

CHAPTER 3

PARKING, ACCESS, AND OFF-STREET LOADING AND UNLOADING REQUIREMENTS

SECTION 14-301 OFF-STREET AUTOMOBILE STORAGE (PARKING)

In all zoning districts there shall be provided, at such time any building or structure is erected or enlarged or increased in capacity, off-street parking spaces. The number of parking spaces provided shall meet the minimum requirements for the specific uses as set forth below. For uses not specifically mentioned herein, off-street parking requirements shall be determined by the Board of Zoning Appeals. Parking requirements determined herein by square footage are based on gross square feet. For uses resulting in a fractional requirement the fraction shall be rounded off to the higher whole number.

14-301.1 MINIMUM OFF-STREET PARKING REQUIREMENTS

14-301.1A Residential Uses

1. Single-Family Dwelling--Three (3) spaces per dwelling unit.
2. Two-Family Dwelling--Three (3) spaces per dwelling unit.
3. Multi-Family Dwelling--Two and one-half (2.5) spaces per dwelling unit.
4. Mobile Home on Individual Lot--Three (3) spaces per dwelling unit.
5. Mobile Home Park--Two (2) spaces per dwelling unit.
6. Elderly Housing--One and one-half (1.5) spaces per dwelling unit.

14-301.1B Public, Semi-Public and Office Facilities

1. Cemetery--Parking on private drives, plus one (1) space per employee.
2. Charitable, Fraternal or Social Organization--One (1) space per four (4) persons to capacity.
3. Church or Similar Place of Worship--One (1) space per four (4) seats to capacity.
4. Community Center--One (1) space per 250 square feet, plus one (1) space per employee.
5. Day-Care Center--One (1) space per four (4) children, plus one (1) space per employee.
6. Funeral Home--One (1) space per four (4) seats to capacity.
7. Group Home--One (1) space per bedroom or sleeping room.

8. Hospital--One (1) space per two (2) beds intended for patient use, plus one (1) space per employee on largest shift.
9. Medical Clinic for Human Care--Three (3) spaces per doctor, plus one (1) space per employee.
10. Nursing Home--One (1) space per four (4) beds intended for patient use, plus one (1) space per employee.
11. Office--One (1) space per 300 square feet.
12. Postsecondary Educational Institution--One (1) space per five (5) students, plus one (1) space per employee.
13. Retirement Center--One and one-half (1.5) spaces per dwelling unit.
14. School (K-12)--K-9: One (1) space per classroom, plus one (1) space per employee; 9-12: One (1) space per four (4) students, plus one (1) space per employee.
15. Temporary Care Facility--One (1) space per four (4) patients, plus one (1) space per employee.

14-301.1C

Business and Personal Services

1. Appliance Repair--One (1) space per 300 square feet, plus one (1) space per employee.
2. Barber and Beauty Service--One (1) space per 200 square feet, plus one (1) space per employee.
3. Bed and Breakfast--Three (3) spaces for the principal dwelling, plus one (1) space per rented room.
4. Coin-operated Cleaning and Laundry--One (1) space per 200 square feet.
5. Convenience Storage--One (1) space per 1,000 square feet.
6. Copy Service--One (1) space per 200 square feet.
7. Dry Cleaning and Laundry Pickup--One (1) space per 200 square feet.
8. Dry Cleaning and Laundry Service--One (1) space per 200 square feet.
9. Electrical Repair--One (1) space per 300 square feet, plus one (1) space per employee.
10. Employment Agency--One (1) space per 200 square feet.
11. Equipment Rental--One (1) space per 200 square feet, plus one (1) space per employee.
12. Exterminating Service--One (1) space per 500 square feet.

