

SECTION 89 PARKING OFF-STREET/ON-STREET AUTOMOBILE AND VEHICLE LOADING

89.01 General Intent and Application: It is the intent of these requirements that adequate off-street parking and loading facilities and fire lanes be provided for each use of land within the jurisdiction of this Code. These requirements shall be applied in all districts. On-street parking and loading area shall not be used or included in any way to meet the off-street parking requirements in any district, and shall meet the Fire Code for access to building by fire apparatus.

The purpose is to maintain many of the environmental features and amenities of the City for present and future generations. Adherence to these regulations will improve the appearance and compatibility of vehicular use areas (parking lots) and other development within the city through the installation and maintenance of trees and plantings for screening and aesthetic effects, thereby serving to protect and preserve the appearance, character, value and safety of the total urban area and nearby properties.

89.02 Requirements of Automobile Parking and Storage Space: For the purposes of this Section a parking or storage space shall not be less than nine (9) feet by eighteen (18) feet, excluding all driveways, entrances and exits. The area for each space including all driveways, entrances and exits shall not be less than three hundred (300) square feet per parking space. Each space shall have a wheel stop or raised concrete curb.

89.03 All-Weather Surface Required: Parking facilities for residential, commercial and industrial uses shall have an all-weather hard surface, be properly drained to prevent ponding and shall be maintained free of trash and rubbish. For purpose of this Code, all-weather hard surface shall mean asphalt, brick or concrete surface with adequate depth for the traffic conditions. The Board of Adjustments may permit gravel surface parking when allowed by variance procedure. The Site Plan Review Committee may permit crushed limestone surface parking in the B-5, I-1 and I-2 districts in areas where trucks and/or heavy equipment will be parked or stored, provided that all driveways and public parking and circulation areas on the same property have an all-weather hard surface. *(Amended by Ordinance 2879, Sec. 1, 7/19/05)*

Any parking area containing over ten (10) vehicles shall provide storm water run-off data to the Site Plan Review Committee for its consideration and approval.

89.04 Off-Street Automobile Parking and Storage: Off-street automobile parking or storage space shall be provided on every lot on which any of the uses stated in this Section are hereafter established. The Site Plan Review Committee may permit the phased construction of the required parking spaces, where appropriate and according to the proposed building or land use, provided that adequate area exists on the site to develop the total number of required parking spaces, if needed, to support future land uses. Future parking areas shall be left undisturbed during the development of the remainder of the site. If it is necessary to grade or disturb said areas during development, the areas shall be stabilized and re-vegetated prior to the issuance of a certificate of occupancy. Where space is not available on the lot, space shall be provided within three hundred (300) feet of such uses upon approval of the

Hattiesburg Planning Commission by use permit and such space shall have vehicular access to a street or alley and shall be equal in area to at least the minimum requirements for the specific use or uses as set forth herein (*Amended by Ord. 2883, Sec. 1, 7/19/05*):

1. Animal Hospitals and Kennels: One (1) parking space for each four hundred (400) square feet of gross floor area. (*Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96*)
2. Antique Shops: One (1) parking space for each four hundred (400) square feet of gross floor space. (*Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96*)
3. Appliance Stores: One (1) parking space for each four hundred (400) square feet of gross floor space. (*Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96*)
4. Auto Sales and Repair: Minimum ten (10) spaces plus two (2) spaces for each three hundred (300) square feet of auto repair or sales space.
5. Automobile Service: Two (2) parking spaces for each grease rack or similar facility; one (1) parking space for each gas pump, plus four (4) spaces.
6. A Bar in Combination With A Restaurant: The bar will require one (1) parking space for each fifty (50) square feet of floor area and the restaurant will require an additional one (1) spaces for each one hundred (100) square feet of floor area. (*Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96*)
7. Barber and Beauty Shops: One (1) parking space for each one hundred (100) square feet of gross floor space. (*Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96*)
8. Bus Terminals: Five (5) parking spaces for each loading or unloading bay plus ten (10) parking spaces for package delivery facilities.
9. Business Colleges and Trade Schools: One (1) parking space for each four (4) student seats at maximum seating capacity. (*Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96*)
10. Dental Clinic: One (1) parking space for each two hundred (200) square feet of gross floor area. (*Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96*)
11. Department Stores: One (1) parking space for each two hundred (200) square feet of gross floor space. (*Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96*)

