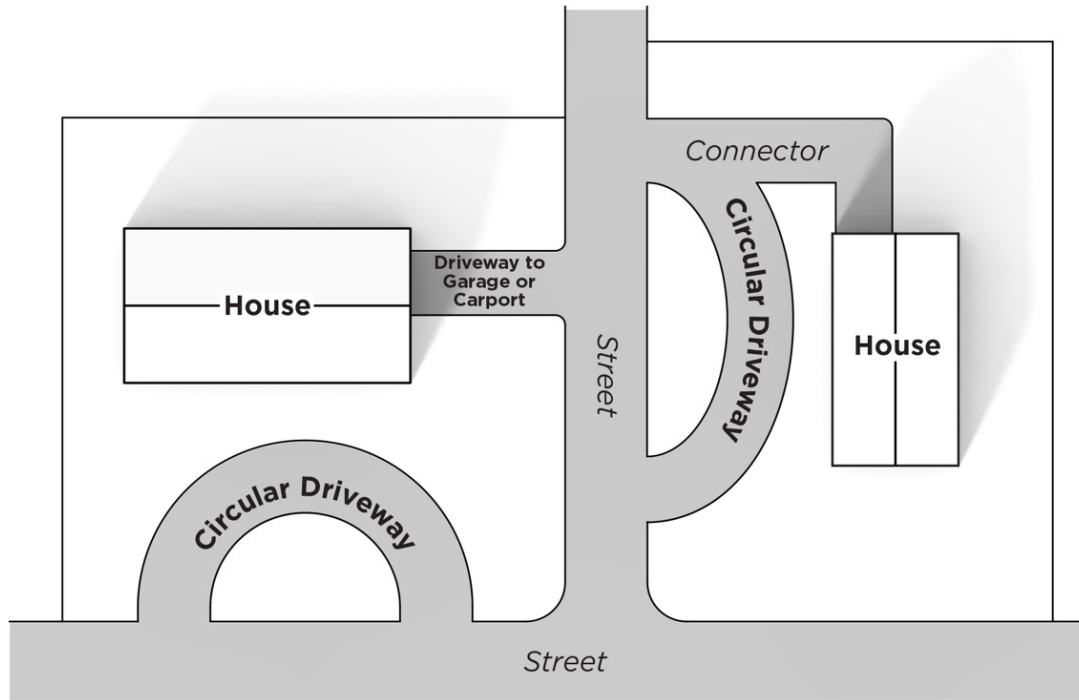

11.3 LOCATION AND SETBACKS

- A. Off-street parking for uses other than residential uses may be provided on a lot other than that on which the principal use is located if the required number of parking spaces for any land use cannot be provided on the same lot on which the principal use is located, according to the requirements of Section 11.8 below.
- B. Parking lots with common frontage on the same block with residentially zoned property and located on roads with less than four existing travel lanes must be setback 25 feet from the street line. However, this setback does not apply to multi-family dwellings.
- C. An interior side or rear setback is required in parking lots, as measured from the edge of parking lot to the lot line, as follows. Required site landscape per Article 12 may be located in this setback.
 - 1. Industrial districts abutting agricultural or residential districts: 20 feet
 - 2. Office or commercial districts abutting agricultural or residential districts: 20 feet
 - 3. Multi-family dwellings abutting agricultural or single-family districts: 10 feet
 - 4. Non-residential use in residential district: 10 feet
- D. For single-family and two-family dwellings, parking is prohibited in the front and corner side yard except as follows:
 - 1. On approved driveways and in approved parking spaces.
 - 2. A maximum of two vehicles with a current and properly displayed accessible/disabled parking license plate or placard/hang tag.
 - 3. Temporary loading or unloading.
 - 4. When construction, remodeling, maintenance, or repairs are being performed on the property, temporary front yard parking cannot exceed the period for which the permit is valid or as necessary to complete the work.
 - 5. Parking for isolated, non-recurring gatherings, parties, or visitors. This exception is not intended to provide permanent or semi-permanent parking for extra cars.
 - 6. Areas within a two-mile radius of Neyland Stadium during University of Tennessee-Knoxville home football games and areas within a one-mile radius of Chilhowee Park and Exposition Center during city-approved events.
- E. For single-family and two-family dwellings, approved parking and driveway(s) in the front and corner side yard are limited to the following:
 - 1. On lots with a carport or garage:
 - a. The driveway leading to a carport or enclosed garage, not to exceed the maximum width allowed, except for flares adequate to access the carport or garage.
 - b. A connector driveway may extend from a circular driveway to beyond the front wall of the structure. Connector driveways must comply with driveway width requirements.
 - 2. On lots with no carport or garage:
 - a. With lot frontage of 75 feet or less, the driveway must be within ten feet of the side lot line.
 - b. For lot frontage greater than 75 feet, no driveway, other than a circular driveway, may be constructed in the area between the front wall of the principal structure and the front property line.

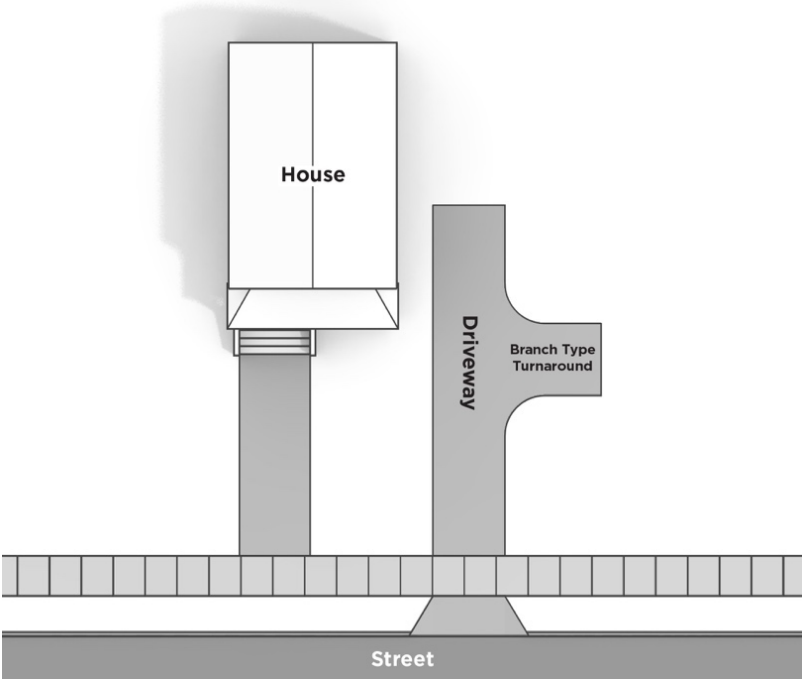
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- c. For lot frontage greater than 75 feet, a connector driveway may extend from a circular driveway to beyond the front wall of the principal structure. Connector driveways must comply with driveway width requirements.

DRIVEWAYS



- 3. In addition to any of the above, a branch type turnaround not to exceed 200 square feet is permitted on any lot where City engineering standards can be met.

BRANCH TYPE TURNAROUND



- F. For the purpose of this section, lot frontage for any lot except a small lot of record that does not have 75 feet or greater frontage on any street, private right-of-way (joint permanent easement), or access easement, is measured at the front building line.