ORDINANCE AMENDING DEVELOPMENT CODE CHAPTER 8
RESIDENTIAL PARKING STANDARDS

WHEREAS, the City of Tupelo adopted an ordinance known as the Development Code on October 1, 2013; and

WHEREAS, the Development Code governs all zoning and development and applies to all land, buildings, structures and uses located within the corporate limits of the City of Tupelo; and

WHEREAS, the ordinance is adopted, pursuant to authority granted to the City of Tupelo by Section 17-1-1, et seq. of the Mississippi Code Annotated (1972); and

WHEREAS, the Department of Development Services and the Planning Committee have reviewed and considered information regarding the need to revise certain provisions of the Development Code pertaining to residential parking standards and have conducted a public hearing on October 6, 2025 at a regular meeting of the Planning Committee on the proposed text amendments, with notice published in the Northeast Mississippi Daily Journal on September 20, 2025; and,

WHEREAS, the Tupelo City Council conducted a public hearing, with notice published on November 28, 2025, in the Northeast Mississippi Daily Journal, at a regularly scheduled meeting on December 16, 2025 to review and consider recommendations proposed by the Tupelo Department of Development Services and the Tupelo Planning Committee concerning text amendments to the Development Code concerning matters related to residential parking standards, and

WHEREAS, Pursuant to Miss. Code Ann. § 17-1-3 (1972, as amended), and for the purpose of promoting health, safety, morals, or the general welfare of the community, municipalities are empowered to regulate the height, number of stories and size of building and other structures, the percentage of lot that may be occupied, the size of the yards, courts and

other open spaces, the density of population, and the location and use of buildings, structures and land for trade, industry, residence or other purposes; and

WHEREAS, residential parking standards are within the scope of the authority vested unto municipalities of this State for regulation through its zoning ordinances; and

WHEREAS, on-street parking within residential areas of the city of Tupelo, Mississippi can create a hazard for people driving these areas by blocking driving lanes and causing congestion and visual hazards; and

WHEREAS, it is incumbent upon the governing authorities to address these issues by enacting zoning regulations that increase off-street parking within residential neighborhoods.

WHEREAS, the City Council finds and determines it necessary to amend the current Development Code to protect the public health, safety, morals and general welfare, and the provisions below are necessary, fair and reasonable.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TUPELO, MISSISSIPPI, as follows:

SECTION 1. The prefatory statements are hereby incorporated herein.

SECTION 2. The City Council finds that these changes are met with clear and convincing evidence that a public need exists to require garages for certain new residential structures.

SECTION 3. Section 8.3.1 of the Development Code of the City of Tupelo, Mississippi shall be amended to state the following:

> ***(1) Residential uses shall provide paved parking areas according to the standards in Table 8.2.7. No more than 25 percent of the front yard area of any residential property shall be paved, unless it is necessary to meet minimum parking requirement.***

(2) Driveways in Agriculture/Open Space and Low-Density Residential Districts on residential lots of two or more acres may be surfaced with gravel or crushed stone.

(3) Residential driveways shall be maintained to be free of holes, depressions or projections that may cause tripping or may injure a person or otherwise present a hazard.

(4) Residential uses shall not have recreational vehicles, commercial vehicles, boats, trailers of 15 feet or less, or similar vehicles stored in front of the front edge of the house. They may be stored in the side yard, back yard, garage, or in a carport or driveway behind the front edge of the house. Any such vehicle shall be stored within the side setback, at least five feet from the rear setback, and on a concrete pad or driveway.

(5) Commercial vehicles rated greater than three-quarter tons, buses, trailers exceeding 15 feet in length, tractors, tractor trailers, heavy equipment such as bulldozers and road graders, and similar vehicles are prohibited in all subdivisions and on lots of 40,000 sq. ft. or less, except for unloading, loading, or construction as approved by a City of Tupelo building permit. Under no circumstances shall any of the above-mentioned items be stored in front of the front edge of a house or closer than 50 feet to any property line.

(6) A recreational vehicle shall not be used for sleeping quarters while in a residential district for greater than 15 days per year.

(7) Single Family residences on lots Fifty Feet (50') wide or more at front setback line must provide an enclosed garage.

SECTION 4. This amendatory ordinance has been articulated to be consistent with the constitution and laws of the State of Mississippi. The City Council finds that this amendatory ordinance does not violate any provision of the United States Constitution and laws. If any court of competent jurisdiction finds that any provision of this amendatory ordinance is unconstitutional or invalid, the remainder shall stay in full force and effect.

SECTION 5. This ordinance shall become effective upon the passage of thirty (30) days following the adoption hereof. The City Council Clerk shall cause the ordinance to be published one (1) time in a local newspaper with a general circulation.

The foregoing ordinance was proposed in a motion by Council Member Bryan, seconded by Council Member Nolan, and after discussion, no council member having called for a reading, was brought to a vote as follows:

Council Member Chad Mims	Absent
Council Member Lynn Bryan	Aye
Council Member Travis Beard	Aye
Council Member Nettie Davis	Aye
Council Member Bentley Nolan	Aye
Council Member Janet Gaston	Aye
Council Member Rosie Jones	Absent

Whereupon, the motion having received a majority of affirmative votes, the President of the Council declared that the Ordinance had been passed and adopted on this the 16th day of December, 2025.

CITY OF TUPELO, MISSISSIPPI

BY: Janet Gaston
JANET GASTON, President

ATTEST:

Sandra Shumaker
SANDRA SHUMAKER, Clerk of the Council

APPROVED:

Todd Jordan
TODD JORDAN, Mayor

DATE: _____