

ORDINANCE 25-33

**AN ORDINANCE AMENDING THE SPRINGFIELD ZONING ORDINANCE
PERTAINING TO OFF-STREET RESIDENTIAL PARKING REQUIREMENTS**

Whereas, T.C.A. §§ 13-7-201 through 13-7-210 delegate authority to municipalities to adopt zoning regulations designed to promote the public health, safety, and general welfare of the citizenry; and

Whereas, concerns regarding parking have been brought to the Board of Mayor and Aldermen of Springfield, and to the Springfield Regional Planning Commission in association with residential activities; and

Whereas, the Springfield Zoning Ordinance is to ensure that all future residential structures and developments add value to the city; and

Whereas, the Springfield Regional Planning Commission has voted favorably to recommend that the Springfield Zoning Ordinance be amended pertaining to off-street parking for residential activities.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of Springfield, Tennessee, that:

Section 1. Section 11-502 of the Springfield Zoning Ordinance, entitled “Standards for New Duplex and Multi-Family Units and Conversions in Residential Areas,” is hereby amended to read as set forth in Exhibit A, attached hereto and incorporated herein by reference.

Section 2. Section 11-603 of the Springfield Zoning Ordinance, entitled “CC Core Commercial Districts,” is hereby amended to read as set forth in Exhibit B, attached hereto and incorporated herein by reference.


Section 3. Section 11-807 of the Springfield Zoning Ordinance, entitled “Off-street Parking and Loading Requirements,” subsection A, entitled “Residential Activities,” is hereby amended to read as set forth in Exhibit C, attached hereto and incorporated herein by reference.

Section 4. All ordinances, resolutions, or policies in conflict herewith are hereby repealed to the extent of such conflict only.

Passed 1st reading: October 21, 2025

Passed 2nd reading: November 18, 2025

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Buzzy Poole, Mayor

Attest:


April Sanford, City Recorder

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EXHIBIT A

11-502. Standards for New Duplex and Multi-Family Units and Conversions in Residential Areas.

- A. Duplexes, identified as semi-detached and two-family dwellings, shall be permitted provided that a site plan is prepared and approved by the Planning Commission in accordance with Section 11-1303 of this Zoning Ordinance.
- B. All multi-family developments shall be required to submit a site plan in accordance with Section 11-1303 of this Zoning Ordinance.
- C. The minimum lot frontage for a duplex shall be one and one-half (1.5) times the lot frontage required for the zoning district or 100 feet, whichever is greater. All buildings shall face the street and shall not be stacked behind each other.
- D. A concrete or paved driveway shall be required for each dwelling. Parking in the front yard shall be prohibited, and all parking must be located in the side or rear yard, with no allowance for street parking. Each unit shall provide the number of off-street spaces required under Section 11-807 of this Zoning Ordinance.
- E. Drainage shall be reviewed to determine if Storm Water Pollution requirements apply. Detention shall be required if necessitated by slope or increased runoff due to impermeable surface areas.
- F. Each dwelling unit shall be provided with a separate meter for all utilities.

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EXHIBIT B

Section 11-603. CC Core Commercial Districts

This district is designed to provide for a wide range of retail, office, amusement, and service uses normally found in a central business district. High intensity of use is permitted in this district, and increased building bulk is provided as a means of encouraging such development. To further promote this sort of development, off-street parking to support community facility activities and commercial activities is not required. Residential uses are also permitted.

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EXHIBIT C

11-807 Off-street Parking and Loading Requirements

A. Residential Activities

(1) Permanent

(a) **One-family detached dwelling.**

Existing/Redeveloped Lot: A single lot developed or redeveloped within an existing neighborhood.

1. On-street parking is prohibited:
 - a. Three (3) spaces for each dwelling unit with two (2) bedrooms or less; and
 - b. One-half (0.5) space for each additional bedroom.
2. On-street parking is permitted: Two (2) spaces for each dwelling unit.

New Subdivision: A new residential development with multiple lots approved under subdivision regulations.

1. Three (3) spaces for each dwelling unit; and
2. One (1) space per four (4) dwelling units in a designated parking area. The designated parking areas must be spaced so that no dwelling unit is more than two hundred (200) feet walking distance from a designated parking area.

Cottage Housing Development: Single-family detached dwellings located on a single lot or within a unified development. All dwellings may be under single or multiple ownership, with common open space and facilities maintained by an owner's association or property manager.

1. On-street parking is prohibited:
 - a. Two (2) spaces for each dwelling unit; and
 - b. One (1) space per three (3) dwelling units in a designated parking area. The designated parking areas must be spaced so that no dwelling unit is more than two hundred (200) feet walking distance from a designated parking area.
2. On-street parking is permitted: Two (2) spaces for each dwelling unit.

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EXHIBIT C

(b) Semi-detached and two-family detached dwelling.

1. Three (3) spaces for each dwelling unit with two (2) bedrooms or less; and
2. One-half (0.5) space for each additional bedroom.

(c) Attached dwelling.

1. On-street parking is prohibited:
 - a. Two (2) spaces for each dwelling unit; and
 - b. One (1) space per three (3) dwelling units in a designated parking area. The designated parking areas must be spaced so that no dwelling unit is more than two hundred (200) feet walking distance from a designated parking area.
2. On-street parking is permitted: Two (2) spaces for each dwelling unit.

(d) Multi-family dwelling.

1. Two and one-half (2.5) spaces for each dwelling unit with two (2) bedrooms or less; and
2. One (1) space for each additional bedroom.

(e) Mobile home dwelling.

One (1) space per mobile home.

(f) Housing for elderly persons.

Where occupancy is restricted to and maintained as housing for elderly persons (defined as at least eighty percent [80%] of units occupied by persons sixty [60] years of age or older), the minimum required parking shall be one and one-half (1.5) spaces per dwelling unit, regardless of bedroom count. The site plan shall demonstrate that sufficient area is reserved on the lot to allow expansion to two (2) spaces per dwelling unit if, in the judgment of the Planning Commission or Zoning Administrator, occupancy or parking demand requires it.