

APPLICATION FOR VARIANCE
Parking requirement reduction

Name and Address of Applicant: BDP Group Lot 12 Gluckstadt Commercial Center	
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
2-28-2020	C-2	See (Exhibit A)	082H-28 -002/14.00	X	See (Exhibit B)

Other Comments: As per Article 804 of the Madison County Zoning Ordinance.

Comments

Previous regulations required one space for each guest room plus one space for each employee on the largest shift.
 Current Zoning ordinance requires one space for each guest room.
 Petitioner requests a consideration on reducing the parking spaces required.

Respectfully Submitted

 Neil Desai

 BDP Group

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Petition submitted to Madison County Planning and Development Commission on _____

Recommendation of Madison County Planning and Development Commission on Petition _____

Public Hearing date as established by the Madison County Board of Supervisors _____

Final disposition of Petition _____

BDP Group, LLC

405 Business Park Drive
Madison, MS 39110

April 2, 2020

Madison County Planning and Zoning Department
125 West North Street
P.O. Box 608
Canton, MS 39046

Re: Proposed Project – Candlewood Suites by IHG
Lot 12 Gluckstadt Commercial Center
Madison County, Mississippi
Variance Request – Height, Parking Stalls

To whom it may concern,

Please see enclosed documents concerning a variance request for the aforementioned project. This request is limited to height and parking stall ordinances.

- Site Plan
- Drainage Plan with project site information
- Landscaping Plan
- Dumpster Enclosure Detail(s)
- All Exterior Elevations
- Traffic Study (Neel-Schaffer, Inc.)
- Legal Descriptions

Thank you for taking time to review these documents. If you have any questions or concerns, please do not hesitate to contact us at 601-708-1000.

Sincerely,

Neal Desai
BDP Group, LLC - Representative

**Description
For
BDP Group, LLC Property – Tract 1**

A tract or parcel of land containing **1.65 acres**, more or less, lying and being situated in the Northwest 1/4 of Section 28, Township 8 North, Range 2 East, Madison County, Mississippi and being a part of Lot 12 **GLUCKSTADT COMMERCIAL CENTER (REVISED)** as recorded in Plat Cabinet E, Slides 3A and 3B in the Office of the Chancery Clerk of Madison County and being more particularly described by metes and bounds as follows:

Commencing at a found 2 pipe marking the Northeast corner of said Section 28; run thence

South 78 degrees 58 minutes 33 seconds West for a distance of 4,624.08 feet to a found right of way monument with brass cap marking the Southeast corner of said Lot 12 **GLUCKSTADT COMMERCIAL CENTER (REVISED)** and the point of beginning of the Mississippi Transportation Commission property as recorded in Deed Book 2762, Pages 778-783 in the Office of the Chancery Clerk of Madison County and the **Point of Beginning** of the herein described property; thence

North 66 degrees 19 minutes 17 seconds West along the South line of said Lot 12 **GLUCKSTADT COMMERCIAL CENTER (REVISED)** for a distance of 231.40 feet to a set 1/2 inch iron pin marking the Southwest corner of said Lot 12 **GLUCKSTADT COMMERCIAL CENTER (REVISED)**; thence

North 18 degrees 59 minutes 25 seconds East along the West line of said Lot 12 **GLUCKSTADT COMMERCIAL CENTER (REVISED)** for a distance of 324.96 feet to a set 1/2 inch iron pin; thence

Northeasterly along the West line of said Lot 12 and the East right of way of Dees Plaza and the arc of a curve to the left for a distance of 27.58 feet, said curve having a radius of 50.00 feet, and a delta angle of 31 degrees 36 minutes 15 seconds, chord bearing and distance, North 46 degrees 02 minutes 59 seconds East 27.23 feet to a set 1/2 inch iron pin; thence

South 17 degrees 58 minutes 16 seconds East for a distance of 108.06 feet to a set 1/2 inch iron pin; thence

North 89 degrees 18 minutes 50 seconds East for a distance of 165.77 feet to a set 1/2 inch iron pin marking the West line of said Mississippi Transportation Commission property; thence

South 14 degrees 38 minutes 47 seconds West along said West line of the Mississippi Transportation Commission property for a distance of 59.25 feet to a found right of way monument with brass cap; thence

South 20 degrees 29 minutes 38 seconds West along said West line of the Mississippi Transportation Commission property for a distance of 278.61 feet to the **Point of Beginning**.

Prepared by:
Benchmark Engineering and Surveying, LLC
101 Highpointe Court, Suite B
Brandon, MS 39042

(601) 591-1077 Office
(601) 591-0711 Fax
Email: mlove@benchmarkms.net

**Description
For
BDP Group, LLC Property – Tract 2**

A tract or parcel of land containing **0.60 acres**, more or less, lying and being situated in the Northwest 1/4 of Section 28, Township 8 North, Range 2 East, Madison County, Mississippi and being a part of Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED) as recorded in Plat Cabinet E, Slides 3A and 3B in the Office of the Chancery Clerk of Madison County and being more particularly described by metes and bounds as follows:

Commencing at a found 2 pipe marking the Northeast corner of said Section 28; run thence

South 78 degrees 58 minutes 33 seconds West for a distance of 4,624.08 feet to a found right of way monument with brass cap marking the Southeast corner of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED) and the point of beginning of the Mississippi Transportation Commission property as recorded in Deed Book 2762, Pages 778-783 in the Office of the Chancery Clerk of Madison County; thence

