SPRING HILL MUNICIPAL PLANNING COMMISSION

Paul Downing, Chairman
Jared Cunningham
Mayor Rick Graham
Alderman Matt Fitterer

Paula Hepp, Vice Chairman
James Golias
Todd Benne

AGENDA

Regular Meeting

FEBRUARY 11, 2019
5:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. CHAIRMAN COMMENTS: Audience members wishing to speak to an agenda item will have the opportunity to speak at the beginning of the agenda and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted.

D. PUBLIC COMMENT (NON-AGENDA ITEMS)

E. PUBLIC COMMENT (AGENDA ITEMS)

F. MINUTES

1. Approval of Meeting Minutes from the January 14, 2019 combined Work Session and Regular Meeting of the Planning Commission.

G. APPROVAL OF THE AGENDA

H. CONSENT AGENDA:


2. PPL 636-2019: Submitted by S&ME, Inc. for Harvest Point, Phase 6B. The property is zoned R-2 PUD and contains approximately 8.61 acres. The applicant requests preliminary plat approval for 34 single-family lots. Requested by Zac Davis.

I. OLD BUSINESS

J. NEW BUSINESS

1. STP 627-2018: Submitted by S&ME for Harvest Point, Phase 16 Townhomes. The property is zoned R2-PUD and contains approximately 15.18 acres. The applicant requests site plan approval for 75 townhome lots. Requested by Eric McNeely.
2. **PDC 637-2019**: Submitted by Civil Site Design Group for Derryberry Mixed-Use. The property is zoned C-4 and contains approximately 46.85 acres. The applicant requests Planned Development Concept Plan review and comment for a mixed-use development. Requested by Joe Haddix.

3. **SPC 638-2019**: Submitted by Gresham Smith & Partners for Crossings – Lot 7. The property is zoned C-5 and contains approximately 0.97 acres. The applicant requests Site Plan Concept review and comments for a 7,200 sq. ft retail development. Requested by Joe Johnston.


5. **RZN 634-2019**: Submitted by Anderson, Delk, Epps & Associates, Inc. for a property rezone along Buckner Road. The property is zoned R-2 and contains approximately 17.00 Acres. The applicant requests a rezone from R-2 to R-6. Requested by Joe Epps.

6. **Development Code Text and Map Amendments**
   a. **ZTA 639-2019**: Consider zoning text amendments to Article 1-14 and the Table of Contents of the UDC. Said amendments further refine the new document, add clarity and remove inconsistencies.
      
      **RZN 640-2019**: Consider several corrections to the Municipal Zoning Map of Spring Hill. Proposed changes correct errors performed in translating zoning designations from the prior zoning map and/or ordinances during the UDC adoption.
   
   b. **ZTA 639-2019**: Consider zoning text amendments to Article 15-17 of the UDC. Said amendments further refine the new document, add clarity and remove inconsistencies.


K. **OTHER BUSINESS**

L. **BOARD COMMENT**

M. **STAFF COMMENT**

1. **SKP 551-2018**: Preserve at Spring Hill has been withdrawn.

N. **ADJOURN**
Chairman Paul Downing called the meeting to order at 5:34 PM.

Members Present: Mayor Rick Graham, Alderman Matt Fitterer, Chairman Paul Downing, Jared Cunningham, Todd Benne, James Golias and Vice Chairman Paula Hepp. Also present: City Attorney Patrick Carter, Planning Director Steve Foote, Associate Planner Logan Elliot and City Engineer Tom Wolf.

Election of Officers: Alderman Fitterer made motion to nominate Paul Downing as Chairman and Paula Hepp as Vice Chairman. Motion seconded by Mayor Graham. Motion passed 7-0.

Public Comment (Non-Agenda Items): No comments

Public Comment (Agenda Items): No comments

Approval of the December 10, 2018 Regular Meeting Minutes: Alderman Fitterer made a motion to approve the amended December 10, 2018 Meeting Minutes. Motion seconded by Commissioner Benne. Motion passed 7/0.

Approval of the Agenda: Alderman Fitterer made a motion to place Bonds one (1) through twelve (12) on the Consent agenda and approve remainder of agenda as presented. Motion seconded by Commissioner Cunningham. Motion Passed 7-0.

CONSENT AGENDA:

1. PC Resolution 19-01 Dedication of Road ROW and Public Improvements in Wades Grove Ph 5C.
2. PC Resolution 19-02 Release of Maintenance Bonds Wades Grove Ph 5C.
3. PC Resolution 19-03 Dedication of Road ROW and Public Improvements in Wades Grove Ph 6, 7, 8.
4. PC Resolution 19-04 Release of Maintenance Bonds Wades Grove Ph 6, 7, 8.
5. PC Resolution 19-05 Dedication of Road ROW and Public Improvements in Wades Grove Ph 9, 10, 11.
6. PC Resolution 19-06 Release of Maintenance Bonds Grove Ph 9, 10, 11.
7. PC Resolution 19-07 Dedication of Road ROW and Public Improvements in Williams Park Sec 2A.
8. PC Resolution 19-08 Release of Maintenance Bonds Williams Park Sec 2A.
9. PC Resolution 19-09 Dedication of Road ROW and Public Improvements in Williams Park Sec 2B.
10. PC Resolution 19-10 Release of Maintenance Bonds Williams Park Sec 2B.
11. PC Resolution 19-11 Dedication of Road ROW and Public Improvements in Williams Park Sec 3A.
12. PC Resolution 19-12 Release of Maintenance Bonds Williams Park Sec 3A.

Alderman Fitterer made a motion to approve the Consent Agenda. Motion seconded by Vice Chairman Hepp. Motion passed 7/0.

OLD BUSINESS

1. **STP 550-2018**: Submitted Bob Ziegenfuss for Arby’s Restaurant located at 5426 Main Street. The property is zoned C-5, Central Business District and contains approximately 1.11 acres. The applicant requests modification to the Landscape Plan approved by the Planning Commission on August 13, 2018. Requested by Bob Ziegenfuss.
Alderman Fitterer made motion to approve an amended landscape plan for Arby's, STP 550-2018, with the one (1) condition of approval noted below. Motion seconded by commissioner Golias. Motion passed 5-2, with commissioners Hepp & Cunningham dissenting.

1. The applicant shall enclose the cooler at the rear of the building utilizing the same material and color as the elevations existing on the building.

2. **SKP 575-2018**: Submitted by U-Haul International for property at 3091- and 3085-Miles Johnson Parkway. The property is zoned B-4 (C-4) and contains approximately 6.54 acres. The applicant requests sketch plan review and comment for a storage and rental center. The applicant requested deferral following the August 27 and October 22, 2018 Planning Commission meetings.

**Staff Conditions:**
1. The site is subject to review by the Design Review Committee during site plan review.
2. Additional details will be needed at site plan review regarding the visibility and the appearance of the "storage area" inside the south end of the building.
3. Additional landscaping is needed at the front of Building A and at the ends of parking spaces adjacent thereto.
4. Building materials, including glass will be a critical part of the site plan review. Appearance and screening of buildings B-F along Mile Johnson Road will be important. Metal facades are not an acceptable building material for the primary building. Brick or stone or other acceptable primary building material shall be required.
5. Provide note on Sheet SP1 under ‘zoning information, zone’ that reads: “The application was submitted prior to the adoption of the Unified Development Code and is proceeding under codes applicable to the previous B-4 zoning district.” Remove note on “uses permitted on appeal.”
6. Provide and label all designated loading areas as required near building loading entrances. Is the entrance on the north side of Building a customer loading entrance? Show with fire access templates to illustrate that loading areas do not conflict with fire access.
7. Fire lane should be reduced to the maximum necessary to provide fire access around the perimeter of building. No loading spaces, temporary parking or display of equipment shall be permitted within fire lane. No parking signs shall be installed around building perimeter corresponding with designated fire lane.
8. The large expanse of paved surface on the east side of the main storage building shall be reduced to eliminate unnecessary and undefined pavement. Parking spaces and associated driveways shall be provided with driveways not exceeding two lanes (one lane in either direction) to minimize the amount of impervious surface.
9. All buildings shall conform to City design standards relative to primary and secondary material selections and types including the proposed smaller perimeter storage buildings.
10. Reduce 36' driveway width to 24 feet as storage facility does not generate sufficient traffic to warrant dedicated right lane and a center through/left turn lane. Driveways should be clearly delineated along with corresponding parking spaces to eliminate unnecessary excessive paved surfaces throughout the site including the emergency lane.
11. A vehicle circulation and parking plan should be prepared to illustrate the necessary driveway and parking configuration needed to access the buildings and associated parking.
12. If refuse collection is proposed, show on the plans and include servicing diagrams.
13. Note location of HVAC equipment. Mechanical systems shall be screened from public view.
14. Label sidewalks shown along Main Street.
15. Expand landscape islands on the east side of Buildings C-F by combining islands. Provide more of a driveway environment by providing landscape islands at the eastern ends of buildings B-F.

*P.C. Regular Meeting Minutes 1-14-2019*
16. Per note on A2, all materials will need to comply with the zoning ordinance. Metal siding as shown on portions of buildings B-F are not allowed.
17. Replace the storage unit in Building B adjacent to the cross-access driveway with a landscape island.
18. Relocate stormwater detention areas outside of the 100-year floodplain.
19. Provide a summary from the public information meeting held on December 6th.
20. The applicant shall provide detailed building elevations depicting the elevation from finished grade for all building elevations including those featuring a loading dock. Where the building exceeds 50-feet in height as measured from finished grade of the lowest point of the building, approval must be secured from the Planning Commission.
21. The applicant shall provide a public cross-access easement for the cross-access drive provided. The cross-access drive shall be constructed to the south property line.
22. Building elevations shall depict building materials including percentage of coverage of primary and secondary building materials. Building materials shall comply with City of Spring Hill Design Review Guidelines.
23. Applicant shall address placement of stormwater management structure (detention basin) within designated floodplain and how stormwater will be managed in the event the floodplain is inundated with floodwater.
24. Applicant shall eliminate unnecessary pavement surfaces from throughout the site to provide more direct routing for vehicular traffic.
25. Applicant shall reduce the driveway entrance from a 3-lane configuration to a 2-lane configuration with sufficient turn radii to accommodate truck traffic.
26. The applicant shall dedicate required right-of-way for U.S. 31 and Miles Johnson Parkway and shall construct improvements as may be required by the Planning Commission relative to street and sidewalk improvements based on street classification.
27. The applicant shall provide a site lighting plan with submittal of the Site Plan.
28. The applicant shall provide for street lighting along Miles Johnson Parkway in accordance with City standards.

Alderman Fitterer made a motion to approve SKP-575 conditioned upon the twenty-eight (28) comments in the staff report. Motion seconded by Commissioner Benne. Alderman Fitterer stated that in reviewing the final plat, FPL 537-2017 (Harvey Springs Commercial subdivision) approved in May 2017 he did not feel the application was compliant with all notes on the plat, specifically #2, #4, #15, and #17 Motion failed 0-7 with all members dissenting.

3. **STP 616-2018**: Submitted by David Puckett (Crossings North) for Five Guys & Sleep Number. The property is zoned C-4 and contains approximately 0.87 acres. The applicant requests site plan approval for a 5,425 square foot retail and restaurant building (Sleep Number & Five Guys) at Crossings North. Requested by David Puckett. This item was deferred at the December 10, 2018 Planning Commission Meeting.

**Staff Conditions:**
1. Adjacent service roads, public and/or private, will be complete and provide access to Main Street prior to the issuance of a certificate of occupancy for this site.
2. Pervious pavement is not required.
3. Maintain a maximum of 1.0 fc at the property line.
4. Site plan approval shall remain valid for a period of five (5) years, during which time all required permits shall be obtained. Modification to the approved site plan may require Planning Commission approval.

Vice Chairman Hepp made motion to approve STP 616-2018 with four (4) staff conditions of approval. Motion seconded by Commissioner Cunningham. Motion passed 7-0.

*P.C. Regular Meeting Minutes 1-14-2019*
NEW BUSINESS

1. **NCP 625-2018:** Submitted by Baston & Associates for the Adams Property along Crossings Blvd. The property is zoned C-5 and contains approximately 15.00 Acres. The applicant requests neighborhood concept plan (sketch plan) review and comment for 9 commercial lots with regional detention. Requested by Gary Baston.

**Staff Conditions**
1. Provide pedestrian connection to Kohl's.
2. Relocate the driveway between Lots 6 and 7 to the right side of 7.
3. Approval of the neighborhood concept plan shall be valid for a period of three (3) years during which time a preliminary plat application must be submitted for Planning Commission review and approval.
4. Modifications to the approved neighborhood concept plan may require Planning Commission approval prior to submittal of a preliminary plat application.
5. The applicant shall submit a Traffic Impact Study with the submittal of the preliminary plat that addresses both internal traffic circulation including the provision for shared drives and interconnectivity between parcels as well as external impacts to Crossings Boulevard and its intersection at Main Street including required improvements that may be necessary to mitigate associated traffic reports.
6. The applicant shall submit a preliminary plat or master development plan for the entire remaining parcel depicting future subdivision of the remaining parcel along with associated street right-of-way dedication. The plan should denote future intended land use and utility requirements.
7. Concrete sidewalks are to be included along all street frontages.
8. Add street names, right-of-way widths and street classifications to NCP.
9. Remove shared driveway between Lots 2 and 3 at right-of-way.
10. Remove shared driveway between Lots 4 and 5 at right-of-way.
11. Provide note explaining the purpose of the shared driveways at the back of Lots 1, 2, 4, 5, 6 and 7 with Lots 8 and 9.
12. The applicant shall resubmit the neighborhood concept plan showing the entire tax parcel.
13. References to sketch plat shall be removed and replaced with neighborhood concept plan.

Alderman Fitterer made motion to approve NCP 625-2018 with staff conditions of approval three (3) through eleven (11), adding a twelfth (12) and thirteenth (13) condition of approval to read as above. Motion seconded by Commissioner Benne. Motion passed 7-0.

2. **STP 626-2018:** Submitted Lukens Engineering for Premier Chiropractic on Station Hill Drive (NE corner of Station Hill & Reserve). The property is zoned C-4 and contains approximately .99 acres. The applicant requests site plan approval for a 9,000 sq. ft commercial building to consist of a 4,000 sq. ft medical office and a 5,000 sq. ft retail shell space, along with applicable parking. Requested by Jim Lukens.

**Staff Conditions**
1. Site plan approval shall remain valid for a period of five (5) years, during which time all required permits shall be obtained. Modification to the approved site plan may require Planning Commission approval.
2. Prior to receiving a grading permit, a written approval from TVA will be required for all grading and parking shown within the easement.
3. Label interior driveway widths and access driveway width.
4. Light duty pavement should meet the requirements of our “typical” Local Street cross-section, 8” crushed stone, 2” asphaltic concrete binder and 1 ½ “asphaltic concrete surface unless a geotechnical report substantiates the proposed light duty pavement.

P.C. Regular Meeting Minutes 1-14-2019
Alderman Fitterer made motion to approve STP 626-2018 with four (4) staff conditions of approval. Motion seconded by Commissioner Cunningham. Motion passed 5-2, with Commissioners Hepp & Golias dissenting.

3. **STP 628-2018:** Submitted by Agracel, Inc. for Field of Dreams (Faurecia) at 3555 Cleburne Road. The property is zoned M-1 and contains approximately 20 acres. The applicant requests minor site plan modification approval to add a 2nd entrance to separate employee and truck traffic. Requested by Daniel Webb.

**Staff Conditions**
1. Screen the parking lot from the south and Cleburne Road with landscaping as shown on sheet L1.0 or through a different method.
2. Provide the approved and proposed landscape plan to screen parking areas.
3. Site plan approval shall remain valid for a period of three (3) years, during which time all required permits shall be obtained.
4. Modification to the approved site plan may require Planning Commission approval.
5. Label all invert elevations for new storm pipes to verify adequate cover is provided.

Alderman Fitterer made motion to approve STP 628-2018 with staff conditions of approval three (3), four (4) and five (5). Motion seconded by Commissioner Benne. Motion passed 7-0.

**OTHER BUSINESS**
1. **UDC Amendments**

   Assistant City Administrator Chuck Downham provided the clarification that anything in Articles 15, 16 and 17 reside with the Planning Commission because those take the form of subdivision standards. Anything else would be acted upon in the form of recommendation by this body and then final action by the Board of Mayor and Alderman.

   Economic Development Coordinator Kayce Williams brought attention to Article 9-3 (N) (8), which states that no visitors are permitted to the home occupation at any time. Kayce referenced the idea of allowing some visitors to the home for meetings and things of that sort, depending on the type of occupation. Kayce Williams will work Chuck Downham to add this to the list of UDC Amendments.

   **BOARD COMMENT:** No comment.

   **STAFF COMMENT:** Planning Director Steve Foote introduced the new Associate Planner Logan Elliott and mentioned the Residential Development Index that has been provided to Planning Commission members and Board of Mayor and Alderman. Associate Planner Logan Elliott thanked Steve Foote for the introduction and is excited to contribute to the City of Spring Hill.

**ADJOURN**

Chairman Downing moved to adjourn at 7:13 PM.

Paul Downing, Chairman

Steve Foote, P.C. Secretary

*P.C. Regular Meeting Minutes 1-14-2019*
PPL 635-2019: Submitted by Anderson, Delk, & Associates, Inc. for a preliminary platting in the Brandon Woods development (formerly Meadowbrook South). This application is for phase 1 and 2 of a 17 phase PUD being processed under the provision of the approved PUD, approved under the previous zoning code. The property is 24.18 acres and consists of 65 single-family lots, several open spaces, a walking trail, and several detention ponds.

Property Description and History: This property is located in the most western portion of the Brandon Woods PUD. The Brand Woods development was originally approved in 2006 and recently had a major modification approved via application ADM 461-2018 which was approved June 18, 2018. The major modification authorized, among other things, a change from 684 lots to 721 lots, a major reconfiguration of the lots and right-of-way’s, and created a connection to Port Royal Road through a previously approved townhome project. The property has Rutherford Creek running along the entire northern boundary.

Streets and Sidewalks: The applicant is proposing to access via an extension of a collector road from the Derryberry townhome project off of Port Royal Road. The applicant also proposes one additional collector road and two local roads. The proposal includes 5’ wide sidewalks on both sides of the road, along all rights-of-way and with the necessary ADA ramps. The applicant proposes a 10’ walking trail at the north end of the property and within of the 100-year floodplain.

Landscaping and Buffering: The PUD contains 90.5 acres of open space and this application provides for several open space areas. Staff recommends that open space area 2B provides a min. 20’ wide access point for maintenance purposes.

Bulk and Area: Based on staff’s review of the information provided, this proposal is compliant with the minimum bulk and area requirements of the City’s PUD provisions and the master development plan approved for the project.

Bicycle and Greenway Plan: The property is exempt from any Bicycle and Greenway requirements.

Summary: The applicant did not submit a revised application after the Planning Commission Work Session.

Recommendation: Staff recommends approval of the preliminary plat for Brandon Woods Phase 1 & 2, subject to the following conditions:

1. A detailed technical review of the construction plans is in process in advance of forwarding same to TDEC for their review and approval.
2. Incorporate the new ADA ramp with truncated domes detail on construction plans (one ramp per corner).
3. Dimension the PUDEs with underground infrastructure between Lots 99 – 100, 212 – 213 and 140 – 141.
4. Add a note that all open space shall be a PUDE to allow for maintenance of said open spaces or provide width restricted access and utility easements.
5. Provide approved Fire Department turnarounds for access roads that exceed 150’ in length (minimum 96’ diameter pavement) or Temporary turnarounds may be hard packed gravel.
6. Preliminary plat approval shall remain valid for a period of three (3) years, during which time the applicant/developer shall obtain all necessary permits, complete all applicable improvements, and submit final plat applications for review and approval.
7. Modifications to the preliminary plat may require Planning Commission approval prior to submittal of a final plat application.
Development Plan
Brandon Woods
Formerly "Meadowbrook South"
P.U.D.
Ordinance 1B-14 (June 18, 2018)
R2 Residential P.U.D.
3rd Civil District - Maury Co.
Spring Hill, Tennessee
Developer: Ole South
DATE: 01-25-18 Scale: 1" = 250'

Site Data

Andersen, Dall, Fox & Associates Inc.

