

ORDINANCE 2016-442

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES BY CHANGING TITLE 14 AS NEEDED TO CHANGE HOW RETAIL PARKING SPACES ARE DETERMINED

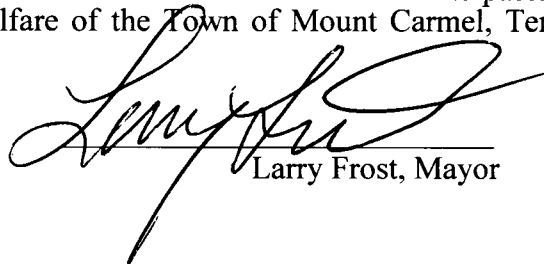
BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN AS FOLLOWS:

SECTION I. That Title 14, Chapter 6 of the Code of Ordinances is changed as follows

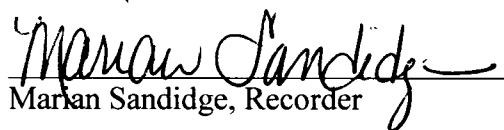
A. 14-610(2)(xiv) Delete this paragraph and replace with the following:

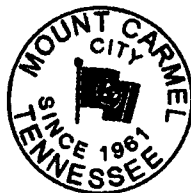
14-610(2)(xiv). Retail business and similar uses. One (1) space for each two hundred (200) square feet of net retail space. Net retail space expressly excludes the square footage of the walls surrounding the retail sales area, break rooms, storage rooms, utility rooms, office/meeting rooms and rest rooms.

SECTION II. That this ordinance shall take effect from and after the date of its passage and publication, as the law directs, the public welfare of the Town of Mount Carmel, Tennessee requiring it.


Larry Frost, Mayor

ATTEST:


Marian Sandidge, Recorder



municipality, unless the street giving access to the lot upon which said building is proposed to be placed shall have been accepted, opened, or used as a public street prior to that time or unless such street corresponds in its location and lines with a street shown on a subdivision plat approved by the Mount Carmel Regional Planning Commission. (Ord. #292, July 2005, as replaced by Ord. #13-394, June 2013)

14-608. Height and density. No building or structure shall hereafter be erected or altered so as to exceed the height limit, to accommodate or house a greater number of families, to have narrower or smaller front yards or side yards that are required or specified in the regulations herein for the district in which it is located. (Ord. #292, July 2005, as replaced by Ord. #13-394, June 2013)

14-609. Annexations. All territory which may hereafter be annexed to the Town of Mount Carmel, Tennessee, shall be considered to be in a R-1 Single Family Residential District unless otherwise classified. (Ord. #292, July 2005, as replaced by Ord. #13-394, June 2013)

14-610. Off-street automobile parking. (1) General standards required. (a) Site plan. A site plan showing all parking spaces, landscaping, dimensions, setbacks, ingress/egress and any other parking requirements requested shall be submitted to and approved by the building inspector.

(b) Location. All required off-street parking spaces shall be located on the same lot as the structure or use to which they are accessory or on a lot contiguous thereto which has the same zoning classification and is under the same ownership.

(c) Parking surfaces. All parking lots other than single and two-family residential shall be paved with asphalt, concrete, or permeable pavers.

(d) Dimensions. No parking space shall be of dimensions of less than nine feet (9') in width and nineteen feet (19') in length. All parking spaces shall be striped and shall be maintained.

(e) Grades. Grades within the paved area of a parking lot shall at no place be less than one percent (1%) or more than twelve percent (12%). Grades of driveways or entrances from a public street serving a parking lot shall at no point exceed twelve percent (12%).

(f) Car repair. No motor vehicle repair work except emergency service shall be permitted in association with any required off-street parking facilities.

(g) Drive-thru business stacking lanes. Stacking lanes shall be designed to prevent circulation congestion, both on site and on adjacent public streets. Drive-thru establishments shall provide a minimum of four

(4) stacking spaces (within the site) before the transaction window. If said separate stacking lane is curbed, an emergency by-pass or exit shall be provided. An additional space shall also be provided adjacent to the transaction window.

(2) Minimum parking spaces required. (a) Off-street automobile parking spaces shall be provided on every lot on which any of the following uses are hereafter established:

- (i) Churches. One (1) space for each four (4) seats.
- (ii) Day care center, private schools, public schools or places of instruction and similar uses. Two (2) spaces for every three (3) employees plus such number of spaces for students as may be required for schools.
- (iii) Residential dwellings:
 - (1) Single and duplex -- Two (2) spaces for each unit.
 - (2) Multi-family -- Two (2) spaces each unit, plus one (1) visitor space per three (3) units.
- (iv) Funeral parlors. One (1) space for each four (4) seats in the chapel.
- (v) Gasoline service stations, automobile repair garages and similar establishments. Two (2) spaces for each bay or similar facility plus one (1) space for each employee; but, not less than five (5) total.
- (vi) Hospitals and nursing homes. One (1) space for each two (2) staff or visiting doctors plus one (1) space for each two (2) employees and one (1) space for each four (4) beds, computed on the largest number of employees on duty at any period of time.
- (vii) Hotel. One (1) space for each three (3) employees plus one (1) space for each guest room.
- (viii) Industry. One (1) space for each two (2) employees, computed on the largest number of persons employed at any period during day or night.
- (ix) Motels. One (1) space for each three (3) employees plus one (1) space for each accommodation.
- (x) Offices.
 - (1) Medical. One (1) space for each two hundred (200) square feet of floor space.
 - (2) Other professional. One (1) space for each three hundred (300) square feet of floor space.
 - (3) General. One (1) space for each three hundred (300) square feet of floor space.
- (xi) Places of public assembly. One (1) space for each three (3) seats in the principal assembly area.