North 66 degrees 19 minutes 17 seconds West along the South line of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED) for a distance of 231.40 feet to a set 1/2 inch iron pin marking the Southwest corner of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED); thence

North 18 degrees 59 minutes 25 seconds East along the West line of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED) for a distance of 324.96 feet to a set 1/2 inch iron pin; thence

Northeasterly along the West line of said Lot 12 and the East right of way of Dees Plaza and the arc of a curve to the left for a distance of 27.58 feet, said curve having a radius of 50.00 feet, and a delta angle of 31 degrees 36 minutes 15 seconds, chord bearing and distance, North 46 degrees 02 minutes 59 seconds East 27.23 feet to a set 1/2 inch iron pin and the **Point of Beginning** of the herein described property; thence

Northeasterly along said West line of said Lot 12 and said East right of way of Dees Plaza and along the arc of a curve to the left for a distance of 27.00 feet, said curve having a radius of 50.00 feet, and a delta angle of 30 degrees 56 minutes 23 seconds, chord bearing and distance, North 14 degrees 46 minutes 41 seconds East 26.67 feet to a set 1/2 inch iron pin marking the Northwest corner of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED); thence

North 89 degrees 18 minutes 50 seconds East along the North line of said Lot 12 GLUCKSTADT COMMERCIAL CENTER (REVISED) for a distance of 226.10 feet to a set 1/2 inch iron pin marking the West line of said Mississippi Transportation Commission property; thence

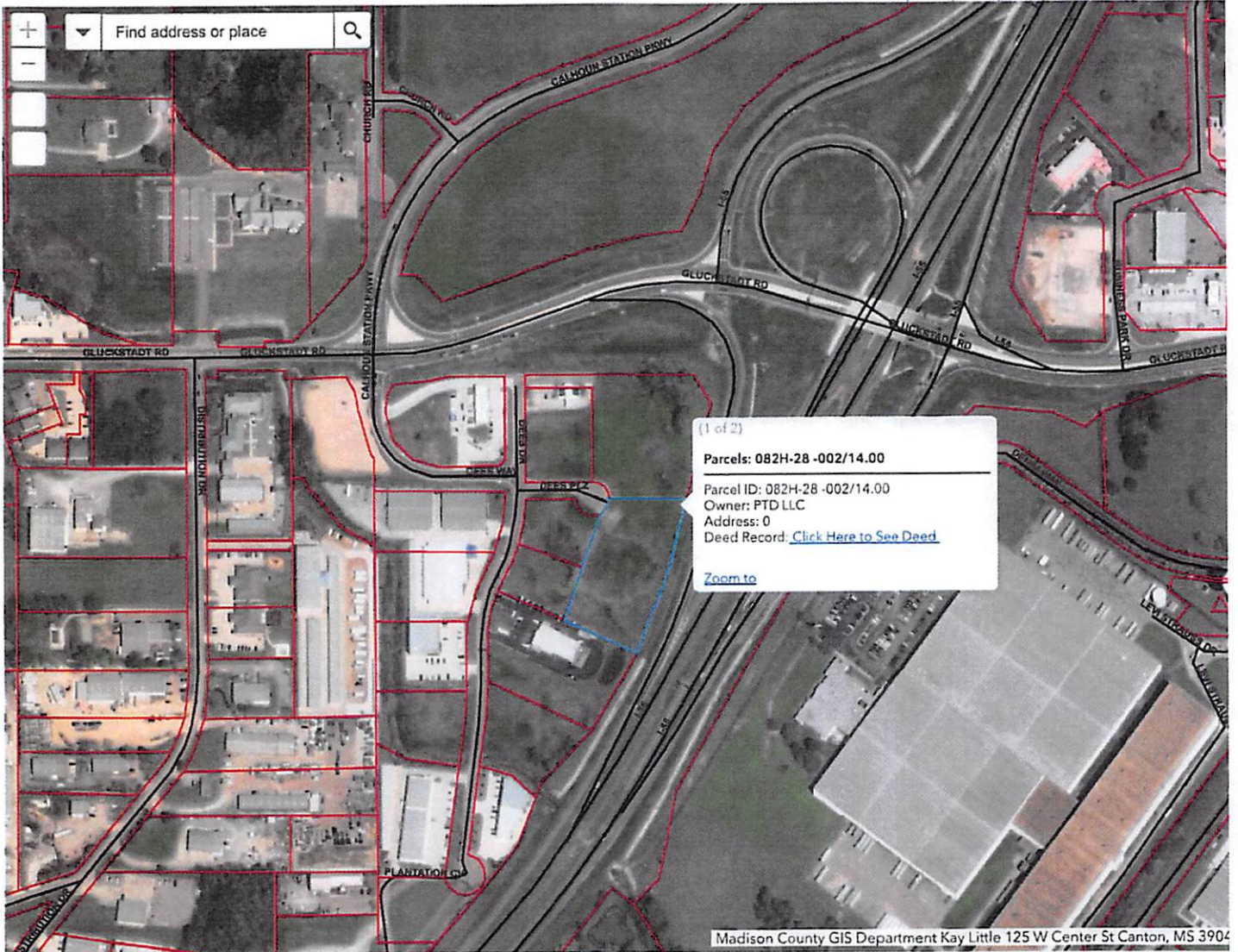
South 14 degrees 38 minutes 47 seconds West along said West line of the Mississippi Transportation Commission property for a distance of 133.64 feet to a set 1/2 inch iron pin; thence

South 89 degrees 18 minutes 50 seconds West for a distance of 165.77 feet to a set 1/2 inch iron pin; thence

North 17 degrees 58 minutes 16 seconds West for a distance of 108.06 feet to the **Point of Beginning**.