Development Plan
Preliminary Plat 1 of 2
Spring Hill Planning Commission Work Session

TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
        Logan Elliott, Associate Planner
MEETING: January 28, 2019
SUBJECT: PPL 636-2019 (Harvest Point Phase 6B)

PPL 636-2019: Submitted by S&ME for Harvest Point Phase 6 Section B, this property is located within the Harvest Point development on the north-west side of Cleburne Road. The property is zoned R-2, PUD, and contains 8.61 acres. The applicant seeks a preliminary plat approval for 34 single-family lots to be processed under the provisions of the PUD, approved under the provisions of the previous zoning code.

Property Description: This property is located north-west of Cleburne Road and is phase 6B of the Harvest Point development. This phase is located adjacent to and north of phase 5B and includes 34 single-family lots. In October of 2016, the Planning Commission approved a final development plan (PUD 254-2016) for a portion of the overall PUD to include 557 single-family lots, 234 townhome lots, and the village square. The applicant is now requesting to transfer one of the approved townhomes lots to a single-family lot in this phase. This would modify the development plan to 558 single-family lots and 233 townhome lots.

Streets and Sidewalks: The applicant proposes one new local street with a dedication of 50’ of right-of-way and the continuation of the north/south local streets of Farmstead Lane to the west and Rangeland Road to the east. The applicant is providing 5’ sidewalks on both sides of the proposed street and continuation of Farmstead Lane and Rangeland Road.

Landscaping and Buffering: The approved final development plan (PUD 254-2016) includes a landscape plan. This preliminary plat does not include any further information.

Bulk and Area: Based on staff’s review of the information provided, this proposal is compliant with the minimum bulk and area requirements of the City’s PUD provisions and the master development plan approved for the project.

Bicycle and Greenway Plan: The Harvest Point PUD master plan proposes almost 4.5 miles of internal trails to provide for internal multi-modal circulation and connections outside of the neighborhood, particularly to the Spring Hill Middle School. Section 6B does not include any of these trails.

Summary: Staff met with the applicant on 1/16/19 and discussed the site and design issues to be addressed. The following items need to be addressed prior to the Planning Commission voting meeting.

1. A detailed technical review of the construction plans is in process in advance of forwarding same to TDEC for their review and approval.
2. Incorporate the new ADA ramp with truncated domes detail on construction plans (one ramp per corner).
3. Label all sanitary and storm sewer pipe diameters and materials of construction.
4. Prior to approval the applicant shall revise the preliminary plat to include landscaping consistent with the approved master plan and submit this revision to the Spring Hill planning department.
5. Preliminary plat approval shall remain valid for a period of three (3) years, during which time the applicant/developer shall obtain all necessary permits, complete all applicable improvements, and submit final plat applications for review and approval.
6. Modifications to the preliminary plat may require Planning Commission approval prior to submittal of a final plat application.
STP 627-2018: Submitted by S&ME for Harvest Point. The property is zoned R-2, Medium Density Residential, PUD, and contains approximately 15.18 acres. The applicant requests site plan approval for Phase 16, Section 1 for a townhome community and is being processed under provision of the approved PUD under the previous zoning code.

Property Description and History: The subject site is adjacent to the secondary access from Cleburne Road and is located at the southern end of Harvest Point. The southern and western boundaries of the property are external to the PUD and abut unincorporated Maury County.

In August of 2016, the Board of Mayor and Aldermen approved a request to rezone the parent tract, containing more than 473 acres, from R-2 to Planned Unit Development (PUD 199-2016) in order to allow for a mixed-use development of single-family homes, townhomes, and a live-work village with nonresidential uses. A final development plan for a portion of the overall PUD (PUD 254-2016) was approved in October, 2016 and, subsequently, preliminary plats for phases 1-4 and 7 in December, 2016 (PPL 282-2016). This application was submitted in December of 2018 and was deferred at the January 14, 2019 Work Session to make application complete and address items identified by staff.

Spring Hill Rising: 2040: The future land use classification for this site falls within the Residential and Mixed-Use Neighborhood Areas. These classifications are intended to provide for different forms of low to moderate density residential activities.

Analysis: Phase 16 contains over 30 acres and is proposed for townhomes. The applicant has divided the project into two sections. Access is provided via a public road connection to Cleburne Road.

Streets and Sidewalk: Sidewalks are provided on the public street east of Phase 16. Internal driveways, identified as Cloverleaf Way and Farmstead Lane, will be private and show sidewalks on both sides of the roadway. The entrance road is divided and contains a median to improve access for emergency purposes and provides access to the alley serving two single family lots.

Bulk and Area: The applicant’s proposal complies the Bulk & Area requirements of the PUD and UDC.

Building & Site Design: A total of 75 townhomes are proposed on individual platted lots. Each unit will have a one car garage. Building facades are composed of brick, stone veneer, and cement lap siding. Roofing is asphalt shingles. All plan units provide a covered front porch and rear patio. Revise the Site Plan to match the Elevations and Floor Plans. During the work session staff recommended that 2' off-sets be included in the townhome buildings. Since that time staff met with the applicant, developer and site planners to discuss this recommendation. The applicant has submitted new elevations that incorporate additional roof line changes and porch roof extensions on the front facades. These and other changes meet the intent of the Pattern Book approved for the Harvest Point PUD.

Open Space & Amenities: On-site open space consists of 6' and 8' wide gravel trails and open areas. Five benches are provided along these trails. No other amenities are shown internal to the site. Rather, the site depends on open space amenities generally provided within Harvest Point. A trail connection is proposed to provide pedestrian access from Phase 16 to the main amenity center.
Each lot meets or exceeds the requirement for 750 sq. ft. of secluded open space within the rear yard. Staff recommends that selectively placed fence panels or landscape screens be provided to enhance privacy for patios and meet the secluded requirement.

**Landscaping & Buffering:** Landscaping is provided throughout the site. Sheet L1.00 (S&ME) shows perimeter landscaping, entrance landscaping and streetscaping. Street trees are placed at about every other lot front. Sheet L1.0 (GDC) shows a typical building foundation landscape plan with a variety of shrubs, “Big Blue” groundcover, and sod for front yards. Existing trees along the south and west property line are proposed to be retained.

**Mail Kiosk:** Centralized mail delivery will likely be required for this development and is subject to review and approval by the USPS. Provisions should be made within the development plan to accommodate the placement and utilization of a centralized mail kiosk serving at the townhomes.

**Lighting:** Lighting is minimal and does not exceed the city’s maximum light levels.

**Refuse Collection:** At this time refuse collection is expected to utilize individual curb side pickup.

**Bicycle & Greenway Plan:** The Plan is not impacted by this development proposal.

**Transportation & Parking:** Each unit is provided with two parking spaces; including a one car garage and a one car wide driveway space. An additional 40 off-street parking spaces are located primarily in the south part of the site. These spaces would better serve the future residents if spread around to the buildings on the north side of the site. The site presently has one way in and out, which is consistent with the original approval of the site as shown on the final plan. Temporary turn around areas are provided for the fire department.

**Recommendation:** Staff recommends approval of STP 627-2018, Harvest Point Townhomes, Phase 16, Section 1, with the following conditions:

1. Incorporate the new ADA ramp with truncated domes detail on construction plans (one ramp per corner).
2. Number of units in Section 1 does not exceed the threshold requiring two (2) access points to the development. Section 2 will exceed the threshold and provisions need to be made for a second access at site plan submittal.
3. Label the diameter of the temporary cul-de-sacs.
4. The 90-degree parking stalls provided measure 9 feet by 19 feet. City standards measure 9 feet by 18 feet minimum.
5. A detailed technical review of the construction plans is in process in advance of forwarding same to TDEC for their review and approval.
6. Site plan approval shall remain valid for a period of three (3) years, during which time all required permits shall be obtained. Modification to the approved site plan may require Planning Commission approval.
Floor Plan - Level 2
Elevations - A
Elevations - B
Side Elevations
TO: Spring Hill Planning Commission  
FROM: Steve Foote, AICP, Planning Director  
        Logan Elliott, Associate Planner  
MEETING: February 11, 2019  
SUBJECT: PDC 637-2019 (Derryberry Mixed-Use)

PDC 637-2019: Submitted by Civil Site Design Group for Derryberry Mixed-Use development. The property is zoned C-4 and contains approximately 46.85 acres. The applicant requests Planned Development Concept Plan review and comment for a mixed-use development being processed under the UDC. Requested by Joe Haddix.

Property Description and History: The subject site is located at the north-east corner of Port Royal Road and Derryberry Lane. The property extends on the east to the Woodland Terrace townhome development and on the north to Jim Warren Road. The site is undeveloped with no significant topography changes or any natural features. The site is mostly square with two small parcels projecting inwards to the site on the north-west corner. Marvin Wright elementary school is located across Derryberry Lane at the south-east corner of the site.

Spring Hill Rising: 2040: The future land use classification for this site is Community Commerce area which aims to provide regional commercial services for Spring Hill and our neighboring communities. Secondary land uses include multi-family development. The applicant is proposing a development that aligns with the property’s future land use designation.

Analysis: The concept plan consists of 280,000 SF of retail, commercial, office & restaurant space, 298 multi-family units, and 104 multi-family units in an age-restricted active adult community. At this time, the Planned Development process is being used primarily to incorporate residential uses and to achieve a mixed-use development plan. In addition to fully developing Tom Lunn Road, the site will also provide substantial off-site improvements, based on the significant public road frontages.

The applicant would like to reserve the right for the age-restricted units to be built as regular apartment units without age restrictions, depending on market conditions. The Planning Commission may want to specify that this type of change will be considered ‘minor’ per Article 13.5H and require approval by the Commission.

Streets and Sidewalk: The plan calls for the extension of Tom Lunn Road, a designated local street, from its current western terminus at Port Royal Road and continues it to the eastern limit of the property. The applicant is proposing parallel parking and raised sidewalks, as a traffic calming measure, on both sides of the extended Tom Lunn Road. Sidewalks are provided along the public streets abutting the property (Jim Warren Rd., Port Royal Rd., Derryberry Ln.). The interior of the property is also highly connected with sidewalks and the multi-family area has a walking trail.

Access: The west side of the concept plan fronts on Port Royal Road and is accessed by the extension of Tom Lunn Road. An additional access drive from Port Royal Road is provided to the commercial area. The applicant provides access to Derryberry Lane via two commercial access drives, one being in alignment with Soaring Eagle Way, and a third access point which serves as the main entrance to the multi-family units. The applicant proposes a secondary access from Jim Warren Road to the age-restricted units on the northern side of the property, with the main entrance to this community being interior to the site. The applicant has provided pedestrian access to abutting streets via sidewalks. All access points have been realigned to avoid off-set driveways.

Phasing Plan: The applicant has provided a phasing plan that includes in Phase 1 the construction of Tom Lunn Road from the western property boundary fronting upon Port Royal Road to the east property boundary. While this provides an important vehicular linkage to Port Royal Road serving residential portions of the property, the traffic study may identify additional street and intersection improvements to be completed with Phase 1 as well as subsequent street and
intersection improvements that will need to be synchronized with the remaining two phases of development to ensure
timely delivery of street and intersection improvements to accommodate traffic generated by the project. The applicant
may also be required to enter into a Development Agreement with the City outlining the specific responsibilities of the
applicant to install public improvements. Phase 1 also includes the multi-family units, the multi-family clubhouse and
walking trails, and a portion of the age restricted multi-family residential units. The phasing plan has been modified so
that Phase 2 of the project is the commercial space. Phase 3 is the remainder of the age restricted multi-family residential
units.

Planned Development Process: The code for processing Planned Development concept plans is provided below. The
applicant submitted additional materials in excess of the minimum required for staff’s and the Planning Commission’s
benefit in the review process.

“3. Concept Plan
Before submitting a formal application for a planned development, the applicant must present a concept plan
before the Planning Commission for the purpose of obtaining information and guidance prior to formal
application.

a. The concept plan will be presented at a public meeting and no notice is required. At minimum, the
concept plan must consist of the following:

   i. A map (or maps) in general form containing the proposed land uses, the natural features of the
development site, the character and approximate location of all roadways and access drives
proposed, the location of all adjacent public streets, public utilities, and schematic drawings
showing the size, character, and disposition of buildings on the site.

   ii. A written statement containing a general explanation of the planned development, including a
statement of the present ownership of all the land within said development and the expected
schedule of construction.

   iii. A summary of the comments heard at the neighborhood meeting, if applicable.

b. The Planning Commission will review the concept plan, and provide such information and guidance it
deems appropriate. Any opinions or advice provided by the Planning Commission is in no way binding
with respect to any official action the Planning Commission may take on the subsequent formal
application. The review of the concept plan is not a public hearing. No decision will be made on the
application.”

Bulk and Area: The proposal complies with the bulk and area requirements of the C-4 zoning district. The applicant will
need to clarify what, if any, UDC requirements this Planned Development will be requesting relief from.

Building & Site Design: The elevations provided show a typical development with a cohesive design pattern. The elevations
show brick and other unidentified materials. The applicant will need to identify the material types before the final Planned
Development. The site design is pedestrian oriented with good connectivity from the residential to the commercial areas.
The proposal is of high quality and demonstrates compliance with a majority of the design standards in the commercial
zoning districts. The applicant will need to provide a document of all C-4 design standards that are being requested to be
waived through the Planned Development application.

Open Space & Amenities: On-site open space consists of a walking trail around a detention pond, a clubhouse and pool
associated with the multi-family units, and a pool associated with the active adult community.

Landscaping & Buffering: The applicant proposes adequate buffering around the perimeter of the concept plan, including
between the multi-family units and the adjacent property. The applicant has adjusted the proposed carports to increase
the buffer area between the multi-family area and the abutting townhome project to the east. The parking lots show
sufficient islands and the applicant has increased the amount of landscaping interior to the commercial parking lot to
comply with the UDC design standards. The largest area of the commercial parking lot now provides landscape islands
between rows.
Mail Kiosk: Centralized mail delivery will likely be required for the multi-family and active adult areas of the development and is subject to review and approval by the USPS. Provisions should be made within the development plan to accommodate the placement and utilization of a centralized mail kiosk system.

Refuse Collection: Compactors and dumpsters are shown for the residential and commercial areas of the development and are shown to be located outside of the required setbacks.

Bicycle & Greenway Plan: All three public roads that abut this property (Jim Warren Road, Port Royal Road, and Derryberry Lane), as well as the extension of Tom Lunn Road, are proposed bike lane roadways.

Transportation & Parking: The applicant is providing 697 parking spaces for the multi-family units, which exceeds the UDC requirement of 634 by 63. The applicant is providing 221 parking spaces for the active adult community with meets exactly the UDC requirement. The applicant is providing 1,122 parking spaces for the commercial space and while the exact parking requirement cannot be calculated without the use of each tenant space identified, the applicant has demonstrated a fully occupied scenario where there is an excess in UDC required parking. Due to the scope of the project, a Traffic Impact Study will be required with the submittal of a preliminary development plan.

Traffic Impact Study: The applicant should address potential traffic impacts associated with the project including a determination on whether modifications will be needed to Port Royal Road, Jim Warren Road, Derryberry Lane and Tom Lunn Road and corresponding intersections associated with the development. The applicant shall be required to submit a Traffic Impact Study with the Planned Development Preliminary Plan application to address internal traffic circulation and external traffic impacts along Port Royal Road, Jim Warren Road, Derryberry Lane, and Tom Lunn Road including intersection improvements such as the installation of turn lanes and traffic signalization to address traffic impacts.

Utilities: The applicant has met with City staff on several occasions to work through the provision of water and sanitary sewer services. The applicant will be providing water and sanitary sewer in a phased approach to ensure the appropriate utility backbone mains are constructed to serve the project. Redundant water flow will be provided in early phases to ensure adequate fire flows for internal portions of the site. City staff recommended the applicant direct sanitary sewer flow utilizing a gravity main to be constructed to serve the project. There may be limited portions of the site that may require force main service based upon topography and site conditions.

Summary: Staff finds this concept plan to be a good mixed-use opportunity for this area and that the property works well as a Planned Development district. The application provides the information specified for a Planned Development Concept Plan. The applicant will need to provide more information in the preliminary Planned Development application to address how the project is complying with the purpose and standards for approval of a Planned Development.

1. Provide a document explaining in detail what regulatory waivers and reductions are being sought from the C-4 district and the benefits being offered above and beyond current codes.
2. Indicate how the occupants age is being restricted.
3. All buildings must have an orientation to and have a public entrance from the highest street classification the lot fronts. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located. Modifications to this section may be approved by the Planning Commission.
4. Water system improvements shall be constructed in orderly phases to provide adequate domestic and fire flow and redundant sources serving each phase of development. Sanitary sewer should utilize gravity mains where practical to minimize or eliminate the need for force mains. On-site and off-site utility improvements will be coordinated with the City of Spring Hill during the Planned Development Preliminary Plan process.
5. Infrastructure improvements including streets, intersections, traffic signalization, and utilities shall be synchronized with the phasing plan to ensure adequate public infrastructure is constructed to serve the development. The applicant may be required to enter into a Development Agreement with the City relative to the installation of road and intersection improvements and other public infrastructure improvements required to serve the project.
6. A Traffic Impact Study shall be submitted with the preliminary development plan application that addressed internal traffic circulation and external traffic impacts including Port Royal Road, Derryberry Lane, Jim Warren...
Road, and Tom Lunn Road including intersection improvements such as traffic signal installation and turn and deceleration lane improvements. Road and intersection improvements shall be coordinated with the phasing plan to ensure timely installation of road and intersection improvements in advance of occupancy of each phase of development.

7. Please clarify “covered parking spaces” — is this a carport style structure or enclosed parking structure?

8. Retail/commercial Building “B” at the corner of Tom Lunn Road and Port Royal Road is a prominent corner and entryway into the development. The corner portion of the building should have a prominent architectural element to define this important corner for the development.

Recommendation: This request is not a voting item. The purpose of the process is to offer information and guidance to the applicant. No recommendation is made.
TYPICAL RETAIL & OFFICE BUILDING ELEVATIONS

TYPICAL MIXED-USE BUILDING ELEVATIONS

TYPICAL BUILDING ELEVATIONS

TYPICAL STREETSCAPE

NOTE: CHARACTER IMAGERY IS CONCEPTUAL IN NATURE TO CONVEY DESIGN INTENT FOR MIXED-USE TOWNSHIP CENTER AND MULTI-FAMILY BUILDINGS. CHARACTER IMAGERY IS TAKEN FROM SIMILAR DEVELOPMENTS PREVIOUSLY CONSTRUCTED BY THE DEVELOPER. A SITE PLAN OF THIS PROPERTY SHALL BE APPROVED BY THE CITY OF SPRING HILL PLANNING COMMISSION.
SPC 638-2019: Submitted by Gresham Smith & Partners for Crossings – Lot 7. The property is zoned C-5 and contains approximately .97 acres. The applicant requests Site Concept Plan (SPC) review and comments for a 7,200 square foot multi-tenant commercial development being processed under the UDC.

