

ORDINANCE NO. 4710

BEING AN ORDINANCE OF THE CITY COUNCIL OF MORRISTOWN, TENNESSEE AMENDING TITLE 14 (ZONING AND LAND USE CONTROL), OF THE MORRISTOWN MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL of the City of Morristown that the text of Title 14 (Zoning and Land Use Control), Chapter 2, Section 14-216 OFF-STREET PARKING PROVISIONS be deleted and replace with Chapter 31. PARKING REGULATIONS as follows:

CHAPTER 31
PARKING REGULATIONS

14-3101. OFF-STREET PARKING PROVISIONS

1. Permanent off-street parking spaces equal in area to at least the minimum requirements for specific uses, shall be provided at the time of the erection of any building or when a structure is enlarged or increased in capacity by adding dwelling units, guest rooms, seats or floor area; or before conversion from one zoning use or occupancy to another use or occupancy of higher intensity. Such spaces shall be provided with vehicular access to a street or alley. The provisions of this section shall not apply to uses within the Central Business District.
2. Required off-street parking spaces assigned to one use may not be assigned to another use at the same time.
3. If the off-street parking space required by this ordinance cannot be reasonably provided on the same lot on which the principal use is conducted, the Board of Zoning Appeals may permit such space to be provided on any lot, parcel, or tract of land, provided such space lies within four hundred (400) feet of the main entrance to such principal use. In such cases, the applicant for a permit for the principal use shall submit with his application for a building permit an instrument duly executed and acknowledged, which subjects said lot, parcel, or tract of land to parking use in connection with the principal use for which it is made available, so long as the lot upon which the principal use is located is occupied by a use required to provide off-street parking by the provisions of this ordinance. Upon the issuance of a building permit, the Building Inspector shall cause said instrument to be registered in the office of the Register of Deeds. Such space shall not thereafter be reduced or encroached upon in any manner unless equal space is made available on another lot, parcel, or tract of land within four hundred (400) feet of the main entrance to the principal use, approved by the Board of Zoning Appeals, and subjected to the parking use in connection with the principal use for which it was made available by registering a duly executed and acknowledged instrument in the office of the Register of Deeds.
4. All off-street parking areas shall consist of a hard, dustless surface, made of asphalt, concrete, or any other hard surface that may be approved by the Planning Commission, or any combination of materials that may be approved by the Planning Commission. A developer shall turn in a site plan that meets all land disturbance ordinance requirements. Information pertaining to the land disturbance activities can be obtained from the Engineering Department. Any development (existing or new) that is proposing to pave an existing parking lot, or create a new parking lot, the proposed parking area shall come into compliance with any provisions of the Zoning Ordinance that may be applicable.

14-3102. DIMENSIONS:

1. With the exception of parallel parking each parking space shall be a minimum width of 9 feet by a minimum length of 18 feet. Parallel parking spaces shall have a minimum length of 24 feet.
2. The following minimum drive aisle widths for the design angles are:
 - a) 90-degree parking: 24 feet
 - b) 60-degree parking: 18 feet
 - c) 45-degree parking: 15 feet
 - d) Parallel Parking: 24 feet
3. The minimum grade of any parking lot shall be one percent (1%).
4. The maximum grade of any parking lot shall be twelve percent (12%).

14-3103. OFF-STREET PARKING REQUIREMENTS:

- a. Residential Dwellings:
 - 1. Single Family: 2 parking spaces for each unit
 - 2. Duplex: 2 parking spaces for each unit
 - 3. Multi-Family: 2 parking spaces for each unit plus one (1) additional visitor space for every five (5) units
 - 4. Rooming or Boarding House: 1 parking space for each room to be rented.

- b. Medical Facilities:
 - 1. Convalescent or Nursing Home / Assisted Living Facility: 1 parking space per two hundred-fifty (250) square feet of total floor area.

 - 2. Hospitals: 1 parking space per 200 square feet of total floor area.

 - 3. Medical Clinics: 1 parking space per two hundred-fifty (250) square feet of total floor area.

- c. Offices:
 - 1. Business Offices: One (1) parking space per three hundred (300) square feet of usable floor area.

 - 2. Professional Offices: One (1) parking space per three hundred (300) square feet of usable floor area.

 - 3. Medical/Dental Office: One (1) parking space per two hundred-fifty (250) square feet of total floor area.

- d. Public Uses:
 - 1. Auditoriums / Places of Assembly: One (1) parking space for each four seats provided in the main auditorium or hall. In places where seating is not a measure of capacity, at least one (1) parking space for each one hundred (100) square feet of floor area devoted to the particular use.

