

SUB-CHAPTER 2.22
OFF-STREET PARKING

SECTION

14-2.2201. Off-street vehicle parking

14-2.2202. Off-street bicycle parking

14-2.2201. Off-street vehicle parking.

(1) Off-street vehicle parking shall be provided on any lot on which any of the following uses are hereafter established; such space shall be provided with vehicular access to a street or alley and shall be equal in area to at least 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. Each time a change in use occurs within an existing structure, the occupant will be required to provide a site plan for approval by the planning commission. This review will determine whether or not sufficient parking exists for the applicable use, based on the following uses:

Animal clinic: See medical clinic

Automobile and/or truck repair shop: Five (5) plus one (1) per two hundred (200) square feet of gross floor area.

Automobile sales, new and/or used: Five (5) plus one (1) per two hundred (200) square feet of gross floor area.

Banks, business office: One (1) per two hundred fifty (250) square feet of gross floor area.

Barber shop or beauty parlor: One (1) per two hundred (200) square feet of gross floor area.

Boarding or rooming house: One (1) for each lodging unit.

Bowling alley: Four (4) per one hundred and fifty (150) square feet of gross floor area.

Church: One (1) per thirty (30) square feet of gross floor area of auditorium.

Coin-operated laundry and/or dry cleaning: One (1) per one hundred (100) square feet of gross floor area.

Coin-operated automatic automobile washing: One (1) per washer bay. Such spaces must be designed so that the spaces will not limit ingress or egress to the site.

Conveyor-type automatic automobile washing establishment: One (1) stack-up space per five (5) feet of conveyor tunnel. Such spaces must be designed so that the spaces will not limit ingress or egress to the site.

Country Club/Private Club: One (1) per four hundred (400) square feet of gross floor area, plus one and one-half (1 ½) per hole for golf course, two (2) per tennis court and one (1) per one hundred (100) square feet of surface for swimming pools.

Dry cleaning and laundry collection station: One (1) per four hundred (400) square feet of gross floor area.

Dwelling (single and multiple-family): Two (2) parking spaces per dwelling.

Furniture and major appliance establishments: One (1) per four hundred (400) square feet of gross floor area.

Funeral parlors or mortuaries: Five (5) per parlor or chapel unit, or one (1) per four (4) seats, whichever is greater.

Gasoline/mini-mart station: Two (2) per one (1) gas pump island, plus two (2) per each employee during the major work shift or two (2) per one (1) gas pump island, plus one (1) per three hundred (300) square feet of gross building area, whichever is greater (see requirements for interstate commercial "IC" district).

General assembly: One (1) per thirty (30) square feet of gross floor area of auditorium or one (1) per twelve feet of benches, whichever is greater.

Governmental office building: One (1) per three (300) square feet of gross floor area.

Hospital: Two (2) per hospital bed.

Hotel: One (1) per one (1) room or suite, plus five (5) per 1,000 square feet of Administrative offices. Additional parking shall be provided for restaurant facilities and places of general assembly, in accordance with the regulations of parking required for such uses in these regulations.

Library: One (1) per one hundred (100) square feet of gross floor area.

Manufacturing or other industrial building or use: One (1) per five (5) employees. For continuous process operations the number employed or intended to be employed on the two (2) largest shifts shall be considered as the total number of employees. Plants which have space for sale of products at retail, one (1) per one hundred (100) square feet of retail floor space.

Medical Clinic: One (1) per staff doctor, two (2) per three (3) employees, plus three (3) for clientele/patients per staff doctor.

Mortuary establishments: One (1) per 100 square feet of gross floor area.

Motel: One (1) per one (1) room or suite, plus five (5) per 1,000 square feet of administrative offices. Additional parking shall be provided for restaurant facilities and places of general assembly, in accordance with the regulations of parking required for such uses in these regulations.

Nursing home: One (1) per three (3) patient beds.

Office:

a. **Attorneys, physicians and other professions:** One (1) per two hundred fifty (250) square feet of gross floor area.

b. **Services with primarily employee traffic, with little or no customer/client traffic:** One (1) per four hundred fifty (450) square feet of gross floor area.

Recreational area for residential subdivision: One (1) per hundred fifty (150) square feet of water area for swimming pools; two (2) per tennis court; and one (1) per twelve (12) feet of benches (soccer field, etc.).

Restaurant/establishment for the sale and consumption of beverages, food or Refreshments: One (1) per one hundred (100) square feet of gross floor area or one (1) per two (2) customers computed on a maximum capacity, whichever is greater.

Retail store (except as otherwise specified herein): One (1) per two (2) hundred (200) square feet of gross floor area.

School:

a. **Kindergarten, day school and the equivalent private or parochial school:** Two (2) 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.

b. **Elementary, junior high and the equivalent private or parochial school:** Two (2) 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.

c. **Senior high school and the equivalent private or parochial school:** Two (2) per three (3) teachers and employees normally engaged in or about the building or grounds, one (1) space for each five (5) students, plus one (1) space for each one hundred 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.

Shopping Center: Four (4) per one thousand (1,000) square feet of gross floor area within the shopping center principal building complex (exclusive of areas devoted to theater and recreation functions, if detached from the principal building complex, exclusive of areas provided for such auxiliary functions as restaurant, bank, auto store and/or service

station). Additional parking shall be provided for theater, recreational facilities and detached auxiliary functions such as restaurant, bank, auto store and/or service stations. Such additional parking shall be in accordance with the regulations of parking required for such uses in these regulations.

Stadium and sports arena: One (1) per twelve (12) feet of benches.

Theaters, auditoriums and places of assembly without fixed seats: One (1) per one hundred (100) square feet of gross floor area.