Property Description and History: This property is located in the Crossings development and is an out-parcel with the recorded address of 2014 Crossings Circle. The site is located between two built-out lots (Cracker Barrel & Panera Bread) and is proposing cross-access to the north lot.

Access: The proposal includes access from Crossings Blvd and cross-access to the lot to the north (Panera Bread). The building is proposed to have a drive-through window and the site has a drive-through lane and by-pass lane around the south-west side of the building. The Fire department has confirmed that the site design provides for adequate fire access.

Parking and Loading: The provided parking exceeds the minimum require parking. The applicant is providing 52 parking spaces where are 49 spaces required. The applicant is providing 13 pervious pavement parking spaces in order to meet the required pervious area. The site includes the required bike rack in an appropriate location.

Building and Site Design: The building will need to comply with the Unified Development Code’s design standards at time of Site Plan Approval or receive a waiver from the Planning Commission. Staff finds the pedestrian access and architectural treatment of the façade facing Main Street to satisfy the design standard dealing with the orientation of the building.

Landscaping and Buffering: The applicant received a variance (BZA 613-2018) to have a 5’ side yard landscape buffer requirement in lieu of the 10’ requirement in the UDC. The proposal otherwise complies with the landscaping and buffering requirements.

Site Lighting: The applicant was requested to provide a site lighting plan during the Planning Commission Work Session that included a photometric analysis to confirm compliance with lighting standards. While the applicant noted a lighting plan had been provided in the response to staff and Planning Commission comments, there was no lighting plan included with plan documentation submitted by the applicant following the Planning Commission Work Session. A lighting plan is required when site lighting is proposed for a retail site. The lighting plan must include a photometric analysis demonstrating light spillage outside of the property is within limits provided in the UDC. The applicant should utilize full cut-off or shielded fixtures to minimize light spillage and glare onto adjoining property and public streets.

Bicycle and Greenway Plan: The site is not impacted by the requirement of the Bicycle and Greenway Plan.

Summary: In review of the application, the following items need to be addressed prior to the submittal of the Site Plan application. This application is for information and guidance for the applicant and is not a voting item.

1. A site lighting plan shall be provided that includes a photometric analysis demonstrating compliance with requirements fully set forth in the UDC. Full cut-off style or shielded light fixtures should be provided to limit light spillage and glare onto adjoining property and public street.
2. A grease trap and calculations will be required for the restaurant component of the development at the time of site plan submittal.
3. Design calculations for the “permeable pavement” will need to be provide with the Site Plan application.
Site Layout Plan
Floor Plan
Elevations
Renderings
RZN 633-2019: Submitted by Anderson, Delk, Epps & Associates, Inc. for a property rezone along Depot Street. The property is zoned R-2 and contains approximately 34.45 acres. The applicant requests a rezone, under the provisions of the UDC, from R-2 to R-4 to allow reduced lot sizes and increased housing density. Requested by Joe Epps.

Property Description and History: This property is located on Depot street with its north/western boarder abutting the CSX railway and its eastern boarder abutting portions of the Autumn Ridge and Rubens Landing subdivision. The property has traditionally been shown as part of the Autumn Ridge master plan. Lot sizes in Autumn Ridge, based on the R-2 zoning, are a minimum of 10,000 sq. ft. in area. In 2015 a rezoning application (RZN 48-2015) was submitted by Anderson, Delk, Epps & Associates to rezone the property from R-2 to R-6. The applicant submitted a concept plan associated with that rezoning (Bluebird Hollow) and the development was an extension of the Autumn Ridge subdivision. The application was recommended for approval by the Planning Commission at the August 10, 2015 Regular Meeting and was forwarded to the Board of Mayor and Alderman. The application was presented at the September 8, 2015 Work Session and withdrawn on September 21, 2015. The application did not appear on the regular meeting agenda.

Since the January 28, 2019 work session, the applicant expanded their submittal with the addition of a conceptual plan for the development of the site.

Spring Hill Rising: 2040: The future land use classification for this site falls into two categories. The southern portion of the property is designated Downtown-City Center and is intended for moderate to high density. The northern portion of the property is designated Residential Neighborhood Area and is intended for low to moderate density. The applicants request to change from R-2 to R-4 zoning would allow for higher density of single-family homes and would be consistent with both future land use designations.

Zoning Map Amendments: Staff has placed public notification signs on the property as required by the Unified Development Code. The applicant has mailed notification letters to surrounding land owners.

Approval standards for zoning map amendments, as found in the Unified Development Code, Article 13, are below:

E. Approval Standards

The Board of Mayor and Aldermen decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Planning Commission and the Board of Mayor and Aldermen must consider the following standards. The approval of amendments is based on a balancing of these standards.

1. Approval Standards for Map Amendments

a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
b. The compatibility with the existing use and zoning of nearby property.
c. The extent to which the proposed amendment creates nonconformities.
d. The trend of development, if any, in the general area of the property in question.
Based on the approval standards above, staff has concerns regarding standard 1.b above. Land to the north, east, and south is currently developed for single family residential uses. These abutting developments; including, Autumn Ridge and Rubens Landing are zoned R-2 and contain a minimum of 10,000 sq. ft. lots. Belle Meade, across Depot Street is zoned R-1. Land across the railroad tracks is Residential Neighborhood and Rural Residential Area on the 2040 Land Use Map. These areas are outside the current city limits.

Concept Plan: The applicant has provided a concept plan to illustrate a potential layout for the site along with the densities of the surrounding area. Lot dimensions and width are not noted. The applicant has provided density information comparing the proposed development with surrounding existing developments as justification for the proposal. While this density information is useful, it can be skewed by open space and detention areas that will impact the number. Also, the density comparison does not address the actual size and width of existing lots abutting the property. Staff’s concern has been that the size and width of lots proposed (which is not provided) are not in context with immediately abutting property.

The potential plan shows the lots to be split by size according to the underlying land’s Future Land Use designation. The lots abutting the existing Autumn Ridge development are generally shown as larger than the lots to the south, abutting Ruben’s landing. The potential density of lots abutting Autumn Ridge is almost 25% higher than Autumn Ridge’s density. The potentially density of the lots abutting Ruben’s Landing is nearly 50% higher than Ruben’s Landing Section 1. The potential plan shows a significant amount of landscape buffering between Ruben’s Landing and a decent amount of landscape buffering between Autumn Ridge. This concept plan shows a higher density compared to when this parcel was included in the previously approved Master Plan for Autumn Ridge.

Summary: During the work session, staff did not support the rezoning, due to a lack of a compelling reason to change the zoning and density of the site, and because it was not contextually consistent with the neighboring development. The addition of the concept plan provides information to illustrate improvement in selected areas (where significant buffering is proposed). However, there are still areas proposed for new lots that closely abut existing development without providing a proper transition.

In review of the approval standards for Map amendments as identified in Article 13 of the UDC listed above, although improvement has been made, staff finds that the proposed density, and more specifically, the lot width/size is still inconsistent with the adjacent neighborhood. Also, because Spring Hill has not endorsed the practice of adopting the submitted concept plan as an exhibit there is no way for the city or adjacent citizens to rely on or enforce the plan.

While both of the single-family zoning districts (R-2 and R-4) would be permissible and consistent with the Residential Neighborhood Area and Downtown-City Center designations in the Spring Hill Rising 2040 comprehensive plan, taking into account the context of surrounding and abutting development, the R-2 district is more compatible with these developments.

Recommendation: Staff recommends denial of rezone application RZN 633-2019. Should the Planning Commission recommend approval of the application, staff recommends that the development of the site be in substantial compliance with the concept plan provided and that the applicant provide a row of transition lots on-site that match the minimum width and area of those adjoining lots in the Autumn Ridge and Rubens Landing subdivisions, or a substantial buffer.
Spring Hill Rising: 2040
Future Land Use Plan

Legend

Future Land Use

- City Neighborhood Areas, City Neighborhood Areas, City Neighborhood Areas
- Community Commercial Areas, Community Commercial Areas, Community Commercial Areas
- Downtown/City Center, Downtown/City Center, Downtown/City Center
- Gateway Areas, Gateway Areas, Gateway Areas
- Industrial Areas, Industrial Areas, Industrial Areas
- Innovation Areas, Innovation Areas, Innovation Areas
- Mixed Use Neighborhood Areas, Mixed Use Neighborhood Areas, Mixed Use Neighborhood Areas
- Natural Areas, Natural Areas, Natural Areas
- Residential Neighborhood Areas, Residential Neighborhood Areas, Residential Neighborhood Areas
- Rural Neighborhood Areas, Rural Neighborhood Areas, Rural Neighborhood Areas

Prepared by the City of Spring Hill Planning Department
January 16, 2019

Re: Proposed Rezone

Dear Property Owner,

I am writing to you as required by the Spring Hill Unified Development Code. The Property at Depot Street, Belle Drive, and Witt Way Drive, Tax Map 167, Parcel 1.02, for Williamson County and Tax Map 25, Parcel 5, for Maury County, Spring Hill, Tennessee has an application pending to request a change in the land use. This property is within one thousand (1000) feet of real property owned by you and therefore this proposed change directly affects your interests as a property owner.

The application for rezoning is pending before the Spring Hill Planning Commission which will hold a work session on the 28th day of January, 2019, and will hold a subsequent meeting on the 11th day of February, 2019 at 5:30 p.m. to vote on a recommendation to be forwarded to the Board of Mayor Alderman.

After the Spring Hill Planning Commission has given due consideration of the application a recommendation will be forwarded to the Board of Mayor and Alderman for final consideration. The Board of Mayor and Alderman will hold its first work session on the 4th day of March, 2019 with the first reading of this ordinance scheduled for the 18th day of March, 2019 at 7:00 p.m. as well as a Public Hearing and Second and Final reading on the 15th day of April, 2019 of the ordinance taking place at 7:00 p.m.

You are invited to attend each of the above described meetings and are encouraged to voice your support for or against the proposed land use change. If for some reason the dates of the meetings are changed, you will be notified by a separate letter of the dates and times.

If you have additional questions, you can contact the Spring Hill Planning Department, the Spring Hill City Administrator, the Mayor and/or any of the elected Alderman.

Sincerely yours,

Don R. Cameron III
Owner
Affidavit of Mailed Written Notices -- RZN 633-2019

Rezoning of Property at Depot Street, Belle Drive and Witt Way
Tax Map 167, Parcel 1.02, Williamson County and Tax Map 25, Parcel 5, Maury County

I certify that I/we have prepared and mailed the written notices in compliance with the instructions provided to by the Planning Department. The written notices were mailed at the US Post Office on January 17, 2019 in accordance with Article 13.1(B)(3) of the Spring Hill Unified Development Code, Adopted August 20, 2018.

Print Name:  Billy Joe Epps
Signature:  
Date:  01/21/19

Notary Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Linda West of the state and county mentioned, personally appeared Billy Joe Epps, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Anderson, Delk, Epps and Associates, Inc., executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee this 21st day of January, of the year 2018.

Linda C. West
Notary Public

My Commission Expires: 03/03/2020
RICHARD J. & PEGGY LEE ROMANO
801 Belle Drive
Spring Hill, Tn. 37174
615/636-4628
January 19, 2019

To: Spring Hill Planning Commissioner & Planning Department & Board of Mayor & Aldermen

RE: D.Cameron, Property Rezoning at Belle Dr. & Depot St.

Please do NOT consider the rezoning change (from R2 to R4) that developer Cameron has proposed for this last phase of Autumn Ridge! There is NO justification for this change!

The dense traffic that will be included in this rezoning will have a huge impact on Depot St. and the intersection of Beechcroft and Depot Rd. The area is already seeing the effect of the cut thru street in Carnation Subdivision thru to Autumn Ridge.

Has Mr. Cameron submitted a plan to show what he will do with the change??? This portion of Autumn Ridge was originally approved as R2 by our planning committee when the whole subdivision was planned and started years ago.

What has changed since then?????? NOTHING - Except someone wants more money in their pockets.

All the properties that surround this area are zoned R2. His previously submitted plan was out of Character for this area.

This is the 2nd time in 2 years that he has tried to change this zoning. The plan that was submitted 2 years ago was not recommended by the planning commission and/or the aldermen. That plan included a stack of townhomes and duplexes on the Maury County side of this property. Ally's and carports galore, house set backs were close to the street. He used my property to widen the street for a turn lane not his unimproved property. A totally different looking community than what surrounds this property. Out of Character! Autumn Ridge residents were very upset.

Not only was the previous "plan" not approved, recommendations from Alderman Duda and the planning commission was to leave the tree rows that were in place, face the houses towards Depot Rd., leave more green space and pay particular attention to the S turn next to the train depot. I'm sure there were more recommendations as the plan was a total disaster for the area.

I must leave your meetings by 6 p.m. on January 28th and February 11, so please call me directly or e-mail for further conversation. This is very important to me and the older section of Spring Hill.

What you decide on this property today will set precedence over several other 5-10 acre lots along Depot St. that will probably request rezoning in the future.

Thank you for your support and your services to our community.

Sincerely,

PEGGY LEE ROMANO
RZN 634-2019: Submitted by Anderson, Delk, Epps & Associates, Inc. for a property rezone along Buckner Road. The property is zoned R-2 and contains approximately 17.00 acres. The applicant requests a rezone, under the provisions of the UDC, from R-2 to R-5. Requested by Joe Epps.

**Property Description and History:** This property is located on the north side of Buckner Road and is east of the Faith Lutheran Church and west of Pickets Ridge. It is a mostly square property with the property increasing in elevation towards the rear. The property is undeveloped and has approximately 900 feet of frontage on Buckner Road, an arterial street.

Following the work session of January 28, 2019, the applicant expanded their submittal with the addition of a conceptual plan for the development of the site. The applicant is also requesting a modification of their request from the R-6 to the R-5 zoning district. The R-5 district is proposed for modification in the current bank of zoning amendments. Amendments, if approved, will introduce townhomes into the R-5 district. Other uses permitted in this district would include single family, duplex, and triplex residential structures.

Since the R-5 district does not currently permit townhome uses the proposed conceptual plan is not consistent with a request to the R-5 district. For that reason, staff recommends that the request be tabled until the UDC changes are approved by the Board of Mayor and Alderman, and pending the revision of the R-5 district for townhome uses.

**Spring Hill Rising: 2040:** The future land use classification for this site is Residential Neighborhood area. The comprehensive plan identifies the development pattern of the Residential Neighborhood area as: “varies from a low to moderate density with clusters of similar one and two-story residential dwellings in both conventional subdivision development and traditional neighborhood form. New development should integrate different housing types of appropriate scale and context and increase the connections between neighborhoods and other areas.”

The next higher intensity land use category is “Mixed Use Neighborhood Area”. This designation includes many of the uses and design principles stated in the Residential Neighborhood Area and introduces specific references to “multi-family buildings” into the description.

The 2040 Plan includes multiple land use classifications that are used to describe, generally, the type of development that is anticipated within these classifications. In general, density and intensity of use increases as you go from the Natural to Gateway Area. Neither of the first three categories; Natural, Rural or Residential “areas” make any specific mention of multi-family housing. It is first mentioned in the Mixed-Use Neighborhood Area, which typically implies that such uses are first permitted in that designation. This approach would be consistent with the application of the table of permitted uses in the zoning ordinance, where uses not listed are prohibited.

None of the land use classifications provide specific guidance on the permitted density for residential development; i.e. “units per acre”. Rather, generalized descriptions such as “low, moderate, and high” are used. Both the Residential Neighborhood and Mixed-Use areas include a reference to “moderate” densities. Based on the proposed conceptual plan and the amount of land identified as ‘undisturbed’ the proposed density is listed as 3.6 du/ac. As a number this density fits within the general description of low to moderate. The question for the Planning Commission to determine regarding the 2040 Plan would be whether townhomes, being a form of multi-family housing, are permitted in the Residential Neighborhood Area classification. Staff’s determination is that multi-family is not permitted.
Zoning Map Amendments: Staff has placed a public notification sign on the property. The applicant has mailed notification letters to surrounding land owners.

Approval standards for zoning map amendments, as found in the Unified Development Code, Article 13, are below:

E. Approval Standards

The Board of Mayor and Aldermen decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Planning Commission and the Board of Mayor and Aldermen must consider the following standards. The approval of amendments is based on a balancing of these standards.

1. Approval Standards for Map Amendments
   a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
   b. The compatibility with the existing use and zoning of nearby property.
   c. The extent to which the proposed amendment creates nonconformities.
   d. The trend of development, if any, in the general area of the property in question.
   e. That there are no adverse impacts on public health, safety, and welfare.
   f. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to or concurrent with the development of the site, which would be permitted on the subject property if the amendment were adopted.

In review of the standards above, staff does not believe the application meets standard (b). Although the applicant states that the proposed use of the property is for townhomes, the requested rezone to R-5 does not currently allow for townhome developments. A request for the R-5 district is speculative and premature since it has not been acted on. Until such time as the code is changed the Planning Commission should only consider this request consistent with the provisions of the existing Unified Development Code.

If successfully modified to permit townhomes, the requested R-5 rezoning would allow a use and denser style of single-family (and multi-family) development than the existing R-2 designation would allow. The surrounding area has a low-density character, with larger lots, than what a R-5 designation would allow.

Within this area of Buckner Road, the following activities have, or are, taking place.
   - To the west of this site is a 45-acre property (with the city water tower) that is currently zoned R-6 and recently withdrew a sketch plan application for approximately 163 townhome units.
   - A small R-6 site to the east has been denied sketch plan approval by the Planning Commission twice.

Concept Plan: The applicant has provided a concept plan to show a potential site plan for the property. The concept plan shows townhomes and this type of residential development is not permitted in the R-5 zoning district. The concept plan is purely supplemental and intended to show a potential use of the property but in this case the potential use would not be allowed by today's code. The applicant shows two interior streets, lined with townhomes and a large amount of the property to be undisturbed. Also, because Spring Hill has not endorsed the practice of adopting the submitted concept plan as an exhibit there is no way for the city or adjacent citizens to rely on or enforce the plan.

Summary: During the work session access to the 32 acres site to the north, owned by John Maher Builders, was discussed. The only point of access to the property appears to be through the subject site. Based on this restriction and the use of private streets within the townhome development, it would be unlikely that a single-family development would be achieved on the 32 acres. Consideration should be given to the domino effect that the present rezoning could have on surrounding property.
Based on staff’s analysis above, a rezoning to the R-6 zoning district fails to satisfy criteria (a), (b), and (d) above. The requested rezoning is also inconsistent with the comprehensive plan. Because the Spring Hill Rising: 2040 Future Land Use Plan was adopted by the Board of Mayor and Alderman, the rezoning would first require an amendment to the Spring Hill Rising: 2040 Future Land Use Plan to allow multi-family housing. Staff has also determined that the rezoning would not be consistent with the existing use and zoning of adjacent properties.

**Recommendation:** Staff recommends denial of rezoning application RZN 634-2019 or that the request be tabled until the zoning ordinance is amended in a manner to allow townhome uses.
Buckner Road
Map 133, Parcel 25.07 - Williamson Co.
Spring Hill, Tennessee

Sketch Exhibit

Concept

Date: 01-31-19

Developer
Don R. Cameron, III

Andersen, Delk, Epp & Associates, Inc.
1515 6th Ave. South, Suite B
Nashville, TN 37203

Map 133 Parcel 25.07 - Williamson Co.
Spring Hill, Tennessee

Don R. Cameron, III

DATE: 01-31-19

Andersen, Delk, Epp & Associates, Inc.
1515 6th Ave. South, Suite B
Nashville, TN 37203
January 16, 2019

Re: Proposed Rezone

Dear Property Owner,

I am writing to you as required by the Spring Hill Unified Development Code. The Property located on Buckner Road, Tax Map 153, Parcel 25.07, for Williamson County, Spring Hill, Tennessee has an application pending to request a change in the land use. This property is within one thousand (1000) feet of real property owned by you and therefore this proposed change directly affects your interests as a property owner.