13. Financial Service--One (1) space per 200 square feet, plus each drive-through lane shall have a stacking length to accommodate a minimum of six (6) vehicles.
14. Gunsmith--One (1) space per 200 square feet.
15. Hotel--One (1) space per rented room, plus one (1) space per four (4) persons to capacity of meeting and/or banquet rooms.
16. Industrial Equipment Repair--One (1) space per 500 square feet.
17. Insurance Agency--One (1) space per 200 square feet.
18. Interior Decorating--One (1) space per 200 square feet.
19. Legal Service--One (1) space per 200 square feet.
20. Locksmith--One (1) space per 200 square feet.
21. Motel--One (1) space per rented room, plus one (1) space per four (4) persons to capacity of meeting and/or banquet rooms.
22. Office Equipment Repair--One (1) space per 300 square feet, plus one (1) space per employee.
23. Photographic Service--One (1) space per 200 square feet.
24. Real Estate Agency--One (1) space per 200 square feet.
25. Self-Service Storage--Two (2) spaces, plus one (1) additional space per 200 storage cubicles, plus meeting the provision of Section 14-604.5 of this Zoning Code.
26. Shoe Repair--One (1) space per 300 square feet, plus one (1) space per employee.
27. Small Engine and Motor Repair--One (1) space per 300 square feet, plus one (1) space per employee.
28. Tailoring--One (1) space per 200 square feet.
29. Taxidermist--One (1) space per 300 square feet.
30. Upholstery Service--One (1) space per 200 square feet.
31. Veterinary Service (Indoor)--One (1) space per 500 square feet, plus one (1) space per employee.
32. Veterinary Service (Outdoor)--One (1) space per 1,000 square feet, plus one (1) space per employee.
33. For developments in which the tenants have not been determined, one (1) space per 200 square feet shall be provided.

34. For developments which also provide drive-through service, a stacking length to accommodate a minimum of five (5) vehicles per lane shall be provided, unless otherwise required herein.

14-301.1D

Retail and Wholesale Trade

1. Agricultural Supply--One (1) space per 500 square feet.
2. Apparel Shop--One (1) space per 200 square feet.
3. Appliance Sales--One (1) space per 500 square feet.
4. Automotive Sales--One (1) space per 500 square feet, plus two (2) spaces per service bay.
5. Automotive Parts Supply--One (1) space per 300 square feet.
6. Bakery (Retail)--One (1) space per 200 square feet.
7. Bakery (Wholesale)--Two (2) spaces per employee.
8. Bookstore--One (1) space per 200 square feet.
9. Building Materials--One (1) space per 200 square feet, plus one (1) space per employee.
10. Cabinet Sales--One (1) space per 500 square feet.
11. Camera and Photographic Supply--One (1) space per 200 square feet.
12. Caterer--One (1) space per 200 square feet.
13. Confectionery--One (1) space per 200 square feet.
14. Department Store--One (1) space per 200 square feet.
15. Drapery Sales--One (1) space per 500 square feet.
16. Drugstore--One (1) space per 200 square feet.
17. Fertilizer Sales (Bulk)--One (1) space per 500 square feet.
18. Fertilizer Sales (Packaged)--One (1) space per 500 square feet.
19. Florist (Retail)--One (1) space per 200 square feet.
20. Florist (Wholesale)--Two (2) spaces per employee.
21. Fruit Market--One (1) space per 200 square feet.
22. Furniture Sales--One (1) space per 500 square feet.
23. Gift Shop--One (1) space per 200 square feet.

