

**ORDINANCE NO: 04102023**

**A ZONING ORDINANCE AMENDING THE TEXT OF THE MASON MUNICIPAL ZONING ORDINANCE FOR MAXIMUM OFF-STREET PARKING SPACE REQUIREMENTS FOR ALL ZONING DISTRICTS**

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**WHEREAS**, Section 13-7-201 through 13-7-211 as well as 13-4-310 as per Public Chapter No. 634, 2010 of the Tennessee Code Annotated empowered the Town to enact the Mason Zoning and provide for its administration, enforcement; and

**WHEREAS**, the Mayor and Board of Aldermen deems it necessary, for the purpose of promoting the health, safety, morals and general welfare of the Town to amend said Ordinance; and,

**WHEREAS**, the Mason Planning Commission has reviewed said proposed amendment pursuant to Sections 13-7-203 and 13-7-204 of the Tennessee Code Annotated and recommends such amendment to the Mason Board of Mayor and Aldermen; and.

**WHEREAS**, the Board of Aldermen has given due public notice of hearing on said amendment and has held a public hearing; and,

**WHEREAS**, all requirements of Section 13-7-201 through 13-7-211 as well as 13-4-310 as per Public Chapter No. 634, 2010 of the Tennessee Code Annotated with regard to the amendment of a zoning ordinance and map by the Planning Commission and subsequent action of the Board of Mayor and Aldermen have been met.

**NOW THEREFORE, BE IT ORDAINED, BY THE MASON MAYOR AND BOARD OF ALDERMEN:**

**SECTION 1:**

**THAT**, the text of the Mason Municipal Zoning Ordinance be amended, adding the following language to Articles III Section 7 Sub-section B under off-street automobile storage:

1. Dwelling – ~~Not less than~~ **a maximum** of two (2) spaces for each unit
2. Hotel, Boarding Houses, Rooming Houses – ~~Not less than~~ **a maximum** of one (1) space for two rooms or units to be occupied or rented.
3. Tourist Accommodations – ~~Not less than~~ **a maximum** of one (1) space for each room or unit offered for tourist accommodations.
4. Elementary School or Junior High School – **a maximum** of one space for each classroom, plus one space for each staff member or employee other than teachers plus ten (10) additional spaces. This provision is not applicable where parking space for an auditorium is provided.
5. Senior High School – **A maximum** of one space for each classroom plus one space for each staff

member and employee other than teachers, plus one space for each fifteen (15) students based on the capacity for which the building is designed. This provision is not applicable where parking space for an auditorium is provided.

6. Stadiums – *a maximum* of one space for each ten (10) spectator seats
7. Hospital – *a maximum* of one space for each three (3) beds intended for patient use exclusive of bassinets
8. Theater, Auditorium, Church, or other place of public assembly - ~~at least one~~ *maximum of one* space per five (5) seats provided in such place of assembly. In places where seating is not a measure of capacity, such as funeral parlors and club houses, at least one space for each one hundred (100) square feet of floor space devoted to a particular use.
9. Public Utility Buildings – *maximum* of one space for each employee
10. Banks and Office Buildings – *maximum* of one space for each one hundred fifty (150) square feet of total floor area.
11. Bus and Railroad Terminals – *maximum* of one space for each employee plus one space for each two hundred (200) square feet in waiting room.
12. Clinic - *maximum* of three (3) spaces for each doctor plus one space for every two (2) employees
13. Automobile Service Station – *maximum* of eight (8) spaces for each grease rack or similar facility plus one space for each pump
14. Outdoor or Indoor Retail Use not previously listed – *maximum* of one space for each one hundred sixty (160) square feet of total sales area plus one space fore each two (2) employees.
15. Wholesale and Distribution Uses – *maximum* of one space for each employee
16. Industrial and Manufacturing Uses – *maximum* of one space for each company operated vehicle plus one space for each two (2) employees computed on the average of the two (2) largest consecutive shifts.

## SECTION 2:

**THAT**, this ordinance take effect from and after the date it shall have been passed by the Council, signed by the Chairman of the Council, certified and delivered to the Office of the Mayor in writing by the comptroller, and become effective as otherwise provided by law.

1<sup>st</sup> Reading \_\_\_\_\_

2<sup>nd</sup> Reading \_\_\_\_\_

\_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Town Recorder