The application for rezoning is pending before the Spring Hill Planning Commission which will hold a work session on the 28th day of January, 2019, and will hold a subsequent meeting on the 11th day of February, 2019 at 5:30 pm to vote on a recommendation to be forwarded to the Board of Mayor Alderman.

After the Spring Hill Planning Commission has given due consideration of the application a recommendation will be forwarded to the Board of Mayor and Alderman for final consideration. The Board of Mayor and Alderman will hold its first work session on the 4th day of March, 2019 with the first reading of this ordinance scheduled for the 18th day of March, 2019 at 7:00 p.m. as well as a Public Hearing and Second and Final reading on the 15th day of April, 2019 of the ordinance taking place at 7:00 p.m.

You are invited to attend each of the above described meetings and are encouraged to voice your support for or against the proposed land use change. If for some reason the dates of the meetings are changed, you will be notified by a separate letter of the dates and times.

If you have additional questions, you can contact the Spring Hill Planning Department, the Spring Hill City Administrator, the Mayor and/or any of the elected Alderman.

Sincerely yours,

[Signature]
Don R. Cameron III
Owner
Affidavit of Mailed Written Notices – RZN 634-2019
Rezoning of Property on Buckner Road
Tax Map 153, Parcel 25.07, Williamson County

I certify that I/we have prepared and mailed the written notices in compliance with the instructions provided to by the Planning Department. The written notices were mailed at the US Post Office on January 17, 2019 in accordance with Article 13.1(B)(3) of the Spring Hill Unified Development Code, Adopted August 20, 2018.

Print Name: ___________________________ 
Signature: ___________________________


Date: ___________________________

Notary Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Linda West of the state and county mentioned, personally appeared Billy Joe Epps, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Anderson, Delk, Epps & Associates, Inc., executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee this 21st day of January, of the year 2019.

Linda C. West
Notary Public

My Commission Expires: 03/09/2020
Spring Hill Planning Commission Regular Meeting

TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
       Logan Elliott, Associate Planner
MEETING: January 28, 2019
SUBJECT: ZTA 639-2019 (Unified Development Code text revisions)
       RZN 640-2019 (Unified Development Code – Zoning Map Revisions)

ZTA 639-2019: The following revisions to the Unified Development Code have been initiated by the Planning Commission and compiled/prepared by staff.

RZN 640-2019: Approve the proposed zoning map revisions included in this application as identified by staff.

A. Zoning Text Amendments: The Unified Development Code was adopted by the Board of Mayor and Alderman on August 20, 2018. Since that time staff has begun implementing the requirements contained in the new regulations. During the course of this activity many areas were observed that needed revision to correcting existing wording, removing conflicts, addressing issues, and unintended consequences.

Staff has compiled a list of approximately 35 subjects or sections targeted for revision. For simplification of reading and discussion, the revisions are referenced in the attached resolutions and corresponding exhibits. The first resolution recommends approval of amendments to Articles 1-14, the Table of Contents and the zoning map revisions to the Board of Mayor and Alderman. The second resolution adopts changes to Articles 15-17, which are under the authority of the Planning Commission. The third resolution allows the Planning Commission acting as the Design Review Commission to adopt and recommend approval of the revised Design Guidelines (Article 18) to the Board of Mayor and Alderman.

Approval standards for zoning text amendments, as found in the Unified Development Code, Article 13, are below:

E. Approval Standards

The Board of Mayor and Aldermen decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Planning Commission and the Board of Mayor and Aldermen must consider the following standards. The approval of amendments is based on a balancing of these standards.

1. Approval Standards for Map Amendments

   a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
   b. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.
   c. The extent to which the proposed amendment creates nonconformities.
   d. The consistency of the proposed amendment with the intent and general regulations of this Code.

Staff believes that all of the proposed revisions satisfy one or more of the above criteria (a, b, and d) and do not anticipate the creation of nonconformities inconsistent with the adoption of the UDC.

B. Zoning Map Amendments: The Unified Development Code was adopted by the Board of Mayor and Alderman on August 20, 2018. Since that time staff has begun implementing the requirements contained in the new regulations...
and using the new zoning map. In the course of this work, staff observed that several properties were not correctly transferred from the former zoning districts to the new UDC districts. The individual zoning map corrections are considered housekeeping revisions and are listed individually herein. Approval standards for zoning map amendments, as found in the Unified Development Code, Article 13, are below:

**E. Approval Standards**

The Board of Mayor and Aldermen decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Planning Commission and the Board of Mayor and Aldermen must consider the following standards. The approval of amendments is based on a balancing of these standards.

1. **Approval Standards for Map Amendments**

   a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
   b. The compatibility with the existing use and zoning of nearby property.
   c. The extent to which the proposed amendment creates nonconformities.
   d. The trend of development, if any, in the general area of the property in question.
   e. That there are no adverse impacts on public health, safety, and welfare.
   f. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to or concurrent with the development of the site, which would be permitted on the subject property if the amendment were adopted.

Staff believes that each of the proposed map revisions satisfy the above criteria and maintain entitlements for each of the identified properties.

**Recommendation:** Staff recommends that the Planning Commission take the following actions.

**Resolution #19-29**
Adopt Resolution 19-29 recommending approval of amendments to Articles 1-14 and the Table of Contents as contained in Exhibit A and the zoning map revisions contained in Exhibit B to the Board of Mayor and Alderman.

**Resolution #19-30**
Adopt Resolution 19-30 approving amendments to Articles 15-17 as contained in Exhibit A and incorporating them into the Unified Development Code.

**Resolution #19-31**
Adopt Resolution 19-31 under the authority of the Planning Commission acting as the Design Review Commission, to adopt amendments to Article 18 as contained in the resolution and attached as Exhibit A, Recommended Tree List, and recommend approval of the same to the Board of Mayor and Alderman.
Each lot meets or exceeds the requirement for 750 sq. ft. of secluded open space within the rear yard. Staff recommends that selectively placed fence panels or landscape screens be provided to enhance privacy for patios and meet the secluded requirement.

**Landscaping & Buffering:** Landscaping is provided throughout the site. Sheet L1.00 (S&ME) shows perimeter landscaping, entrance landscaping and streetscoping. Street trees are placed at about every other lot front. Sheet L1.0 (GDC) shows a typical building foundation landscape plan with a variety of shrubs, “Big Blue” groundcover, and sod for front yards. Existing trees along the south and west property line are proposed to be retained.

**Mail Kiosk:** Centralized mail delivery will likely be required for this development and is subject to review and approval by the USPS. Provisions should be made within the development plan to accommodate the placement and utilization of a centralized mail kiosk serving at the townhomes.

**Lighting:** Lighting is minimal and does not exceed the city’s maximum light levels.

**Refuse Collection:** At this time refuse collection is expected to utilize individual curb side pickup.

**Bicycle & Greenway Plan:** The Plan is not impacted by this development proposal.

**Transportation & Parking:** Each unit is provided with two parking spaces; including a one car garage and a one car wide driveway space. An additional 40 off-street parking spaces are located primarily in the south part of the site. These spaces would better serve the future residents if spread around to the buildings on the north side of the site. The site presently has one way in and out, which is consistent with the original approval of the site as shown on the final plan. Temporary turn around areas are provided for the fire department.

**Recommendation:** Staff recommends approval of STP 627-2018, Harvest Point Townhomes, Phase 16, Section 1, with the following conditions:

1. Incorporate the new ADA ramp with truncated domes detail on construction plans (one ramp per corner).
2. Number of units in Section 1 does not exceed the threshold requiring two (2) access points to the development. Section 2 will exceed the threshold and provisions need to be made for a second access at site plan submittal.
3. Label the diameter of the temporary cul-de-sacs.
4. The 90-degree parking stalls provided measure 9 feet by 19 feet. City standards measure 9 feet by 18 feet minimum.
5. A detailed technical review of the construction plans is in process in advance of forwarding same to TDEC for their review and approval.
6. Site plan approval shall remain valid for a period of three (3) years, during which time all required permits shall be obtained. Modification to the approved site plan may require Planning Commission approval.
RESOLUTION 19-29

A RESOLUTION TO RECOMMEND APPROVAL OF AMENDMENTS TO ARTICLES 1-14 AND THE TABLE OF CONTENTS, OF THE CITY OF SPRING HILL UNIFIED DEVELOPMENT CODE AND ZONING MAP, TO THE BOARD OF MAYOR AND ALDERMEN

WHEREAS, the City of Spring Hill Planning Department has identified sections of the Unified Development Code in need of modification; and,

WHEREAS, pursuant to TCA 13-7-201 through 13-7-212 and 13-4-310(a), authority is granted to the Municipal Planning Commission to recommend amendments to the governing body, to the zoning ordinance, including, but not limited to, the review and approval of site plans, planned unit developments, overlay districts, mixed use developments, condominiums and other types of sustainable design and development of property; and

WHEREAS, the zoning ordinance, for the purpose of promoting the public health, safety, morals, convenience, order, prosperity and general welfare, will provide for well designed and constructed infrastructure and facilitate the orderly growth and development of land within the city and provide for the proper improvement of public right-of-ways; and,

WHEREAS, the Official Zoning Map revisions are necessary and essential to proper administration of the zoning regulations and needed for the implementation and enforcement of the ordinance; and

WHEREAS, the Spring Hill Planning Commission intends to make a recommendation for approval to the Board of Mayor and Alderman regarding the adoption of Amendments to Articles 1-14 and the Table of Contents, of the Unified Development Code and the Official Zoning Map, identified respectively as Exhibit A and Exhibit B.

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill Planning Commission hereby adopts Resolution 19-______ recommending approval of Exhibit A, consisting of Articles 1-14 and the Table of Contents, of the Unified Development Code and the accompanying Official Zoning Map, Exhibit B, to the Board of Mayor and Aldermen for adoption.

Passed and adopted this 11th day of February, 2019.

_______________________
Paul Downing, Chair

_______________________
Steve Foote, Secretary
Exhibit A

Item 1  Article 3.2 B. – Annexation

**Category:** Process/Procedures

**Issue & Recommendation:** Current wording places the burden on the City of Spring Hill to initiate a rezoning of an annexed property. The landowner rather than the City should initiate a rezoning of a parcel just annexed into the City. The property should remain in an AG classification until such time as the property owner initiates a rezoning. Amend the provision to provide that the property owner is responsible for initiating a rezoning from the initial AG classification provided when the property is initially annexed into the City.

**Proposed Code Change:**

B. Annexation

Upon annexation of any area by the City of Spring Hill, such area is automatically classified as the AG District. **At any time following the annexation of property by the Board of Mayor and Alderman, the property owner may authorize an application to rezoning the property in accordance with Article 13 of this Code.** The Planning Commission will subsequently prepare and transmit to the Board of Mayor and Alderman a recommendation for rezoning of such area. Upon receipt of such recommendation and after a public hearing, the Board of Mayor and Alderman will evaluate the recommendation and amend the Zoning Map to reflect the rezoning if deemed advisable.

Item 2  Article 4 – Residential Districts, Purpose Statements

**Category:** Residential Districts

**Issue & Recommendation:** The UDC provides for either low-density residential (R-1 through R-5) or high-density residential (R-6 through R-7) with no transitional residential zoning classification between the low- and high-density residential classifications. Developers seeking to develop townhouse projects must seek a change in zoning classification to either the R-6 or R-7 zoning classification within which both classifications allow by right multifamily residential land uses. City staff recommends consideration be given to amend the R-5 Single-Family and Two-Family District to allow for the development of three-family and townhouse land uses to provide a transitional zoning classification for residential land uses. Currently, there is only one residential development in the City zoned R-5 that is fully built-out containing single-family detached residences so this should not create issues with providing additional development density upon existing zoned property. **Article 4, Section 4.1 G. and Table 4-1 as well as Article 8, Table 8-1 are proposed to be amended to permit three-family and townhouse land uses in the R-5 zoning classification along with corresponding yard and bulk requirements as provided in Table 4-1.**
Proposed Code Change:

G. R-5 Single-Family and Two-Family District
The R-5 District is intended for the highest density detached single-family and attached two-family, three-family, and townhouse development. Limited non-residential uses that are compatible with the residential neighborhood may be permitted.

H. R-6 Multi-Family District
The R-6 District accommodates a variety of residential structures, such as single-family, two-family dwellings, townhouses, and multi-family housing. The R-6 District is intended for areas where adequate public utilities and other infrastructure exists that can serve higher density residential development, as well as areas where such development will not negatively impact adjoining lower density residential neighborhoods. Limited non-residential uses that are compatible with the residential neighborhood may be permitted.

*See Table 4-1 for additional amendments related to this item*

---

Item 3 Article 4.3 – Dimensional Standards & Article 7.6.C. – Hillside Slope District

Category: Site Development

Issue & Recommendation: This section references lot requirements without consideration for the type of residential unit (i.e., single family, townhouse or multifamily) and some requirements may not be practical to apply to multi-family types of development. Examples include the 33% maximum “lot” coverage and requirement for site plan review. Staff recommends that the “Maximum Building Coverage” and “Maximum Impervious Surface” requirements be applied to single family lots and to the overall site for townhome and multi-family developments.

Proposed Code Change:

*See table 4-1 for amendments related to this item*
<table>
<thead>
<tr>
<th></th>
<th>R-A</th>
<th>R-R</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>R-4</th>
<th>R-5</th>
<th>R-6</th>
<th>R-7</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bulk</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Area</td>
<td>2 acres</td>
<td>1 acre</td>
<td>20,000sf</td>
<td>10,000sf</td>
<td>8,000sf</td>
<td>6,000sf</td>
<td>SF: 6,000sf</td>
<td>2F: 9,000sf</td>
<td>3F: 12,000sf</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>TH: Min. of 2,500sf for each individual TH lot; Min. of 1 acre required for each TH development site; Max. density for TH development of 9 du/ac; MF: 2,400sf/du but minimum of 1 acre; Max. density of 18 du/ac</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>200'</td>
<td>125'</td>
<td>100'</td>
<td>75'</td>
<td>60'</td>
<td>50'</td>
<td>SF: 75'</td>
<td>2F: 50'</td>
<td>TH: 75'</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>TH: 22' du for each individual TH lot; TH development site; MF: 75'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Number of Attached Units - Townhouse</td>
<td>4 attached units per building</td>
<td>8 attached units per individual townhouse development</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Building Length - Multi-Family Structure</td>
<td>175'</td>
<td>175'</td>
<td>175'</td>
<td>175'</td>
<td>175'</td>
<td>175'</td>
<td>175'</td>
<td>175'</td>
<td>175'</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>40'</td>
<td>40'</td>
<td>40'</td>
<td>40'</td>
<td>40'</td>
<td>40'</td>
<td>SF: 40'</td>
<td>2F: 60%</td>
<td>3F: 60%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>TH: 70% of development site</td>
<td>TH, MF: 70% of development site</td>
<td>70% of development site</td>
</tr>
<tr>
<td>Maximum Building Coverage ^</td>
<td>20%</td>
<td>25%</td>
<td>25%</td>
<td>25%</td>
<td>25%</td>
<td>25%</td>
<td>SF: 2F, 3F: 35%</td>
<td>TH, MF: 50% of development site</td>
<td></td>
</tr>
<tr>
<td>Maximum Impervious Surface *</td>
<td>35%</td>
<td>35%</td>
<td>40%</td>
<td>50%</td>
<td>50%</td>
<td>60%</td>
<td>SF: 60%</td>
<td>2F: 50%</td>
<td>TH, MF: 70% of development site</td>
</tr>
<tr>
<td>Table 4-1: Residential Districts Dimensional Standards</td>
<td>R-A</td>
<td>R-R</td>
<td>R-I</td>
<td>R-Z</td>
<td>R-3</td>
<td>R-4</td>
<td>R-5</td>
<td>R-6</td>
<td>R-7</td>
</tr>
<tr>
<td>-----------------------------------------------------</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
</tr>
<tr>
<td><strong>Minimum Front Setback</strong></td>
<td>30'</td>
<td>30'</td>
<td>30'</td>
<td>25'</td>
<td>25'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>TH: 15' for each individual TH lot</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>MF: 20'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Interior Side Setback</strong></td>
<td>25'</td>
<td>20'</td>
<td>15'</td>
<td>10'</td>
<td>7.5</td>
<td>5'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>TH: None-10' between residential buildings</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>MF: 10' from side lot line of one and two story buildings with an additional 5' for each additional story, or 25' between residential buildings with an additional 10' between buildings for each additional story</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Corner Side Setback</strong></td>
<td>30'</td>
<td>25'</td>
<td>20'</td>
<td>15'</td>
<td>10'</td>
<td>10'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>TH: None-10'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>MF: 25'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Reverse Corner Side Setback (SF, 2F &amp; 3F Only)</strong></td>
<td>30'</td>
<td>30'</td>
<td>30'</td>
<td>25'</td>
<td>25'</td>
<td>20'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>20'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Rear Setback</strong></td>
<td>100'</td>
<td>60'</td>
<td>30'</td>
<td>25'</td>
<td>25'</td>
<td>25'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>MF: 25'</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

^ Maximum Building Coverage is per individual single family lot in the R-A through R-6 District when one dwelling is located on one platted lot. Where more than one dwelling is located on a lot or development site (condo, multi-family, or townhome), the maximum is applicable to the development site.

^ Maximum Impervious Surface is per individual single family lot in the R-A through R-6 District when one dwelling is located on one platted lot. Where more than one dwelling is located on a lot or development site (condo, multi-family, or townhome), the maximum is applicable to the development site.
Item 4  Article 8.3 – Principle Use Standards & Article 4.3 – Dimensional Standards

Category: Access

Issue & Recommendation:

1. No wording in the UDC requires that residential dwellings be designed to orient toward a collector or arterial street. This had been the practice of the Planning Commission during site plan review for townhome type developments under the former zoning ordinance. The proposed change would require this orientation for uses, such as townhomes, that require site plan approval. The proposal places the requirement in the design criteria to allow the Planning Commission the ability to waive the requirement. The proposal would require these residences to face the higher street classification (arterial or collector streets). Graphics are provided to show examples of outward and interior orientation.

2. Drawings included in the UDC appear to prohibit individual vehicular accesses for the same uses, however, no written sections state such. Staff recommends including language to prohibit this type of access.

Proposed Code Change:

8.3 PRINCIPAL USE STANDARDS

K. Dwelling - Multi-Family or Townhouse

2. Design Standards

   f. All buildings must provide an orientation to and have a public pedestrian entrance from the highest street classification that the lot fronts. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.

   g. For a townhome use direct vehicular access to public streets shall only be allowed with Planning Commission approval and only when the Planning Commission is assured that such access will not adversely affect traffic flow and public safety.

   h. For a multi-family use parking shall be accessed via a driveway. Individual parking spaces may not be adjacent to or back into a public street.

*See page 6 & 7 for additional amendments*
ARTICLE 4.3 - TOWNHOUSE DEVELOPMENT DIMENSIONAL STANDARDS

Add a new note "I" that says: See Section 8.3.K for Townhome Siting and Design Standards.
ARTICLE 4.3 - MULTI-FAMILY DEVELOPMENT DIMENSIONAL STANDARDS

Add a new note "K" that says: See Section 8.3.K for Multi-family Siting and Design Standards. See note previous page regarding vehicular access for individual units.
Category: Permitted Uses

Issue & Recommendation: For the next several items staff has determined that changes to the table of permitted uses are warranted. Proposed changes come from different sources and reflect current trends and needs within the community.


