

City of Ringgold

Catoosa County

Chattanooga MSA

2003 Population Estimate 2,591; =5.2% change from 2000 Census.

Not a Tree City USA.

No tree board established by ordinance.

APPENDIX B ZONING

ARTICLE VI. OFF-STREET PARKING AND LOADING

Year first adopted or last revised unknown.

Addresses private property.

Includes landscape requirements.

TABLE OF CONTENTS

Section 6.7. Landscaping

Survey and contact information not submitted.

APPENDIX B ZONING*

***Editor's note:** Printed herein is the city's zoning ordinance, as adopted by the city council on March 24, 2003, and effective on the same date. Amendments to the ordinance are indicated by parenthetical history notes following amended provisions. The absence of a history note indicates that the provision remains unchanged from the original ordinance. Obvious misspellings and punctuation errors have been corrected without notation. For stylistic purposes, headings and catchlines have been made uniform and the same system of capitalization, citation to state statutes, and expression of numbers in text as appears in the Code of Ordinances has been used. Additions made for clarity are indicated by brackets.

Cross references: Any zoning ordinance saved from repeal, § 1-6(10); Coosa Valley Area Planning and Development Commission, § 2-251 et seq.; municipal planning commission, § 2-281 et seq.; buildings and building construction, ch. 18; environment, ch. 38; floods, ch. 42; streets, sidewalks and other public places, ch. 58; utilities, ch. 70.

Article I. Purpose and Introduction

Sec. 1.1. Short title.

Sec. 1.2. Authority of Enactment

Article II. Definitions.

Sec. 2.1. Definitions.

Article III. District Regulations

Sec. 3.1. Division of city into districts; districts enumerated.

Sec. 3.2. Official zoning map.

Sec. 3.3. Rules for determining boundaries.

Sec. 3.4. Adopted by reference.

Sec. 3.5. Copy for public inspection.

Sec. 3.6. Newly annexed land.

Sec. 3.7. Continuance of existing uses within districts.

Sec. 3.8. District changes.

Sec. 3.9. Stormwater control applies to all districts.

Article IV. Regulations Generally

Sec. 4.1. Conformity with district regulations and city ordinances.

Sec. 4.2. Lot regulations.

Sec. 4.3. Prohibited uses in all residential districts.

Sec. 4.4. Accessory and temporary buildings.

Sec. 4.5. Buildings to be located on lots.

Sec. 4.6. Locations of structures on residential lots.

Sec. 4.7. Site distance at intersections.

Sec. 4.8. Yards.

Sec. 4.9. Buffer areas and screening.

Sec. 4.10. Fences, walls and hedges.

Sec. 4.11. Automobile service stations.

Sec. 4.12. Satellite receiving dish antenna.

Sec. 4.13. Compatibility standards for homes.

Sec. 4.14. Billboards and signs.

Sec. 4.15. Floodway fringe requirements.

Article V. Home Occupations

Sec. 5.1. Home occupations.

Sec. 5.2. Standards.

Sec. 5.3. Home occupations; allowed.

Sec. 5.4. Home occupations; not allowed.

Sec. 5.5. Expiration.

Sec. 5.6. Voidance of permit.

Article VI. Off-street Parking and Loading

Sec. 6.1. General requirements; off-street parking.

Sec. 6.2. Drainage, construction and maintenance.

- Sec. 6.3. Separation from walkways, sidewalks and streets.
- Sec. 6.4. Parking area design.
- Sec. 6.5. Pavement markings and signs.
- Sec. 6.6. Right-of-way.
- Sec. 6.7. Landscaping.
- Sec. 6.8. Parking space requirements for all districts except C-1 and C-3 districts.
- Sec. 6.9. Off-street loading requirements.
- Sec. 6.10. Storage and parking of trailers and commercial vehicles.

Article VII. Administration

- Sec. 7.1. Administration and enforcement of provisions.
- Sec. 7.2. Basis for provisions and compliance with the comprehensive plan.
- Sec. 7.3. Interpretation of provisions; property inadvertently omitted from zoning districts.
- Sec. 7.4. Outline of steps required for amendment to the ordinance.
- Sec. 7.5. Zoning policies and procedures.
- Sec. 7.6. Policies and procedures for city initiated zoning amendments.
- Sec. 7.7. Procedures for rezoning request by citizens/property owner.
- Sec. 7.8. Approval period.
- Sec. 7.9. Administrative assistance.
- Sec. 7.10. Fees.

Article VIII. Appeals and Review of Variances

- Sec. 8.1. Appeals and review of variances.
- Sec. 8.2. Powers of the board of appeals concerning appeals and variances.
- Sec. 8.3. Variances.
- Sec. 8.4. Hearings.