Prepared by:
Benchmark Engineering and Surveying, LLC
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Brandon, MS 39042

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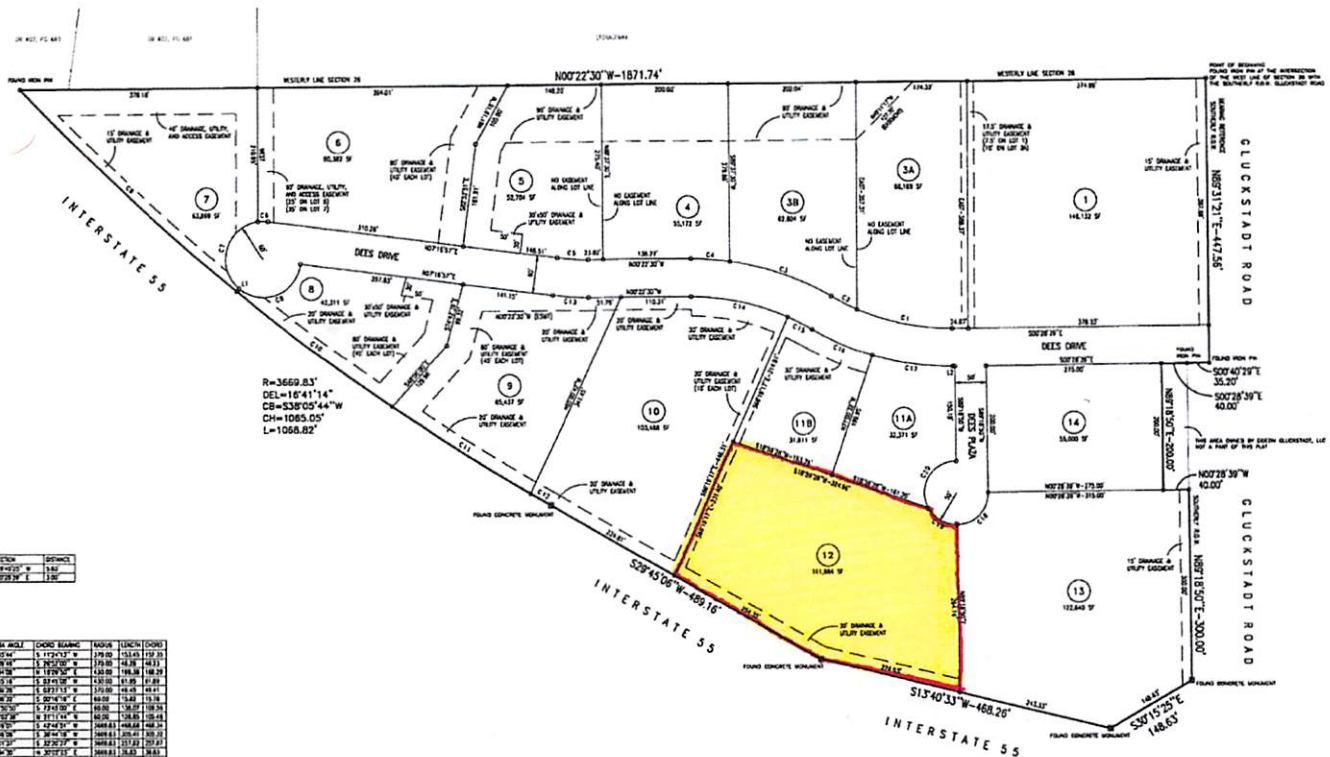
E344
E38

GLUCKSTADT COMMERCIAL CENTER (REVISED)

SITUATED IN THE NORTHWEST 1/4 OF SECTION 28
TOWNSHIP 8 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

02712

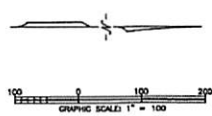
NOTE: THIS PLAN IS A REVISED PLAN OF THE PROPERTY PLATTED AND RECORDED AS GLUCKSTADT COMMERCIAL CENTER (PLAN 1000) & S.P. 1981. ANY CHANGES MADE HEREON APPLY TO THE RECORDED LOCATION AND DATE.



R=3659.83'
DEL=16°41'14"
CB=S38°05'44"W
CH=1085.05'
L=1058.82'

