

Stan Pilant
111 E. Main St.
Suite 201
Jackson, Tennessee 38301



Telephone: 731-425-8286
Fax: 731-927-8781
Email: spilant@jacksontn.gov

MEMORANDUM

TO: Jackson City Council

FROM: Planning Staff

RE: Text Amendment – City Zoning Ordinance - Eliminating minimum parking requirements

DATE: August 25, 2021

The Jackson Municipal Regional Planning Commission met on Wednesday, August 4, 2021, and unanimously recommended approval of the amendments to the text of the Official Zoning Ordinance of the City of Jackson, Tennessee to eliminate minimum parking requirements, as recommended by the staff.

The Planning Staff recommends approval of this request.

Attached for your consideration and review is all information relative to this request.

Scott Conger, Mayor

ORDINANCE # _____
AN ORDINANCE TO AMEND THE OFFICIAL ZONING ORDINANCE FOR THE CITY OF JACKSON, TENNESSEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JACKSON, TENNESSEE THE FOLLOWING:

SECTION 1. That the text of the Official Zoning Ordinance of the City of Jackson, Tennessee be amended as follows (changes italicized):

DELETE: ARTICLE III. DEFINITIONS

Gross Leasable Area

The total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines and upper floors if any, expressed in square feet measured from center lines of joint partitions and exteriors of outside walls. This does not include office buildings in which medical, dental, research and other kinds of special organizations are housed, nor theaters, although it does include banks and other such activities which are a part of shopping centers; *parking requirements* for these uses shall be based on the regulations set forth in Article VI, Section 14.

ADD: ARTICLE III. DEFINITIONS

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The total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines and upper floors if any, expressed in square feet measured from center lines of joint partitions and exteriors of outside walls. This does not include office buildings in which medical, dental, research and other kinds of special organizations are housed, nor theaters, although it does include banks and other such activities which are a part of shopping centers; *parking standards* for these uses shall be based on the regulations set forth in Article VI, Section 14.

DELETE: ARTICLE V. SECTION 2 RS, Section D. Area Regulations

5b. Lot Area. For churches and other main and accessory buildings the lot area shall be adequate to provide the yard areas required by this section and the *off street parking requirements*, provided, however, that the lot area for a church shall be not less than one (1) acre.

ADD: ARTICLE V. SECTION 2 RS, Section D. Area Regulations

5b. Lot Area. For churches and other main and accessory buildings the lot area shall be adequate to provide the yard areas required by this section and the *off street parking*, provided, however, that the lot area for a church shall be not less than one (1) acre.

DELETE: ARTICLE V. SECTION 3 RS-1, Section D. Area Regulations

5b. Lot Area. For churches and other main and accessory buildings the lot area shall be adequate to provide the yard areas required by this section and the *off street parking requirements*, provided, however, that the lot area for a church shall not be less than forty thousand (40,000) square feet.

ADD: ARTICLE V. SECTION 3 RS-1, Section D. Area Regulations

5b. Lot Area. For churches and other main and accessory buildings the lot area shall be adequate to provide the yard areas required by this section and the *off street parking*, provided, however, that the lot area for a church shall not be less than forty thousand (40,000) square feet.

DELETE: ARTICLE V. SECTION 4 RS-2, Section D. Area Regulations

5b. Lot Area. For churches, schools, and other main and accessory buildings, the lot area shall be adequate to provide the yard areas required by this section and the *off-street parking requirements*, provided, however, that the lot area for a church shall not be less than forty thousand (40,000) square feet.

ADD: ARTICLE V. SECTION 4 RS-2, Section D. Area Regulations

5b. Lot Area. For churches, schools, and other main and accessory buildings, the lot area shall be adequate to provide the yard areas required by this section and the *off-street parking*, provided, however, that the lot area for a church shall not be less than forty thousand (40,000) square feet.

DELETE: ARTICLE V. SECTION 5 RG-1, Section B. Uses Permitted

2c. Adequate off street parking can be provided *in accordance with the Zoning Ordinance as prescribed for single family dwellings*.