24. Grocery Store--One (1) space per 100 square feet, plus one (1) space per 200 square feet of storage area.
25. Handicrafts--One (1) space per 500 square feet.
26. Hardware--One (1) space per 200 square feet.
27. Heavy Machinery Sales--One (1) space per 500 square feet, plus one (1) space per employee.
28. Industrial Supplies--One (1) space per 500 square feet, plus one (1) space per employee.
29. Jewelry--One (1) space per 200 square feet.
30. Marine Supply--One (1) space per 500 square feet, plus one (1) space per employee.
31. Meat Market--One (1) space per 200 square feet.
32. Mobile Home Sales--One (1) space per 500 square feet.
33. Motorcycle Sales--One (1) space per 500 square feet.
34. Music Store--One (1) space per 200 square feet.
35. Nursery and Garden Centers--One (1) space per 200 square feet, plus one (1) space per employee.
36. Office Supplies--One (1) space per 200 square feet.
37. Optical Goods--One (1) space per 200 square feet.
38. Pet Shop--One (1) space per 300 square feet.
39. Petroleum Bulk Sales and Storage--One (1) space per 500 square feet, plus one (1) space per employee.
40. Restaurant--One (1) space per 100 square feet, plus one (1) space per employee based on the largest work shift.
41. Restaurant (Drive-In)--Two (2) spaces per three (3) seats to capacity.
42. Restaurant (Drive-through)--Each drive-through lane shall have a stacking length to accommodate fifteen (15) vehicles, plus one (1) space per employee based on the largest work shift, plus one (1) space per 100 square feet if on-site dining is also provided.
43. Sporting Goods--One (1) space per 200 square feet.
44. Tavern--One (1) space per 50 square feet, plus one (1) space per employee based on the largest work shift.
45. Used Merchandise (Antiques)--One (1) space per 500 square feet.

46. Uses Merchandise (Flea Market)--One (1) space per rented area.
47. Used Merchandise (General)--One (1) space per 500 square feet.
48. Video Rental--One (1) space per 50 square feet, plus one (1) space per employee.
49. For developments in which the tenants have not been determined, one (1) space per 200 square feet shall be provided.
50. For developments which also provide drive-through service, a stacking length to accommodate a minimum of five (5) vehicles per lane shall be provided, unless otherwise required herein.

14-301.1E

Automotive and Transportation Services

1. Automotive Paint Shop--One (1) space per 200 square feet.
2. Automotive Rentals--One (1) space per 500 square feet.
3. Automotive Repair Shop--One (1) space per 200 square feet.
4. Automotive Tire Repair--One (1) space per 200 square feet.
5. Bus Terminal--One (1) space per 100 square feet of waiting room area, plus one (1) space per vehicle used in the operation.
6. Car Wash--Parking and waiting space equivalent to three (3) times the service capacity of the use.
7. Cold Storage Plant--One (1) space per employee based on the largest work shift.
8. Gasoline Service Station--Four (4) spaces per employee, plus one (1) space per gasoline pump.
9. Grain Elevator--One (1) space per employee based on the largest work shift.
10. Motorcycle Repair--Two (2) spaces per employee.
11. Storage Warehouse and Yard--Two (2) spaces per employee.
12. Taxicab Stand--One (1) space per employee, plus one (1) space per vehicle used in the operation.
13. Transfer or Storage Terminal--One (1) space per employee based on the largest work shift.
14. Travel Agency--One (1) space per 300 square feet.
15. Trucking Terminal--Two (2) spaces per employee, plus one (1) space per vehicle used in the operation.

16. Wrecker Service--One (1) space per employee, plus one (1) space per vehicle used in the operation.

14-301.1F Amusement and Recreational Services

1. Club or Lodge--One (1) space per four (4) persons to capacity.
2. Private Recreational Facility--One (1) space per four (4) expected patrons at maximum capacity.
3. Indoor Motion Picture Theater--One (1) space per three (3) seats to capacity.
4. Park and Recreational Services--One (1) space per four (4) expected patrons at maximum capacity.
5. Stadium or Coliseum--One (1) space per four (4) persons to capacity.
6. Transient Amusement Enterprises--One (1) space per four (4) expected patrons at maximum capacity.

14-301.1G Manufacturing Mining, Construction
and Industrial Uses

All--One (1) space per employee based on the largest work shift, plus one (1) space per vehicle used in the operation.

14-301.2 CERTIFICATION OF MINIMUM
PARKING REQUIREMENTS

Each application for a building permit shall include information as to the location and dimensions of off-street parking and loading space and the means of ingress and egress to such space. This information shall be in sufficient detail to enable the building inspector to determine whether or not the requirements of this section are met.