2. Allow "Greenhouse/Nursery - Retail" in I-1 Industrial zone. Add "Greenhouse/Nursery - Retail" as a permitted land use under I-1, Industrial zone.


4. Consider whether 'enclosed' self-storage should be permitted only in the I-1 and I-2 districts as "outdoor" storage is, or be allowed as a Special Use in the C-4 and C-5 districts (same as C-3 and C-G). There has been a significant increase in the construction of self-storage facilities throughout Spring Hill. Staff recommends limiting them to industrial districts.

5. Permitted Uses in IC (Institutional Campus). Need to broaden list of permitted uses to include financial institution, industrial light/design, office, and research and development in consideration of current and future uses at Northfield. Many of the uses located within Northfield are not permitted uses. These changes will make those uses conforming.

Proposed Code Change:

*See proposed amendments in Table 8-1*
<table>
<thead>
<tr>
<th>Principal Use</th>
<th>R-4</th>
<th>R-3</th>
<th>R-2</th>
<th>R-1</th>
<th>R-0</th>
<th>R-5</th>
<th>R-4</th>
<th>R-3</th>
<th>R-2</th>
<th>R-1</th>
<th>R-0</th>
<th>R-5</th>
<th>R-4</th>
<th>R-3</th>
<th>R-2</th>
<th>R-1</th>
<th>R-0</th>
<th>R-5</th>
<th>R-4</th>
<th>R-3</th>
<th>R-2</th>
<th>R-1</th>
<th>R-0</th>
<th>R-5</th>
<th>R-4</th>
<th>R-3</th>
<th>R-2</th>
<th>R-1</th>
<th>R-0</th>
<th>USE STANDARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>F</td>
<td></td>
</tr>
<tr>
<td>Alternative Correction Facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amusement Facility - Indoor</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amusement Facility - Outdoor</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Animal Care Facility - Large Animal</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Animal Care Facility - Small Animal</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Sec. 8.3A</td>
<td></td>
</tr>
<tr>
<td>Animal Kennel/Breeder</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Sec. 8.3A</td>
</tr>
<tr>
<td>Art Gallery</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A&amp;I Studio</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bar</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Body Modification Establishment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Sec. 8.1B</td>
</tr>
<tr>
<td>Broadcasting Facility - TV/Video - Win Antennas</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Gardens</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Convoyan</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Sec. 8.3C</td>
</tr>
<tr>
<td>Car Wash</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cemetery</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PRINCIPAL USE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Children's Home</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Center</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Garden</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conservation Area</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Sec. 8.3E</td>
</tr>
<tr>
<td>Contractor's Yard</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Country Club</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cultural Facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Day Care Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Domestic Violence Shelter</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drive Through Facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drug/Alcohol Treatment Facility, Residential</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Sec. 8.3H</td>
</tr>
<tr>
<td>Dwellings - Above the Ground Floor</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal Use</td>
<td>RA</td>
<td>RB</td>
<td>RC</td>
<td>RD</td>
<td>RE</td>
<td>RF</td>
<td>RG</td>
<td>RH</td>
<td>SI</td>
<td>SJ</td>
<td>SK</td>
<td>SL</td>
<td>SM</td>
<td>SN</td>
<td>SP</td>
<td>SQ</td>
<td>SR</td>
<td>ST</td>
<td>SU</td>
<td>SV</td>
<td>SW</td>
<td>SX</td>
<td>SY</td>
<td>SZ</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------------</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Accessory Dwelling Unit: 500 sf or Less in GFA</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Accessory Dwelling Unit: 501 sf or More in GFA</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Manufactured Home</td>
<td>P</td>
<td></td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Multi-Family</td>
<td>P</td>
<td></td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Townhouse</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Single-Family</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Three-Family</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling - Two-Family</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Educational Facility - Primary or Secondary</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Educational Facility - University or College</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Educational Facility - Vocational</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Financial Institution</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Financial Institution, Alternative</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Food Bank</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Food Pantry</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Funeral Home</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gas Station</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Golf Course/Golf Range</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Government Office/Facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Greenhouse/Florist - Retail</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Group Homes</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Halfway House</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Healthcare Facility/Institution</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heavy Retail, Rental, and Service</td>
<td>S</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Homeless Shelter</td>
<td>S</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial - General</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial - Light</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial Design</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Live Entertainment - Secondary Use</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Permitted Use</th>
<th>Special Use</th>
<th>Temporary Use</th>
<th>Block Use - Not Allowed in the District</th>
</tr>
</thead>
<tbody>
<tr>
<td>P</td>
<td>S</td>
<td>T</td>
<td>B</td>
</tr>
</tbody>
</table>

Section: 8.3.1
<table>
<thead>
<tr>
<th>Principal Use</th>
<th>R-A</th>
<th>R-B</th>
<th>R-C</th>
<th>R-D</th>
<th>R-E</th>
<th>R-F</th>
<th>R-G</th>
<th>R-H</th>
<th>R-I</th>
<th>R-J</th>
<th>R-K</th>
<th>R-L</th>
<th>R-M</th>
<th>C-1</th>
<th>C-2</th>
<th>C-3</th>
<th>C-4</th>
<th>C-5</th>
<th>C-6</th>
<th>C-7</th>
<th>C-8</th>
<th>C-9</th>
<th>C-10</th>
<th>C-11</th>
<th>USE STANDARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Live Performance Venue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lodge/Meeting Hall</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>F</td>
<td>F</td>
<td>F</td>
<td>F</td>
<td>F</td>
<td>P</td>
<td>F</td>
<td>F</td>
<td>F</td>
<td>F</td>
<td>P</td>
<td>F</td>
<td>F</td>
<td>F</td>
<td>F</td>
</tr>
<tr>
<td>Manufactured Home Park</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical/General Office</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Micro-Brewery/Distillery/Winery</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>S</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor Dining</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Sec 8.3G</td>
</tr>
<tr>
<td>Parking Lot (Principal Use)</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Article 10</td>
</tr>
<tr>
<td>Parking Structure (Principal Use)</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Article 10</td>
</tr>
<tr>
<td>Personal Service Establishment</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Place of Worship</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Park</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reception Facility</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreational Vehicle (RV) Park</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Research and Development</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Care Facility</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail Goods Establishment</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal Use</td>
<td>R-A</td>
<td>R-B</td>
<td>R-C</td>
<td>R-D</td>
<td>R-E</td>
<td>R-F</td>
<td>R-G</td>
<td>R-H</td>
<td>R-I</td>
<td>R-J</td>
<td>R-K</td>
<td>R-L</td>
<td>R-M</td>
<td>C-1</td>
<td>C-2</td>
<td>C-3</td>
<td>C-4</td>
<td>C-5</td>
<td>C-6</td>
<td>C-7</td>
<td>C-8</td>
<td>C-9</td>
<td>C-10</td>
<td>USE STANDARD</td>
<td></td>
</tr>
<tr>
<td>Retail Liquor Store</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-Storage Facility Enclosed</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-Storage Facility Outdoor</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sexually-Oriented Business</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Social Service Center</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Solar Farm</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Specialty Food Service</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storage Unit - Outdoor</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Dealership - Enclosed</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Dealership - With Outdoor Storage/Display</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Operation Facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Rental - Enclosed</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Rental - With Outdoor Storage/Display</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Item 6  Article 8.3 – Principle Use Standards

Category: Open Space

Issue & Recommendation:

a) Staff believes that the current multi-family development requirement of 100 square feet of useable on-site open space per dwelling unit should be expanded to 300 square feet per unit to provide for development patterns more consistent with past practices and better support “Spring Hill Rising: 2040”’s policy that aims to “Preserve and enhance access to open space and rural areas”.

b) Staff believes that the characteristics of townhome and multi-family developments are similar enough that the on-site open space requirement should also apply to townhome developments.

Proposed Code Change:

c. All townhome and multi-family developments must provide at least 300 square feet of useable on-site open space per dwelling unit. This open space may be either private open space for the dwelling unit or common open space for the use of residents. Such open space must meet the following requirements:

i. Common open space areas must be accessible to all residents of the subject development.

ii. The required common open space area is not required to be contiguous, but must be centrally located and incorporated into the site plan as a primary design feature. Developments must be sited to maximize opportunities for creating usable, well-integrated common spaces.

vii. Developments larger than five acres in gross area must provide a minimum of one formal recreational facility. Formal recreational facilities include, but are not limited to, clubhouses or community rooms, swimming pools, tennis courts, and playgrounds. This is included in the required amount of common open space.

Item 7  Article 8.5 – Use Definitions

Category: Uses

Issue & Recommendation: The definitions of “Self-Storage Facility: Enclosed” and “Self-Storage Facility: Outdoor” both describe the rental of moving vehicles as being a separate use from self-storage. Rental of moving vehicles is defined in the “Use Definitions” as being classified as “Heavy Retail”. “Heavy Retail” is a use listed in Table 8-1 and is distinct from both enclosed and outdoor self-storage. The definition of both “Self-Storage Facility: Enclosed” and “Self-Storage Facility: Outdoor” go on to require that “Heavy Retail” be allowed in the district. This wording is odd and misleading. Staff does not believe that the author of this definition intended to imply that “Heavy Retail” must be allowed for a self-storage use, but rather that the rental of moving vehicles at a self-storage property would need to be treated as a separate use and must also be allowed in the district. Staff has drafted language to clarify the distinction between self-storage and rental of moving vehicles.

Proposed Code Change:

Self-Storage Facility: Enclosed. A facility for the storage of personal property where individual renters control and
access individual storage spaces located within a fully enclosed building that is climate controlled. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Rental of vehicles and other equipment for moving is a separate use from self-storage facility. These activities fall under the use “heavy retail, rental, and service”, which is not considered an ancillary use, but is considered a separate use in Table 8-1, Use Matrix. The heavy retail, rental, and service use must be allowed within the district and requires separate approval.

Self-Storage Facility: Outdoor. A facility for the storage of personal property where individual renters control and access individual storage spaces and where each storage unit has individual access from the outdoors. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Rental of vehicles and other equipment for moving is a separate use from self-storage facility. These activities fall under the use “heavy retail, rental, and service”, which is not considered an ancillary use, but is considered a separate use in Table 8-1, Use Matrix. The heavy retail, rental, and service use must be allowed within the district and requires separate approval.

Item 8  Article 9.3 N. – Home Occupation

Category: Uses

Issue & Recommendation: Staff would like to provide more flexibility for home occupations. Staff is recommending to allow customers or clients to visit the home occupation with limited hours and a requirement that customers or clients park in existing off-street parking serving the residence.

Proposed Code Change:

N. Home Occupation

8. No visitors to the home occupation are permitted at any given time. Visitors, including but not limited to customers or clients, to the home occupation are permitted provided visitors must utilize existing off-street parking serving the residence within which the home occupation resides. Neither visitors or residents of the premises may park any vehicles on the street during operation of the home occupation. Visitors shall only visit the location of the home occupation between the hours of 9:00 a.m. to 6:00 p.m.

Item 9  Article 9.3 P. – Mechanical Equipment

Category: Public Utility and Drainage Easements (PUDE’s)

Issue & Recommendation: City staff recommends the provisions pertaining to the placement of mechanical equipment in PUDE’s be further clarified. Article 9, Section 9.3 P.1. c. is proposed to be amended to further clarify the requirements relative to the placement of mechanical equipment within PUDE’s containing buried utility and drainage structures and piping.

Proposed Code Change:

c. No mechanical equipment with a buried pipe or other physical improvement of any type may be placed within a dedicated public utility and drainage easement (PUDE). This requirement applies only within PUDE’s where buried public infrastructure including drainage or utility improvements have been constructed, in areas where there is a constructed improvement, other than a swale.

Formatted: Not Strikethrough

Formatted: Not Strikethrough
Item 10  Article 9.3 S. – Refuse Containers on Residential Lots

**Category:** Site Development

**Issue & Recommendation:** The requirements for solid waste containers currently do not apply to single-family and two-family residential lots. Contractors are placing roll-offs and dumpsters on City streets causing potential obstructions to public and emergency access. Article 9, Section 9.3 S.1 provides an amendment to require in the case of all types of residential and non-residential construction that roll-offs and dumpsters not be placed within City right-of-way or streets.

**Proposed Code Change:**

1. Dumpsters and recycling containers are prohibited in the required front or corner side setback. No dumpsters or recycling containers may be located on any public right-of-way.
2. All dumpsters and recycling containers must be fully enclosed on three sides by a solid fence, wall, or wall extension of the principal building a minimum of six feet and a maximum of eight feet in height. The enclosure must be gated with a gate that is latchable or lockable. Such construction requires a building permit.
3. All dumpsters and recycling containers must have a cover/lid.
4. Existing properties, as of the effective date of this Code, whose dumpsters and recycling containers are not required to be enclosed, are exempt from this section unless the site is being redeveloped, or the existing building or parking lot is being expanded.
5. Residential and non-residential construction sites must manage construction debris and waste associated with construction. Roll-off containers or dumpsters may be utilized by a contractor for the disposal of construction debris and waste. Roll-off containers or dumpsters shall not be placed within a public street.

Item 11  Article 10.3 D. – Parking Exemptions and Flexibilities

**Category:** Clerical

**Issue & Recommendation:** Revise the reference in Section 10.3.D.1 from Table 10-1 to Table 10-2. Table 10-1 relates to shared parking. This is a typographical error.

**Proposed Code Change:**

1. Properties 10,000 square feet in area or less and located within the C-D District are exempt from the off-street vehicle parking requirements of Table 10-21.
**Item 12**  Article 10, Table 10-2. – Off-Street Vehicle Parking

**Category:** Site Development

**Issue & Recommendation:** Revise Table 10-2 to require in the case of “Dwelling, Townhouse” uses “1 visitor space per 8 dwelling units” similar to the requirement for multifamily. The need for visitor or guest parking has been recognized by the Planning Commission and required on townhome developments. This requirement was carried forward in the UDC for multi-family, but inadvertently missed for townhomes. This fixes the omission.

**Proposed Code Change:**

<table>
<thead>
<tr>
<th>Table 10.2: Off-Street Vehicle Parking Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>USE</td>
</tr>
<tr>
<td>Children’s Home</td>
</tr>
<tr>
<td>Community Center</td>
</tr>
<tr>
<td>Contractor Yard</td>
</tr>
<tr>
<td>Country Club</td>
</tr>
<tr>
<td>Cultural Facility</td>
</tr>
<tr>
<td>Day Care Center</td>
</tr>
<tr>
<td>Drug/Alcohol Treatment Facility, Residential</td>
</tr>
<tr>
<td>Dwelling, Single-Family</td>
</tr>
<tr>
<td>Dwelling, Two-Family</td>
</tr>
<tr>
<td>Dwelling, Townhouse</td>
</tr>
<tr>
<td>Dwelling, Manufactured Home</td>
</tr>
<tr>
<td>Dwelling, Multi-Family</td>
</tr>
</tbody>
</table>

**Item 13**  Article 10.6.A. – Design of Vehicle Parking Facilities

**Category:** Site Development

**Issue & Recommendation:** Many recent townhome projects have proposed a single car garage with one surface parking space (driveway) in front of the garage. Staff recommends that required parking be accessible without having to pass through another required parking space or move another vehicle.

**Proposed Code Change:**

c. Tandem parking configurations shall not be permitted for any residential or commercial use, such that one required parking space blocks another required parking space.
Item 14  Article 11.1.A. – Landscape Plan

Category: Landscape

Issue & Recommendation: The UDC does not require landscape plans be prepared by a landscape architect. To improve the quality and consistency of landscape plan submittals to the City, landscape plans should be prepared by a licensed landscape architect. Article 11, Section 1.A. provides an amendment to require landscape plans be prepared and submitted by a licensed landscape architect.

Proposed Code Change:

A. Landscape Plan Required
A landscape plan is required as part of a site plan review application for multi-family and non-residential (including mixed-use) development, townhouse development, planned unit development. A landscape plan is also required for any major subdivision, as defined in Article 17, but is only required to show buffer and common area landscape, not individual development sites. All landscape plans for sites exceeding 10,000 square feet are to be prepared by and sealed by a registered landscape architect licensed in the State of Tennessee. The landscape plan must be approved prior to the issuance of a building permit. This is in addition to the landscape plan required by Title 18, Storm Water Management Ordinance, of the Municipal Code. All landscape plans must work in concert with and supplement any water management requirements of Title 18.

Item 15  Article 11.3 – Selection, Installation and Maintenance

Category: Landscape

Issue & Recommendation: Most cities have developed a set of recommended landscape plants for use within the community. The UDC did not provide this type of information. Recommended plant lists typically provide plant species information for different planting areas, such as street trees, parking lot trees, etc. and often times will prohibit certain species identified as invasive or that have problem, such as litter, or poor longevity. Staff recommends consideration of the attached Recommended Plant List for Spring Hill.

Proposed Code Change:

5. Plants are required to be selected from the City of Spring Hill Recommended Plant List. Deviations from this list are subject to approval by the Planning Commission.

Item 16  Article 11.5.A. – Parking Lot Perimeter Landscape Yards

Category: Landscape

Issue & Recommendation: Conflict exists between 11.5.A. narrative and section “A” of the corresponding illustration on Page 11-5 regarding perimeter landscape yard requirements. Staff proposes that the illustration on Page 11-5 be modified to match the wording in Item 11.5.A; as follows. Arterial - 15 feet; Collector - 10 feet; Local - 10 feet.
Proposed Code Change:
A. The perimeter parking lot landscape area must be at least 15 feet in width along an arterial street, ten feet in width along a collector street, and [ADDเตน] feet when located along a local street or public space. There must be a minimum linear distance of two feet between the landscape area and any wheel stops or curbs to accommodate vehicle bumper overhang, which is not included in the minimum width calculation.

PARKING LOT PERIMETER LANDSCAPE

15 feet in width along an arterial or collector street, and ten feet when along a local street. Two feet between the landscape area and any wheel stops.

One shrub every three linear feet or a mix of shrubs, perennials, native grasses, and other planting types.

A minimum of one shade tree provided every 30 linear feet or two ornamental trees every 15 feet.

Pedestrian wall three feet to a maximum of four feet in height or two ornamental trees every 25 feet.

60% of the landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses.

Only lawn grass or other resilient groundcover may be located within a utility easement.

(Revise “A” in the illustration above to say “15’ for an arterial street, 10’ for a collector or local street”.

Item 17 Article 11.7.A. – Stabilization Measures on Steep Slope Lots

Category: Landscape

Issue & Recommendation: The UDC does not provide for stabilization measures for finish slopes greater than 3:1 beyond drainage and stormwater structures. Provisions should be developed to require stabilization measures such as sod or other acceptable means to stabilize steep slopes and to promote the establishment of vegetative cover. Article 11, Section 11.7.A. provides a requirement that any portion of a lot containing slopes in excess of 3:1 slope to receive sod or other approved erosion control materials to enhance establishment of a permanent ground cover.
Proposed Code Change:

A. Areas of any lot that are not covered by structures or pavement must be planted with live landscaping. Stone, mulch, or other permeable landscape materials may be used to satisfy this requirement, but must not cover more than 40% of the landscape area. Any portion of a residential or non-residential lot containing slopes in excess of 3:1 shall receive sod or other approved erosion control materials which will enhance the establishment of a permanent ground cover.

Item 18  Article 12.5 C.9 – Duration of Not-for-Profit Community Event

Category: Signage

Issue & Recommendation: Non-profit organizations have expressed concern that the current UDC provision for special event signage 14 days in advance of a community event is not sufficient and have requested consideration be given to lengthening this time period. Article 12, Section 12.5 C.9 is proposed to amend the time requirement in advance of a community event from 14 days to 21 days to provide additional time for advance notification to the public.