STATION	BEARING	DISTANCE
11	S 89°27'0" E	1.82
12	S 89°27'0" E	1.10

STATION	BEARING	DISTANCE	STATION	BEARING	DISTANCE
11	S 89°27'0" E	1.82	12	S 89°27'0" E	1.10
12	S 89°27'0" E	1.10	13	S 89°27'0" E	1.10
13	S 89°27'0" E	1.10	14	S 89°27'0" E	1.10
14	S 89°27'0" E	1.10	15	S 89°27'0" E	1.10
15	S 89°27'0" E	1.10	16	S 89°27'0" E	1.10
16	S 89°27'0" E	1.10	17	S 89°27'0" E	1.10
17	S 89°27'0" E	1.10	18	S 89°27'0" E	1.10
18	S 89°27'0" E	1.10	19	S 89°27'0" E	1.10
19	S 89°27'0" E	1.10	20	S 89°27'0" E	1.10
20	S 89°27'0" E	1.10	21	S 89°27'0" E	1.10
21	S 89°27'0" E	1.10	22	S 89°27'0" E	1.10
22	S 89°27'0" E	1.10	23	S 89°27'0" E	1.10
23	S 89°27'0" E	1.10	24	S 89°27'0" E	1.10
24	S 89°27'0" E	1.10	25	S 89°27'0" E	1.10
25	S 89°27'0" E	1.10	26	S 89°27'0" E	1.10
26	S 89°27'0" E	1.10	27	S 89°27'0" E	1.10
27	S 89°27'0" E	1.10	28	S 89°27'0" E	1.10
28	S 89°27'0" E	1.10	29	S 89°27'0" E	1.10
29	S 89°27'0" E	1.10	30	S 89°27'0" E	1.10
30	S 89°27'0" E	1.10	31	S 89°27'0" E	1.10
31	S 89°27'0" E	1.10	32	S 89°27'0" E	1.10
32	S 89°27'0" E	1.10	33	S 89°27'0" E	1.10
33	S 89°27'0" E	1.10	34	S 89°27'0" E	1.10
34	S 89°27'0" E	1.10	35	S 89°27'0" E	1.10
35	S 89°27'0" E	1.10	36	S 89°27'0" E	1.10
36	S 89°27'0" E	1.10	37	S 89°27'0" E	1.10
37	S 89°27'0" E	1.10	38	S 89°27'0" E	1.10
38	S 89°27'0" E	1.10	39	S 89°27'0" E	1.10
39	S 89°27'0" E	1.10	40	S 89°27'0" E	1.10
40	S 89°27'0" E	1.10	41	S 89°27'0" E	1.10
41	S 89°27'0" E	1.10	42	S 89°27'0" E	1.10
42	S 89°27'0" E	1.10	43	S 89°27'0" E	1.10
43	S 89°27'0" E	1.10	44	S 89°27'0" E	1.10
44	S 89°27'0" E	1.10	45	S 89°27'0" E	1.10
45	S 89°27'0" E	1.10	46	S 89°27'0" E	1.10
46	S 89°27'0" E	1.10	47	S 89°27'0" E	1.10
47	S 89°27'0" E	1.10	48	S 89°27'0" E	1.10
48	S 89°27'0" E	1.10	49	S 89°27'0" E	1.10
49	S 89°27'0" E	1.10	50	S 89°27'0" E	1.10
50	S 89°27'0" E	1.10	51	S 89°27'0" E	1.10
51	S 89°27'0" E	1.10	52	S 89°27'0" E	1.10
52	S 89°27'0" E	1.10	53	S 89°27'0" E	1.10
53	S 89°27'0" E	1.10	54	S 89°27'0" E	1.10
54	S 89°27'0" E	1.10	55	S 89°27'0" E	1.10
55	S 89°27'0" E	1.10	56	S 89°27'0" E	1.10
56	S 89°27'0" E	1.10	57	S 89°27'0" E	1.10
57	S 89°27'0" E	1.10	58	S 89°27'0" E	1.10
58	S 89°27'0" E	1.10	59	S 89°27'0" E	1.10
59	S 89°27'0" E	1.10	60	S 89°27'0" E	1.10
60	S 89°27'0" E	1.10	61	S 89°27'0" E	1.10
61	S 89°27'0" E	1.10	62	S 89°27'0" E	1.10
62	S 89°27'0" E	1.10	63	S 89°27'0" E	1.10
63	S 89°27'0" E	1.10	64	S 89°27'0" E	1.10
64	S 89°27'0" E	1.10	65	S 89°27'0" E	1.10
65	S 89°27'0" E	1.10	66	S 89°27'0" E	1.10
66	S 89°27'0" E	1.10	67	S 89°27'0" E	1.10
67	S 89°27'0" E	1.10	68	S 89°27'0" E	1.10
68	S 89°27'0" E	1.10	69	S 89°27'0" E	1.10
69	S 89°27'0" E	1.10	70	S 89°27'0" E	1.10
70	S 89°27'0" E	1.10	71	S 89°27'0" E	1.10
71	S 89°27'0" E	1.10	72	S 89°27'0" E	1.10
72	S 89°27'0" E	1.10	73	S 89°27'0" E	1.10
73	S 89°27'0" E	1.10	74	S 89°27'0" E	1.10
74	S 89°27'0" E	1.10	75	S 89°27'0" E	1.10
75	S 89°27'0" E	1.10	76	S 89°27'0" E	1.10
76	S 89°27'0" E	1.10	77	S 89°27'0" E	1.10
77	S 89°27'0" E	1.10	78	S 89°27'0" E	1.10
78	S 89°27'0" E	1.10	79	S 89°27'0" E	1.10
79	S 89°27'0" E	1.10	80	S 89°27'0" E	1.10
80	S 89°27'0" E	1.10	81	S 89°27'0" E	1.10
81	S 89°27'0" E	1.10	82	S 89°27'0" E	1.10
82	S 89°27'0" E	1.10	83	S 89°27'0" E	1.10
83	S 89°27'0" E	1.10	84	S 89°27'0" E	1.10
84	S 89°27'0" E	1.10	85	S 89°27'0" E	1.10
85	S 89°27'0" E	1.10	86	S 89°27'0" E	1.10
86	S 89°27'0" E	1.10	87	S 89°27'0" E	1.10
87	S 89°27'0" E	1.10	88	S 89°27'0" E	1.10
88	S 89°27'0" E	1.10	89	S 89°27'0" E	1.10
89	S 89°27'0" E	1.10	90	S 89°27'0" E	1.10
90	S 89°27'0" E	1.10	91	S 89°27'0" E	1.10
91	S 89°27'0" E	1.10	92	S 89°27'0" E	1.10
92	S 89°27'0" E	1.10	93	S 89°27'0" E	1.10
93	S 89°27'0" E	1.10	94	S 89°27'0" E	1.10
94	S 89°27'0" E	1.10	95	S 89°27'0" E	1.10
95	S 89°27'0" E	1.10	96	S 89°27'0" E	1.10
96	S 89°27'0" E	1.10	97	S 89°27'0" E	1.10
97	S 89°27'0" E	1.10	98	S 89°27'0" E	1.10
98	S 89°27'0" E	1.10	99	S 89°27'0" E	1.10
99	S 89°27'0" E	1.10	100	S 89°27'0" E	1.10



