

AGENDA

Board of Mayor and Aldermen
April 1, 2025 Public Hearing @ 5:45 PM

- Call meeting to order.

ORDER OF BUSINESS

1. **Ordinance #2025-10** - An Ordinance to Amend Article IV, Section 4.010 of the La Vergne Zoning Ordinance Regarding Off-Street Parking Requirements. (Received a favorable recommendation from the Planning Commission on February 25, 2025.)

ADJOURN



ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: April 1, 2025

Item #: 1. **Ordinance #2025-10** - An Ordinance to Amend Article IV, Section 4.010 of the La Vergne Zoning Ordinance Regarding Off-Street Parking Requirements. (Received a favorable recommendation from the Planning Commission on February 25, 2025.)

Department: Planning

Presented By: Bo Logan

Item Attachments: 1. Ordinance #2025-10

Summary:

This is an ordinance to amend the off-street parking requirements in the Residential Household Living section of the Parking Ratio Table.

Background Information:

Changes have been requested to the parking ratio table for residential household living. All dwellings except multi-family apartments (3 or more) or gated apartment complexes with a minimum of 50 units still require three (3) spaces per dwelling unit. Gated apartment complexes with a minimum of 50 units still require 1.75 spaces for a one bedroom unit and 1.1 spaces for each unit with 2 or more bedrooms.

The addition to this section is regarding multi-family apartments with three or more units. The new requirement for this type of development is two (2) spaces per dwelling unit.

On February 25, 2025, the Planning Commission sent a favorable recommendation to the Board of Mayor and Aldermen to approve this amendment. A public hearing has been scheduled for April 1, 2025 at 6:45 p.m.

Financial Summary:

N/A

Staff Recommendation:

Staff recommends approval.

ORDINANCE #2025-10

AN ORDINANCE TO AMEND ARTICLE IV, SECTION 4.010 OF THE LA VERGNE ZONING ORDINANCE REGARDING OFF-STREET PARKING REQUIREMENTS.

WHEREAS, the following changes have been reviewed and recommended by the La Vergne Planning Commission; and,

WHEREAS, a public hearing thereon has been held as required by law; and,

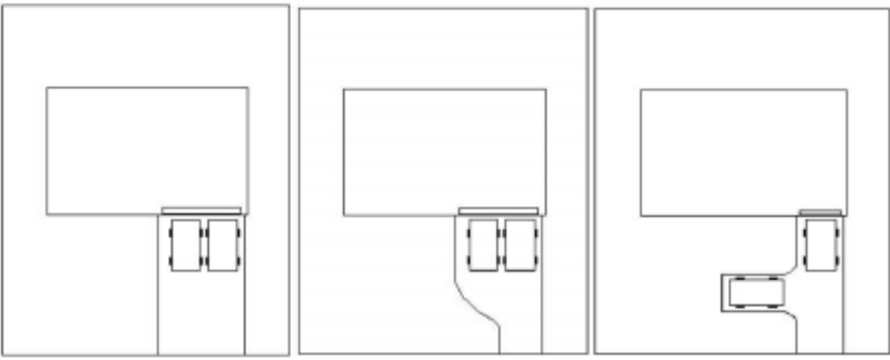
WHEREAS, the following changes have been approved by the La Vergne Board of Mayor and Aldermen.

NOW, THEREFORE BE IT ORDAINED BY THE LA VERGNE BOARD OF MAYOR AND ALDERMEN:

That the Zoning Ordinance of La Vergne, Tennessee, is hereby amended as follows:

SECTION I. Amend Article IV, Section 4.010, Off-Street Parking Requirements, by adding the language as follows to the Residential Household Living Section of the Parking Ratio Table:

USE CATEGORY	SPECIFIC USE	MINIMUM SPACES REQUIRED
RESIDENTIAL Household Living		
	All Dwellings Except Multi-Family Apartments (3 or more) or Gated Apartment Complex with a Minimum of 50 Units	Three (3) spaces per dwelling unit. All residential Driveways shall be constructed to allow for simultaneous alternate ingress and egress for two (2) vehicles. See Figures 4.1 through 4.3 below. The minimum width for a residential driveway shall be 14 feet. If a garage is utilized the garage may be used to account for a maximum of one parking space.

<u>Figure 4.1</u> <u>Figure 4.2</u> <u>Figure 4.3</u>  <u>Above are some examples of simultaneous alternate ingress and egress.</u>		
	Gated Apartment Complex with a Minimum of 50 Units	a. For each dwelling unit with 1 bedroom, 1.75 spaces shall be provided with any fraction of a space rounded to the next highest number. b. For each dwelling unit with 2 or more bedrooms, 1.1 spaces shall be provided for each bedroom with any fraction of a space rounded to the next higher number.
	Multi-Family Apartments (3 or more)	Two (2) spaces per dwelling unit.

SECTION II. Each section, subsection, paragraph, sentence and clause of this ordinance is hereby declared to be separable and severable. The validity of any section, subsection, paragraph, sentence or clause shall not be effected by the invalidity of any other portion of this ordinance, and only any portion declared to be invalid by a court of competent jurisdiction shall be deleted herefrom.

SECTION III. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION IV. This Ordinance shall take effect immediately upon final passage, the public welfare requiring it.

LEGAL STATUS PROVISIONS

Approved and certified by the Planning Commission:

Chairman

Date

Public Hearing Held: _____

Approved by the Mayor and Board of Aldermen:

1st Reading

Jason Cole, Mayor

2nd Reading

ATTEST:

Bruce E. Richardson, City Recorder

Published in the Murfreesboro Post on _____.