14-301.3 COMBINATION OF REQUIRED PARKING SPACE

The required parking space for any number of separate uses may be combined in one lot but the required space assigned to one use may not be assigned to another use, except that the parking space required for churches, theaters, or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night or on Sundays.

14-301.4 OFF-SITE PARKING

- 14-301.4A If the vehicle parking spaces required by this section cannot be reasonably provided on the same lot on which the principal use is conducted, then the Board of Zoning Appeals may approve the location of a portion of the parking required for a use on another site.

- 14-301.4B Off-site parking shall be located within three-hundred (300) feet of the use which it serves, measured as the shortest practical walking distance from the nearest off-site parking space to the nearest entrance to the building or use which it serves.

- 14-301.4C In determining whether to approve off-site parking, the Board of Zoning Appeals shall consider all relevant factors, including:
1. The location of the use and the proposed off-site parking.
 2. Existing and potential parking demand created by other uses in the vicinity.
 3. The characteristics of the use, including employee and customer parking demand, hours of operation and projected convenience and frequency of use of the off-site parking.
 4. Adequacy, convenience and safety of pedestrian access between the proposed off-site parking and the use.
 5. Traffic patterns on adjacent streets and proposed access to the off-site parking.
- 14-301.4D A written agreement between the owner of the off-site parking area and the owner of the use assuring the continued availability and usability of off-site parking shall be submitted to the Board of Zoning Appeals prior to approval of off-site parking.
- 14-301.4E Handicapped parking spaces shall be provided on the same lot on which the principle use is conducted.

14-301.5 **DESIGN REQUIREMENTS FOR PARKING
SPACES AND LOTS**

Parking spaces and lots shall be designed and constructed in accordance with the following minimum standards and requirements.

- 14-301.5A Except for parcels of land devoted to one- and two-family residential uses, all areas devoted to off-street parking shall be so designed and be of such size that no vehicle is required to back into a public street to obtain egress.
- 14-301.5B No parking space shall be of dimensions of less than nine (9) feet in width and nineteen (19) feet in length.
- 14-301.5C Ingress and egress points for all off-street parking lots shall comply with the access control requirements of Section 14-302 of this Official Zoning Code.
- 14-301.5D All off-street parking lots for more than five (5) vehicles shall be surfaced with asphalt or concrete and be so constructed to provide for adequate drainage and prevent the release of dust.
- 14-301.5E Grades within the paved area of a parking lot shall at no place be less than one (1) percent nor more than five (5) percent. Grades of driveways or entrances from a public street serving a parking lot shall at no point exceed eight (8) percent.
- 14-301.5F Off-street parking areas containing twenty-five (25) or more parking spaces shall be subdivided into sub-lots containing not more than twenty-five (25) parking spaces separated by landscaped strips of five (5) feet in width.

- 14-301.5G Off-street parking areas containing ten (10) or more parking spaces shall have landscaped strips with broken screening in conformance with Section 14-601 of this Official Zoning Code along the perimeter except where driveways are provided for access to adjoining streets, drives, or properties.
- 14-301.5H Interior landscaped strips shall be a minimum of five (5) feet in width and planted with acceptable indigenous landscaping materials.
1. 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.
 2. Failure to properly maintain landscaped strips shall be a violation of this Official Zoning Code, punishable as a misdemeanor under the provisions of the McMinnville Municipal Code.
- 14-301.5I Continuous curbing or individual wheel stops shall be provided where the front of a parking space is adjacent to the perimeter of the parking lots.
- 14-301.5J Any lighting used to illuminate off-street parking lots shall be so arranged to prevent direct glare onto any public or private property or streets.

14-301.6 **SPECIAL PROVISIONS FOR
HANDICAPPED PARKING**

When required, parking spaces for the handicapped shall be provided in conformance with the provisions of the Americans with Disabilities Act (ADA) and/or other applicable federal or state law.