PREPARED BY:
BANKS ENGINEERING & SURVEYING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
112 LONE WOLF DRIVE SUITE B, MADISON, MS. 39110
PHONE 801-407-1840

Madison County Prior to Ordinance Change

3. Provision of Access and Maneuver Space for Non-Residential Land Uses: In calculating any required parking area, other than for parking spaces required for single and two-family dwellings, sufficient access and maneuver space shall be provided to permit the parking and removal of any vehicle without moving other vehicles. Furthermore, all parking spaces shall be designed, maintained and regulated so that no parking or maneuvering incidental to parking shall be on any public street, sidewalk, or alley; and exiting will not require backing into a public street.
4. Parking Space Near Fire Hydrants: Under no circumstances shall any parking space be provided within ten (10) feet of a fire hydrant.

2301.02 Schedule of Off-Street Parking Requirements: For the purpose of this Ordinance, an "off-street parking space" shall consist of a space sufficient in size to store one full size automobile (minimum of 162 square feet in area) with room for opening doors on both sides. When computing parking space requirements on the basis of the number of persons expected to be on the premises of a particular land use, the maximum number of occupants, practitioners, patrons or employees anticipated to be on the premises at any one time shall be used. When the application of the requirements of this Section would result in a fractional space, any such fraction shall be counted as one space. In the case of mixed, compatible subcategories of land use (e.g., as shopping centers containing a grocery store, a furniture store, a motion picture theater, etc.), the parking space required by the schedule below shall equal the sum of the requirements for each of the various uses (subcategories) computed separately. Off-street space for parking and storage of vehicles shall be provided in accordance with the following schedule:

- A. **All Residential Uses Other Than Multiple Family**: Two spaces per dwelling unit.
- B. **Multiple Family Uses**: 1.5 spaces per dwelling unit.
- C. **General Business, Commercial or Service Establishments Catering to the Retail Trade**: One parking space for each 220 square feet of GROSS floor area, except for the following prescribed uses:
 - (1) Hotels and motels - One space for each guest room plus one space for each employee on the largest shift.
 - (2) Restaurants and similar establishments serving food and beverages - One space for each 50 square feet of gross floor area, plus one space for each employee on the largest shift.
 - (3) Offices of physicians and dentists - Five spaces for each professional staff member (including physicians, dentists, nurses, dental hygienists, etc.)
 - (4) Other business and professional offices (other than physicians or dentists) - One

Madison the City

- .2 Schedule of Off-Street Parking Requirements: For the purpose of this Ordinance, an "off- street parking space" shall consist of a space sufficient in size to store one full size automobile (minimum of 10 feet wide and 20 feet long with a 24 foot wide drive aisle, or 10 feet wide by 18 feet long with a 26 foot wide drive aisle with 90 degree parking or 10 feet wide by 18 feet long with a 24 foot wide drive aisle with 60 degree parking, or such other dimensions as may be required by special circumstance and authorized by the Mayor and Board of Aldermen) with room for opening doors on both sides. When computing parking space requirements on the basis of the number of persons expected to be on the premises of a particular land use, the maximum number of occupants, practitioners, patrons or employees anticipated to be on the premises at any one time shall be used. When the application of the requirements of this Section would result in a fractional space, any such fraction shall be counted as one space. In the case of mixed, compatible subcategories of land use (e.g., as shopping centers containing a grocery store, a furniture store, a motion picture theater, etc.), the parking space required by the schedule below shall equal the sum of the requirements for each of the various uses categories) computed separately. Off-street space for parking and storage of vehicles shall be provided in accordance with the following schedule:
- (a) All Residential Uses Other Than Multiple Family: Two spaces per dwelling unit.
 - (b) Multiple Family Uses: 2.5 spaces per dwelling unit.
 - (c) General Business, Commercial or Service Establishments Catering to the Retail Trade: One parking space for each 250 square feet of GROSS floor area, except for the following prescribed uses:
 - 1) Hotels and motels - One space for each guest room plus one space for each employee on the largest shift.
 - 2) Restaurants and similar establishments serving food and beverages - One space for each 75 square feet of floor area devoted to patron use, plus one space for each employee on the largest shift.
 - 3) Offices of physicians and dentists - Five spaces for each staff member.
 - 4) Other business and professional offices (other than physicians or dentists) - One space for each 300 square feet of gross floor area.
 - 5) Furniture and appliance stores - One space for each 400 square feet of gross floor area.
 - 6) Theaters, auditoriums and other commercial places of assembly - One space for each four fixed seats.
 - 7) Gasoline and Service Stations - One space for each employee and three

SECTION 2102 - SCHEDULE OR OFF-STREET PARKING REQUIREMENTS

When computing parking space requirements on the basis of the number of persons expected to be on the premises of a particular land use, the maximum number of occupants, practitioners, patrons or employees anticipated to be on the premises at any one time shall be used. When the application of the requirements of this section would result in a fractional space, any such fraction shall be counted as one space. In the case of mixed, compatible subcategories of land use (e.g., as shopping center containing a grocery store, a furniture store, a motion picture theater, etc.), the parking space required by the schedule below shall equal the sum of the requirements for each of the various uses (subcategories) computed separately. Off-street space for parking and storage of vehicles shall be provided in accordance with the following schedule.

