

ORDINANCE NO. 01810-52

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, AMENDING THE ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE ARTICLE 11.00, OFF-STREET PARKING AND LOADING REGULATIONS AND AMENDING ARTICLE 15.00, ADMINISTRATION AND ENFORCEMENT; AUTHORIZING THE REVISIONS TO BE MADE TO THE ZONING ORDINANCE; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE. (3-9562-18)

WHEREAS, the zoning code text amendment is in agreement and consistent with the recommendations of the *Gallatin on the Move 2020* General Development and Transportation Plan, and

WHEREAS, Tennessee Code Annotated, Title 13, Chapter 7, Section 204 authorizes the City to amend its zoning code as necessary upon first being reviewed by the Planning Commission, and

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance reviewed and recommended approval of the amendment in GMRPC Resolution 2018-095 consistent with Tennessee Code Annotated Title 13, Chapter 7, Section 204; and

WHEREAS, the City Council of the City of Gallatin is authorized under Tennessee Code Annotated Title 13, Chapter 7, Section 201 to adopt Zoning regulations for the betterment of the city, and

WHEREAS, the City Council of the City of Gallatin is authorized under Tennessee Code Annotated Title 13, Chapter 7, Section 201 and 202 to establish regulations for the percentage of lot which may be occupied and other purposes, including parking regulations, and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage of these amendments pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance and Tennessee Code Annotated, Section 13-7-203;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE as follows:

Section 1. The City Council of the City of Gallatin does hereby approve, authorize and direct the revision of the City's Official Zoning Ordinance to show the changes in the text as described in Exhibit 'A'.

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 3. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provision or applications of this ordinance which can be given without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 4. This ordinance shall become effective immediately upon adoption, the public welfare requiring such.

PASSED FIRST READING: October 17, 2018.


PASSED SECOND READING: December 4, 2018.


MAYOR PAIGE BROWN

ATTEST:


CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:


SUSAN HIGH-MCAULEY
CITY ATTORNEY

Attachment – Exhibit ‘A’ – Article 11, Off-Street Parking and Loading Regulations, Table 11-01 and Section 11.09 Off-Street Parking Design Standards and Article 15, Administration and Enforcement, Section 15.06 Conditional Use Permits

EXHIBIT 'A' to Ordinance No. O1810-52

ARTICLE 11.00

OFF-STREET PARKING AND LOADING REGULATIONS

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TABLE 11-01

OFF-STREET PARKING REQUIREMENTS

(Requirements Based on Gross Floor Area Unless Otherwise Noted)

Use Types	Off-Street Parking Requirement	
<i>Residential Use Types:</i>	Minimum Required Parking	Maximum Permitted Parking
Single-family residential	2 spaces per dwelling unit	4 spaces per dwelling unit
Duplex residential	2 spaces per dwelling unit	3 spaces per dwelling unit
Two-family residential	2 spaces per dwelling unit	3 spaces per dwelling unit
Townhouse residential	2 spaces per dwelling unit	3 spaces per dwelling unit
Upper story residential dwelling	1.5 spaces per dwelling unit	2 spaces per dwelling unit
Multiple-family Residential: Efficiency One bedroom Two bedrooms and over	1 spaces per dwelling unit 1.5 spaces per dwelling unit 2 spaces per dwelling unit	1.5 spaces per dwelling unit 2 spaces per dwelling unit 2.5 spaces per dwelling unit
Multifamily Residential occupied exclusively by elderly families under specific long-term contract with an agency of federal, state or local government	1 space per 4 dwelling units	1 space per 3 dwelling units
Group Residential	1 space per 3 residents	1 space per 2 residents
Retirement Center	See Schedule C	See Schedule C