ADD: ARTICLE V. SECTION 5 RG-1, Section B. Uses Permitted

2c. Adequate off street parking can be provided.

DELETE: ARTICLE V. SECTION 5 RG-1, Section D. Area Regulations

5c. For churches, schools and other main and accessory buildings the lot area shall be adequate to provide the yard areas required by this section and the *off street parking requirements*, provided, however, that the lot area for a church shall not be less than forty thousand (40,000) square feet.

ADD: ARTICLE V. SECTION 5 RG-1, Section D. Area Regulations

5c. For churches, schools and other main and accessory buildings the lot area shall be adequate to provide the yard areas required by this section and the *off street parking*, provided, however, that the lot area for a church shall not be less than forty thousand (40,000) square feet.

DELETE: ARTICLE VI. SECTION 14

MINIMUM OFF STREET PARKING AND QUEUING SPACE REQUIREMENTS

A. PURPOSE STATEMENT

The following provisions on accessory off street parking are adopted in order to provide parking spaces off all public ways for all employees at their place of work and for customers, to reduce congestion caused by parking on public ways, to prevent substantial amounts of traffic from circulating in and parking on residential streets surrounding commercial and industrial centers, to protect the character of neighborhoods, to provide for higher standards of residential, commercial and industrial development and thus to promote and protect the public health, safety and general welfare.

B. GENERAL PROVISIONS

1. In any district, except the B-3 Central Business District, there shall be provided at such time any building or structure is erected or enlarged or increased in capacity adequate off street parking spaces for automobiles. No Certificate of Occupancy shall be issued prior to the construction and approval of required off street parking spaces as prescribed herein.
2. With the exception of required spaces for single family and two family dwelling units, adequate on-site turning space shall be provided so that no vehicle will be required to back into the street.
3. Each required parking space, with the exception of parking for single family and two family dwellings, shall be fully marked by visible painted lines on the paved surface extending the full length of the space.

4. Parking areas and loading facilities shall be maintained by the owner or leasee in a clean and orderly condition and free of debris and other foreign substances. Parking and loading areas shall be properly maintained and pavement markings periodically repainted and on-site traffic signs properly maintained, as necessary to maintain a clear identification of individual parking spaces and to facilitate the safe movement of pedestrian or automobile traffic.

5. The storage of merchandise, motor vehicles for sale, or the repair of vehicles on required off street parking facilities is prohibited.

6. Parking spaces provided to meet the requirements of this section shall not be reduced in size or number, modified, eliminated or assigned to another use at the same time, except as allowed by these regulations.

7. When several uses occupy more than one building on a lot, the total required parking shall be the sum of the requirements of the individual uses.

8. Minimum pavement specification of aisles, driveways, and parking spaces shall conform to the following:

a. Concrete: If concrete is used as a pavement, the minimum thickness shall be four (4) inches for residential structures and five (5) inches for all other uses.

b. Bituminous: If a bituminous mix is used for pavement, the minimum thickness shall be four (4) inch compacted crushed stone base with a 1 1/2 inch asphalt surface for residential use and a six (6) inch compacted crushed stone base with a two (2) inch compacted asphalt surface for other uses.

9. If the required automobile parking spaces cannot be reasonably provided on the same lot on which the principal use is conducted, the Board of Zoning Appeals, may, as a special exception, permit such spaces to be provided on other off street property provided:

a. Such space lies within three hundred (300) feet of the main entrance of such principal use.

b. The property where the spaces are to be located is not in a RS, RS-1, RS-2 or RG-1 zones. Parking may be extended into RG-2 and RG-3 zones in accord with Article VI, Section 15 of this Ordinance.

c. Such space is not separated from the principal use by a collector or arterial street as designated on the Major Route Plan, and is located on the same street as the principal use.

d. Such spaces shall not exceed twenty-five percent (25%) of the required parking spaces.