2102.01: Residential Uses:

- (a) Single-Family and Two-Family Dwellings: Two spaces per dwelling unit.
- (b) Multi-Family Dwellings (3 or more units): One per bedroom for single bedroom units and two for each dwelling unit containing two or more bedrooms.
- (c) Manufactured Home Subdivision Lots and Manufactured Home Park Sites: Two spaces per dwelling unit.

2102.02: General Business, Commercial or Service Establishments Catering to the Retail Trade: One parking space for each 200 square feet of Gross floor area, EXCEPT:

- (a) Motor vehicle repair shops, body shops, etc: One space for each regular employee, plus one space for each 300 square feet of floor area used for mechanical or body repair.
- (b) Bowling alley: Five spaces for each bowling lane.
- (c) Hotels, motels, and group homes: One space for each guestroom plus one space for every two employees.
- (d) Restaurants and similar establishments serving food and beverages: One space for each 75 square feet of floor area devoted to patron use, plus one space for each employee.
- (e) Offices of physicians and dentists: Three spaces for each professional staff member.
- (f) Other businesses and professional offices (other than physicians or dentists): One space for each 300 square feet of gross floor area.
- (g) Furniture and appliance stores: One space for each 400 square feet of gross floor area.
- (h) Theaters, auditoriums and other commercial places of assembly: One space for each four fixed seats.
- (i) Gasoline service stations: One space for each employee and five spaces for each wash rack, lubrication rack, repair bay or similar facility for servicing and incidental repair of motor vehicles (not including said rack or bay as a space).
- (j) "Drive-in service" establishments, such as drive-in banking, dry-cleaning and laundry establishments and similar uses: Five standing spaces (i.e., spaces for vehicles waiting in line for service) for each teller window or other drive through or drive-up facility at which customer service is provided, plus one parking space for each employee.
- (k) Motor vehicle sales, machinery sales and equipment sales establishments: Two parking spaces (one customer and one employee) for each 1,000 square feet of area utilized for the display of vehicles, machinery or equipment for sale, whether or not said area is enclosed. (Note: If a motor vehicle sales establishment is combined with a motor vehicle repair shop, body shop or similar use, one space shall be provided for each employee of the establishment, whether mechanic, salesman or other, plus one space for every 1,000 square feet of sales display area and one space for every 300 square feet of floor area used for repair).
- (l) Skating rinks or other commercial places of amusement or assembly without a fixed seating arrangement: One parking space for each 75 feet of floor area devoted to use by patrons.
- (m) Grocery stores (excluding convenience type grocery stores): One parking space (for employees and customers) for each 100 square feet of non-storage floor area.
- (n) Convenience-type grocery stores: A minimum of four parking spaces for any such use plus one space for each 400 square feet of non-storage area.

Rankin County

- D. Parking Space Near Fire Hydrants: Under no circumstances shall any parking space be provided within ten (10) feet of a fire hydrant.

2701.02 Schedule of Off-Street Parking Requirements: For the purpose of this Ordinance, an "off-street parking space" shall consist of a space sufficient in size to store one full size automobile with room for opening doors on both sides. When computing parking space requirements on the basis of the number of persons expected to be on the premises of a particular land use, the maximum number of occupants, practitioners, patrons or employees anticipated to be on the premises at any one time shall be used. When the application of the requirements of this Section would result in a fractional space, any such fraction shall be counted as one space. In the case of mixed, compatible subcategories of land use (e.g., as shopping centers containing a grocery store, a furniture store, a motion picture theater, etc.), the parking space required by the schedule below shall equal the sum of the requirements for each of the various uses (subcategories) computed separately. Off-street space for parking and storage of vehicles shall be provided in accordance with the following schedule:

- A. Residential Zones R-1, R-1B, R-1C, R-1D, and R-3: Two covered spaces per dwelling unit.
- B. Multiple Family Uses: 2.5 spaces per dwelling unit.
- C. Residential Zones MHP, MHS, and R-MX: Two spaces per dwelling unit.
- D. Townhouses: Each townhouse, as defined by this Zoning Ordinance, shall front directly upon a public (i.e., dedicated) street rather than a common parking lot or common driveway. Access to required parking by means of easements shall be prohibited. Each townhouse shall be served by a private driveway; Common or "flag-type" driveways which serve adjoining townhouses shall be prohibited. Off-street parking for townhouses shall be provided as follows:
1. For all townhouses having 1,500 square feet or less living (heated) area: A fully enclosed garage of adequate size to house at least one (1) full-size automobile; or a carport or paved parking pad in the rear of each townhouse of adequate size for at least two (2) full-size automobiles.
 2. For all townhouses having more than 1,500 square feet of living (heated) area: A fully enclosed garage of adequate size to house at least two (2) full-size automobiles; or a carport or paved parking pad in the rear of each townhouse of adequate size for at least two (2) full-size automobiles.
- E. General Business, Commercial or Service Establishments Catering to the Retail Trade: One parking space for each 220 square feet of Gross floor area, except for the following prescribed uses:
1. Hotels and motels: One space for each guest room plus one space for each employee on the largest shift.

Flowood

A Variance from the zoning district regulations shall not allow any use of a lot other than a use permitted within that zoning district.