Mobile Home Residential: Residence park Subdivisions	2.0 spaces per dwelling unit 2.0 spaces per dwelling unit	3.0 spaces per dwelling unit 3.0 spaces per dwelling unit
<i>Civic Use Types:</i>	Minimum Required Parking	Maximum Permitted Parking
Administrative services	1 space per 400 square feet	1 space per 300 square feet
Cemetery	See Schedule B	See Schedule B
Social or recreational clubs	1 space per 2 person total capacity	1 space per 1.5 person total capacity
College or university	See Schedule B	See Schedule B
Community Assembly	For non-profit clubs, lodges, meeting halls and recreation centers, one space for each four (4) seats in an assembly area within the facility, or one (1) space for each 75 square feet of gross floor area, whichever is greater, shall be provided	For non-profit clubs, lodges, meeting halls and recreation centers, one space for each three (3) seats in an assembly area within the facility, or one (.5) spaces for each 75 square feet of gross floor area, whichever is greater, shall be provided
Convalescent services	1 space per 3 beds plus 1 space per 2 employees on maximum shift	1 space per 3 beds plus 1 space per 2 employees on maximum shift
Cultural services	1 space per 1,000 square feet	1 space per 750 square feet
Day care	1 space per 4 person licensed capacity	1 space per 4 person licensed capacity plus 1 per employee
Detention facilities	See Schedule B	See Schedule B
Group care	1 space per 3 persons permitted capacity plus 1/employee	1 space per 2 persons permitted capacity plus 1/employee
Guidance services	1 space per 450 square feet	1 space per 300 square feet
Hospital services (limited)	1 space per 500 square feet	1 space per 400 square feet
Hospital services (general)	1 space per bed patient capacity	1 space per bed patient capacity plus one per employee
Local utility services	No requirement	
Emergency residential care	1 space per 2 persons residential capacity	1 space per 2 persons residential capacity
Maintenance and service facilities	See Schedule A	See Schedule A
Major utility	See Schedule B	See Schedule B
Military installations	See Schedule B	See Schedule B
Park and recreation services	See Schedule B	See Schedule B
Postal facilities	See Schedule A	See Schedule A

Primary educational facilities	1 space per employee on largest shift; 1 space per 25 students	1 space per employee on largest shift; 1 space per 20 students
Public assembly	1 space per 3 persons capacity	1 space per 2 persons capacity
Religious assembly	1 space per 3 persons capacity of largest place of public assembly	1 space per 2 persons capacity of largest place of public assembly
Safety services	See Schedule B	See Schedule B
Secondary educational facilities	1 space per employee on largest shift, plus 1 space per 3 students in 10th, 11th and 12th grades	1 space per employee on largest shift, plus 1 space per 2 students in 10th, 11th and 12th grades
General offices	1 space per 400 square feet	1 space per 250 square feet
Financial services	1 space per 500 square feet	1 space per 300 square feet
Medical offices	1 space per 200 square feet	1 space per 150 square feet
<i>Commercial Use Types:</i>	Minimum Required Parking	Maximum Permitted Parking
Agricultural sales and service	See Schedule A	See Schedule A
Automotive and equipment services:		
Service center	3 times number of service bays	3 times number of service bays
Auto rentals	See Schedule A	See Schedule A
Auto sales	See Schedule A	See Schedule A
Equipment rental and sales	See Schedule A	See Schedule A
Auto repair services	4 spaces per repair stall	4 spaces per repair stall
Equipment repair services	See Schedule A	See Schedule A
Vehicle storage	No requirement	
Body and fender repair	4-3 spaces per repair stall	4 spaces per repair stall
Automotive disassembly, parts recycling, and materials recovery operations	1 space per 500 gross square feet of floor area	1 space per 500 gross square feet of floor area
Building maintenance services	1 space per 500 square feet	1 space per 400 square feet
Business support services	1 space per 500 square feet	1 space per 400 square feet
Campground	1 space per camping unit	1.25 space per camping unit
Cocktail lounge	1 space per 200 square feet	1 space per 150 square feet
Commercial recreation:		
Indoor sports and recreation	Minimum Required Parking	Maximum Permitted Parking