Proposed Code Change:

c. Signs may be installed no earlier than fourteen twenty-one days before the event and must be removed within 48 hours of the close of the event.

Item 19  Article 12.5 C.8 & C.10 Off – Premise Signs on Weekends

Category: Signage

Issue & Recommendation: Concerns have been raised about the visual clutter created on the weekends with the placement of numerous builder/contractor signs directing the public to various residential developments located throughout the City. Should such signage continue to be permitted on the weekends or should all forms of off-premise signage be prohibited? Because sign regulations must be “content neutral”, the City is not permitted to preclude a sign containing certain content such as a builder/contractor directional sign. City staff is seeking direction from the Planning Commission on whether to present to the Board of Mayor and Aldermen an amendment to Article 12, Section 12.5 C.8 and C.10 to further limit or prohibit off-premise signs being placed on the weekend.

Item 20  Article 13.1.B.3. – Mailed Notice

Category: Process/Procedures

Issue & Recommendation:

a) Mailed notice is required to be sent to all property owners within 1,000 feet of the subject property (Special Uses and Zoning Map Amendments). In the short time this has been in effect staff has received calls regarding notices received by residents who are surprised to have
received a notice. It appears that the notice is being sent beyond the logical impact area. Staff recommends that the distance be reduced from 1,000 feet to 500, which is more consistent with surrounding jurisdiction practices.

b) Mailed notice is also required to be sent to all property owners within 250 feet of property requesting a variance. This distance is larger than normal for a variance application. The distance and the requirement for mailings to be certified mail make compliance difficult for single family residents. Staff is recommending the Planning Commission consider reducing the variance requirement to adjoining property.

c) Staff believes that the requirement for mailed notice to be sent by certified mail is unnecessary. It is not required by Tennessee law. Many communities have opted for first class mail for these notices and found that it is highly reliable. The requirement that an applicant provide staff with a map of the area showing the required notice area, a list of the property owners and their mailing addresses, parcel numbers, and a copy of the mailed letter allows sufficient checks to ensure that all appropriate property owners are notified. First class mail will also help citizens to prepare required notices.

d) Staff recommends that mailed notices include language that indicates the existing and proposed zoning districts for rezoning applications and the nature of the use for special use applications.

**Proposed Code Change:**

3. **Mailed Notice**
The following mailed notice requirements apply to all applications that require mailed notice.

   a. Written notice must be mailed by U.S.P.S. First Class certified mail at least ten days in advance of the first scheduled action to all property owners within 5001,000 feet of the property line of the subject property for all notices except variances, which require notice to adjoining property owners within 250 feet. The notice must include the date, time, place, and purpose of such hearing/meeting, the existing and proposed zoning districts for rezoning requests, the nature of the use for special use requests, the name of the applicant, and the address of the subject property. When a zoning map amendment is proposed by the City, notification must also be mailed to the owner of the subject property.


**Category:** Vesting

**Issue & Recommendation:** Various inaccuracies were discovered in the UDC text regarding the state required periods for vesting of city actions. Numerous areas of Article 13 and 17 have been revised to agree with one another and with the requirements of state law.

**Proposed Code Change:**

**13.1 GENERAL PROCESSES**

E. Vesting of Development
In accordance with TCA Section 13-4-310, the following provides for the Vesting of developments through zoning applications. Table 13-2: Vesting Timeline provides for vesting within the City, under state law, for the types of plans approved, the vested right, and what action triggers the vesting.
4. Should the applicant obtain all necessary permits for site preparation and commences site preparation in order to maintain vesting, as listed in Table 13-2. During the vesting period, the applicant must commence construction and maintain any necessary permits, and secure additional approvals, as specified in Table 13-2, to remain vested.

4. Should the applicant obtain all necessary permits for site preparation and commences site preparation within three years of preliminary approval, the vesting period is extended an additional two years to commence construction from the date of the expiration of the three year period, for a total of five years. During the two year period, the applicant must commence construction and maintain any necessary permits to remain vested.

5. Should the applicant commence construction during the vesting period, the development standards applicable during the vesting period remain in effect until a final certificate of occupancy is issued; provided, the total vesting period of the project cannot exceed ten years from the date of application approval for non-phased developments, as specified in Table 13-2, during which time the applicant must maintain all necessary permits during this period.

5. Should the applicant commence construction during the five year period, the development standards applicable during the vesting period remain in effect until a final certificate of occupancy is issued; provided, the total vesting period of the project cannot exceed ten years from the date of application approval, during which time the applicant must maintain all necessary permits during this period. For a phased development, the total vesting period is 15 years from the date of preliminary plan approval by Board of Mayor and Aldermen.

<table>
<thead>
<tr>
<th>Table 13-2: Vesting Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application</td>
</tr>
<tr>
<td>Planned Development Concept Plan</td>
</tr>
<tr>
<td>Planned Development Preliminary Plan</td>
</tr>
<tr>
<td>Planned Development Final Plan</td>
</tr>
<tr>
<td>Site Plan</td>
</tr>
</tbody>
</table>

13.5 PLANNED DEVELOPMENT

3. Concept Plan
   Before submitting a formal application for a planned development, the applicant must present a concept plan before the Planning Commission for the purpose of obtaining information and guidance prior to formal application.

b. The Planning Commission will review the concept plan, and provide such information and guidance it deems appropriate. Any opinions or advice provided by the Planning Commission is in no way binding with respect to any official action the Planning Commission may take on the subsequent formal application. The review of the concept plan is not a public hearing. No decision will be made on the application. Therefore, no vesting is applicable to this plan.

4. Preliminary Plan

f. Expiration (see also Table 13-2)

i. The preliminary plan approval expires if a complete application for approval of a final plan has not been filed within three (3) years after the date the Board of Mayor and Aldermen grants preliminary plan approval. As part of the Board of Mayor and Aldermen approval of the preliminary plan, the Board of
Mayor and Aldermen may extend this period of time including approval of a phasing plan where the validity period is longer than three (3) years for the PD.

5. Final Plan

d. Expiration (see also Table 13-2)

i. The final plan approval expires if a building permit has not been issued within five (5) three years after the date of final plan approval. As part of the Planning Commission approval of the final plan, the Planning Commission may extend this period of time including approval of a phasing plan where the validity period is longer than five (5) three years for the PD.

ii. All required actions to retain vesting shall be per Table 13-2. An extension of this three-year validity period may be granted by the Planning Commission prior to the expiration date of the approval if the applicant requests an extension in writing prior to the expiration date of the approval.

iii. If the planned development is to be developed in phases, the applicant need only file a final plan for the first phase of development within five (5) three years, as indicated in the development schedule. The final plan for the remaining phases must be filed in accordance with the development and construction schedule. Phased development vesting of up to fifteen (15) years is available, if required actions, as noted in Table 13-2, are achieved and maintained.

13.6 SITE PLAN REVIEW

2. Concept Plan

b. The Planning Commission will review the concept plan, and provide such information and guidance it deems appropriate. Any opinions or advice provided by the Planning Commission is in no way binding with respect to any official action the Planning Commission may take on the subsequent formal application. The review of the concept plan is not a public hearing. No decision will be made on the application. Therefore, no vesting is applicable.

H. Expiration and Vesting

1. The site plan approval expires if a building permit has not been issued within five (5) three years after the date of site plan approval. The site plan is vested within this Code, as per Table 13-2.

2. All required actions to retain vesting shall be per Table 13-2. One extension of this three-year validity period may be granted by the Planning Commission prior to the expiration date of the approval if the applicant requests an extension in writing.

3. If the site plan is to be developed in phases, the applicant need only file a building permit for the first phase of development within five (5) years, as indicated in the development schedule. The building permits and applicable site preparation permits for the remaining phases must be filed in accordance with the development and construction schedule. Phased development vesting of up to fifteen (15) years is available, if required actions, as noted in Table 13-2, are achieved and maintained.

Item 22 Table 13.3 & Table 13.4 – PD & Site Plan Submittal Requirements

Category: Submittal Requirements

Issue & Recommendation: Neither the submittal checklist for Planned Development or site plan includes a requirement for the applicant to provide architectural building elevation documentation/plans. This is typical requirement and was a requirement under the former zoning ordinance. Staff recommends that lines be added to these checklists requiring these architectural plans and features be provided with preliminary and final development plans, and site plan submittals.
Proposed Code Change:

Table 13.3. PD Submittal Requirements

<table>
<thead>
<tr>
<th>Submittals</th>
<th>Planned Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Information</td>
<td></td>
</tr>
<tr>
<td>Name, address, zoning, and property lines of all property owners adjacent to the exterior boundaries of the project</td>
<td></td>
</tr>
<tr>
<td>Name, address, phone numbers of owner(s), developer(s), and representatives</td>
<td></td>
</tr>
<tr>
<td>North arrow, scale, date of preparation, zoning classification, map/palce numbers, total acreage, and proposed use</td>
<td></td>
</tr>
<tr>
<td>Title block located in the lower right hand corner indicating the name and type of project, scale, minimization, prepping drawing, date, and revisions</td>
<td></td>
</tr>
<tr>
<td>Legend containing all symbols and lines shown in the drawing</td>
<td></td>
</tr>
<tr>
<td>A vicinity map of the project with a radius of 1.5 miles from the project, any Major Thoroughfare Plan streets, and the 100-year floodplain boundary</td>
<td></td>
</tr>
<tr>
<td>The location of all existing structures on the property</td>
<td></td>
</tr>
<tr>
<td>Site coverage note indicating the percentage of the site that is currently covered by impervious surface</td>
<td></td>
</tr>
<tr>
<td>Title, name, address, stamp, and signature of the design professional(s) licensed to prepare the required plans and plots</td>
<td></td>
</tr>
<tr>
<td>The current date of the Unified Development Code in effect at the time of submittal</td>
<td></td>
</tr>
</tbody>
</table>

Table 13.4. Site Plan Requirements

<table>
<thead>
<tr>
<th>Submittals</th>
<th>Site Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title, name, address, stamp, and signature of the design professional(s) licensed to prepare the required plans and plots</td>
<td>*</td>
</tr>
<tr>
<td>The current date of the Unified Development Code in effect at the time of submittal</td>
<td>*</td>
</tr>
</tbody>
</table>

Item 23  Article 13. Sec. 13.6 D.2. – Site Plan Review, Concept Plan

Category: Submittal Requirements

Issue & Recommendation: Sketch/Concept Plan submittal requirements. Staff is seeking to expand the requirements for Concept Plan submittal that will allow for a better determination as to the sufficiency of utilities and road infrastructure for a proposed project. Information includes; preliminary utility, hydrology, stormwater and drainage data, as well as, a traffic study. This information will help staff and the Planning Commission make informed decisions relative to stormwater, utility adequacy and traffic impacts.
Proposed Code Change:

2. Concept Plan

The applicant may request review of a concept plan before the Planning Commission for the purpose of obtaining information and guidance prior to formal application.

   a. The concept plan is presented at a public meeting and no notice is required. At minimum, the concept plan must consist of the following:

      i. Information sufficient to address the availability and adequacy of utility services/road infrastructure and preliminary locations/designs for stormwater and hydrology, including, but not limited to, a traffic study and preliminary engineering calculations.

Item 24 Article 13.2 – Zoning Text and Map Amendment

Category: Error

Issue & Recommendation: Identified Zoning Map error on parcels located in Spring Hill Town Center. Need to revise from R-6 to B-3 zoning classification consistent with prior Official Zoning Map.

Proposed Map Change:

A. The first two are adjacent properties just east of the Post Office. In both cases the zoning of the sites will be changed from R-6 to C-3. Zoning on the previous map was B-3.

   1. Parcel ID 060025 01101 220 Town Center Parkway
      Shepherds Cell
      P.O. Box 1835
      Spring Hill, TN 37174

   2. Parcel ID 060028 00118 216 Town Center Parkway
      DGLM Ventures LLC
      1806 Packard Ct
      Spring Hill, TN 37174

B. This property represents the Echelon site near the northeast corner of I-65 and Jim Warren Road. The ownership line and the Echelon plan boundary do not match the zoning map. Proposed correction will change the zoning map to redraw the C-3 area as TND. This map error was also on the former zoning map.

   3. Parcel ID 060027 00900 3446 Jim Warren Road
      NWC Investments IV LLC ETAL
      2820 Selwyn Avenue, Ste. 500
      Charlotte, NC 28209

C. This property represents a leftover property created following the subdivision of Shannon Glen. The property was formerly zoned AG on the old zoning map and was unintentionally transposed R-1 in the UDC.

   4. Parcel ID 153 00802 000900 3446 Jim Warren Road
      WHITT SARAH L
      2200 SUGAR RIDGE RD
      SPRING HILL, TN 37174

Formatted: Normal, Justified, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5", Don't hyphenate

Formatted: Justified, Space After: 0 pt, Line spacing: single, Don't hyphenate

Formatted: Normal, Justified, Indent: Left: 0.5", No bullets or numbering, Don't hyphenate

Formatted: Justified, Indent: Left: 0.5", Space After: 0 pt, Line spacing: single, Don't hyphenate

Formatted: Normal, Justified, Indent: Left: 0.5", No bullets or numbering, Don't hyphenate

Formatted: List Paragraph, Add space between paragraphs of the same style, Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Indent at: 0.25"

Formatted: Font: (Default) Arial, 9 pt, Bold
Item 25  Small Cell Standards

Category: Telecom installation in the Right-of-Ways

Issue: The UDC does not contain provisions regulating the installation of small cell structures within City ROWs. Nearby cities are beginning to see applications for such structures. Does the City desire to amend the UDC to provide specific provisions for the installation of small cell structures/devices within City ROW?

Item 26  Short Term Rental of Residential Units

Category: Property Use

Issue: Should the UDC provide standards for the regulation of short-term rentals or should this be addressed in the Municipal Code or both?
Exhibit B – UDC Zoning Map Revisions #1
RZN 640-2019

The following Map Corrections are required for the Zoning Map.

A. The first two are adjacent properties just east of the Post Office. In both cases the zoning of the sites will be changed from R-6 to C-3. Zoning on the previous map was B-3. Proper translation should have been to C-3.

1. Parcel ID 060025 01101 220 Town Center Parkway.
   Shepherds Call
   P.O. Box 1835
   Spring Hill, TN 37174

2. Parcel ID 060028 00118 216 Town Center Parkway
   DGLM Ventures LLC
   1806 Packard Ct.
   Spring Hill, TN 37174

4. Exhibit B RZN 640-2019 map corrections
B. This property represents the Echelon site near the northeast corner of I-65 and Jim Warren Road. The ownership line and the Echelon plan boundary do not match the zoning map. Proposed correction will change the zoning map to redraw the C-3 area as TND. This map error was also on the former zoning map.

3. Parcel ID 060027 00900 3446 Jim Warren Road
   NWC Investments IV LLC ETAL
   2820 Selwyn Avenue, Ste. 500
   Charlotte, NC 28209

C. This property represents a leftover property created following the subdivision of Shannon Glen. The property was formerly zoned AG on the old zoning map and was unintentionally transposed R-1 in the UDC.

4. Parcel ID 153 00802 00900 3446 Jim Warren Road
   WHITT SARAH L
   2200 SUGAR RIDGE RD
   SPRING HILL, TN 37174
RESOLUTION 19-30

A RESOLUTION TO ADOPT AMENDMENTS TO ARTICLE 15 REQUIRED PUBLIC IMPROVEMENTS AND BONDS, 16 RIGHT-OF-WAY DESIGN AND ACCESS MANAGEMENT, AND 17 SUBDIVISION APPROVAL, OF THE CITY OF SPRING HILL UNIFIED DEVELOPMENT CODE.

WHEREAS, the City of Spring Hill Planning Department has identified sections of the unified development code in need of modification; and,

WHEREAS, pursuant to TCA 13-4, et seq, Municipal Planning, authority is granted to the municipal Planning Commission to adopt regulations governing the subdivision of land and development regulations related thereto; and

WHEREAS, the subject regulations will facilitate the orderly growth of land within the city and provide for the proper improvement of public right-of-ways; and,

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill Planning Commission hereby adopts the text amendments in Articles 15, 16, and 17 as attached hereto and described in Exhibit A. The adopted amendments shall become effective immediately.

Passed and adopted this 11th day of February, 2019.

_______________________________________
Paul Downing, Chair

_______________________________________
Steve Foote, Secretary
Exhibit A

Item 1  Article 15.9 – Establishment of Minimum Pipe Size

Category: Utilities

Issue & Recommendation: City staff noted that Article 15, Section 15.9 does not provide a minimum pipe size for reinforced concrete pipe (RCP). City staff has prepared an amendment to Article 15, Section 15.9 to provide a minimum pipe diameter of 18-inches for reinforced concrete pipe.

Proposed Code Change:

9. Stormwater Pipe, Manholes, Catch basins, Inlets and Pipe End Walls, and Bedding Aggregate
   a. Reinforced concrete pipe must conform to the minimum standards for Class III, ASTM C76, and must be 18-inch minimum diameter when utilized under roadways and all paved areas whether public or private development. All RCP stormwater pipe and structure joints and connections must be grouted with non-shrink grout and/or otherwise sealed both inside and out. Butylene gasket materials must also be utilized within pre-cast manholes and structures to further seal the joints and connections.
Item 3  Article 15.17 & 15.18 – Performance Bonds and Maintenance Bonds

Category: Bonds

Issue & Recommendation: Staff noticed that the UDC language for performance bonds and maintenance bonds is not consistent with established City practices. Staff proposes bringing the UDC into compliance with City practices.

Proposed Code Change:

15.17 IMPROVEMENT COSTS AND PERFORMANCE BONDS

C. Performance Bond

A performance bond or insurance bond is required in the amount of 110% of the cost of the following required improvements: final asphalt pavement, curbs, gutters, stormwater systems, sidewalks, traffic control devices, street lights, utilities, ditches and/or drainage system including detention and retention facilities, and amenities and open space (if required).

1. The performance bond or insurance bond must be secured by a letter of credit or a certified check, either of which must be from an approved financial institution chartered by the State of Tennessee with an office or branch authorized to accept a demand or “call” on the securing document within 50 miles of Spring Hill, Tennessee.

2. Such performance bond or insurance bond must comply with all statutory requirements and must be satisfactory as to form, sufficiency, and manner of execution as set forth in these regulations. Bonding instruments...
must include an automatic renewal or evergreen clause. The Planning Commission must specify the period within which required public improvements must be completed in the approval of the bond, but the time period cannot exceed two years from date of recording of final plat. The bond must be reviewed at least once every two years by the Planning Commission, at which time it may be reduced, if significant work has been accomplished.

3. The Planning Commission may extend the completion date set forth in the bond for a maximum of two years at its discretion. Any extension of the performance period may necessitate an increase in the bond amount.

4. This performance bond or insurance bond must also be used as a guarantee for any repairs which may be required to City roads that have been identified or designated during the review process by the City Engineer as having been damaged as a result of any construction vehicle or equipment or other means during the construction by the developer/owner.

5. If the applicant has properly constructed final asphalt pavement, curbs, gutters, stormwater systems, sidewalks, traffic control devices, street lights, utilities, ditches and/or drainage system including detention and retention facilities, and amenities and open space (if required), and has obtained a satisfactory inspection by the City, the development may convert the bond to an appropriate maintenance bond to be 30% of performance bond. This maintenance bond is required for a minimum of a one to three year period depending upon the backfill material used, prior to the final inspection and release of the bond by the City.