12. Drive-In Eating Establishments: Minimum of ten (10) parking spaces, plus one (1) space for each four (4) seats of total capacity.
13. Drive-In Retail Business Convenience Type Grocery: Minimum of five (5) parking spaces, plus one (1) space for each three hundred (300) square feet of retail floor area.
14. Dry Cleaning: One (1) parking space for each three hundred (300) square feet of gross floor space. (*Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96*)
15. Eating Establishments: One and one-half (1.5) parking spaces for each two hundred (200) square feet of gross floor area. (*Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96*)
16. Elementary Schools: Three (3) parking spaces for each classroom, plus required bus parking.
17. Entertainment Including Dance Halls, Exhibit Halls without permanent seating arrangements, Skating Rinks: One (1) parking space for each one hundred (100) square feet of gross floor space. (*Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96*)
18. Financial Institutions: One (1) parking space for each three hundred (300) square feet of gross floor space. (*Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96*)
19. Food Stores: One (1) parking space for each two hundred (200) square feet of gross floor space. (*Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96*)
20. Funeral Homes: One (1) parking space for each three (3) seats in parlors and chapels, plus space for funeral home vehicles, with a minimum of ten (10) required parking spaces.
21. Furniture Stores: One (1) parking space for each four hundred (400) square feet of gross floor space. (*Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96*)
22. Hospitals: One (1) parking space for each bed intended for patients, excluding bassinets, and one (1) space for each two hundred (200) square feet of gross area.
23. Hotels, Motels, Tourist Homes, Tourist Courts, and Rooming Houses: One and one tenth (1.1) parking space for each guest or sleeping room or suite, excluding restaurants, bars, lounges, which will be computed separately.

24. Industrial and Manufacturing Establishments: One (1) parking space for each five hundred (500) square feet of gross floor area, plus one (1) space for each vehicle to be stored or stopped simultaneously. *(Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96)*
25. Junior High Schools: Two and one half (2.5) parking spaces for each classroom. *(Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96)*
26. Lounges, Taverns, Etc.: One (1) parking space for each one hundred (100) square feet of gross floor area. *(Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96)*
27. Medical Clinic: One and two tenths (1.2) parking spaces for each two hundred (200) square feet of gross floor area. *(Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96)*
28. Manufactured (Mobile) Homes: Two (2) parking spaces for each dwelling unit.
29. Multi-Family Dwellings: Two (2) parking spaces for each dwelling unit.
30. Personal Service Establishments: One (1) parking space for each three hundred (300) square feet of gross floor space. *(Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96)*
31. Private Clubs, Lodges, Fraternities and Sororities: One (1) parking space for each one hundred (100) square feet of gross floor space. *(Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96)*
32. Professional Office, excluding medical/dental clinics or offices: One (1) parking space for three hundred (300) square feet of office space. *(Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96)*
33. Repair Shops: One (1) parking space for each four hundred (400) square feet of gross floor space. *(Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96)*
34. Retail Sales: One (1) parking space for each two hundred (200) square feet of gross floor space. *(Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96)*
35. Sanatoriums, Nursing Homes, Convalescent Homes, Orphanages: One (1) parking spaces for each five (5) beds. *(Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96)*
36. Secondary Schools: Ten (10) parking spaces for each classroom. *(Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96)*

37. Single Family Dwellings: Two (2) parking spaces for each dwelling unit.
38. Theaters, Auditoriums, Churches, Stadiums, Gymnasiums, Convention Halls, and Other Places of Public Assembly: One (1) parking space for each four (4) seats in the building or structure in the main auditorium, based on maximum seating capacity.
39. Wholesale, and Warehouses: One (1) parking space for each one thousand (1,000) square feet of gross floor area.
40. Other Uses: Parking requirements for other uses shall be determined by the Land Development Code Administrator. *(Amended by Ord. 2883, Sec. 1, 7/19/05; Amended by Ord. 2557, Sec. 1, 5/21/96)*

89.05 Combined Parking Spaces: The required parking spaces for any number of separate uses may be combined in one (1) lot but the required space assigned to one use may not be assigned to another use at the same time, except that one-half (1/2) of the parking space required for churches, theatres, or assembly halls whose peak attendance will be at night or on Sunday may be assigned to a use which will be closed at nights or on Sundays.

89.06 Off-Street Loading and Unloading Space: Every building or structure used for business, trade or industry shall provide as indicated herein for the loading and unloading of vehicles. Such space shall have access to a public street or alley.

1. Retail business: Minimum of one (1) space of five hundred (500) square feet for each three thousand (3,000) square feet of floor area.
2. Wholesaling, industry, truck terminal: Minimum of one (1) space of five hundred (500) square feet for each ten thousand (10,000) square feet of gross floor area.
3. Bus terminals: Sufficient space to accommodate the maximum number of buses to be stored or to be unloading at the terminal at any one time.