(2) If vehicle storage space or standing space required above cannot be reasonably provided on the same lot on which the principal use is conducted, the Building Inspector may permit such space to be provided on other off-street property, provided such space lies within eight hundred (800) feet of the main entrance to such principal use. Such vehicle standing space shall be deemed to be required open space associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner.

(3) No residence district lot shall be used for the parking or open storage of any bus, taxi, construction equipment, farm equipment, trailer, or truck larger than one ton load capacity, exclusive of actively used private recreational vehicles or trailers.

(4) **Parking spaces:** Each parking space shall be a minimum of two hundred (200) square feet in area. Such spaces shall be designated by painted lines or curb markers. Parking spaces shall be a minimum of ten (10) feet in width and twenty (20) feet in length. In any determination of parking required as set forth in this section, where the resultant figure contains a fraction, any fraction less than one-half (1/2) may be dropped and any fraction one-half (1/2) or more shall be counted as one (1) parking space.

a. **Accessible parking:** Accessible parking for typical spaces shall be a minimum of thirteen (13) feet in total width, and when van accessible, sixteen (16) feet. These spaces shall be designed to include (i) eight (8) feet in width dedicated to parking and (ii) five (5) feet in width dedicated to an access aisle, when typical, and eight (8) feet when van accessible. All spaces shall be a minimum of twenty (20) feet in length. Accessible parking spaces shall be conveniently located to building entrances and meet ADA standards for accessible design in compliance with the adopted 2006 International Building Code, or latest edition, and any amendments adopted thereto. The total number of accessible parking spaces provided shall be in accordance with the following table (see Exception (1) for hospital outpatient facilities and (2) for rehabilitation facilities and outpatient physical therapy facilities):

Minimum Number of Accessible Parking Spaces			
Total # of Parking Spaces Provided	Typical	Van	Total Required
1-25	0	1	1
26-50	1	1	2
51-75	2	1	3
76-100	3	1	4
101-150	4	1	5
151-200	5	1	6
201-300	6	2	7
301-400	7	2	8
401-500	7	2	9
501-1000	****5/6	***1/6	2% of total

1001+	****5/6	***1/6	20, + 1 for each 100, or fraction thereof, over 1000
*Exception (1)	****5/6	***1/6	10% of total
Exception (2)	**5/6	***1/6	20% of total
* Hospital outpatient facilities			
** Rehabilitation facilities and outpatient physical therapy facilities			
***1 of every 6, or fraction of 6, shall be van			
****5 of every 6, or fraction of 5, shall be typical			

Each accessible parking space shall be identified by an above grade sign, with the international symbol of accessibility, mounted high enough (five (5) feet minimum for typical spaces and seven (7) feet for van) to be visible when a vehicle is parked. Van accessible parking spaces shall include a sign stating such and shall be placed below the international symbol of accessibility. The current fine for unauthorized (or improper) parking in an accessible space, as authorized by the state of Tennessee, shall be identified on all signs. In addition to an above grade sign, the pavement shall also be identified with the international symbol of accessibility. (as amended by Ord. #11-250, Jan. 2011)

b. Minimum width of aisles and back-up areas: The minimum width of parking lot aisles shall be as follows:

1. 90 degree parking – 25 feet;
2. 60 degree parking – 18 feet (25 feet for two-way aisle);
3. 45 degree parking – 13 feet (25 feet for two-way aisle);
4. 30 degree parking – 12 feet (25 feet for two-way aisle);
5. Other to be determined on the basis of the above, by the

City Engineer.

6. Back-up or turn-around areas located at the end of a dead-end parking aisle shall be a minimum of ten (10) feet in length.

(5) Minimum site design: To provide for orderly, safe and systematic circulation within parking areas, off-set parking areas shall meet the following general requirements.

a. Except for parcels of land devoted to one (1) and two (2) family 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.

b. Where parking is to be provided in the front yard of a commercial office or multi-family development, the parking lot shall be set back a minimum of ten (10) feet from the front property line.

c. Where parking is to be provided in the rear or side yard of a commercial, office or multi-family development, the parking lot shall be set back a minimum of ten (10) feet from the side or rear property line.

d. Driveways shall meet the requirements of the Alcoa Municipal Code.

e. For all commercial and institutional uses, a plan for parking lot and loading areas access shall be submitted to insure that adequate services access for loading and unloading for each structure is available. All turning radii must be adequate for a truck of a minimum of thirty (30) feet in length, without encroaching on any parking spaces or other vehicular lanes or aisles. No service loading space shall be counted for required parking space.

f. Landscaping that does not interfere with the vehicular visibility at access points along the frontage may be installed in the front yard ten (10) foot visible

ity strip. All development proposals require a minimum of ten (10) foot visibility strip. All development proposals require a minimum ten (10) foot landscaping strip around the rear and side yards of the site, or a permanent commitment of at least ten (10) percent of the gross area of the parcel to landscaped area. A landscaping plan which includes at least two, two (2) inch caliper trees for every four thousand (4,000) square feet of paved area shall be submitted to the City.

g. Landscaped islands of five (5) feet in width and 20 feet deep shall be installed between every 15 parking spaces and parking stalls terminated with islands of same dimension. (Ord. No. 338, as amended by Ord. No. 09-189)

14-2.2202. Off-street bicycle parking. Off-street bicycle parking shall be required at one (1) per 5,000 square feet (or fraction thereof) of gross floor area. Single family dwellings are excluded. Such parking shall be provided by a mounted securable rack, be located in a front (or side) yard (adjacent to the main building) and be visible and easily accessible for public use. The rack placement shall not impede pedestrian movement and shall not cause conflicts between bicycles and pedestrians. (as added by Ord. #11-250, Jan. 2011)