Bowling alley	4 space per lane	5 space per lane
Tennis or racquetball court	2 spaces per court	2.5 spaces per court
Skating Rinks	1 space per 4 person capacity	1 space per 3 person capacity
Other uses	See Schedule B	See Schedule B
Outdoor sports and recreation:	Minimum Required Parking	Maximum Permitted Parking
Golf courses	50 spaces per 9 holes	50 spaces per 9 holes
Swimming pools	1 space per 100 square feet of water surface	1 space per 100 square feet of water surface
Tennis or other court games	1.5 spaces per court	2 spaces per court
Miniature golf	1.5 spaces per hole	2 spaces per hole
Other uses	See Schedule B	See Schedule B
Indoor entertainment:	Minimum Required Parking	Maximum Permitted Parking
Theaters	1 space per 2.5 seats	1 space per 2 seats
Other uses	1 space per 3 persons capacity	1 space per 2 persons capacity
Outdoor entertainment:		
Spectator uses	Smaller of 1 space per 3 seats or 50 square feet of seating area	Smaller of 1 space per 2 seats or 50 square feet of seating area
Other uses	1 space per 400 square feet of site area	1 space per 400 square feet of site area
Communications services	1 space per 500 square feet	1 space per 400 square feet
Construction sales and service	See Schedule A	See Schedule A
Convenience sales and service	1 space per 250 square feet of gross floor area	1 space per 150 square feet of gross floor area
Consumer repair services	1 space per 400 square feet	1 space per 300 square feet
Convenience storage	1 space per 10 storage units, plus 1 space per 300 square feet of office	1 space per 10 storage units, plus 1 space per 300 square feet of office
Exterminating services	1 space per 800 square feet	1 space per 700 square feet
Food sales (limited)	1 space per 400 square feet	1 space per 300 square feet
Food sales (general)	1 space per 250 square feet	1 space per 200 square feet
Food sales (convenience)	1 space per 300 square feet	1 space per 250 square feet
Funeral services	1 space per 3 persons capacity in largest place of public assembly	1 space per 2 persons capacity in largest place of public assembly

General retail services or multi-tenant retail centers with greater than 10,000 square feet of gross retail floor area	1 space per 300 square feet	1 space per 250 square feet
Hotel and motel	1 space per unit	1 space per unit plus 1 per employee on the largest shift
Kennels	1 space per employee, plus 1 space per 1,500 square feet	1 space per employee, plus 1 space per 1,000 square feet
Laundry services	1 space per 300 square feet	1 space per 250 square feet
Liquor sales	1 space per 300 square feet	1 space per 250 square feet
Pawnshop	1 space per 400 square feet	1 space per 300 square feet
Personal improvement services	1 space per 400 square feet	1 space per 300 square feet
Pet services	1 space per 350 square feet	1 space per 300 square feet
Research services	1 space per 500 square feet	1 space per 350 square feet
Restaurant (drive-in) with drive-up window	1 space per 100 square feet of gross building area	1 space per 75 square feet of building area
Restaurant (general)	1 space per 100 square feet of gross building area	1 space per 75 square feet of gross building area
Stables	1 space per employee	1 space per employee plus 1 per 2,000 sq. ft.
Surplus sales	See Schedule A	See Schedule A
Veterinary services	1 space per 750 square feet	1 space per 500 square feet
<i>Transportation Uses Types:</i>	Minimum Required Parking	Maximum Permitted Parking
Aviation facilities	See Schedule B	See Schedule B
Railroad facilities	See Schedule B	See Schedule B
Dock facilities	See Schedule B	See Schedule B
Transportation terminal	See Schedule B	See Schedule B
Truck terminal	See Schedule B	See Schedule B
<i>Industrial Use Types:</i>		
Construction yards	See Schedule A	See Schedule A
Custom manufacturing	See Schedule A	See Schedule A
Light industry	See Schedule A	See Schedule A
General industry	See Schedule A	See Schedule A

Heavy industry	See Schedule A	See Schedule A
Resource extraction	1 space per employee on largest shift	1 per 0.9 employees
Scrap and salvage services	See Schedule A	See Schedule A
Stockyards 1	1 space per employee on largest shift	1 space per .65 employees on the largest shift
Food Processing industries	1 space per employee on largest shift	1 space per .65 employees on the largest shift
Warehousing and Distribution (limited)	See Schedule A	See Schedule A
Warehousing and Distribution (general)	See Schedule A	See Schedule A
<i>Miscellaneous Uses:</i>		
Landfills	See Schedule B	See Schedule B

Schedule A:

This schedule sets forth minimum off-street parking requirements for uses with elements having different functions or operating characteristics.

