

CHAPTER 10

OFF-STREET PARKING, LOADING, AND UNLOADING REQUIREMENTS

SECTION

- 11-1000. Off-Street Parking Requirements Applicable to All Districts.
- 11-1001. Minimum Off-Street Parking Spaces.
- 11-1002. Off-Street Parking Space Design, Standards, Construction, and Maintenance.
- 11-1003. Standards for Parking Facilities.
- 11-1004. Standards for Driveways.
- 11-1005. Distance Between Driveways.
- 11-1006. Radius of Curb Return.
- 11-1007. Property Access Limited to Driveway.
- 11-1008. Permit Required.
- 11-1009. Off-Street Loading and Unloading Requirements.
- 11-1000. Off-Street Parking Requirements Applicable to All Districts.
- A. In all districts, except the B-2 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.
- B. Off-street parking for other than residential use shall be either on the same lot or within two hundred (200) feet of the building it is intended to serve measured from the nearest point of the building to the nearest point of the off-street parking lot, without crossing any major thoroughfare; provided, however, churches may establish joint parking facilities not to exceed fifty (50) percent of the required spaces, with institutions and agencies that do not have a time conflict in parking demand. The joint parking facilities shall be located not to exceed four hundred (400) feet from the church sanctuary.
- C. Residential off-street parking space shall consist of a parking lot, driveway, garage, or combination thereof and shall be located on the lot it is intended to serve.
- D. For residential uses not specifically mentioned herein, off-street parking requirements shall be interpreted by the City Manager or his designee. For commercial uses not specifically mentioned herein, off-street parking requirements shall be interpreted by the City Manager or his designee.
- E. 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.
- F. Off-Street parking existing at the effective date of these regulations in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building or use.
- G. Two or more buildings or uses may collectively provide the required number of parking spaces and shall be not less than the sum of the requirements for the several individual uses computed separately.
- H. All required off-street parking shall be located on land owned by, or under long term lease to, the owner or owners of the principal use it is intended to serve. Where a long term lease is involved, such lease shall be approved by the City Attorney prior to approval of parking plans and issuance of building or occupancy permit.

- I. The storage of merchandise, motor vehicles for sale, or the repair of vehicles on required off-street parking facilities is prohibited. No variance of the requirements of this section shall be granted.
- J. Every company car, truck, tractor and trailer normally stored at the plant site shall be provided with off-street parking space in an area reserved for the use as determined by the Building Inspector.
- K. In cases of dual functioning of off-street parking where operating hours do not overlap, the City Manager or his designee may grant an exception.

11-1001. Minimum Off-Street Parking Spaces. The Planning Commission of the City of Paris has determined that paved parking areas impact drainage, erosion and aesthetics of the City. Therefore, in an effort to decrease the amount of land consumed by paved areas, the City of Paris has adopted a policy of requiring a minimal number of parking spaces. Developers are encouraged to project individual parking needs based on the projected use of structures. These regulations are provided simply as a guideline. Any developer anticipating a greater need for parking than required in this section should provide the additional parking. In certain instances involving atypical uses or uses not addressed in this section, the Planning Commission may require a specific number of parking spaces as part of the site plan review process.

The minimum number of off-street parking spaces shall be determined in accordance with the following table:

TABLE 3

MINIMUM NUMBER OF OFF-STREET PARKING SPACES
REQUIRED FOR SPECIFIC USES

TABLE OF PARKING SPACES REQUIRED

FACILITY TYPE	# OF SPACES REQUIRED
Agricultural products retail sales	Four point five (4.5) spaces per one thousand square feet of retail sales display area.
Assisted Living Facilities	One (1) space for every four (4) beds plus (1) parking space for each employee of the largest shift.
Automobile wrecking, junk, or salvage yard which offers for sale to the public any new or used merchandise	One (1) space for each two (2) employees, plus one (1) space for each ten thousand (10,000) square feet of lot area, or two (2) spaces for each one thousand (1,000) square feet of floor area, whichever is greater.
Automobile Repair Shop and/or Truck Repair	Two (2) per service stall, or one (1) per two hundred fifty (250) square feet of service area, whichever is greater; plus two (2) per three (3) employees.