10. As an option for the developer, required off street parking spaces may be shared cooperatively by two or more non-residential uses by Special Exception approval of the Board of Zoning Appeals. The Board, in approving such an arrangement, must make a determination that the uses involved can be adequately serviced by the same parking spaces by reason of different hours of operation. The Board is authorized to require restrictions on the use and hours of operation of any uses which share such parking spaces, and may require that appropriate instruments be filed in the Register of Deeds office to ensure the permanent availability of the shared parking spaces until such time that the on-site parking requirements of the individual uses involved would be met.

11. Except for one and two family dwellings, or other residential dwellings offered for homeownership, all uses required to have off street parking spaces shall provide off street parking spaces for handicapped persons. Such spaces shall be in accordance with the most currently adopted handicap code by the City of Jackson. Any such spaces provided shall be grouped in the parking area as close as possible to the primary entrance(s), and as near to ends of parking isles as possible.

12. Any lighting used to illuminate an off street parking facility shall be arranged, installed, and maintained in order to deflect, shade, and focus lights away from adjacent public or private properties. Modifications to installed lighting may be required by the Building Inspector upon his determination that the lighting constitutes a hazard or nuisance.

13. In order to maintain an acceptable and safe line of sight for drivers in all districts except the B-3 (Central Business) District, no fence, wall, shrubbery or other obstruction to vision between the height of 2 1/2 and

15. feet shall be permitted at intersections, as described above, shall not be located within a sight triangle as depicted in Article VI, Section 1 of this Ordinance.

14. A six (6) foot sight proof fence, berm, evergreen hedge or combination thereof shall be required where a parking area, loading area, or isle abuts a residential district.

15. Residential off street parking spaces shall consist of a parking strip, driveway, garage, or combination thereof and shall be located on the premises it is intended to serve. The driveway length between the edge of the streets' pavement and garage, carport, etc., shall be a minimum of twenty (20) feet.

16. Any area, once designated as required off street parking, shall not be changed to any other use unless and until equal facilities are provided elsewhere.

17. Off street parking areas shall be drained so as to dispose of all surface water accumulated in the parking in such a way as to preclude drainage of water onto adjacent property or toward buildings.

18. Off street queuing spaces shall be a minimum of ten (10) feet wide and twenty (20) feet in length. Queuing spaces shall be provided in an exclusive queuing lane with only oneway circulation and shall be separated from driveways and aisles leading to off-street parking spaces. Unless otherwise specified, a queuing lane shall have a minimum of three (3) queuing spaces.

C. PARKING STANDARDS

Use

Minimum Standards

1. Assembly uses including theaters auditoriums and other places of assembly with fixed seating arrangements

one (1) space per three (3) seats.

2. Business and Professional Offices

****a. Banks, savings and loans and institutions*

one (1) space for each 200 similar square feet of gross floor area, plus four (4) queuing spaces for each drive-in teller or station.

**b. Medical clinics, dentist offices veterinarian clinics, optometrists and similar uses.*

one (1) space for each 200 square feet of gross floor area.

c. Business and Professional not otherwise specified.

one (1) space for each 300 offices square feet of gross floor area.

3. Commercial Uses (Retail & Personal Service)

a. Appliance Repair

one (1) space per 500 square feet of gross floor area but in no case less than four (4).

b. Auto Repair

four (4) spaces per repair stall, with repair stalls not counted as parking spaces.

c. Automobile Sales

one (1) space for each 600 square feet of gross floor area, plus one (1) space for each 2,000 square feet of outside automobile sales display area.

d. Barber shops, beauty shops

one (1) space for each 150 square feet of gross floor area.

e. Convenience store, with or without gasoline pump island

one (1) space for each two or hundred (200) or without gasoline pump square feet of gross floor area. In no case shall a parking space or its maneuvering area conflict with vehicles being fueled or waiting to be fueled.

f. Day Care

1. Family Care

two (2) spaces.

2. Group Care

four (4) spaces.