Article IX. R-1 Residential District

- Sec. 9.1. Intent.
- Sec. 9.2. Permitted uses.
- Sec. 9.3. Conditional uses.
- Sec. 9.4. Building site area requirements.
- Sec. 9.5. Yard (setback) regulations.
- Sec. 9.6. Other regulations and ordinances.

Article X. R-2 Single-Family Residential Districts

- Sec. 10.1. Intent.
- Sec. 10.2. Permitted uses.
- Sec. 10.3. Conditional uses.
- Sec. 10.4. Building site area requirements.
- Sec. 10.5. Yard (setback) regulations.
- Sec. 10.6. Other regulations and ordinances.

Article XI. R-3 Two-Family /Multifamily Residential District

- Sec. 11.1. Intent.
- Sec. 11.2. Permitted uses.
- Sec. 11.3. Conditional uses.
- Sec. 11.4. Building site area requirements.
- Sec. 11.5. Yard (setback) regulations.
- Sec. 11.6. Minimum nonimpervious areas.
- Sec. 11.7. Other regulations and ordinances.

Article XII. R-4 Manufactured Home District

- Sec. 12.1. Intent.
- Sec. 12.2. Permitted uses.
- Sec. 12.3. Conditional uses.
- Sec. 12.4. General requirements.
- Sec. 12.5. Reserved.
- Sec. 12.6. Manufactured home parks.
- Sec. 12.7. Minimum nonimpervious areas (manufactured home parks and subdivisions).
- Sec. 12.8. Other regulations and ordinances.

Article XIII. O-1 Office Commercial District

- Sec. 13.1. Intent.
- Sec. 13.2. Permitted uses.
- Sec. 13.3. Conditional uses.
- Sec. 13.4. Building site area requirements.
- Sec. 13.5. Yard (setback) regulations.
- Sec. 13.6. Minimum nonimpervious areas.
- Sec. 13.7. Other regulations and ordinances.

Article XIV. C-1 Sidewalk Commercial District

- Sec. 14.1. Intent.
- Sec. 14.2. Required conditions.
- Sec. 14.3. Permitted uses.
- Sec. 14.4. Conditional uses.

Sec. 14.5. Yard requirements.

Sec. 14.6. Other regulations and ordinances.

Article XV. C-2 General Commercial District

Sec. 15.1. Intent.

Sec. 15.2. Required conditions.

Sec. 15.3. Permitted uses.

Sec. 15.4. Conditional uses.

Sec. 15.5. Yard requirements.

Sec. 15.6. Other regulations and ordinances.

Article XVI. C-3 Downtown Commercial District

Sec. 16.1. Intent.

Sec. 16.2. Required conditions.

Sec. 16.3. Permitted uses.

Sec. 16.4. Conditional uses.

Sec. 16.5. Prohibited uses.

Sec. 16.6. Yard requirements.

Sec. 16.7. Other regulations and ordinances.

Article XVII. I-1 Industrial District

Sec. 17.1. Intent.

Sec. 17.2. Permitted uses.

Sec. 17.3. Conditional uses.

Sec. 17.4. Yard requirements (building setback distance).

Sec. 17.5. Other regulations and ordinances.

Article XVIII. A-1 Agricultural District

Sec. 18.1. Allowable uses.

Sec. 18.2. Building site area requirements.

Sec. 18.3. Yard regulations.

Sec. 18.4. Accessory buildings and structures.

Sec. 18.5. Buildings and structures.

Sec. 18.6. Parking/loading requirements.

Article XIX. Legal Provisions

Sec. 19.1. Separability of provisions.

Sec. 19.2. Applicability to subject matter covered by this and other ordinances.

Sec. 19.3. Conflict with other law.

Sec. 19.4. Repeal of inconsistent ordinances.

Sec. 19.5. City not guarantor of acts or omissions of other entities.

Sec. 19.6. Criminal acts and penalties; continuing offenses; jurisdiction over offenses.

Sec. 19.7. Civil action by private citizen.

Sec. 19.8. Amendment.

Sec. 19.9. Effective date.

Purpose

The Zoning Ordinance of the City of Ringgold, Georgia regulates the use of land and buildings by dividing the City of Ringgold into districts; defining certain terms used therein; imposing regulations, prohibitions and restrictions governing the erection, construction and reconstruction of structures and buildings and the use of lands for business, industry, residence, social and other specified purposes; regulating and limiting the height of buildings and open spaces, regulating and limiting the density of population; limiting congestion on the public streets; providing for the gradual elimination of nonconforming uses of land, buildings and structures; establishing the boundaries of districts; and providing the means of enforcing said Ordinance and providing a penalty for violation of said Ordinance, and repeal conflicting ordinances.