Automobile sales, new and/or used	One (1) space for each three thousand (3,000) square feet of area devoted to the sale, display, lease, rental, or repair of vehicles.
Banks, business offices, professional offices	One (1) space per three hundred (300) square feet of usable floor area plus one (1) per each three (3) employees
Barber Shop or beauty parlor	Two (2) per barber or three (3) per beautician based on the design capacity of the structure.
Bed and breakfast inn	Two (2) off-street parking spaces for the owner-manager and one (1) off-street parking space for each guest room.
Bowling alleys	Five (5) per alley.
Building materials, hardware, lumber, heating and plumbing equipment, paint, glass, wallpaper, electrical supplies.	One (1) for each two hundred (200) square feet of usable floor area of the retail sales building plus one (1) for each two (2) persons employed on the premises, and when applicable, one (1) for each two (2) persons employed for yard warehousing.
Carpet, rug, linoleum and floor covering sales	One (1) per four hundred (400) square feet of retail floor area, plus two (2) per three (3) employees; or one (1) per eight hundred (800) square feet of gross floor area, whichever is greater.
Churches	One (1) per three (3) seats; or one (1) per twenty five (25) square feet of usable floor area of auditorium, whichever is greater.
Coin operated laundry and/or dry cleaning establishments.	One (1) per two (2) washing drying and/or dry cleaning machines; or one (1) per two hundred (200) square feet of gross-floor area, whichever is greater
Coin operated automatic automobile washing establishments	Three (3) stack-up spaces per washer bay, plus one (1) per each employee.
Commercial Recreation Uses	One (1) per three (3) patrons, based on the design capacity of the facility.
Commercial Trade Schools	One (1) per three (3) students plus two (2) per three (3) employees.
Conveyor-type automatic automobile washing establishments	One stack-up space per five (5) feet of conveyor tunnel, plus two (2) spaces per each three (3) employees.
Country Club	One (1) per five (5) members.
Dry cleaning and laundry collection	One (1) per four hundred (400)

stations	square feet of gross floor area, plus two (2) per each three (3) employees.
Establishments for sale and consumption, on the premises, of beverages, food, or refreshment	One (1) per three (3) employees, plus one (1) per one hundred (100) square feet of usable floor space; or one (1) per three (3) fixed seats, whichever is the greater.
Family day care homes, Group day care homes, and child day care centers	Two (2) off-street parking spaces per three (3) employees, plus one (1) off-street loading space for every eight (8) children.
Furniture and major appliance establishments	One (1) per five hundred (500) square feet of retail floor area or one (1) per one thousand (1,000) square feet of gross floor area, whichever is greater.
Gasoline Service Station	One (1) parking space for each employee, plus two (2) for each service bay.
Governmental Office Building	One (1) per three hundred (300) square feet of usable floor area, plus one (1) per each three (3) employees, every governmental vehicle shall be provided with an off- street parking space.
Homes for the aged, sanatoriums, convalescent or nursing homes	One (1) space for each four (4) patient beds; plus one (1) space for each staff doctor, plus one (1) space for each two (2) employees including nurses.
Hospitals	Two (2) spaces per three (3) patients beds, exclusive of bassinets, plus one (1) space for each staff doctor, plus one and one half (1-1/2) space for each two (2) employees including nurses on the maximum working shift, plus adequate parking for emergency vehicles.
Hotel	One (1) per two (2) rooms or suite, plus two (2) per three (3) employees.
Hotel (apartment)	One (1) parking space for each individual room or apartment is required.
Industrial establishments	One (1) per two (2) employees on the combined two largest successive shifts, plus adequate parking space for customer and visitor vehicles as determined by the Planning Commission.
Library	One (1) for each four hundred (400) square feet of floor area.

Medical Clinics	Three (3) patient's parking spaces per staff doctor, plus two (2) per three (3) employees, plus one (1) per staff doctor.
Mortuaries or funeral parlors	Five (5) spaces per parlor or chapel unit, or one (1) per four (4) seats, whichever is greater.
Motel and tourist courts.	One (1) per guest bedroom.
Private clubs, lodges	One (1) per three (3) members based on the design capacity of the facility.
Professional offices	One (1) space per three hundred (300) square feet of useable or rentable office space plus one for each three (3) employees.
Residential	All residential uses require two (2) spaces for each dwelling unit, regardless of number of bedrooms or type of residence
Retail stores and personal service establishments except as otherwise specified herein.	Four point five (4.5) spaces per 1,000 square feet of usable floor area.
Self service Storage facilities	One (1) space per employee, on the largest shift, plus three (3) additional spaces for customers.
Schools	
Schools shall be provided with parking spaces under the following schedules: Elementary, junior high, and the equivalent private or parochial schools.	Two (2) spaces per three (3) teachers and employees normally engaged in or about the building or grounds, plus one (1) space for each one hundred fifty (150) square feet of seating area, including aisles, in any auditorium.
Senior high schools and the equivalent private or parochial schools.	Two (2) spaces per three (3) teachers and employees normally engaged in or about the building or grounds plus one (1) space per five (5) students, or one (1) space for each one hundred and fifty (150) square feet of seating area, including aisles, in any auditorium, gymnasium or cafeteria intended to be used as an auditorium, whichever is greater.
Kindergartens, day schools, and the equivalent private or parochial schools.	Two (2) parking spaces per three (3) teachers and employees normally engaged in or about the building or grounds, plus one (1) off-street loading space per eight (8) pupils.
Shopping Centers	There shall be five (5) parking