 - 2. Funeral Homes / Mortuaries: One (1) parking space for each four seats provided in the main auditorium or hall. In places where seating is not a measure of capacity, at least one (1) parking space for each one hundred (100) square feet of floor area devoted to the particular use.

 - 3. Places of Worship: One (1) parking space for each four seats provided in the main auditorium or hall. In places where seating is not a measure of capacity, at least one (1) parking space for each one hundred (100) square feet of floor area devoted to the particular use.

 - 4. Schools:
 - a. Elementary, Middle, Primary Schools: Two (2) spaces per classroom, plus 10 stacking spaces for loading/unloading of children, plus the requirements for Assembly Hall or Stadium, whichever is greater, if applicable.
 - b. High Schools: Ten (10) spaces per classroom, plus 10 stacking spaces for loading/unloading of children, plus 3 spaces for each administrative office, plus the requirements for Assembly Hall or Stadium, whichever is greater, if applicable.

 - 5. College or University: One (1) parking space per employee plus a sufficient number of spaces to accommodate students and visitors as determined by the Building Inspector.

 - 6. Theaters: One (1) parking space for each four seats provided in the main auditorium or hall. In places where seating is not a measure of capacity, at least one (1) parking space for each one hundred (100) square feet of floor area devoted to the particular use.

- e. Commercial Uses:
 - 1. Amusement Enterprise / Recreational Facility / Entertainment Facility:
 - a. Unless stated specifically elsewhere in this ordinance, 1 parking space per four (4) customers, based on the maximum service capacity.

2. Appliance Store: One (1) parking space for each eight hundred (800) square feet of floor area.
3. Automobile Detailing / Car Wash:
 - a. Three (3) stacking spaces, plus one (1) bay/stall space, plus two (2) drying spaces, plus 1 space per employee.
 - b. Five (5) stacking spaces per bay/stall for an automated establishment.
4. Automobile / Vehicle Sales: One (1) parking space for each eight hundred (800) square feet of showroom floor area. (This area shall be striped and/or marked differently than the area of vehicles for sale).
5. Automobile Repair Shop: Two (2) parking spaces per service stall, plus one (1) parking space per three hundred (300) square feet of total floor area.
6. Automobile Service Station: Two (2) parking spaces per service stall, plus one (1) parking space per three hundred (300) square feet of total floor area.
7. Banks: One (1) parking space per two hundred (200) square feet of usable floor area; and/or four (4) stacking spaces per drive-through window, and/or automated teller machine (ATM), if applicable.
8. Barber Shop / Beauty Salon: Two (2) parking spaces per barber or beauty salon chair.
9. Bowling Alleys: Four (4) parking spaces per alley.
10. Brewery/Taproom: One (1) parking space per one hundred (100) square feet of total floor area.
11. Day-Care Centers/ Child Nurseries: One (1) parking space per five hundred (500) square feet of total floor area.
12. Hotels: One (1) parking space for each room for rent. For any additional use, follow the provisions for that use (i.e. restaurant, banquet hall, etc.).
13. Furniture Store: One (1) parking space for each eight hundred (800) square feet of floor area.
14. Household Equipment Repair Shop: One (1) parking space for each eight hundred (800) square feet of floor area.
15. Decorator's Showroom: One (1) parking space for each eight hundred (800) square feet of floor area.
16. Laundry Facility:
 - a. Self-Service Laundry-Mat: One (1) parking space for each three hundred (300) square feet of total floor area.
 - b. Dry Cleaners: A minimum of three (3) parking spaces, plus one (1) parking space per eight hundred (800) square feet of total floor area; and three (3) stacking spaces per drive-through window, if applicable.
17. Lodges: One (1) parking space per three (3) members, based on the design capacity of the facility.
18. Manufactured Home Sales: One (1) parking space per five hundred (500) square feet of total floor area of sales/service building.
19. Mini-Storage Warehouse: One (1) parking space per twenty-five units, or a minimum of four (4) parking spaces, whichever is greater.
20. Motels, Motor Courts: One (1) parking space for each room to be rented. For any additional use, follow the provisions for that use (i.e. restaurant, banquet hall, etc.).
21. Private Clubs: One (1) parking space per three (3) members, based on the design capacity of the facility.

