

ORDINANCE # 896/01/08/13/#2

**AN ORDINANCE TO AMEND VARIOUS PARKING REGULATIONS
WITHIN THE CITY OF BROWNSVILLE'S MUNICIPAL ZONING ORDINANCE**

WHEREAS, Section 13-7-204 of Tennessee Code Annotated permits the amendment of the Zoning Ordinance of the City of Brownsville; and,

WHEREAS, following the developmental goals in Brownsville On The Move, the Brownsville Municipal Planning Commission saw fit to research, debate and propose major changes in parking requirements as set forth in the Municipal Zoning Ordinance; and,

WHEREAS, the Brownsville Municipal Planning Commission has recommended the amendment to the Zoning Ordinance described below in accordance with said section cited above; and,

WHEREAS, the Brownsville Municipal Planning Commission believes that the proposed changes minimize the costs to businesses due to excess parking requirements; and,

WHEREAS, in accordance with Tennessee Code Annotated, Section 13-7-203 the chief legislative body held a public hearing to obtain citizen input into of the said amendment.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Commissioners of the City of Brownsville.

Section 1 That the City of Brownsville's Municipal Zoning Ordinance is amended by deleting the prefix "11-" (for example 11-101 from Chapter 1 becomes simply 101) from the entire ordinance and all references to "11-" deleted accordingly;

Section 2 That Chapter 1 Section 102 B is amended by adding the following definition:

Net Floor Area - For the purpose of determining required parking spaces, the net floor area is total floor area within the perimeter of the inside walls of the building deducting for interior walls, hallways, stairs, restrooms, closets and storage.

Section 3 That Chapter 7 Section 701 (Off Street Parking) Subsection A is amended by deleting it in its entirety and substituting the following:

General / Intent

There shall be provided at the time of erection of any main building or at the time such buildings are enlarged, converted or increased in capacity minimum off-street parking space with adequate provision for ingress and egress by vehicles in accordance with the requirements of this code.

The intent of this section's code is to encourage the appropriate location, design and number of parking spaces ensuring a safe level of service to the residents and visitors to Brownsville. It is also the intent to reduce undue congestion to streets, to avoid conflicts between vehicles and pedestrians. Finally, it is the intent of the following regulations to minimize the costs to businesses associated with excess parking. A resulting benefit to reducing parking surface area will be to reduce the volume and velocity of storm water and the negative effects storm water runoff has on the built environment.

Section 4 That Chapter 7 Section 701 (Off Street Parking) Subsection B 3 is amended by deleting it in its entirety and substituting the following:

The parking spaces required by this code shall be provided on the same lot as the use or where the exclusive use of such is provided on another lot not more than 500 feet radically from the subject lot within the same or less-restrictive zoning district.

Section 5 That Chapter 7 Section 701 (Off Street Parking) Subsection B is amended by adding the following:

4. All parking areas shall be paved.

Section 6 That Chapter 7 Section 701 (Off Street Parking) Subsection C is amended by deleting it in its entirety and substituting the following:

C. Parking Stall Area

All parking stalls shall be a minimum of two hundred (200) square feet and shall have a minimum stall width of nine (9) feet.

Section 7 That Chapter 7 Section 701 (Off Street Parking) Subsection D is amended by deleting it in its entirety and substituting the following:

D. Design of Parking Facilities

1. Driveway width

Every parking facility shall be paved and provided with one or more paved access driveways with the minimum driveway width according to type of development:

- a. Residential driveways at least nine (9) feet
- b. Multifamily, Commercial and Industrial driveways:
 - (1) Twelve (12) feet for one-way enter/exit
 - (2) Twenty-four (24) feet for two-way enter/exit

2. Driveway and ramp slopes

The maximum transition slope of any driveway or ramp shall not exceed 20 percent. Transition slopes in driveways, and ramps shall be provided in accordance with the standards set by the code official and the jurisdiction's engineer.

3. Stall accessibility

Each required parking stall shall be individually and easily accessible. No automobile shall be required to back onto any public street or sidewalk to leave any parking stall when such stall serves more than two dwelling units or other than residential uses. All portions of a public lot or garage shall be accessible to other portions thereof without requiring the use of any public street.

4. Ratio of Spaces to Dwelling Unit, Net Floor Area, Guest Room or Employees per Shift

Table 701.1 Off-Street Parking Schedule

Use	Minimum Number of Parking Spaces Required
Dwelling Units	2 spaces per dwelling unit
Professional Services, Personal Services, Professional Office, Medical Office, Restaurants, Commercial, Retail, Health Clubs and Public Assembly	1 space per 300 square feet of net floor area
Private Schools	1 space per faculty member
Hotels/Motels	1 space per guest room, plus 1 space per 300 square feet of public assembly (convention or large conference spaces) area(s).
Warehouse / Industrial	1 space per employee / per shift with largest workforce

Note: The ratios above are intended to be the minimum recommendation for a business. Individual business must determine their specific parking needs and plan accordingly. Businesses that produce unnecessary on-street parking will be asked to submit a plan to the building official or code enforcement officer to adequately address this problem.

5. Parking Stall Marking - All parking stalls shall be marked with the exception of private garage or parking area for the exclusive use of a single-family dwelling.
6. Lighting - All lights illuminating a parking area shall be designed and located so as to reflect away from any street and adjacent property.
7. Incentives – The number of parking stall requirements will be reduced by 25% if pervious asphalt/concrete is used or if one (1) canopy tree per nine (9) feet of landscaped islands is provided or if landscaped islands every fifteen (15) parking stalls are provided.

Section 8 This Ordinance shall take effect from and after its passage, the health safety and welfare of the City requiring it.

Date of the First Reading

December 11, 2012

Date of the Second Reading

January 8, 2013

Date of Public Hearing

January 8, 2013



Jo Matherne, Mayor

ATTEST:



Jessica Frye, City Recorder