15.18 MAINTENANCE OF IMPROVEMENTS

B. A maintenance bond to guarantee the asphalt binder course, curbs, gutters, stormwater infrastructure systems, and utilities, secured by a letter of credit, certified check, cash account, or insurance bond from an approved financial institution, is required of each applicant for a minimum period of one or three years depending upon the backfill material used, prior to the final inspection, a signed Certificate of Satisfactory Completion approved by the City Engineer, Public Works Department representative, and Utility Inspector and release of the bond by the City. During the final inspection, the City Engineer shall identify all needed repairs for the asphalt binder course, curbs, gutters, stormwater infrastructure systems, and utilities. The maintenance bond will not be released until such repairs are satisfactorily completed as determined by the City Engineer.

C. A maintenance bond to guarantee the final layer of asphalt wearing course, sidewalks, street lighting, traffic control devices, and stormwater management facilities, secured by a letter of credit, certified check, cash account, or insurance bond from an approved financial institution, is required of each applicant for a minimum period of one or three years depending upon the backfill material used, prior to the final inspection, a signed Certificate of Satisfactory Completion approved by the City Engineer, Public Works Department representative and Utility Inspector and release of the bond by the City. During the final inspection, the City Engineer will identify all needed repairs for the asphalt wearing course, sidewalks, street lighting, traffic control devices, and stormwater management facilities. The maintenance bond cannot be released until such repairs are satisfactorily completed.

Item 4 Article 16.3 F.2. – Cul-de-Sac Minimum Diameter Requirement

Category: Cul-de-Sac Design

Issue & Recommendation: City staff received a request to reduce the minimum cul-de-sac diameter requirement from 96-feet to 84-feet in response to concerns raised by local developers. The requirement for 96-feet is consistent with provisions of national fire protection standards for
turnarounds in order to accommodate the full range of fire and emergency response apparatus. City staff compiled requirements from various jurisdictions in middle Tennessee that are summarized below.

<table>
<thead>
<tr>
<th>City/County</th>
<th>Minimum Cul-de-sac Design Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spring Hill</td>
<td>96-ft paved diameter to FOC</td>
</tr>
<tr>
<td>Hendersonville</td>
<td>96-ft paved diameter to FOC</td>
</tr>
<tr>
<td>Lebanon</td>
<td>100-ft diameter ROW; 90-ft paved outside roadway diameter</td>
</tr>
<tr>
<td>Franklin</td>
<td>130-ft diameter ROW; 100-feet paved outside roadway diameter</td>
</tr>
<tr>
<td>Williamson Co.</td>
<td>100-ft diameter ROW; 80-ft paved outside roadway diameter</td>
</tr>
<tr>
<td>Maury Co.</td>
<td>100-ft diameter ROW; 80-ft paved outside roadway diameter</td>
</tr>
<tr>
<td>Murfreesboro</td>
<td>86-ft paved diameter to FOC</td>
</tr>
<tr>
<td>Nolensville</td>
<td>110-ft diameter ROW; 84-ft paved diameter to FOC</td>
</tr>
<tr>
<td>Columbia</td>
<td>110-ft diameter ROW; 90-ft paved diameter to FOC</td>
</tr>
</tbody>
</table>

City staff does not support a reduction in the minimum required diameter for a cul-de-sac, especially in consideration that the City may be acquiring larger (i.e., longer) fire apparatus in the future to complement existing ladder apparatus. City staff is also concerned that in many cases around the City property owners and guests are parking vehicles along streets including cul-de-sacs further reducing the maneuverability of fire apparatus and emergency response vehicles. Current fire apparatus can accommodate an 84-foot diameter paved surface with no vehicles parked in the street. If a reduction is determined necessary by the Planning Commission, the reduction should not be below 90-feet in order to allow sufficient turnaround movement within a cul-de-sac if a parked vehicle were present. A dimension less than 90-feet increases the risk that emergency vehicle movement will be restricted in the event of a parked vehicle on the street which could negatively impact or prevent emergency access by large apparatus.

**Proposed Code Change:**

2. If a cul-de-sac or dead-end street is allowed, a **96-foot-90-foot** minimum diameter measured to the front face of the curb is required for the paved area of the turnaround. The minimum right-of-way diameter for a cul-de-sac shall be **110 feet**.

**Item 5** Article 16.5 A. – Right-of-Way Construction

**Category:** Excavation, Bedding and Backfill

**Issue & Recommendation:** The City continues to experience undesirable settlement from open street cuts made by contractors for the installation of stormwater and utility improvements. Sufficient compaction of bedding and backfill materials is typically the reason for such settlement. This is especially problematic for street cuts involving collector and arterial streets given the traffic volume.
associated with such streets. In order to minimize settlement, City staff recommends a requirement for contractors to utilize flowable fill material as the backfill for street cuts within collector and arterial streets. City staff has prepared an amendment to Article 16.5 A. to require the use of flowable fill material.

**Proposed Code Change:**

2. Drainage, stormwater, and utility trenches including water, sanitary sewer, electrical, natural gas and telecommunications excavated into existing public arterial or collector streets shall be backfilled with flowable fill as directed by the City Engineer. Trench limits shall be saw-cut into the existing pavement the width of which shall be limited to the minimum required to perform the work and accomplish backfilling. The use of flowable fill shall meet the requirements of Section 204 of the TxDOT "Standard Specifications for Road and Bridge Construction." Streets, concrete curbs, gutters, driveways, median pavement, and sidewalks shall be restored as required to match existing construction. Base stone and asphalt paving shall be placed over the trench backfill with thicknesses and gradations equal to the existing pavement section. Each course of base stone and asphalt shall be thoroughly compacted with mechanical tampers. All repairs shall include full lane width resurfacing except when utilizing infrared technology as approved by the City Engineer.

3. Roads whether public or privately maintained located within public rights of way must be graded and improved in accordance with design and constructions specified herein. No asphaltic concrete binder course or Portland cement concrete or other hard surfacing may be applied to the aggregate base course prior to the approval of any section of the subdivision in question without having been properly inspected and accepted by the City.

4. Grades of public rights-of-way must conform as closely as possible to the original topography. A combination of steep grades and curves is not permitted. The maximum grade is 15% for local and 8% for collector and arterial streets unless otherwise approved by the Planning Commission and verified by the City Engineer.

**Item 6  Article 16.8 B.3. – Guidelines for Street Lighting**

**Category: Lighting**

**Issue & Recommendation:** In order to improve energy efficiency and correspondingly reduce energy costs to the City for street lighting, staff recommends an amendment to the UDC to require LED lighting fixtures for street light fixtures in all types of subdivisions. Staff has prepared an amendment to Article 16.8 B.3. c. to require the installation of LED street light fixtures, including decorative fixtures, where the City is responsible for utility consumption cost. Also, staff recommends that applicants provide the City with street lighting plans for any proposed street lighting. Street lighting plans will require the approval of the City Engineer prior to installation by the utility provider to confirm conformance with City requirements.

**Proposed Code Change:**

c. **Design**

Street lights installed in public rights-of-way or private streets must have a LED light be an energy efficient lighting source with a minimum of ambient or reflected light (full cut-off fixtures) except in the case of a subdivision where prior phases utilized a different type of lighting source in which case the same lighting source will be utilized for subsequent phases in order to provide consistent lighting quality throughout the subdivision. All street lighting must be in accordance with the Illuminating Engineering Society’s (IES) American National Standard practices for roadway lighting as the design standard for all City streets with the following modifications. The applicant shall furnish to the City Engineer a lighting plan illustrating the location, type and height of all lighting and associated specifications and details for street light fixtures. The final installation location and quantity of all street lights to be installed shall be approved by the City Engineer prior to installation by the utility provider.
i. Arterials: Street lighting is based on I.E.S standards.

ii. Other Streets: Street lighting may be provided at intersections and identified pedestrian crossings only. Lighting may be considered at locations with demonstrated needs based on changes in horizontal or vertical alignments.

iii. Alleys: Except for alleys in commercial areas with significant night time pedestrian activity, the City will not provide alley lighting.

iv. All poles must be metal. The minimum luminaire sizing must be 9,500 lumens for local and collector streets. The minimum luminaire sizing shall be 22,000 lumens for arterial streets. All power conductors must be buried in accordance with standards issued by the power company.

v. Street light poles should be located along lot lines whenever possible. Poles shall be placed a minimum of ten (10) feet from driveway aprons.

vi. Minimum requirements for street lighting per Table 16-4: Street Lighting:

<table>
<thead>
<tr>
<th>Street Type</th>
<th>Design Traffic Volume (ADT)</th>
<th>Luminaire Size</th>
<th>Lighting Height (ft.)</th>
<th>Pole Type</th>
<th>Spacing (ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local</td>
<td>NA</td>
<td>9,500</td>
<td>20’ - 25’</td>
<td>Metal</td>
<td>250’ – 300’</td>
</tr>
<tr>
<td>Collector</td>
<td>2,000 – 5,000</td>
<td>9,500</td>
<td>26’</td>
<td>Metal</td>
<td>200’ – 250’</td>
</tr>
<tr>
<td>Arterial</td>
<td>10,000 - and higher</td>
<td>22,000</td>
<td>30’</td>
<td>Metal</td>
<td>100’ – 130’</td>
</tr>
</tbody>
</table>

vii. Street lighting shall be placed in every cul-de-sac and dead-end street including temporary turnarounds.

4. Street lighting within the City of Spring Hill shall have a light temperature of 4,000 Kelvin.

4.5. Street lights must be consistent (the same type) throughout a subdivision. Street lighting shall be installed with underground electric service on all newly developed dedicated public streets in the City.

5.6. In cases where the developer elects to install decorative poles and/or lighting not mounted on standard wooden poles as provided by the electrical utility or metal poles considered standard by the City, the developer is responsible for the cost of such poles and lights and related improvements including metering devices. The homeowners or property owners associations is responsible for the cost of maintenance and maintenance of such decorative poles and lights. Unless privately owned or otherwise agreed upon between the applicant and the City, the energy expense for street lights is the responsibility of the City. Any non-standard alternative fixture must provide the same intensity and lighting radius as street lights provided by the City.

6. After all approved installations of standard City street lights, the developer must give title of ownership of the system to the City.

7. All street lights must be installed prior to the first certificate of occupancy being issued. The installation of street lights must be completed within the same time frame, as well as meeting the same satisfaction requirement, as the completion of all other improvements. The street lights must be operational upon the issuance of the first certificate of occupancy in each subdivision phase.

Item 7  
Article 17, Table 17-2 – Final Plat Requirements

Category: Subdivision Process

Issue & Recommendation: The UDC requires the submittal of a phasing plan with the final plat document. Phasing Plans should be submitted for consideration during the sketch and preliminary plat
process rather than with the final plat. Should a developer/applicant decide to amend the phasing plan, such an amendment should be addressed with the preliminary plat as often in such instances adjustments in phasing will impact the provision of public infrastructure and its timing for installation. City staff has prepared an amendment to Article 17, Table 17-2 to delete the requirement to submit a phasing plan with the final plat.

**Proposed Code Change:**

<table>
<thead>
<tr>
<th>Item 8</th>
<th>Article 17.4 – Classification of Subdivision Types</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Category:</strong></td>
<td>Subdivision Process</td>
</tr>
<tr>
<td><strong>Issue &amp; Recommendation:</strong></td>
<td>Staff is proposing changes to the processing of the different types of subdivisions and what is permitted with each type. Administrative plats will be revised to remove the approval of a dedication plat (without any road improvements). Dedication of right-of-way, with or without any construction plans, will be required to process a Major Subdivision through the Planning Commission.</td>
</tr>
</tbody>
</table>

**Proposed Code Change:**

A. **Administrative Subdivision**

Administrative subdivisions may be approved by the Planning Director as follows:

1. The division of a single lot into no more than two lots, which front on an existing right-of-way, are served by existing utilities, and do not involve the extension of any public utilities, or the dedication of land for public rights-of-way, parks, or other public purposes. Lot divisions may include new easements and this provision authorizes the administrative review of dedication plat.

2. The consolidation of lots or a change in boundary between adjoining lots.

B. **Minor Subdivision**

Minor subdivision is the division of a parcel or parcels into a maximum of four lots all of which front on an existing street and do not involve: the extension of any public utilities; the dedication of land for public rights-of-way, parks, or other public purposes; the creation of any public improvements; or the dedication of easements.

C. **Major Subdivision**

Major subdivision is any subdivision not classified as a minor or administrative subdivision, including, but not limited to:

1. Subdivisions of five or more lots.
2. Any subdivision of any size requiring the creation of any new street, the installation of any public improvements or utilities, the extension of any public utilities; the dedication of land for public rights-of-way, parks, or other public purposes, the creation of any public improvements, or the dedication of easements. A major subdivision that does not include the extension or improvement of any utilities or public facilities and/or roads may proceed straight to final plat (without a preliminary plat).

Item 9    Article 17.7.B and Table 17-1 – Subdivision Process Steps

Category: Process/Procedures

Issue & Recommendation: Revise conflicting and confusing language in these sections. A Major Subdivision contains 5 or more lots. A Major Subdivision containing 25 or more lots is required to first process a Neighborhood Concept Plan through the Planning Commission (17.7.B). This seems to conflict with the presentation of information in Table 17-1. Staff recommends revisions to this table to clear up these requirements and remove any contradictions.

Proposed Code Change:

<table>
<thead>
<tr>
<th>Submittals</th>
<th>Administrative Subdivision: (Maximum of 2 lots)</th>
<th>Minor Subdivision: 2 to 4 Lots</th>
<th>Major Subdivision: 5 or more Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-Application Conference</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Neighborhood Concept Plan</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Preliminary Plat</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Final Plat</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
</tbody>
</table>

* For subdivisions containing 25 or more lots.
RESOLUTION 19-31
OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO AMEND THE DESIGN REVIEW
GUIDELINES CONTAINED IN ARTICLE 18, DESIGN REVIEW,
OF THE UNIFIED DEVELOPMENT CODE AND
RECOMMENDING THE SAME TO THE BOARD OF MAYOR
AND ALDERMEN FOR APPROVAL AND TO ADOPT THE
RECOMMENDED PLANT LIST

WHEREAS, Tennessee Code Annotated § 6-54-133 authorizes, and the Board of Mayor and Aldermen of the City of Spring Hill adopted Resolution 11-61, a resolution establishing a Design Review Commission and appointing the Planning Commission as the members for such purpose; and
WHEREAS, the Design Review Commission has the authority to adopt and administer Design Review Guidelines; and

WHEREAS, the Design Review Commission adopted Resolution 18-58 on August 20, 2018 to formally adopt Design Review Guidelines applicable to non-residential and multi-family uses within the City as Article 18 of the Unified Development Code; and

WHEREAS, the City of Spring Hill values and encourages proper design in the construction of multi-family and commercial uses for the purpose of improving the quality of development and preserving property values; and

WHEREAS, the Board of Mayor and Aldermen now desire to include and amend Article 18, Design Review, as part of the Unified Development Code; and

WHEREAS, the Spring Hill Planning Commission acting as the Design Review Commission intends to amend Article 18, Design Review, and make a recommendation to the Board of Mayor and Alderman for the adoption of Article 18, Design Review, as part of the Unified Development Code; and,

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Planning Commission acting as the Design Review Commission that Resolution 13-01, and the Design Review Guidelines adopted thereby, is hereby repealed and rescinded.

BE IT FURTHER RESOLVED, Article 18, Design Review, Section 18.3, Applicability, be amended to include a new subsection I., to read as follows:

I. Section 11.3.A.5 Recommended Plant List referenced therein.

BE IT FURTHER RESOLVED, that Exhibit A, Recommended Plant List is adopted by reference and that the amendment and Exhibit A are recommend for approval to the Board of Mayor and Alderman.

BE IT FURTHER RESOLVED, that this Resolution shall become effective immediately upon the adoption of the Unified Development Code amendments by the Board of Mayor and Aldermen.

_________________________      Paul Downing, Chairman
____________________________ Steve Foote, Planning Commission Secretary

7. Resolution 19-31 DRC Amend Article 18 UDC v2
# PERMITTED CANOPY TREES

A tree that normally achieves an overall height at maturity of 30 feet or more – **SHALL NOT BE PLANTED WITHIN 40 FEET OF THE CENTER LINE OF THE OVERHEAD POWER LINE RIGHT-OF-WAY OR EASEMENT**

<table>
<thead>
<tr>
<th>Deciduous Trees</th>
<th>Common Name</th>
<th>Scientific Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Florida Maple/Southern Sugar Maple</td>
<td>Acer barbatum</td>
<td></td>
</tr>
<tr>
<td>Black Maple</td>
<td>Acer nigrum</td>
<td></td>
</tr>
<tr>
<td><strong>Red Maple</strong></td>
<td>Acer rubrum</td>
<td></td>
</tr>
<tr>
<td>Sugar Maple and varieties</td>
<td>Acer saccharum</td>
<td></td>
</tr>
<tr>
<td>Yellow Buckeye</td>
<td>Aesculus flava</td>
<td></td>
</tr>
<tr>
<td>Ohio Buckeye</td>
<td>Aesculus glabra</td>
<td></td>
</tr>
<tr>
<td>Common Alder/Black Alder</td>
<td>Alnus glutinosa</td>
<td></td>
</tr>
<tr>
<td>River Birch</td>
<td>Betula nigra</td>
<td></td>
</tr>
<tr>
<td>Pecan</td>
<td>Carya species</td>
<td></td>
</tr>
<tr>
<td><strong>Northern Catalpa</strong></td>
<td>Catalpa speciosa</td>
<td></td>
</tr>
<tr>
<td>Katsura Tree</td>
<td>Cercidiphyllum japonicum</td>
<td></td>
</tr>
<tr>
<td>American Yellowwood</td>
<td>Cladrastis kentukea</td>
<td></td>
</tr>
<tr>
<td>Common Persimmon</td>
<td>Diospyros virginiana</td>
<td></td>
</tr>
<tr>
<td>Hardy Rubber Tree</td>
<td>Eucomnia ulmoides</td>
<td></td>
</tr>
<tr>
<td>European Beech</td>
<td>Fagus sylvatica</td>
<td></td>
</tr>
<tr>
<td><strong>Gingko</strong></td>
<td>Gingko biloba (Male only)</td>
<td></td>
</tr>
<tr>
<td>Honeylocust</td>
<td>Gleditsia triacanthos var. inermis</td>
<td></td>
</tr>
<tr>
<td>Kentucky Coffeetree</td>
<td>Gymnocladus dioicus</td>
<td></td>
</tr>
<tr>
<td>Black Walnut</td>
<td>Juglans nigra</td>
<td></td>
</tr>
<tr>
<td><strong>Sweetgum</strong></td>
<td>Liquidambar styraciflua</td>
<td></td>
</tr>
<tr>
<td><strong>Yellow Poplar/Tuliptree/Tulip Poplar</strong></td>
<td>Liriodendron tulipifera</td>
<td></td>
</tr>
<tr>
<td>Cucumber Tree</td>
<td>Magnolia acuminate</td>
<td></td>
</tr>
<tr>
<td>Dawn Redwood</td>
<td>Metasequoia glyptostroboides</td>
<td></td>
</tr>
<tr>
<td><strong>Black Gum/Black Tupelo</strong></td>
<td>Nyssa sylvatica</td>
<td></td>
</tr>
<tr>
<td>Amur Corktree</td>
<td>Phellodendron amurense</td>
<td></td>
</tr>
<tr>
<td>American sycamore</td>
<td>Platanus occidentalis</td>
<td></td>
</tr>
<tr>
<td>London Planetree</td>
<td>Platanus x acerifolia</td>
<td></td>
</tr>
<tr>
<td>Black Cherry</td>
<td>Prunus serotina</td>
<td></td>
</tr>
<tr>
<td>Sawtooth Oak</td>
<td>Quercus acutissima</td>
<td></td>
</tr>
<tr>
<td>Common Name</td>
<td>Scientific Name</td>
<td></td>
</tr>
<tr>
<td>-------------------------------</td>
<td>--------------------------</td>
<td></td>
</tr>
<tr>
<td>White Fir</td>
<td>Abies concolor</td>
<td></td>
</tr>
<tr>
<td>Japanese Cryptomeria</td>
<td>Cryptomeria japonica</td>
<td></td>
</tr>
<tr>
<td>American Holly and cultivars</td>
<td>Ilex opaca</td>
<td></td>
</tr>
<tr>
<td>Eastern Redcedar</td>
<td>Juniperus virginiana</td>
<td></td>
</tr>
<tr>
<td>Japanese Zelkova</td>
<td>Zelkova serrata</td>
<td></td>
</tr>
</tbody>
</table>

