



**MEMPHIS AND
SHELBY COUNTY** **DIVISION OF PLANNING
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Subject: Interpretation of Item 4.5.2C(1)(b): parking requirements for Single-Family Detached, Single-Family Attached, Large Homes

When administering the provisions of the Unified Development Code (UDC), one of the goals is to provide consistent, logical, and clear interpretations of its requirements. Periodically certain interpretations arise that require further analysis and consideration.

Item 4.5.2C(1)(b): parking requirements for Single-Family Detached, Single-Family Attached, Large Homes has been a topic of discussion over the past several months. It states:

*b. Required parking spaces shall be located on the same lot, **not including on-street parking** (see also Section 3.9.1 for garage parking requirements).*

The topic of discussion has been whether on-street parking is allowed to meet the minimum parking requirements for these uses per 4.5.3E Parking Reduction Table.

Table 4.5.3E covers On-Street Parking for Residential and states, in part:

One legal on-street parking space may be substituted for every required off-street parking space provided the on-street space is located on a public right-of-way immediately abutting the property seeking the parking reduction.

It is my interpretation, and hereafter shall be the policy of the Division of Planning and Development, Table 4.5.3E is intended to **ALLOW** qualifying on-street parking spaces to meet the minimum parking requirements for Single-Family Detached, Single-Family Attached, Large Homes.