89.07 Disabled Persons Parking: Parking spaces for disabled persons shall be provided as specified in the current Disabled Persons Parking Code.

89.08 Curb Cuts: Two (2) curb cuts per minimum lot area on each minimum street frontage, maximum width of a curb cut is twenty-five (25) feet, minimum distance between curb cuts on a single lot shall be forty (40) feet and shall be a minimum of twelve and one-half (12.5) feet from property lines in Business districts. The Site Plan Review Committee may authorize an increase in the width of a curb cut, to a maximum width of forth (40) feet, where warranted for the maneuvering of large vehicles. *(Amended by Ord. 2882, Sec. 1, 7/19/05)*

89.09 Permitted Use Upon Review of Hattiesburg Planning Commission of Parking in Adjacent District: An activity in this district within three hundred (300) feet of an off-street parking area in a different adjacent zoning district may use said off-street parking provided:

1. This provision is a permitted use on review. See Section 42.
2. All off-street parking requirements are met for each activity per time of day.
3. This provision shall not allow the excess or maximum development of a lot in one district when the development can use land in the same zoned district or allow the use of available space for parking on the lot to be used for additional structures.
4. The three hundred (300) feet is measured from the property line to the property line of the nearest point of the off-street parking facility to be used.

89.10 Interior Landscaping Requirements: Such landscaped areas shall be located in such a manner as to divide and break up the monotony of paving, or to prevent and discourage cross traffic. These areas shall be distributed appropriately throughout the lot and be subject to review. The following interior landscaping elements shall be required:

1. **Terminal Islands:** All rows of parking spaces shall be terminated on both ends by landscaping islands which measure nine (9) feet in width and twenty (20) feet in length per row of single parking spaces. At least one (1) tree, or grouping, as per Section 89.15, shall be planted on said island. Parking areas of less than fifteen (15) spaces are exempt from terminal islands. (Amended by Ord. 2973, Sec. 1, 10/2/07)
2. **Interior Island:** Interior landscaped islands, which measure an average of not less than nine (9) feet in width and extend the length of a parking space. There shall be an interior island every one hundred and fifty (150) feet. At least one (1) tree or grouping, as per Section 89.15, shall be planted on every interior island. Interior islands need not be placed directly opposite each other when abutting parking rows. See Diagram. Parking areas of less than five thousand (5,000) square feet are exempt from interior islands. (Amended by Ord. 2973, Sec. 1, 10/2/07)
3. **Alternative Island Design:** To aid in design flexibility, landscaped islands may be in various shapes but shall not be less than one hundred and forty (140) square feet of planting area with at least one (1) tree or grouping as per Section 89.15. (Added by Ord. 2973, Sec. 1, 10/2/07)

89.11 Protection from Vehicular Encroachment: Parking spaces shall be designed through the use of wheel stops, raised concrete curbing, or otherwise, to prevent the encroachment of vehicles upon or into landscaped areas and/or ADA access routes. (Amended by Ord. 2973, Sec. 1, 10/2/07)

89.12 Visibility at Intersections: Public right-of-way and/or Private Street: On a corner lot in any district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impair or block vision between a height of two and one-half (2.5) and seven (7) feet above the center line grades of any intersecting streets at the area bounded by the street lines of such corner lots and a line joining points along said street lines thirty (30) feet from the point of intersection. See diagram.

89.13 Intersection of Driveway and Public Right-of-Way and/or Private Street or Landscaped Islands: In any district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impair or block vision between a height of two and one-half (2.5) and seven (7) feet above the center line grades of any intersection street/driveways in the area bounded by the street lines/driveway lines of such corner and a line joining points along said street lines fifteen (15) feet from the point of intersection. See Diagram.

89.14 Credit for Existing Plant Material: If the owner(s) can demonstrate that healthy plant material exists on a site prior to its development for the purposes of off-street parking, or other vehicular use areas, the application of the above landscape standards may be adjusted by the Site Plan Review Committee to allow credit for such plant material if such an adjustment is in keeping with and will preserve the intent of this Code. (Amended by Ord. 2973, Sec. 1, 10/2/07)

89.15 Plant Standards: All required landscaping shall consist of any of the following or combination thereof: materials such as but not limited to, grafts, ground covers, shrubs, vines, hedges or trees. In addition, a maximum of twenty-five percent (25%) nonliving durable materials may be used to complement, but not to be credited as plants. These materials include, but are not limited to, wood chips, loose rocks and pebbles, wood structures, walls, or fences, but excluding paving and sand. Plant materials used in conformance with provisions of this Code shall conform to the standards recommended by the American Society of Landscape Architects for Mississippi. (Amended by Ord. 2973, Sec. 1, 10/2/07)