3. Child Care

one (1) space per 300 square feet of gross floor area, but in no case less than four (4) spaces.

g. Dry cleaners, Laundry pick up stations

one (1) space per 300 square feet of gross floor area.

h. Funeral Homes and mortuaries

one (1) space per three (3) chapel seats.

i. Furniture, floor covering, paint, and similar uses

one (1) space per 500 square feet of gross floor area.

j. Gas stations

three (3) spaces per fuel pump nozzle plus parking for repair bays in accord with the parking standard for auto repair listed above. In no case shall a parking space or its maneuvering area conflict with vehicles being fueled or awaiting fuel.

k. Laundromat

one (1) space per 200 square feet of gross floor area.

l. Mobile home, Modular home

one (1) space per 2,000 square feet of lot sales area.

m. Nursery, greenhouses

one (1) space per 400 square feet of gross floor area, plus one (1) space per 2,000 square feet of land area not covered by buildings.

<i>n. Printing, Photocopying-non-</i>	<i>one (1) space per 400 square feet of gross industrial floor area.</i>
<i>o. Rental of Equipment</i>	<i>three (3) spaces per 1,000 square feet of gross floor area.</i>
<i>*p. Restaurants</i>	<i>fourteen (14) spaces per 1,000 square feet of gross floor area. Where a restaurant has a bar or lounge, the area used for said bar or lounge shall be calculated separately as per these regulations. The area(s) calculated shall include any outdoor seating area. Ten (10) queuing spaces shall be provided for each drive-in window, measured from the point of placing orders.</i>
<i>q. Shopping Centers, excluding out parcels</i>	<i>five (5) spaces per 1,000 square feet of gross floor area.</i>
<i>r. Travel Agency</i>	<i>one (1) space per 300 square feet of gross floor area.</i>
<i>s. Other commercial uses not specified</i>	<i>one (1) space per 200 square feet of gross floor area.</i>
<i>4. Communications</i>	
<i>a. Radio & Television Stations</i>	<i>one (1) space per 400 square feet of gross floor area.</i>
<i>b. Unmanned Communication Towers</i>	<i>three (3) spaces</i>
<i>5. Cultural, Recreation, Entertainment</i>	
<i>a. Amusement Park</i>	<i>one (1) square foot of parking for each one (1) square foot of public activity area.</i>
<i>b. Arcades & Electronic Amusement Centers</i>	<i>one (1) space for every 100 square feet of gross floor area.</i>
<i>c. Bars, lounges, night clubs, dance halls and similar uses</i>	<i>one (1) space for each fifty (50) square feet of gross floor area including outdoor seating areas.</i>

<i>d. Bowling Alley</i>	<i>four (4) spaces per alley plus any required parking for associated uses such as restaurants and lounges as per these regulations.</i>
<i>e. Country Clubs, Lodges and similar uses</i>	<i>the total required parking for these uses shall be determined by calculating the parking requirements for various facilities provided (e.g. assembly, restaurant, bar, golf course, etc.) as per these regulations.</i>
<i>f. Golf Courses</i>	<i>sixty (60) spaces per each nine (9) holes plus the spaces required for associated uses such as bars, restaurants, pro shop, etc. as per these regulations.</i>
<i>g. Golf Driving Ranges</i>	<i>two and one-half (2 1/2) spaces per tee box.</i>
<i>h. Health Spa</i>	<i>one (1) space per 200 square feet of gross floor area.</i>
<i>i. Miniature Golf</i>	<i>three (3) spaces per hole.</i>
<i>j. Shooting Range</i>	<i>two and one-half (2 1/2) spaces per target area.</i>
<i>k. Skating Rink</i>	<i>one (1) space for each 150 square feet of skating area.</i>
<i>l. Swimming Pools</i>	<i>one (1) space for each fifty (50) square feet of water surface area.</i>
<i>m. Tennis Club or Indoor Racquet</i>	<i>four (4) spaces per court plus spaces required for associated uses such as spectator seating, restaurants, etc., as per these regulations.</i>
<i>n. Theaters, stadiums and similar uses</i>	<i>See assembly uses.</i>
<i>o. Commercial recreation uses not otherwise specified</i>	<i>one (1) space per 100 square feet of gross floor area whether enclosed or not.</i>