ARTICLE VI. OFF-STREET PARKING AND LOADING

Sec. 6.1. General requirements; off-street parking.

- (a) Parking spaces for all dwellings shall be located on the same lot with the main building.
- (b) Parking spaces for other uses shall be provided on the same lot or not more than 300 feet distance, measured along the nearest pedestrian walkway.
- (c) Parking requirements for two or more uses of the same or different types may be satisfied by the allocation of the required number of spaces for each use in a common parking facility, provided, that the total number of spaces is not less than the sum of the individual requirements and that the requirements of location are complied with.
- (d) Parking spaces for dwelling structures shall be located back of the building line.
- (e) Areas reserved for off-street parking or loading shall not be reduced in area or changed to any other use unless the permitted use which it serves is discontinued or modified, or unless equivalent parking or loading is provided on another approved site or parking structure to the satisfaction of the city manager.
- (f) Lighting facilities shall be so arranged that light is reflected away from adjacent properties.
- (g) Along lot lines of a parking area which abut a residential district, a dense planting of trees and shrubs shall be established on a strip of land not less than eight feet in width adjacent to the districts, and such planting shall not be less than six feet in height and a substantial bumper rail of wood, metal, or concrete shall be installed on the inside of the planting strip except where topography or other conditions would make the bumper rail unnecessary.

Sec. 6.2. Drainage, construction and maintenance.

All off-street parking, loading, and service areas shall be constructed of concrete or asphalt or other approved materials suitable for the purpose. All such areas shall be at all times maintained at the expense of the owners thereof, in a clean, orderly, and dust-free condition. No gravel or dirt areas shall be allowed.

Sec. 6.3. Separation from walkways, sidewalks and streets.

All off-street parking, loading, and service areas shall be separated from walkways, sidewalks, and streets by curbing or other suitable protective device. Curbing and other protection devices must be set back a minimum of three feet to prevent vehicle overhang.

Sec. 6.4. Parking area design.

Parking stalls shall have a minimum width of nine feet and length of 18 feet. There shall be provided adequate interior driveways to connect each parking space with a public right-of-way. Interior driveways shall be at least 24 feet wide where used with 90 degree angle parking,

at least 18 feet wide where used with 60 degree angle parking, at least 13 feet wide where used with 45 degree parking, and at least 12 feet wide where used with parallel parking, or where there is no parking, interior driveways shall be at least ten feet wide for one-way traffic movement and at least 20 feet wide for two-way traffic movement.

Sec. 6.5. Pavement markings and signs.

Each off-street parking space shall be clearly marked, and pavement directional arrows or signs shall be provided in each travel way wherever necessary. Markers, directional arrows and signs shall be properly maintained so as to ensure awareness of motorists.

Sec. 6.6. Right-of-way.

No sign, whether permanent or temporary, shall be placed within the public right-of-way. Signs and planting strips shall be arranged so that they do not obstruct visibility for drivers or pedestrians.

Sec. 6.7. Landscaping.

Landscaping for any parking lot or 20 or more spaces shall provide interior landscaping according to the following standards. For each 20 parking spaces there shall be required adjacent to the parking spaces three canopy trees, two understory trees and six shrubs. Unless otherwise specifically indicated by the mayor and council, all plant materials required shall meet the following minimum size standards, when planted.

Canopy tree - 12 feet in height.

Understory tree - Four feet in height.

Shrub - One foot in height.

Sec. 6.8. Parking space requirements for all districts except C-1 and C-3 districts.

At the time of erection of any principal building or structure, or at any time any principal building or structure is enlarged or increased in capacity by adding dwelling units, guest rooms, floor space or seats, there shall be provided minimum off-street parking space with adequate means in ingress and egress from a public street or alley by an Automobile of standard size, in accordance with the following requirements except for C-1 District and C-3 District which is exempt:

TABLE INSET:

RESIDENTIAL	PARKING SPACES
Apartments	1 1/2 per dwelling units
Duplexes	2 per dwelling unit
Efficiency apartments, housing for the elderly	1 per dwelling unit; 1 per 2.5 dwelling units

Manufactured homes (parks)	2 per manufactured home space
Rooming houses	1 per each guest room
Single-family homes	2 per dwelling unit

TABLE INSET:

COMMERCIAL	PARKING SPACES
Amusement centers, arcades, assembly halls, or pool halls (without fixed seating arrangements)	1 per 100 square feet of gross floor space
Animal hospital or kennels	Parking area equals 30% of the total enclosed or covered area
Athletic hospital or health spa	1 per 100 square feet of gross floor area (excluding courts); 3 per court (racquet ball or tennis)
Auto repair services, garages	1 for each 400 square feet or retail area plus 2 for each service bay. Minimum of 4 spaces
Bars, nightclubs, taverns	2 per 100 square feet of gross floor area. Minimum of 10 spaces
Bowling alleys	3 per alley
Funeral parlors	1 for every 4 seats in main assembly hall
Furniture store	1 per 400 square foot of floor area
General business; retail	1 for every 200 square feet of floor area designated for retail sales only
Grocery and food store	1 for every 100 square feet of floor area designated for retail sales only
Hotels and motels	1 for every sleeping unit
Medical offices	4 for every doctor and/or dentist; 1 for every 200 square feet of floor area
Mini-warehouse	1 for every 10 storage cubicles (parking equally distributed throughout site); 2 for every manager or quarters
Manufacturing, industrial and warehouses	1 for every 3 employees or the largest shift of the day. 1 for every 200 square feet exclusive of storage area
Office buildings (business, professional, commercial)	1 for every 300 square feet of floor area
Personal service establishments	1 for every 200 square feet of floor area

Restaurant (food consumed on premises)	1 for every 3 seats; Minimum of 10
Restaurant (carry out only)	1 for every 150 square feet of gross floor area; minimum of 10
Shopping centers	1 for every 250 square feet of gross floor area
Skating rink	1 for every 200 square feet of gross floor area
Theater or auditorium	1 for every 4 seats
Travel trailer parks	1 for every trailer site; 1 for every 2 employees

TABLE INSET:

INSTITUTIONAL	PARKING SPACES
Churches	1 for every 4 seats in main assembly hall
Governmental offices	1 for every 300 square feet of floor area
Hospital	2 for every 3 beds
Libraries	1 for every 300 square feet of floor space
Nursing homes	1 for every 2 beds plus 1 for every employee on largest shift
Private club or lodge	1 for every two employees plus 1 for every 200 square feet of gross floor area
Schools	1 for every 4 seats in assembly hall or 1 for every employee plus 5 for every classroom for high schools and colleges

Sec. 6.9. Off-street loading requirements.

On the same premises with every building, structure or part thereof, erected and occupied for manufacturing, storage, warehouse, truck freight terminal, goods display, department store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly involving the receipt or distribution of vehicles, materials, or merchandise, there shall be provided and maintained on the lot of adequate space for standing, loading and unloading services in order to avoid undue interference with public use of the streets and alleys.

- (a) Such loading and unloading space, unless otherwise adequately provided for, shall be an area 12 feet by 50 feet, with 15 feet height clearance, and shall be provided according to the following schedule.
- (b) Off-street loading spaces shall be provided as appropriate to the functions and scope of operation of individual or groups of buildings and uses.
- (c) Off-street loading spaces shall be designed and constructed so that all maneuvering to park and unpark is within the property lines of the premises.

Loading spaces shall be provided so as not to interfere with the free, normal movement of vehicles and pedestrian on public rights-of-way.

TABLE INSET:

Square Feet	Loading/Unloading Spaces
0 - 10,000	One
10,001 - 100,000	One space for the first 10,001 square feet plus one additional space for each additional 40,000 square feet in excess of 10,001 square feet
100,001 - 500,000	Three spaces for the first 100,001 square feet plus one additional space for each 60,000 square feet in excess of the 100,001 square feet
Over 500,000	Seven spaces for the first 500,001 square feet plus one space for each additional 100,000 square feet in excess of 500,001 square feet

Sec. 6.10. Storage and parking of trailers and commercial vehicles.

Commercial vehicles and trailers of all types, including travel, boat, camping and hauling shall not be parked or stored on any lot occupied by a dwelling or any lot in any residential district except in accordance with the following requirements:

- (a) No more than one commercial vehicle per dwelling shall be permitted, and in no case shall a commercial vehicle used for hauling explosives, gasoline, or liquefied petroleum products, hazardous chemicals, or commercial waste be permitted.
- (b) A commercial vehicle shall be of a size no greater than 10,000 pounds gross vehicle weight.
- (c) Travel trailers, hauling trailers, or boat trailers shall be permitted if parked or stored behind the front yard building line or in the confines of a building.
- (d) A travel trailer shall not be occupied either temporarily or permanently while it is parked or stored in any area except a travel trailer park authorized under this ordinance.