

ORDINANCE NO. 2025-10-06:

Amendment to the Off-Street Parking Requirements in the Zoning Ordinance

AN ORDINANCE TO AMEND ARTICLE III, SECTION 7 OF THE ZONING ORDINANCE FOR THE TOWN OF GORDONSVILLE, TENNESSE.

WHEREAS, Section 13-7-203 and 13-7-204 of Tennessee Code Annotated provides that the text of a municipal zoning ordinance may from time to time be amended; and

WHEREAS, the Gordonsville Municipal Planning Commission as its regular monthly meeting on September 10, 2025 did make a recommendation to the Gordonsville Board of Mayor and Aldermen for adoption of the captioned zoning ordinance amendment; and

WHEREAS, the Gordonsville Board of Mayor and Aldermen has given public of a public hearing to said amendment.

NOW, THEREFORE BE IT ORDAINED by the Gordonsville Board of Mayor and Aldermen that under **ARTICLE III, SECTION 7, OFF-STREET PARKING REQUIRMENTS** the following is hereby added:

Residential Uses

1. ***Single— and two—family dwellings.*** Not less than two spaces for each dwelling unit.
2. ***Multiple-family dwellings.*** Not less than one and one-half spaces per dwelling unit.
3. ***Boarding houses and rooming houses.*** Not less than one space for each one room occupied by boarders or roomers.

Public and Semi-Public Uses

1. ***Church or similar place of worship:*** 1 space per 5 seats of auditorium space
2. ***Club, lodge, or social organization:*** 1 space per 300 square feet
3. ***Community center, library, and museum:*** 1 space per 300 square feet
4. ***Day care center:*** 2 spaces per classroom, plus 1 space per 500 square feet
5. ***Elementary/middle school:*** 2 spaces per classroom, plus 1 space per 150 square feet of gymnasium/auditorium, plus 1 space per 250 square feet of office space
6. ***Funeral home:*** 1 space per 50 square feet of assembly rooms and parlors
7. ***Group home:*** 1 space per bedroom or sleeping room
8. ***High school:*** 6 spaces per classroom, plus 1 space per 150 square feet of gymnasium/auditorium, plus 1 space per 250 square feet of office space

9. **Hospital:** 2 spaces per bed
10. **Medical office and medical clinic:** 1 space per 250 square feet
11. **Nursing home:** 1 space per 3 beds, plus 1 space per 200 square feet of office area
12. **Theaters and auditoriums:** 1 space per 4 seats
13. **Undeclared or undetermined tenant:** 1 space per 250 square feet

Commercial and Industrial Uses

1. **Automobile sales:** 4 spaces per service bay, plus 1 space per 250 square feet of office and/or storage space
2. **Automobile repair shop/service station:** 4 spaces per service bay, plus 1 space per 250 square feet of office and/or storage space
3. **Bank/financial service:** 1 space per 250 square feet, plus each drive through lane shall have a stacking length to accommodate a minimum of 6 vehicles
4. **Barber and beauty shops:** 2 spaces per chair
5. **Bed and breakfast:** As defined in Ordinance 2022-05-09-3: Bed and Breakfast/Short-term Rental Properties.
6. **Grocery store:** 1 space per 200 square feet, plus 1 space per 500 square feet of storage area
7. **Hotel, motel and tourist home:** 1 space per rented room, plus 1 space per 250 square feet of office area, plus 1 space per 4 persons to capacity of meeting and/or banquet rooms
8. **Industrial and manufacturing:** 1 space per 250 square feet of office area, plus 1 space per 1,500 feet of other areas
9. **Office, general:** 1 space per 250 square feet
10. **Recreation and amusement areas:** 4 spaces per court and/or 1 space per 150 square feet
11. **Retail, general:** 1 space per 200 square feet for developments 50,000 square feet or less, 1 space per 225 square feet for development between 50,001 and 99,999 square feet, and 1 space per 250 square feet for developments 100,000 square feet and over
12. **Restaurant, lounge, and food service establishment:** 1 space per 3 seats of capacity, plus 1 space per employee based on largest work shift
13. **Restaurant, drive through:** Each drive through lane shall have a stacking length to accommodate 15 vehicles, plus 1 space per employee based on the largest work shift, plus 1 space per 3 seats of capacity if on-site dining is also provided
14. **Wholesalers and warehousing:** 1 space per 250 square feet of office area, plus 1 space per 1,500 feet of other areas.
15. **Undeclared or undetermined tenant:** 1 space per 250 square feet

BE FURTHER ORDAINED THAT THIS ORDINANCE SHALL TAKE EFFECT ON PASSAGE OF FINAL READING, THE PUBLIC REQUIRING IT.

PUBLICATION NOTICE 10/29/2025
PUBLIC HEARING 11/10/2025

PASSED 1ST READING 10/6/2025

PASSED FINAL READING 11/10/2025

ADOPTED BY THE GORDONSVILLE BOARD OF MAYOR AND ALDERMEN



Mayor of Gordonsville

11-10-25
Date

ATTEST:



Gordonsville City Recorder

11-10-25
Date