(xii) Recreation and amusement areas without seating capacity. One (1) space for each four (4) customers computed on maximum service capacity.

(xiii) Restaurants, clubs and lodges. One (1) space for each three (3) employees, plus one (1) space for each four (4) seats.

(xiv) Retail business and similar uses. One (1) space for each two hundred (200) square feet of gross floor space.

(xv) Schools. High schools require one (1) space for each faculty member, plus one (1) space for each four (4) pupils. Elementary and junior high schools require four (4) spaces for each classroom.

(xvi) Mobile home parks. Two (2) spaces each unit, plus one (1) visitor space per three (3) units.

(xvii) Wholesale business. One (1) space for each two (2) employees based on maximum seasonable employment.

(3) Landscape requirements for parking areas. (a) Off-street parking areas containing ten (10) or more parking spaces shall be landscaped.

(b) Number of trees required. (i) One (1) shade tree shall be provided per ten (10) parking spaces, or any fraction thereof. A maximum of fifty percent (50%) of the required shade trees may be replaced by ornamental trees at a ratio of two (2) ornamental trees for each shade tree replaced. An approved tree list will be provided by the building inspector.

(ii) The following general standards for tree planting shall apply:

(A) Tree sizes. (1) Shade trees shall be a minimum of two inches (2") in caliper.

(2) Ornamental trees shall be a minimum of one and a half inches (1 1/2") in caliper.

(3) Evergreen trees shall be a minimum height of four feet (4') at the time of planting.

(B) Location. (1) No tree shall be planted closer than five feet (5') from any street right-of-way, driveway, sidewalk or curb.

(2) No tree shall be planted closer than ten feet (10') from any fire hydrant, utility pole or streetlight.

(3) No tree shall be planted so as to block visibility at any street intersection.

(c) It shall be the obligation of the occupant(s) of each building, structure or use on whose premises landscaped strips are located to maintain said landscaped strips.

MOTION: Vice-Mayor Chris Jones	AYES	NAYS	OTHER
SECOND: Alderman Margaret Christian			
FIRST READING			
ALDERMAN EUGENE CHRISTIAN	X		
ALDERMAN MARGARET CHRISTIAN	X		
ALDERMAN WANDA DAVIDSON	X		
ALDERMAN PAUL HALE	X		
ALDERMAN CARL WOLFE	X		
VICE-MAYOR CHRIS JONES	X		
MAYOR LARRY FROST	X		
TOTALS	7	0	0

PASSED FIRST READING: July 26, 2016

MOTION: Alderman Eugene Christian	AYES	NAYS	OTHER
SECOND: Vice-Mayor Chris Jones			
SECOND READING			
ALDERMAN EUGENE CHRISTIAN	X		
ALDERMAN MARGARET CHRISTIAN	X		
ALDERMAN WANDA DAVIDSON	X		
ALDERMAN PAUL HALE	X		
ALDERMAN CARL WOLFE	X		
VICE-MAYOR CHRIS JONES	X		
MAYOR LARRY FROST	X		
TOTALS	7	0	0

PASSED SECOND READING: August 23, 2016

NEWSPAPER: *Kingsport Times-News*
Published: August 2016

MEMORANDUM TO: BMA
FROM: Building Inspector
SUBJECT: Change to Parking Requirements for Retail Establishments
DATE: July 13, 2016

1. Attached is a change to the Municipal Code which is recommended by the Planning Commission.
2. The recommended change is how the number of required spaces for a retail establishment is determined. Presently, the number of parking spaces required is based on the gross retail area of the building. The proposal is to determine the number of parking spaces based on the net retail sales area which is what many nearby municipalities do. This will reduce the number of parking spaces and may make it easier to locate a retail establishment on some of the smaller parcels in the business areas.
3. A copy of the present requirement is also attached.


VINCE PISHNER

2 Encl
as



Order Confirmation

Ad Order Number 0001320259	Customer TOWN OF MOUNT CARMEL	Payor Customer TOWN OF MOUNT CARMEL
Sales Rep. sedwards	Customer Account 59632	Payor Account 59632
Order Taker sedwards	Customer Address P O BOX 1421, , MOUNT CARMEL TN 37645 USA	Payor Address P O BOX 1421, , MOUNT CARMEL TN 37645 USA
Ordered By	Customer Phone 423-357-7311	Payor Phone 423-357-7311
Order Source	Customer Fax	Customer EMail mcch@chartertn.net

NOTICE

The Town of Mount Carmel, TN, on August 23, 2016, passed Ordinance No. 16-442. "An Ordinance to Amend the Code of Ordinances by Changing Title 14 as Needed to Change How Retail Parking Spaces are Determined."

TOWN OF MOUNT CARMEL
Marian Sandidge, City Recorder

Pub 1T: 08/25/2016

<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>Payment Method</u>
0	0	1	

Invoice Text:

<u>Blind Box</u>	<u>Materials</u>	<u>Color</u> <NONE>
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<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amt</u>	<u>Amount Due</u>
\$34.37	\$0.00	\$34.37	\$0.00	\$34.37

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Pick Up Number</u>
0001320259-01	XLegal Liner	1.0 X 19 Li	
<u>External Ad #</u>	<u>Ad Attributes</u>		

<u>Run Dates</u>	8/25/2016
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