<i>Function of Element</i>	<i>Minimum Required Parking</i>	<i>Maximum Permitted Parking</i>
Office or administrative activity	1 space per 400 square feet	1 space per 250 square feet
Indoor sales display or service area	1 space per 650 square feet	1 space per 500 square feet
Outdoor sales, display or service area	1 space per 2,000 square feet	1 space per 1,500 square feet
Equipment servicing, or manufacturing	1 space per 1,500 square feet	1 space per 1,000-square feet
Indoor or outdoor storage, or warehousing	1 space per 5,000 square feet	1 space per 3,750 square feet

Schedule B:

Specific requirements shall be determined by the Zoning Administrator. Requirements shall be based on requirements for similar uses, location of proposed use, expected demand and traffic generated by the proposed use, and appropriate traffic engineering and planning criteria and information. Determination of requirements may be appealed to the zoning board of appeals.

Schedule C:

Retirement centers are a multifamily residential use with common areas and support services, for exclusive occupancy by households of which at least one (1) person is sixty-two (62) years of age or older. Such facilities exclude multifamily residential occupied by elderly families under specific long-term contract with an agency of federal, state or local government. Retirement centers require a minimum of one (1) off-street parking space per four (4) dwelling units and a maximum of one (1) off-street parking space per three (3) dwelling units. Also, additional parking area must be available on the site to permit future conversion to standard multifamily residential use which complies with Sections 11.03 and 11.04. Any change in use shall require a site plan and shall meet parking requirements.

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11.09 Off-Street Parking Design Standards

11.09.010 Standards:

This section establishes minimum standards for the design, construction and maintenance of off-street parking areas.

11.09.020 Dimensions:

Standard parking stalls must comply with minimum dimensions specified in Table 11-03 and Figure 11-01. The standard-size parking stall shall be at least nine (9) feet wide and twenty (20) feet long. Handicapped stalls shall be thirteen (13) by twenty (20) feet.

Motorcycle parking stalls shall be no less than eight (8) feet in length and five (5) feet in width.

**TABLE 11-03
STANDARD PARKING LAYOUT DIMENSIONS**

Parking Pattern or Angle	Curb Length per Car (B)	Parking Space Depth (A)	Drive Aisle Width (C)
0	21 ft	8 ft	12 ft
45	13 ft	19 ft	13 ft
60	10.5 ft	20 ft	16 ft
75	9.3 ft	20 ft	22 ft
90	9.0 ft	20 ft	24 ft

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ARTICLE 11.00 AMENDMENTS

Section	Ordinance #	Date
11.02.010. C	09810-061	10/20/98
11.09.025	09909-054	10/19/99
11.02.010. C.1	O1303-11	05/21/13
11.02.010. C.2	O1303-11	05/21/13
Various Sections	O1702-14	03/21/17
11.03, Table 11-01	O1810-52	11/20/18
11.09, Table 11-04	O1810-52	11/20/18

ARTICLE 15.00

ADMINISTRATION AND ENFORCEMENT

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15.06 Conditional Use Permits

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15.06.050 Specific Standards for Community Facility Activities

In addition to the requirements of the applicable district and the general requirements set forth above, a conditional use permit may be granted for the community facility activities specified in Sections 15.06.050 A through 15.06.050 G when the standards established are met as part of the condition for issuing the permit in the applicable zone districts.

A. Special Conditions for Limited Child and Adult Care Facilities

1. In the Agriculture, R-40, MRO, MPO, CC, CS, CG, IR and IG Zoning Districts the lot size, setbacks, and lot coverage shall conform to those applicable to the Zoning District. In the R-10, R-8 and R-6 Zoning Districts no such facility shall be permitted on a zone lot unless it contains twice the lot area requirements of the Zoning District.
2. All other bulk regulations of the district shall be met.
3. One accessory off-street parking space for each five persons accommodated in the day care facility shall be provided.
4. Sidewalks shall be provided between the building and all required public parking spaces except for parking designated only for employees.
5. All public utilities and sewage disposal shall be available to the site and shall be subject to approval of either the Public Utilities Department or the County Environmentalist Office.
6. All regulations of the State of Tennessee that pertain to the use shall be met.
7. The facility shall be located so as to be compatible with the surrounding area and provide safety to those using the facility.
8. Fencing, screening, and landscaping shall be provided as required by Article 13.00 of the Zoning Ordinance and as appropriate to protect the surrounding area for such facility.
9. Upon the approval by the Board of Appeals, the site and architectural plans for such a facility shall be approved by the Planning Commission taking into account the above conditions as well as any other pertinent factors.