1. **Trees:** Trees shall be a minimum of ten (10) feet in height at the time of planting and a minimum of twenty (20) feet at maturity. Trees shall be a species recognized by the State of Mississippi Division of Forestry, as being acceptable for this area. Trees shall be of a species achieving, at maturity, an average spread of crown of greater than fifteen (15) feet and having trunk(s), which can be maintained with a minimum of six (6) feet of clear wood trunk elevation. Trees having an average mature spread of crown less than fifteen (15) feet may be substituted by grouping same so as to create the equivalent of a fifteen (15) foot crown spread. Trees species shall have a minimum of two (2) inch caliper measured twelve (12) inches above ground. Trees of a species whose roots are known to cause damage to public roadways, sewers, or other public works (unless the tree root system is completely contained within a barrier for which a minimum interior containing dimension shall be ten (10) feet square and five (5) feet deep) shall not be accepted. Each such tree shall be planted in twenty-five (25) square feet of planting area with a minimum dimension of at least five (5) feet.
2. **Ground Covers:** Ground covers used in lieu of grass, in whole or in part, shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within three (3) months after planting.
3. **Lawn Grass:** Grass areas shall be planted and grown as permanent lawns. Grass may be sodded, plugged, sprigged, or seeded, except that solid sod shall be used in swales or other areas subject to erosion and providing that in areas where other than solid sod

or grass seed is used, grass seed shall be sown for immediate effect and protection until coverage is achieved.

89.16 Installation and Maintenance: All landscaping shall be installed in a sound workmanship like manner and according to accepted good planting procedures with the quality of plant material as herein described. All elements of landscaping exclusive of plant material, except hedges, shall be installed so as to meet all other applicable ordinances and code requirements. Landscaping areas shall require protection from encroachment. (Encroachment is defined as any protrusion of a vehicle outside of a parking space, display area or access way into a landscaped area.)

The owner shall be responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from weeds, refuse and debris.

In the event that trees or other landscaped materials should die, such materials shall be replaced at the appropriate planting time as determined by the Urban Forester/City Arborist. Such time shall not exceed nine (9) months. Failure of the owner of the property to maintain the premises in good condition, as set forth above, shall make him liable for the penalties as set forth in this Code. (Amended by Ord. 2973, Sec. 1, 10/2/07)

No required buffer strip, green space, terminal or interior island areas shall be abandoned, paved, or otherwise employed, unless zoning of adjacent property changes and approved by the Site Plan Review Committee. (Amended by Ord. 2973, Sec. 1, 10/2/07)

89.17 Additional Plant, Installation and Maintenance Standards:

1. **Grass and Ground Cover:** All property, other than the required landscaped strip, lying between the property line and vehicular use area shall be landscaped with at least grass or other ground cover, in conjunction with Sections 89.15 and 89.16. (Amended by Ord. 2973, Sec. 1, 10/2/07)
2. **Access Ways:** Necessary access ways from the public right-of-way through all such landscaping shall be permitted to service the vehicular use area. See Section 89.08, Curb Cuts.

89.18 Vehicular Use Areas: Vehicular use areas shall include all areas used for parking, circulation and/or display of any and all types of vehicles, boats, or heavy construction equipment, or other machinery capable of movement over streets and highways, whether self-propelled or not, and all areas upon which such vehicles traverse as a function of the primary uses of the related structures or properties.

This Section shall include, but is not limited to, activities of a drive-in nature such as service stations, convenience stores, banks, restaurants, multiple dwellings and the like. The requirements set forth herein shall also apply to improvements or additions to existing vehicular use areas, but shall not apply to vehicular use areas in existence at the time of adoption of this Code. For the purpose of this Code, improvements shall include the installation of asphalt paving and/or concrete over any previously unimproved vehicular use

area. Additions shall include any increase equal to twenty-five (25) percent of the required parking for said use or size of existing vehicular use area. Additions equal to fifty (50) percent of the total area of vehicular use shall require that the remaining fifty (50) percent be brought up to standard both in terms of paving and landscaping.

89.19 Parking Lot Lighting: Average of .03 footcandles per square foot shall be required. Lighting shall not create a hazard. (*Amended by Ord. 2881, Sec. 1, 7/19/05*)