

Attachment A

PROPOSED ORDINANCE NO. 2023-076

**NATIONAL RETAIL DEVELOPMENT, LLC’S REQUEST TO AMEND THE OFFICIAL
ZONING ORDINANCE REVISING ARTICLE V, SECTION 5-15-1, MINIMUM SPACE
REQUIREMENT**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MADISON, ALABAMA,
THAT SECTION 5-15-1 SHOWN BELOW IS AMENDED AS FOLLOWS:**

Section 5-15-1. Minimum Space Requirement

Each and every separate individual store, office, manufacturing establishment, or other business shall be provided with off-street parking facilities as specified below unless this Ordinance makes specific provision to the contrary.

Uses	Parking Spaces Required (Min)	Parking Spaces Allowed (Max)	
Residential Uses			
Assisted Living Facilities	0.5/bed	1/bed	
Continued Care Retirement Community	1/independent living unit bed plus 0.5/other beds	2/bed	
Dwellings, Accessory	1/unit	2/unit	
Dwelling, Live/Work	1/unit	No max	
Dwelling, Multi-family	1/unit plus 0.5 space/unit for guest parking	3/unit (including guest parking)	
Dwelling, Single-Family Attached	2/unit	No max	
Dwelling, Single-family Detached	2/unit	No max	
Dwellings, Upper Floor in B1	1/unit	2/unit	
Mobile Homes (Park/Subdivision)	2/unit	No max	
Public/Quasi Public Uses			
Conference, Convention, Meeting Centers	1/1,000 sq. ft.	1/250 sq. ft.	
Civic uses and government buildings	1/1,000 sq. ft.	1/250 sq. ft.	
Parks, recreation, and open space areas	No min	No max	
All utilities	No min	No max	
Commercial Uses			
Accommodations and all overnight lodging (bed and breakfast, hotel, motel, boarding rooms, etc.)	1/room plus 1/manager or owner’s room	1.5/room plus 1/manager or owner’s room	
All day care facilities (child and adult)	2/childcare room plus 1/office	No max	
Indoor entertainment venues	1/500 sq. ft.	1/250 sq. ft.	
Outdoor entertainment venues	1/500 sq. ft. of indoor area plus 2/1,000 sq. ft. of outdoor area	1/250 sq. ft. of indoor area plus 3/1,000 sq. ft. of outdoor area	

All medical facilities (hospitals, clinics, surgery centers, and urgent care facilities)	1/500 sq. ft.	1/250 sq. ft.	
<u>Mini Storage Facilities and Self-Service Storage Facilities</u>	<u>1 / 7,500 sq. ft. of storage facility and support office</u>	<u>No max</u>	
Office and professional space	1/300 sq. ft.	No max	
Schools (K-8)	2/classroom	No max	
School (9-12, College, Vocational)	2/classroom	No max	
Religious assembly	1/every 4 seats (8 ft. of bench)	1/every 2 seats (4 ft. of bench)	
All eating and drinking establishments	1/100 sq. ft.	No max	
Retail sales and Services	1/300 sq. ft.	1/150 sq. ft.	
Furniture and appliance stores	1/500 sq. ft.	1/250 sq. ft.	
All vehicle sales and rentals	1/1,000 sq. ft. of indoor & outdoor sales display area	1/500 sq. ft.	
Industrial Uses			
All manufacturing and distribution	1/1,000 sq. ft.	1/350 sq. ft.	
All research and development	1/500 sq. ft.	1/350 sq. ft.	
All vehicle service and repair	1/500 sq. ft.	1/350 sq. ft.	
Warehouse and storage	1/1,500 sq. ft.	No max.	
Waste-related services	1/1,000 sq. ft.	No max.	
Other Uses			
Agriculture (not associated with a commercial use)	No min	No max	
Transit facilities	No min	No max	

SECTION 2. Effective Date. This Ordinance shall become effective upon the final passage and adoption thereof by the City Council of the City of Madison, Alabama, and upon its publication as required by law.

SECTION 3. That this Ordinance shall become effective upon its publication in the *Madison County Record* by insertion one time in said newspaper after its adoption following a public hearing.

READ, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Madison, Alabama, this ____ day of _____, 2023.

Ranae Bartlett, Council President
City of Madison, Alabama

ATTEST:

Lisa Thomas, City Clerk-Treasurer
City of Madison, Alabama

Approved this ____ day of _____, 2023.

Paul Finley, Mayor
City of Madison, Alabama