14-301.7 **CENTRAL COMMERCIAL DISTRICT EXEMPTED**

The provisions of Section 14-301 shall not apply to any building, structure or use located in the C-1 Central Commercial District provided, however, that any off-street parking and loading, if provided at the option of the owner of any building, structure or use, shall comply with the design requirements of this Section.

SECTION 14-302 ACCESS CONTROL

In order to promote the safety of the motorist and pedestrian and to minimize traffic congestion and conflict by reducing the points of contact, the following regulations shall apply:

14-302.1

A point of access for vehicles onto a street, excluding the necessary turning radius, shall not exceed twenty-five (25) feet in width in a residential district or thirty (30) feet in width in any other district. A point of access of forty (40) feet in width in a commercial or industrial district may be permitted by the Board of Zoning Appeals in cases where a high volume of tractor trailer vehicular traffic is anticipated.

14-302.2

There shall be no more than two points of access to any one public street for each four-hundred (400) feet of lot frontage, or fraction thereof; provided, however, that lots less than one-hundred (100) feet in width shall have no more than one (1) point of access to any one (1) public street.

14-302.3

Where two (2) driveways are provided for one (1) lot frontage, the clear distance between driveways shall not be less than twenty-five (25) feet.

14-302.4

No point of access shall be allowed within thirty (30) feet of the right-of-way line of any public intersection.

14-302.5

No curbs on city streets or rights-of-way shall be cut or altered without approval of the McMinnville Street Department, or if a state highway, a permit must be obtained from the Tennessee Department of Transportation.

14-302.6

Cases requiring variances relative to the above provisions shall be heard and acted upon by the Board of Zoning Appeals, provided, further, that no curb cuts for off-street automobile storage or parking space shall be permitted where the arrangement would require that vehicles back directly into a public street.

SECTION 14-303

OFF-STREET LOADING AND UNLOADING REQUIREMENTS

In all districts in which a structure of three-thousand (3000) square feet or more is located, which requires deliveries or shipments, off-street loading and unloading space shall be provided meeting the following requirements:

14-303.1

LOCATION

14-303.1A

Loading/unloading spaces shall be located on the same lot as the building or structure on which they serve.

14-303.1B

No loading/unloading space shall be located in any required front yard.

14-303.1C

All loading/unloading spaces shall have access to a public or private alley or if there is no alley, to a public street.

14-303.2

DESIGN STANDARDS AND USE

14-303.2A

Off-street loading/unloading berths for industrial or manufacturing uses shall be at least twelve (12) feet wide and at least fifty (50) feet long, exclusive of access or maneuvering space. For all other uses off-street loading/unloading berths shall be at least twelve (12) feet wide and at least thirty (30) feet long, exclusive of access or maneuvering space.

14-303.2B

A minimum of fifteen (15) feet overhead clearance and adequate means for ingress and egress shall be provided for off-street loading/unloading spaces.

14-303.2C

At no time shall part of a truck, van or other vehicle be allowed to extend onto a sidewalk, into the right-of-way or onto a public thoroughfare in order to deliver, load or unload goods.

14-303.2D Off-street loading/unloading berths shall be marked and shall be paved with asphalt or concrete and be so constructed to provide for adequate drainage and prevent the release of dust.

14-303.2E No off-street loading/unloading space shall be substituted for any parking space.

14-303.3 **REQUIRED NUMBER OF LOADING AND UNLOADING SPACES**

Off-street loading and unloading spaces shall be based on gross floor area, excluding enclosed or covered areas used for loading and unloading, and the number of berths required shall be determined by the following table:

GROSS SQUARE FEET OF STRUCTURE	MINIMUM NUMBER OF BERTHS REQUIRED
3,000 - 10,000	1
10,000 - 25,000	2
25,001 - 90,000	3
90,001 - 155,000	4
155,001 - 240,000	5
240,001 - 325,000	6
325,001 - 410,000	7
410,001 - 500,000	8
Each 100,000 above 500,000	1