203.07 If two (2) or more of vacant lots of record are under single ownership and have continuous frontage with other lots under the same ownership, and such lots considered separately are nonconforming in regard to lot area and width, the lands within said nonconforming lots shall be considered to be an undivided parcel for the purposes of this ordinance which diminishes compliance with lot width or lot area requirements established by this Ordinance, nor shall any division of any parcel be made which creates a lot with a width or area below the requirements stated in this Ordinance.

203.08 Lots and building sites shown on a preliminary plan approved by the City prior to the effective date of this Ordinance, if constructed substantially in accordance with such approved preliminary plan, shall be permitted to be developed and improved in accordance with the minimum yard and setback requirements in effect at the time of such approval.

204 ~~Repealed the 8th day of May, 1992~~

205 Off-Street Parking and Access

205.01 In connection with every commercial, business, trade, institutional, recreational, residential, or other use, off-street parking requirements for parking and storage of vehicles shall be provided in accordance with the off-street parking regulations set forth hereinafter.

205.01-01 Dwelling units - two (2) spaces per lot, or two (2) spaces per single family dwelling unit, manufactured home, mobile home, or apartment unit.

205.01-02 Retail stores - one (1) space for each two hundred (200) square feet of retail floor area plus one (1) space for each two (2) employees.

205.01-03 Wholesale establishments - one (1) space for each two (2) employees.

205.01-04 Manufacturing, processing, or industrial establishments - one (1) space for each two (2) employees at the maximum shift.

205.01-05 Hotels, motels, and lodging houses - one (1) space for each guest room plus one (1) space for each two (2) employees.

205.01-06 Hospitals - one (1) space for each three (3) beds plus one (1) space for each two (2) employees at the maximum shift.

205.01-07 Restaurants and other eating establishments - one (1) space for each three (3) seats plus one (1) space for each two (2) employees at the maximum shift.

205.01-08 Churches, elementary schools, junior high schools, or other assembly structures or facilities — one (1) space for each four (4) people anticipated at the facility's maximum capacity.

205.01-09 Senior high schools, vocational, schools, and similar institutions - one (1) parking space for each classroom seat plus one (1) parking space for each full-time employee.

205.01-10 Business and professional offices - one (1) space for each three hundred (300) square feet of gross floor area.

205.01-11 Theaters - one (1) space for each two (2) seats.

205.01-12 For retail buildings, malls, and other like developments where the building(s) square feet exceed 50,000 square feet, 4.5 parking spaces per 1000 square feet of building (s) total size.

Florence

calculating any required parking area, other than for parking spaces required for single and two-family dwellings, sufficient access and maneuver space shall be provided to permit the parking and removal of any vehicle without moving other vehicles. Furthermore, all parking spaces shall be designed, maintained and regulated so that no parking or maneuvering incidental to parking shall be on any public street, sidewalk, or alley; and exiting will not require backing into a public street.

- d) Parking Space Near Fire Hydrants: Under no circumstances shall any parking space be provided within ten (10) feet of a fire hydrant.

1901.02 Schedule of Off-Street Parking Requirements: For the purpose of this Ordinance, an "off-street parking space" shall consist of a space sufficient in size to store one full size automobile (minimum of 200 square feet in area) with room for opening doors on both sides. When computing parking space requirements on the basis of the number of persons expected to be on the premises of a particular land use, the maximum number of occupants, practitioners, patrons or employees anticipated to be on the premises at any one time shall be used. When the application of the requirements of this Section would result in a fractional space, any such fraction shall be counted as one space. In the case of mixed, compatible subcategories of land use (e.g., as shopping centers containing a grocery store, a furniture store, a motion picture theater, etc.), the parking space required by the schedule below shall equal the sum of the requirements for each of the various uses (subcategories) computed separately. Off-street space for parking and storage of vehicles shall be provided in accordance with the following schedule:

- a) All Residential Uses Other Than Multiple Family: Two spaces per dwelling unit.
- b) Multiple Family Uses: 2 car enclosed garage plus one (1) visitor, concrete or asphalt with curb and gutter parking space per dwelling unit.
- c) General Business, Commercial or Service Establishments Catering to the Retail Trade: One parking space for each 220 square feet of GROSS floor area, except for the following prescribed uses:
- Hotels and motels - One space for each guest room plus one space for each employee on the largest shift.
 - Restaurants and similar establishments serving food and beverages - One space for each 50 square feet of gross floor area, plus one space for each employee on the largest shift.
 - Offices of physicians and dentists - Five spaces for each professional staff member (including physicians, dentists, nurses, dental hygienists, etc.)

- (c) General Business, Commercial or Service Establishments Catering to the Retail Trade: One parking space for each 200 square feet of GROSS floor area, except for the following prescribed uses:
- (1) Hotels and motels - One space for each guest room plus one space for each employee on the largest shift.
 - (2) Restaurants and similar establishments serving food and beverages - One space for each 50 square feet of floor area devoted to patron use, plus one space for each employee on the largest shift. (*Amended October 27, 1998*)
 - (3) Offices of physicians and dentists - Three spaces for each professional staff member (including physicians, dentists, nurses, dental hygienists, etc.)
 - (4) Other business and professional offices (other than physicians or dentists) - One space for each 300 square feet of gross floor area.
 - (5) Furniture and appliance stores - One space for each 400 square feet of gross floor area.
 - (6) Theatres, auditoriums and other commercial places of assembly - One space for each four fixed seats.
 - (7) Gasoline service stations - One space for each employee and five spaces for each wash rack, lubrication rack, repair bay or similar facility for servicing and incidental repair of motor vehicles (not including said rack or bay as a space).
 - (8) "Drive-in service" establishments, such as drive-in banking, drive-in windows" for restaurants, dry-cleaning and laundry establishments and similar uses - In addition to one parking space for every 200 square feet of gross floor area (one space for every 50 square feet of gross floor area in restaurants), each such establishment shall have five standing spaces (i.e., spaces for vehicles waiting in line for service) for each teller window or other facility at which customer service is provided.

tain all applicable local, state, and federal permits.