6. Institutional Uses

a. Churches, and other places of worship

one space for each three (3) seats in the sanctuary or main auditorium. If there is not fixed seating, an estimate of the seating capacity shall be determined by the Building Official. For the purpose of calculating parking requirements, a seat in a pew or bench is considered to be twenty-four (24) inches wide.

b. College or University

one (1) space for each 200 square feet of gross floor area for classrooms, and other teachers stations and administrative offices, plus parking for gymnasiums, auditoriums, dormitories, etc.

c. Elementary School

1.2 spaces per classroom, or one (1) space for each three (3) seats in auditoriums or other places of public assembly, whichever is greater.

d. High School

ten (10) spaces per classroom or one (1) space per three (3) seats in auditoriums or other places of public assembly, whichever is greater.

e. Hospitals

three (3) spaces per bed at design capacity.

f. Middle School

two and one-half (2.5) spaces per classroom or one (1) space for each three (3) seats in auditoriums or other places of public assembly, whichever is greater.

g. Other institutional uses not listed

As determined by the planning staff taking into account the traffic generation of such activity, the hours of operation, established parking standards, or any other factors affecting the need for off street parking.

**7. Manufacturing/Industrial*

one (1) space for each employee on the largest shift, at maximum employment, plus one (1) space for each company vehicle operating from the premises.

8. Residential and other dwellings

a. Bed & Breakfast Inn

two (2) spaces, plus one (1) space per guest room.

***b. Dormitories, fraternity and sorority houses*

one (1) space for each bedroom.

c. Dwellings-single family, two family and multifamily

two (2) spaces per dwelling unit.

d. Hotels

one and one fifth (1 1/5) spaces per room, plus 75% of the requirement for other uses associated with the establishment such as restaurants, banquet rooms, and bars.

e. Nursing homes, homes for the aged and similar uses

one (1) space per three (3) beds at design capacity.

f. Rooming and boarding houses

one (1) space for each bedroom.

9. Temporary Uses

As determined by the planning staff, taking into account the traffic generation of such activity, the hours of operation established parking standards, or any other factors affecting the need for off street parking.

10. Wholesale/Warehousing

a. Mini-warehousing

See Article VI Section 21 of this Ordinance.

**b. Other wholesale/warehousing*

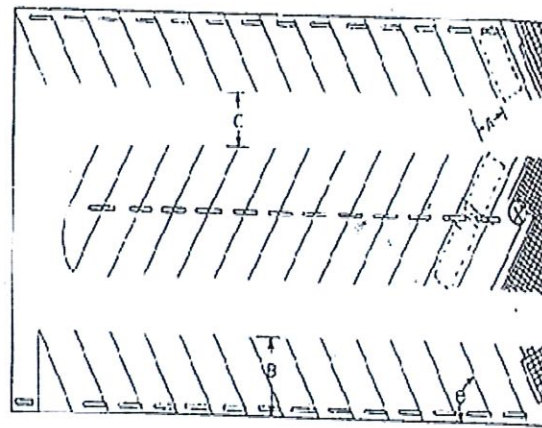
one (1) space per 2,000 square feet of gross floor area.

11. Other uses not listed

As determined by the planning staff, taking into account the traffic generation of such activity, the hours of operation, established parking standards, or any other factors affecting the need for off street parking.

*D. PARKING DESIGN STANDARDS

	Parking Angle ***	Minimum Space	Minimum Space	Minimum Aisle Width	Minimum Aisle Width
Type of Space		Width** A	Depth* B	(1-way drive) C	(2-way drive) C
	0° parallel	9'	24'	12'	19'
Automobile Parking Spaces	45°	9'	18'	14'	22'
	60°	9'	18'	18'	22'
	75°	9'	18'	22'	22'
	90°	9'	18'	25'	25'



ADD: ARTICLE VI. SECTION 14

PARKING AND QUEUING SPACE STANDARDS

A. PURPOSE STATEMENT

The following provisions on accessory off street parking are adopted in order to provide parking spaces off all public ways for all employees at their place of work and for customers, to reduce congestion caused by parking on public ways, to prevent substantial amounts of traffic from circulating in and parking on residential streets surrounding commercial and industrial centers, to protect the character of neighborhoods, to provide for higher standards of residential, commercial and industrial development and thus to promote and protect the public health, safety and general welfare.