	spaces provided for each one thousand (1000) square feet of usable floor area within the shopping center principal building complex exclusive of areas devoted to theater and recreation function. Additional parking shall be provided for theater, recreation facilities, and detached auxiliary functions such as banks, auto stores and service stations. Such additional parking shall be in accordance with the regulations of parking required for such uses in this Ordinance.
Swimming pools	One (1) per thirty (30) square feet of water area.
Tattoo or body piercing establishment	Two (2) per tattoo and/or body piercing artist.
Theaters, auditoriums and places of assembly without fixed seats	One (1) per three (3) people based on the design capacity of the structure.
Wholesale establishments and business services	One (1) for every fifty (50) square feet of customer service area, plus two (2) per three (3) employees based on the design capacity of largest shift.

11-1002. Off-Street Parking Space Design, Standards, Construction and Maintenance.

Whenever the required off-street parking requires the building of a parking area, and wherever a parking area is built, such off-street parking shall be designed, constructed, and maintained in accordance with the following regulations.

11-1003. Standards for Parking Facilities.

- A. No parking lot shall be constructed until a permit is issued by the Building Inspector. Applications for a permit shall be submitted to the Building Inspector in such form as may be determined by the Building Inspector and shall be accompanied with two (2) sets of plans for the development and construction of the parking lot showing that the provisions of this section will be fully complied with.
- B. Each parking space shall be computed at an average of not less than two hundred (200) square feet in area and shall be a definitely designated stall adequate for one motor vehicle.
- C. All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited on arterial streets.
- D. All maneuvering lane widths shall only permit one-way traffic movement, except that the 90 degree pattern may permit two-way movement.

- E. Adequate entrance and exit to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles. Entrance and exit to a parking lot lying in an area zoned for other than single family residential use shall not be across land zoned for single family residential use.
- F. Each entrance and exit to and from any off-street parking lot located in an area zoned for other than single-family residential use shall be at least twenty (20) feet distant from any adjacent property located in any residential district.
- G. The off-street parking area shall be provided with an opaque fence or wall not less than seven (7) feet in height measured from the surface of the parking area when the abutting property or lot is zoned in a residential classification. Such walls shall be subject further to the requirements of Section 11-1200*et seq.* When a front yard setback is required, all land between the wall and the front property line or street right-of-way line shall be kept free from refuse and debris and shall be suitably landscaped.
- H. In all cases where a wall extends to an alley which is a means of ingress and egress to any off-street parking area, it shall be permissible to end the wall not more than ten (10) feet from such alley line in order to permit a wider means of access to the parking area.
- I. In the P-B (Planned Business) District, the entire parking area, including parking spaces and maneuvering lanes, required under this section, shall be provided with asphalt or concrete surfacing in accordance with specifications approved by the Building Inspector. The parking area shall be surfaced within one (1) year of the date the permit is issued.
- J. Off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property unless drainage is directed into a natural or public drainage course, or toward buildings.
- K. All lighting for any off-street parking area shall be so installed as to be confined within and directed only onto the parking area and the property which it serves.
- L. Parking structures shall be designed so that all architectural and vehicular lighting is shielded or screened from the view from adjacent properties. No lighting shall be so located or visible as to be a hazard to traffic safety.

11-1004. Standards for Driveways. Clearly defined driveways shall be provided for entrance and exit to all off-street parking and shall meet the following standards:

- A. Number and Location of Driveways. To provide ease and convenience for entrance and exit to public or private property and to provide maximum safety with the least interference to traffic flow on public streets, the number, and location of driveways shall be regulated relative to the amount of frontage which the property has on a given street as follows:

<u>Lot Frontage</u>	<u>Maximum # of Driveways</u>	
	<u>One Way</u>	<u>Two Way</u>
Less than 75 feet	2	1
75 feet - 149 feet	2*	1*
150 feet - 299 feet	4	2
Each additional 300 feet	4*	2*

*One (1) additional two-way driveway or two (2) additional one-way driveways may be permitted based on existing and projected average daily traffic and for the purpose of minimizing the amount of conflict between entering and exiting traffic and through traffic on the abutting street.

- B. Width of Driveway. The width of a driveway opening at the property line shall be within the minimum and maximum limits specified as follows:

1.	<u>Location</u>	<u>Minimum</u>	<u>Maximum</u>
	Residential	12 feet	25 feet
	All Other Uses:		
	One-Way	12 feet	24 feet
	Two-Way	24 feet	50 feet (a) (b)

(a) Provided, however, that on all city streets that are also designated as state and/or federal highways, if the Tennessee Department of Transportation shall approve a driveway width at variance with this section, such Tennessee Department of Transportation approval shall supercede the provisions of this section.