22. Plumber's Showroom: One (1) parking space for each eight hundred (800) square feet of floor area.
 23. Restaurants: One (1) parking space per one hundred (100) square feet of total floor area; and/or five (5) stacking spaces per drive-through window, if applicable.
 24. Retail Stores: One (1) parking space per two hundred (200) square feet of total retail floor area; and/or five (5) stacking spaces for each drive-through window, if applicable.
 25. Shoe Repair Shop: One (1) parking space for each eight hundred (800) square feet of floor area.
 26. Stadiums/ Racetracks: One (1) parking space per four (4) seats.
 27. Swimming Pools: One (1) parking space per fifty (50) square feet of water area. Swimming pools provided as an on-site amenity for private residential developments shall require one (1) parking space per one hundred and fifty (150) square feet of surface water area. (3266-10/03/2006)
 28. Tourist Homes / Bed & Breakfast: Two (2) parking spaces for the existing residence, plus one (1) parking space for each room to be rented.
 29. Union Headquarters: One (1) parking space per three (3) members, based on the design capacity of the facility.
 30. Wholesale Business: Two (2) parking spaces for each employee.
- f. Industrial Uses: One and one quarter (1.25) parking spaces for everyone (1) employee on the largest work shift, plus one space per company vehicle plus adequate visitor parking (3603-04/03/2018).
 - g. Warehouses and Distribution Centers: One (1) parking space for each three hundred (300) square feet of floor area used for clerical and/or administrative office space in addition to one (1) parking space per two thousand (2,000) square feet of floor area used for warehouse and/or storage area. (3172-03/02/2004)

14-3104. OFF-STREET LOADING AND UNLOADING PROVISIONS (3129-04/01/2003)

1. Permanent off-street loading and unloading spaces equal in area to at least the minimum requirements for specific uses, shall be provided at the time of the erection of any building or structure, or at the time any main building or structure is enlarged or increased in capacity by adding dwelling units, guest rooms, seats or floor area; or before conversion from one zoning use or occupancy to another use or occupancy. Such spaces shall be provided with vehicular access to a street or alley. The provisions of this section shall not apply to uses within the Central Business District.
2. The minimum requirements for the provision of loading and unloading spaces for classes of uses are as follows:
 - a. Retail Business Uses: One (1) loading and unloading space, with dimensions of at least ten (10) feet wide by twenty-five (25) feet in length.
 - b. Wholesale and Industrial Uses: One (1) loading and unloading space, with dimensions of at least ten (10) feet wide by fifty (50) feet in length.

14-3105. HANDICAP PARKING

Except for single-family, two-family, and multiple-family dwellings offered for sale, all uses shall provide off-street parking spaces for handicapped persons.

The number of handicapped parking spaces required shall be based on the total number of parking spaces according to the following table:

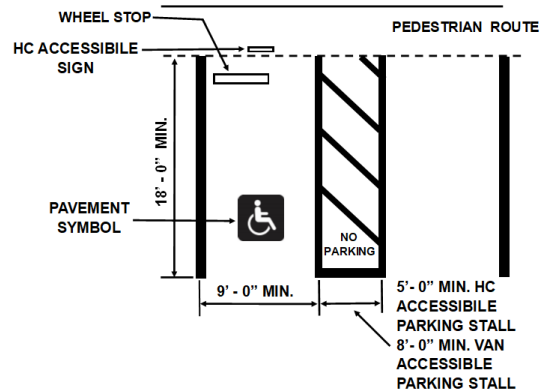
Total Spaces	Minimum # of Accessible Parking Spaces	Minimum # of Van Accessible Parking Spaces
Up to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	2
301 to 400	8	2
401 to 500	9	2
501 to 1,000	2% of total	1/6 of accessible spaces
Over 1,000	20 plus 1 for each 100 over 1,000	1/6 of accessible spaces

Handicap spaces shall be provided at the closest possible location to the entrance of the building and shall be connected to that entrance by a paved surface no less than five feet in width, which does not exceed one-foot rise or fall per 12 feet of length. In no case shall a handicapped individual, in proceeding from a handicapped parking space to an entrance, be required to walk or wheel behind non-handicapped parking.

Handicap accessible spaces shall be a minimum of nine (9) feet by 18 (eighteen) feet with a five (5) foot accessible stall. Van accessible spaces shall provide an eight (8) foot parking stall.

Handicap parking spaces must be identified by signs that include the International Symbol of Accessibility. Signs at van-accessible spaces must include the additional phrase "van-accessible."

Signs shall be mounted so that the lower edge of the sign is at least five (5) feet above the ground.



HC Parking Space Detail

BE IT FURTHER ORDAINED that this ordinance shall take effect from and after the date of its final passage, the public welfare requiring it.

Passed on first reading the 19th day of April 2022.

Mayor

ATTEST:

City Administrator

Passed on second and final reading the 3rd day of May 2022.

Mayor

ATTEST:

City Administrator