4. Hotel

- i. **Definition:** A building or buildings where lodging is provided for more than 12 persons, who are usually but not always transients, for compensation.
- ii. **Districts permitted:** CC, RC, ORC, VMU, PUD
- iii. **Parking:** One space for each guest room. Loading: One loading space for 10,000 square feet of floor area
- iv. **Additional Standards:**

4.4.7 OFFICE USES

1. Office

- i. **Definition:** Places of business of individuals engaged in providing personal services, such as attorneys, architects, accountants, real estate brokers, and similar professions.
- ii. **Districts permitted:** NC, CC, RC, I-1, I-2, ORC, VMU, PUD, TND
- iii. **Parking:** One space per 300 square feet of floor area
- iv. **Loading:** One loading space for 10,000 square feet of floor area
- v. **Additional Standards:**

2. Medical office

- i. **Definition:** A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis. Includes medical offices (for example offices for chiropractors, dentists, medical doctors, optometrists, prescription opticians, psychologists, etc.), outpatient facilities which may include surgery, urgent care facilities, dental laboratories, and medical laboratories.
- ii. **Districts permitted:** NC, CC, RC, I-1, I-2, ORC, VMU, PUD, TND,
- iii. **Parking:** One space per 200 square feet of floor area

3. Loading: None

- i. **Additional Standards:**

4.4.8 RECREATION USES

1. Athletic fields

- i. **Definition:** A recreational area providing parks and playfields.
- ii. **Districts permitted:** RC, I-1, I-2, PUD, TND; Conditional use in CC, ORC
- iii. **Parking:** One space per 200 square feet of floor area
- iv. **Loading:** One loading space for 10,000 square feet of floor area
- v. **Additional Standards:**
- vi. If lighted, the use requires conditional use approval

2. Commercial recreation

- i. **Definition:** An indoor and/or outdoor area or structure(s) operated for profit and devoted to facilities and equipment for recreational purposes, including, but not limited to, swimming pools, tennis courts, racquetball courts, dance and other similar uses, whether the use of such area is limited to private membership or whether open to the public upon the payment of a fee.
- ii. **Districts permitted:** CC, RC, I-1, I-2, ORC, VMU, PUD, TND; Conditional use in NC
- iii. **Parking:** One space per 200 square feet of floor area
- iv. **Loading:** One loading space for 10,000 square feet of floor area
- v. **Additional Standards:**

3. Golf course, country club

- i. **Definition:** A recreational facility primarily used for the purpose of playing golf, but which may include associated eating and drinking areas, retail sales areas, and staff offices.
- ii. **Districts permitted:** PUD, Conditional use in NC, CC, RC
- iii. **Parking:** Parking and loading analysis required
- iv. **Loading:** Parking and loading analysis required
- v. **Additional Standards:**

APPENDIX 'A' - OFF STREET PARKING REQUIREMENT SCHEDULE

TYPE OF OCCUPANCY

PARKING REQUIREMENT

RESIDENTIAL

Single Family (Detached) Residential	2.0	Parking spaces per dwelling unit
Single Family (Attached) Residential	2.0	Parking spaces per dwelling unit
Duplex Residential	2.0	Parking spaces per dwelling unit
Multi-Family Residential	2.0	Parking spaces per dwelling unit

GENERAL BUSINESS

General Retail	1.0	Parking space per 200 sq. ft. of gross area	
Strip Shopping Centers	1.0	Parking space per 200 sq. ft. of gross retail area	
	OR	1.0	Parking space per 300 sq. ft. of gross office area
	OR	1.0	Parking space per 75 sq. ft. of restaurant patron use area
	PLUS	1.0	Parking space per employee at peak shift at a restaurant
	OR		Determined by a combination of a mix of uses per above
Hotels and Motels	1.0	Parking space per guest room	
	PLUS	1.0	Parking space per employee at peak shift
Restaurants, Cafeteria, Deli, Coffee Shop, Food Product Carry-out, Fast Food Rest., Fast Casual Rest., etc.	PLUS	1.0	Parking space per 75 sq. ft. of patron use area
Laundry and Dry Cleaning Pickup Station	1.0	Parking space per employee at peak shift	
Free Standing Game Room	1.0	Parking space per 200 sq. ft. of gross area	
Lawn and Garden Equipment Sales and Service	1.0	Parking space per 75 sq. ft. of patron use area	
	PLUS	1.0	Parking space per 200 sq. ft. of gross retail sales area
	PLUS	1.0	Parking space per 300 sq. ft. of gross service floor area
	PLUS	1.0	Parking space per employee at peak shift
Medical Offices	4.0	Parking spaces per professional staff	
Mortuaries, Funeral Homes, Mausoleums, Chapels, Etc.	4.0	Parking spaces per 75 sq. ft. of patron use area	
	OR	1.0	Parking space per five fixed seats or 90 linear inches of pew (whichever is greater)
Business / Professional Offices	1.0	Parking space per 300 sq. ft. of gross floor area	