(b) In M-1, M-2, or P-M districts where development conditions exist such that proper ingress and egress to the property cannot be accommodated by a driveway with a maximum width of 50 feet, the Planning Commission may authorize a driveway opening at the property line in excess of 50 feet, with such driveway opening at the property line not to exceed a maximum of 70 feet.

2. Automotive service stations, freight and trucking terminals, or other commercial and industrial uses customarily having a large volume of tractor-trailer vehicle traffic may have two (2) driveways forty (40) feet wide if a minimum forty (40) foot distance is provided between the driveways.

3. Minimum width of travel lanes providing maneuvering space within a parking lot for entrance to and exit from parking stalls shall be as follows:

- a. 90 degree parking 20 feet
- b. 60 degree parking 20 feet
- c. 45 degree parking 13 feet
- d. 30 degree parking 12 feet
- e. Other--to be determined on a basis of above.

11-1005. Distance Between Driveways.

A. Minimum distance from an adjoining interior lot line and a driveway opening - at the street right-of-way line:

- 1. Residential uses: One (1) foot.
- 2. Non-residential uses: Twelve and one-half (12 1/2) feet.
- 3. One driveway which provides common (joint) access to adjoining interior lots may be permitted provided such driveway meets the purposes and intent of this section.

B. Minimum distance from the intersection of street right-of-way lines on a corner lot and a driveway opening at the right-of-way line: Twenty-five (25) feet.

C. Minimum distance between two driveways serving the same property and which provide access to the same street - measured at property line: twenty-five (25) feet, or the width of the widest driveway, whichever is greater.

11-1006. Radius of Curb Return. The curb return radius shall met the following requirements provided, however, that no such radius shall exceed the distance between the driveway opening at the property line and the adjoining property line or one-half (1/2) the distance to an adjacent driveway:

- A. Residential uses: Five (5) feet minimum, fifteen (15) feet maximum.
- B. Non-residential uses: Five (5) feet minimum, twenty (20) feet maximum.

11-1007. Property Access Limited to Driveway. In order to restrict entrance and exit to the approved driveway, all off-street parking areas shall be constructed and properly curbed so that all movements to park and unpark will take place within the property line.

11-1008. Permit Required. As provided in Section 12-110, of the Paris Municipal Code, no person shall cut or build a driveway across a curb, sidewalk, or any public right-of-way, nor shall any existing driveway be relocated, altered, or reconstructed without first obtaining a permit approving the construction, reconstruction, relocation, or alteration of such driveway.

Any such construction, reconstruction, relocation, or alteration of such driveway shall conform to the standards of the Local Government Public Works Standards and Specifications as adopted by the Board of Commissioners of the City of Paris. Such construction, reconstruction, relocation, or alteration of such driveway shall also meet all development standards required by the Americans with Disabilities Act. (Ord.#1186, 4/11/16 / 5/5/16)

11-1009. Off-Street Loading and Unloading Requirements.

- A. On the same premises with every building, structure, or part thereof, involving the receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading, and unloading in order to avoid undue interference with public use of dedicated rights-of-way.
- B. All spaces shall be laid out in the dimension of at least ten by fifty (10 x 50) feet, or five hundred (500) square feet in area, with a clearance of at least fourteen (14) feet in height.
- C. Where trailer trucks are involved such loading and unloading space shall be an area twelve (12) feet by fifty (50) feet with a fourteen (14) foot height clearance and shall be designed with appropriate means of truck access to a street or alley as well as adequate maneuvering area.
- D. Loading dock spaces shall be provided with a pavement having an asphalt or portland cement binder to provide a permanent, durable and dustless surface.
- E. The following ratio of spaces to floor area applies to all districts except industrial districts and shopping center districts.

Gross Floor Area (In Square Feet)	Loading and Unloading Space Required (Square Feet of Usable Floor)
0 - 20,000.....	One (1) space
20,001 – 100,000.....	One (1) space plus one (1) additional space for each 20,000 square feet in excess of 20,001 square feet.
100,000 & over.....	One (1) space plus one (1) additional space for each 40,000 square feet in excess of 100,001 square feet.

Shopping Center District

0-25,000 and over.....

One (1) space for each 25,000 feet of usable floor area.

0 - 1,400.....

Industrial District

None

1,401 - 20,000.....

One (1) space plus one (1) space for each 20,000 sq. ft. in excess of 20,001 sq. ft.

100,001 and over.....

Five (5) spaces.

(Ord. # 1004, 11/07/02)