square feet of gross floor area; with a minimum of 10 parking spaces.   |
| g. Restaurant or place dispensing food, drink or refreshment for carry out only (and having outdoor seating area).                    | 1 space for each 150 square feet of gross area (with minimum of 10 spaces); plus 1 additional space for each 3 outdoor seats provided.   |
| h. Restaurant or place dispensing food, drink or refreshment for carry out (no seating area provided).                                | 1 space for each 150 square feet of gross floor area; with a minimum of 10 parking spaces.   |
| i. Restaurant or place dispensing food, drink or refreshments to be consumed on the premises and also having a drive-through service. | 1 space for each 100 square feet of gross floor area; with a minimum of 10 parking spaces, and providing an adequate lane for through traffic which will not obstruct the required parking and driveway for the restaurant.  |
| j. Swimming pool.   | 1 space for each 200 square feet of water surface area plus requirement for additional uses in association with the establishment such as a restaurant, etc.   |

2. Business.

- a. Automobile fueling stations. 1 space (in addition to service area) for each pump and grease rack and 1 space for each 2 employees during period of greatest employment but not less than 4 spaces.
- b. Automobile sales and repair, service stations and auto washeterias. 1 space (in addition to service area) for each pump and grease rack and 1 space for each 2 employees during the period of greatest employment but not less than 4 spaces plus 1 space for each 500 square feet of gross floor area of the shop or washerteria.
- c. Automobile service & appliance centers. 1 space for each 400 square feet of retail area plus 2 spaces for each service bay.
- d. Financial institutions. 1 space for each 250 square feet of gross floor area and 2 waiting spaces for each drive-through window.
- e. Golf course. 2 spaces for each hole and 1 space for each 2 employees plus requirements for any other use associated with the golf course.
- f. Office, professional building, or similar use. 1 space for each 350 square feet of the gross floor area, or 1 space for each 2 employees, whichever is greater.
- g. Personal service establishment. 1 space for each 350 feet of the gross floor area, or 1 space for each 2 employees, whichever is greater.
- h. Repair shop. 1 space for every 300 square feet of gross floor area plus 1 space space for each employee.

3. Educational

- 4a. High schools, trade schools 1 space for each teacher, employee, and administrative personnel plus safe and convenient loading of students plus 5 spaces for each classroom.
- 4b. Kindergarten and nursery schools 1 space for each employee plus safe and convenient loading of children.
- c. Schools, elementary 1 space for each teacher, 1 space for each 2 employees and administrative personnel, and 1 space for each classroom, plus safe and convenient loading and unloading of students.

4. Factory/Industrial

- a. Industrial or manufacturing establishments or warehouse. 2 spaces for each 3 employees on shift of greatest employment, plus 1 space for each vehicle used directly in the conduct of business.

5. Institutional

- a. Hospital 1 space for each bed plus 1 space for each employee (nurse, attendant, etc.) per shift plus 1 space for each staff or visiting doctor.

- b. Nursing home 1 space for each 2 beds plus 1 space for each employee on shift of greatest employment.
  - c. Senior citizen homes. 1 space for each 2 beds plus 1 space for each employee on shift of greatest employment.
- 6. Mercantile
  - a. Appliance store 1 space for each 400 square feet of gross floor area.
  - b. Automobile parts & accessories 1 space for each 400 square feet of gross floor area.
  - c. Furniture store 1 space for each 400 square feet of gross floor area.
  - d. Grocery store (including small convenience type stores). 1 space for every 250 square feet of gross floor area.
  - e. Shopping centers (if over 35,000sq.ft. of gross floor area) 1 space for every 300 square feet of gross floor area.
  - f. Shopping center (if 35,000 sq. ft. or less of gross floor area) 1 space for every 300 square feet of gross floor area.
  - g. Retail stores of all types not mentioned 1 space for every 300 square feet of gross floor area.
  - h. Wholesale establishment 1 space for each employee plus sufficient spaces to accommodate vehicles used in the conduct of the business.
- 7. Residential
  - a. Apartments/multi-family dwelling 2 spaces for each dwelling unit plus 1 space for each 10 units for travel trailers, boats, and other vehicles.
  - b. Apartments for the elderly. 1 space for each dwelling unit.
  - c. Condominiums/Cottage Courts 1000 heated/cooled sf. or less 1 per unit  
>1000 to 1500 heated/cooled sf. 1.5 per unit min.  
>1500 heated/cooled sf. 2 per unit
  - d. Fraternity, sorority or college dormitory 1 space for each 2 residents & 1 space for each 2 employees
  - e. Hotel. 1 space for each guest room, suite, or unit plus 1 space for each 2 employees.
  - f. Motel 1 space for each or unit plus 1 space for each 2 employees.
  - g. Single family dwelling unit no requirement
  - h. Two family dwelling unit 1 unpaved space per each unit. Residential driveways will satisfy this need.
- 8. Miscellaneous
  - a. Combined uses Parking spaces shall be the total of the spaces required for each separate use established by the schedule.
  - b. Indoor and outdoor
    - (a) 1 space for each 150 square feet of gross floor, building, ground area or combinations devoted to use; or
    - (b) 1 space per each 4 seats of facilities available for patron use, whichever is greater.

c. Recreation vehicle parks

1 space for recreation vehicle stall plus 1 space for each 2 employees.

### **SECTION VIII**

BE IT FURTHER ORDDAINED that this ordinance shall become effective immediately upon its final adoption and passage.

### **SECTION IX**

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict herewith are hereby repealed for the purposes of this ordinance only.

### **SECTION X**

BE IT FURTHER ORDAINED that upon its final adoption the provisions of this ordinance shall be made a part of the official codified ordinances of the City of Thomasville.

### **SECTION XI**

This ordinance was read for the first time at a lawful meeting of the Council of the City of Thomasville on, April 9, 2018 and read the second time, passed and adopted in a like meeting held on April 23, 2018.