B. GENERAL PROVISIONS

1. In any district, except the B-3 Central Business District, there shall be provided at such time any building or structure is erected or enlarged or increased in capacity adequate off street parking spaces for automobiles. No Certificate of Occupancy shall be issued prior to the construction and approval of required off street parking spaces as prescribed herein.
2. With the exception of required spaces for single family and two family dwelling units, adequate on-site turning space shall be provided so that no vehicle will be required to back into the street.
3. Each required parking space, with the exception of parking for single family and two family dwellings, shall be fully marked by visible painted lines on the paved surface extending the full length of the space.
4. Parking areas and loading facilities shall be maintained by the owner or leasee in a clean and orderly condition and free of debris and other foreign substances. Parking and loading areas shall be properly maintained and pavement markings periodically repainted and on-site traffic signs properly maintained, as necessary to maintain a clear identification of individual parking spaces and to facilitate the safe movement of pedestrian or automobile traffic.
5. The storage of merchandise, motor vehicles for sale, or the repair of vehicles on required off street parking facilities is prohibited.
6. Parking spaces provided to meet the requirements of this section shall not be reduced in size or number, modified, eliminated or assigned to another use at the same time, except as allowed by these regulations.
7. When several uses occupy more than one building on a lot, the total required parking shall be the sum of the requirements of the individual uses.

8. Minimum pavement specification of aisles, driveways, and parking spaces shall conform to the following:

a. Concrete: If concrete is used as a pavement, the minimum thickness shall be four (4) inches for residential structures and five (5) inches for all other uses.

b. Bituminous: If a bituminous mix is used for pavement, the minimum thickness shall be four (4) inch compacted crushed stone base with a 1 1/2 inch asphalt surface for residential use and a six (6) inch compacted crushed stone base with a two (2) inch compacted asphalt surface for other uses.

9. If the required automobile parking spaces cannot be reasonably provided on the same lot on which the principal use is conducted, the Board of Zoning Appeals, may, as a special exception, permit such spaces to be provided on other off street property provided:

a. Such space lies within three hundred (300) feet of the main entrance of such principal use.

b. The property where the spaces are to be located is not in a RS, RS-1, RS-2 or RG-1 zones. Parking may be extended into RG-2 and RG-3 zones in accord with Article VI, Section 15 of this Ordinance.

c. Such space is not separated from the principal use by a collector or arterial street as designated on the Major Route Plan, and is located on the same street as the principal use.

d. Such spaces shall not exceed twenty-five percent (25%) of the required parking spaces.

10. As an option for the developer, required off street parking spaces may be shared cooperatively by two or more non-residential uses by Special Exception approval of the Board of Zoning Appeals. The Board, in approving such an arrangement, must make a determination that the uses involved can be adequately serviced by the same parking spaces by reason of different hours of operation. The Board is authorized to require restrictions on the use and hours of operation of any uses which share such parking spaces, and may require that appropriate instruments be filed in the Register of Deeds office to ensure the permanent availability of the shared parking spaces until such time that the on-site parking requirements of the individual uses involved would be met.

11. Except for one and two family dwellings, or other residential dwellings offered for homeownership, all uses required to have off street parking spaces shall provide off street parking spaces for handicapped persons. Such spaces shall be in accordance with the most currently adopted handicap code by the City of Jackson. Any such spaces provided shall be grouped in the parking area as close as possible to the primary entrance(s), and as near to ends of parking isles as possible.

12. Any lighting used to illuminate an off street parking facility shall be arranged, installed, and maintained in order to deflect, shade, and focus lights away from adjacent public or private properties. Modifications to installed lighting may be required by the Building Inspector upon his determination that the lighting constitutes a hazard or nuisance.

13. In order to maintain an acceptable and safe line of sight for drivers in all districts except the B-3 (Central Business) District, no fence, wall, shrubbery or other obstruction to vision between the height of 2 1/2 and

15 feet shall be permitted at intersections, as described above, shall not be located within a sight triangle as depicted in Article VI, Section 1 of this Ordinance.

14. A six (6) foot sight proof fence, berm, evergreen hedge or combination thereof shall be required where a parking area, loading area, or isle abuts a residential district.

15. Residential off street parking spaces shall consist of a parking strip, driveway, garage, or combination thereof and shall be located on the premises it is intended to serve. The driveway length between the edge of the streets' pavement and garage, carport, etc., shall be a minimum of twenty (20) feet.

16. Any area, once designated as required off street parking, shall not be changed to any other use unless and until equal facilities are provided elsewhere.

17. Off street parking areas shall be drained so as to dispose of all surface water accumulated in the parking in such a way as to preclude drainage of water onto adjacent property or toward buildings.

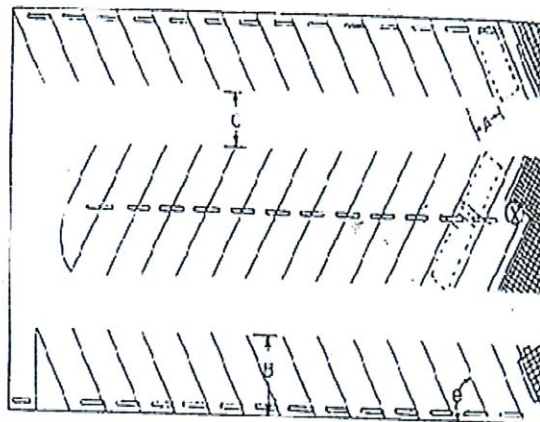
18. Off street queuing spaces shall be a minimum of ten (10) feet wide and twenty (20) feet in length. Queuing spaces shall be provided in an exclusive queuing lane with only oneway circulation and shall be separated from driveways and aisles leading to off-street parking spaces. Unless otherwise specified, a queuing lane shall have a minimum of three (3) queuing spaces.

C. PARKING STANDARDS

Off-street parking shall be provided to meet the demand for the proposed land use. The applicant shall calculate this demand based on accepted standards, such as published in the Institute of Transportation Engineer's Parking Generation Reports. Mixed-use projects shall provide parking according to a shared parking analysis that projects parking needs based on the peak hour of parking demand. For example, developments with a mix of retail, office space and residential will be able to adjust total parking demand to address the fact that peak residential parking demand will occur in the evening, while peak office and retail parking demand will occur during the day. This analysis shall be based on accepted methodologies, such as Urban Land Institute Shared Parking Study. The parking demand projections and methodologies shall be subject to approval by the Planning Department.

*D. PARKING DESIGN STANDARDS

Type of Space	Parking Angle ***	Minimum Space	Minimum Space	Minimum Aisle Width	Minimum Aisle Width
		Width** A	Depth* B	(1-way drive) C	(2-way drive) C
	0° parallel	9'	24'	12'	19'
Automobile Parking Spaces	45°	9'	18'	14'	22'
	60°	9'	18'	18'	22'
	75°	9'	18'	22'	22'
	90°	9'	18'	25'	25'



DELETE: ARTICLE VI. SECTION 14, Section B, General Provisions

2. With the *exception of required spaces* for single family and two family dwelling units, adequate on-site turning space shall be provided so that no vehicle will be required to back into the street.

ADD: ARTICLE VI. SECTION 14, Section B, General Provisions

2. With the *exception of parking* for single family and two family dwelling units, adequate on-site turning space shall be provided so that no vehicle will be required to back into the street.

SECTION 2. That this ordinance becomes effective upon its adoption, the public welfare requiring it.

MAYOR

INTRODUCED: _____

ADOPTED: _____