### Common Trees

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>White Oak</td>
<td>Quercus alba</td>
</tr>
<tr>
<td>Swamp White Oak</td>
<td>Quercus bicolor</td>
</tr>
<tr>
<td>Scarlet Oak</td>
<td>Quercus coccinea</td>
</tr>
<tr>
<td>Southern Red Oak</td>
<td>Quercus falcata</td>
</tr>
<tr>
<td>Cherrybark Oak</td>
<td>Quercus falcata var pagodafolia</td>
</tr>
<tr>
<td>Shingle Oak</td>
<td>Quercus imbricaria</td>
</tr>
<tr>
<td>Overcup Oak</td>
<td>Quercus lyrata</td>
</tr>
<tr>
<td>Bur Oak</td>
<td>Quercus macrocarpa</td>
</tr>
<tr>
<td>Swamp Chestnut Oak</td>
<td>Quercus michauxii</td>
</tr>
<tr>
<td>Chinkapin Oak</td>
<td>Quercus muehlenbergii</td>
</tr>
<tr>
<td>Nuttall Oak</td>
<td>Quercus nuttallii (texana)</td>
</tr>
<tr>
<td>Willow Oak</td>
<td>Quercus phellos</td>
</tr>
<tr>
<td>Chestnut Oak</td>
<td>Quercus prinus (Q. montana)</td>
</tr>
<tr>
<td>English Oak</td>
<td>Quercus robur</td>
</tr>
<tr>
<td>Northern Red Oak</td>
<td>Quercus rubra</td>
</tr>
<tr>
<td>Shumard Oak</td>
<td>Quercus shumardii</td>
</tr>
<tr>
<td>Post Oak</td>
<td>Quercus stellata</td>
</tr>
<tr>
<td>Black Oak</td>
<td>Quercus velutina</td>
</tr>
<tr>
<td>Black Locust</td>
<td>Robinia pseudoacacia</td>
</tr>
<tr>
<td>Baldcypress</td>
<td>Taxodium distichum</td>
</tr>
<tr>
<td>American Basswood</td>
<td>Tilia americana</td>
</tr>
<tr>
<td>White Basswood</td>
<td>Tilia americana var heterophylla</td>
</tr>
<tr>
<td>Littleleaf Linden</td>
<td>Tilia cordata</td>
</tr>
<tr>
<td>Silver Linden</td>
<td>Tilia tomentosa</td>
</tr>
<tr>
<td>Winged Elm</td>
<td>Ulmus alata</td>
</tr>
<tr>
<td>American Elm</td>
<td>Ulmus americana</td>
</tr>
<tr>
<td>Chinese Elm</td>
<td>Ulmus parvifolia</td>
</tr>
<tr>
<td>Slippery Elm</td>
<td>Ulmus rubra</td>
</tr>
<tr>
<td>September Elm</td>
<td>Ulmus serotina</td>
</tr>
</tbody>
</table>

### Evergreen Trees

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>White Fir</td>
<td>Abies concolor</td>
</tr>
<tr>
<td>Japanese Cryptomeria</td>
<td>Cryptomeria japonica</td>
</tr>
<tr>
<td>American Holly and cultvars</td>
<td>Ilex opaca</td>
</tr>
<tr>
<td>Eastern Redcedar</td>
<td>Juniperus virginiana</td>
</tr>
<tr>
<td>Common Name</td>
<td>Scientific Name</td>
</tr>
<tr>
<td>----------------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Trident Maple</td>
<td>Acer buergeranum</td>
</tr>
<tr>
<td>Hedge Maple</td>
<td>Acer campestre</td>
</tr>
<tr>
<td>Paperbark Maple</td>
<td>Acer griseum</td>
</tr>
<tr>
<td>Japanese Maple</td>
<td>Acer palmatum</td>
</tr>
<tr>
<td>Mountain Maple</td>
<td>Acer spicatum</td>
</tr>
<tr>
<td>Red Buckeye</td>
<td>Aesculus pavia</td>
</tr>
<tr>
<td>Serviceberry</td>
<td>Amelanchier arborea</td>
</tr>
<tr>
<td>American Hornbeam</td>
<td>Carpinus caroliniana</td>
</tr>
<tr>
<td>Eastern Redbud and cultivars</td>
<td>Cercis canadensis</td>
</tr>
<tr>
<td>Chinese Fringetree</td>
<td>Chionanthus retusus</td>
</tr>
<tr>
<td>White Fringetree</td>
<td>Chioanthus virginicus</td>
</tr>
<tr>
<td>Flowering Dogwood 'white cultivar'</td>
<td>Cornus florida</td>
</tr>
<tr>
<td>Kousa Dogwood</td>
<td>Cornus kousa</td>
</tr>
<tr>
<td>Washington Hawthorn</td>
<td>Crataegus phaenopyrum</td>
</tr>
<tr>
<td>Green Hawthorn</td>
<td>Crataegus viridus</td>
</tr>
<tr>
<td>Winter King Hawthorn</td>
<td>Crataegus viridus &quot;Winter King&quot;</td>
</tr>
<tr>
<td>Common Name</td>
<td>Scientific Name</td>
</tr>
<tr>
<td>-----------------------</td>
<td>--------------------------------------</td>
</tr>
<tr>
<td>Franklin Tree</td>
<td>Franklinia alatamaha</td>
</tr>
<tr>
<td>Carolina Silverbell</td>
<td>Helesia carolina</td>
</tr>
<tr>
<td>Possumhaw</td>
<td>Ilex decidua</td>
</tr>
<tr>
<td>Saucer Magnolia</td>
<td>Magnolia x soulangiana</td>
</tr>
<tr>
<td>Star Magnolia</td>
<td>Magnolia stellata</td>
</tr>
<tr>
<td>Sweetbay Magnolia</td>
<td>Magnolia virginiana</td>
</tr>
<tr>
<td>Crabapples</td>
<td>Malus cultivars/varieties</td>
</tr>
<tr>
<td>Apples (Heirloom)</td>
<td>Malus domestica spp.</td>
</tr>
<tr>
<td>American Hophornbeam</td>
<td>Ostrya virginiana</td>
</tr>
<tr>
<td>Sourwood</td>
<td>Oxydendrum arboreum</td>
</tr>
<tr>
<td>Chinese Pistache</td>
<td>Pistacia chinensis</td>
</tr>
<tr>
<td>American Plum</td>
<td>Prunus americana</td>
</tr>
<tr>
<td>Chickasaw Plum</td>
<td>Prunus augustifolia</td>
</tr>
<tr>
<td>Japanese flowering apricot</td>
<td>Prunus mume</td>
</tr>
<tr>
<td>Okame Cherry</td>
<td>Prunus 'Okame'</td>
</tr>
<tr>
<td>Flowering Cherry</td>
<td>Prunus serrulata</td>
</tr>
<tr>
<td>Yoshino Cherry</td>
<td>Prunus x yedoensis</td>
</tr>
<tr>
<td>Fruiting Pear</td>
<td>Pyrus spp.</td>
</tr>
<tr>
<td>Shining Sumac</td>
<td>Rhus copallina</td>
</tr>
<tr>
<td>Japanese Snowbell</td>
<td>Styrax japonicus</td>
</tr>
<tr>
<td>Japanese Tree Lilac</td>
<td>Syringa reticulata</td>
</tr>
<tr>
<td>Sweetleaf</td>
<td>Symplocos tinctoria</td>
</tr>
<tr>
<td>Littleleaf Linden ‘Green Globe’</td>
<td>Tilia cordata ‘Green Globe’</td>
</tr>
</tbody>
</table>

**Evergreen Trees**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Foster’s Hybrid Hollies</td>
<td>Ilex x attenuate ‘Fosteri’</td>
<td></td>
</tr>
<tr>
<td>Burford Holly (Tree Form)</td>
<td>Ilex cornuta ‘Burfordi’</td>
<td></td>
</tr>
<tr>
<td>Nellie R. Stevens Holly</td>
<td>Ilex x ‘Nellie R. Stevens’</td>
<td></td>
</tr>
<tr>
<td>Lusterleaf Holly</td>
<td>Ilex latifolia</td>
<td></td>
</tr>
<tr>
<td>Little Gem Magnolia</td>
<td>Magnolia grandiflora ‘Little Gem’</td>
<td></td>
</tr>
<tr>
<td>Sweetbay Magnolia</td>
<td>Magnolia virginiana</td>
<td></td>
</tr>
<tr>
<td>Cherry Laurel (Tree Form)</td>
<td>Prunus caroliniana</td>
<td></td>
</tr>
</tbody>
</table>
## PERMITTED SHRUBS

A woody plant with multiple stems capable of growing to a height of no more than 15 feet.

<table>
<thead>
<tr>
<th>Deciduous Shrubs</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Common Name</strong></td>
<td><strong>Scientific Name</strong></td>
<td><strong>Allowed to be planted no closer than 10 feet from center line of overhead power line (“X”)</strong></td>
</tr>
<tr>
<td>Glossy Abelia</td>
<td>Abelia x grandiflora &amp; cultivars</td>
<td></td>
</tr>
<tr>
<td>Red Chokecherry</td>
<td>Aronia arbutifolia &amp; cultivars</td>
<td></td>
</tr>
<tr>
<td>Flowering Quince</td>
<td>Chaenomeles speciosa</td>
<td></td>
</tr>
<tr>
<td>Silky Dogwood</td>
<td>Cornus species</td>
<td></td>
</tr>
<tr>
<td>Hazelnut</td>
<td>Corylus species</td>
<td></td>
</tr>
<tr>
<td>Leatherwood</td>
<td>Dirca palustris</td>
<td></td>
</tr>
<tr>
<td>Flowering Forsythia</td>
<td>Forsythia x intermedia</td>
<td></td>
</tr>
<tr>
<td>Oakleaf Hydrangea</td>
<td>Hydrangea quercifolia &amp; cultivars</td>
<td></td>
</tr>
<tr>
<td>Hydrangea</td>
<td>Hydrangea species</td>
<td></td>
</tr>
<tr>
<td>Finetooth Holly</td>
<td>Ilex serrata</td>
<td></td>
</tr>
<tr>
<td>Winterberry</td>
<td>Ilex verticillata</td>
<td></td>
</tr>
<tr>
<td>Virginia Sweetspire</td>
<td>Ilex virginica</td>
<td></td>
</tr>
<tr>
<td>Beauty Bush</td>
<td>Kolkwitzia amabalis</td>
<td></td>
</tr>
<tr>
<td>Crepe Myrtle</td>
<td>Lagerstroemia species</td>
<td><strong>X</strong></td>
</tr>
<tr>
<td>Ligustrum (except L. sinense, L. vulgare, L. japonicum)</td>
<td>Ligustrum species</td>
<td></td>
</tr>
<tr>
<td>Knock Out or Carefree Rose</td>
<td>Rosa species</td>
<td></td>
</tr>
<tr>
<td>Spirea (except Spirea japonica and cultivars)</td>
<td>Spirea species</td>
<td></td>
</tr>
<tr>
<td>Lilac</td>
<td>Syringa vulgaris</td>
<td><strong>X</strong></td>
</tr>
<tr>
<td>Viburnum</td>
<td>Viburnum species &amp; cultivars</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Evergreen Shrubs</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Common Name</strong></td>
<td><strong>Scientific Name</strong></td>
<td></td>
</tr>
<tr>
<td>Boxwood spp.</td>
<td>Buxus spp.</td>
<td></td>
</tr>
<tr>
<td>Chinese Hollies</td>
<td>Ilex cornuta cultivars</td>
<td></td>
</tr>
<tr>
<td>Japanese Holly</td>
<td>Ilex crenata</td>
<td></td>
</tr>
<tr>
<td>Inkberry</td>
<td>Ilex glabra</td>
<td></td>
</tr>
<tr>
<td>Meserveae hybrid Hollies</td>
<td>Ilex x meserveae</td>
<td></td>
</tr>
<tr>
<td>Chinese Juniper</td>
<td>Juniperus chinensis</td>
<td></td>
</tr>
<tr>
<td>Mountain Laurel</td>
<td>Kalmia latifolia</td>
<td></td>
</tr>
<tr>
<td>Common Name</td>
<td>Scientific Name</td>
<td></td>
</tr>
<tr>
<td>----------------------</td>
<td>----------------------------------</td>
<td></td>
</tr>
<tr>
<td>Magnolia</td>
<td>Magnolia species</td>
<td></td>
</tr>
<tr>
<td>Japanese Andromeda</td>
<td>Pieris japonica</td>
<td></td>
</tr>
<tr>
<td>Cherry Laurel</td>
<td>Prunus species</td>
<td></td>
</tr>
<tr>
<td>Otto Luyken &amp; Schip Laurels</td>
<td>Prunus laurocerasus</td>
<td></td>
</tr>
<tr>
<td>Rhododendron, Azalea</td>
<td>Rhododendron species</td>
<td></td>
</tr>
<tr>
<td>Fragrant Sumac</td>
<td>Rhus aromatica</td>
<td></td>
</tr>
<tr>
<td>Smooth Sumac</td>
<td>Rhus glabra</td>
<td></td>
</tr>
<tr>
<td>Yew spp.</td>
<td>Taxus spp.</td>
<td></td>
</tr>
</tbody>
</table>

**PROHIBITED TREES**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amur Maple</td>
<td>Acer ginnala</td>
</tr>
<tr>
<td>Silver Maple</td>
<td>Acer saccharinum</td>
</tr>
<tr>
<td>Tree-of-Heaven</td>
<td>Ailanthus altissima</td>
</tr>
<tr>
<td>Minosa</td>
<td>Albizia julibrissin</td>
</tr>
<tr>
<td>Paper Mulberry</td>
<td>Broussonetia papyrifera, syn. Morus papyrifera L</td>
</tr>
<tr>
<td>Sugarberry</td>
<td>Celtis laevigata</td>
</tr>
<tr>
<td>Hackberry</td>
<td>Celtis occidentalis</td>
</tr>
<tr>
<td>Leyland Cypress</td>
<td>Cupressus x leylandii</td>
</tr>
<tr>
<td>Russian Olive</td>
<td>Elaeagnus angustifolia</td>
</tr>
<tr>
<td>Ash spp.</td>
<td>Fraxinus spp.</td>
</tr>
<tr>
<td>Chinese Parosol Tree</td>
<td>Firmiana simplex</td>
</tr>
<tr>
<td>Goldenrain Tree</td>
<td>Koelreuteria paniculata</td>
</tr>
<tr>
<td>China Berry</td>
<td>Melia azedarach</td>
</tr>
<tr>
<td>Royal Paulownia/Princess Tree</td>
<td>Paulownia tomentosa</td>
</tr>
<tr>
<td>Eastern White Pine</td>
<td>Pinus strobus</td>
</tr>
<tr>
<td>White Poplar</td>
<td>Populus alba</td>
</tr>
<tr>
<td>Pear</td>
<td>Pyrus calleryana (all varieties)</td>
</tr>
<tr>
<td>Pin Oak</td>
<td>Quercus palustris</td>
</tr>
<tr>
<td>Chinese Tallow</td>
<td>Triadica sebifera</td>
</tr>
<tr>
<td>Eastern (Canadian) Hemlock</td>
<td>Tsuga canadensis</td>
</tr>
<tr>
<td>Siberian Elm</td>
<td>Ulmus pumila</td>
</tr>
</tbody>
</table>

**PROHIBITED SHRUBS**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Japanese Barberry</td>
<td>Berberis thunbergii &amp; cultivars</td>
</tr>
<tr>
<td>---------------------------</td>
<td>---------------------------------</td>
</tr>
<tr>
<td>Shrub Althea</td>
<td>Hibiscus syriacus</td>
</tr>
<tr>
<td>Leatherleaf Mahonia</td>
<td>Mahonia bealei</td>
</tr>
<tr>
<td>Nandina/Dwarf Nandina</td>
<td>Nandina domestica</td>
</tr>
</tbody>
</table>

**NOTES:**

| YELLOW | Specific trees permitted as street trees. |
| RED    | Specific trees *prohibited* as street trees. |

Applicants shall confirm with utility provider (MTEMC, DREMC, and CPWS) on species and placement of trees before planting.
ARTICLE 1. TITLE, PURPOSE, AND APPLICABILITY
1.1 TITLE ..................................................................................................................................................1-1
1.2 PURPOSE ........................................................................................................................................1-1
1.3 APPLICABILITY ...............................................................................................................................1-1
1.4 DIVISION OF AUTHORITY ...............................................................................................................1-2
1.5 TRANSITION RULES ......................................................................................................................1-3
1.6 SEVERABILITY ................................................................................................................................1-5

ARTICLE 2. DEFINITIONS AND RULES OF MEASUREMENT
2.1 RULES OF INTERPRETATION ........................................................................................................2-1
2.2 GENERAL ABBREVIATIONS ........................................................................................................2-1
2.3 DEFINITION OF GENERAL TERMS ...........................................................................................2-1
2.4 RULES OF MEASUREMENT ........................................................................................................2-18

ARTICLE 3. ZONING DISTRICTS AND ZONING MAP
3.1 ZONING DISTRICTS .........................................................................................................................3-1
3.2 ZONING MAP ................................................................................................................................3-1

ARTICLE 4. RESIDENTIAL DISTRICTS
4.1 PURPOSE STATEMENTS ..................................................................................................................4-1
4.2 USES ................................................................................................................................................4-2
4.3 DIMENSIONAL STANDARDS ........................................................................................................4-2
4.4 R-MH DISTRICT STANDARDS ......................................................................................................4-7
4.5 GENERAL STANDARDS OF APPLICABILITY ..............................................................................4-9

ARTICLE 5. COMMERCIAL DISTRICTS
5.1 PURPOSE STATEMENTS ..................................................................................................................5-1
5.2 USES ................................................................................................................................................5-1
5.3 DIMENSIONAL STANDARDS ........................................................................................................5-1
5.4 DESIGN STANDARDS ......................................................................................................................5-2
5.5 C-D DISTRICT STANDARDS ........................................................................................................5-6
5.6 C-G DISTRICT STANDARDS ..........................................................................................................5-11
5.7 GENERAL STANDARDS OF APPLICABILITY ............................................................................5-14

ARTICLE 6. INDUSTRIAL DISTRICTS
6.1 PURPOSE STATEMENTS ..................................................................................................................6-1
6.2 USES ................................................................................................................................................6-1
6.3 DIMENSIONAL STANDARDS ........................................................................................................6-1
6.4 DESIGN STANDARDS ......................................................................................................................6-2
6.5 GENERAL STANDARDS OF APPLICABILITY ............................................................................6-4

ARTICLE 7. SPECIAL PURPOSE DISTRICTS
7.1 IC INSTITUTIONAL CAMPUS DISTRICT ............................................................................................7-1
7.2 AG AGRICULTURAL DISTRICT ........................................................................................................7-5
7.3 PR PUBLIC RECREATION DISTRICT ...............................................................................................7-5
7.4 NA NATURAL AREAS DISTRICT .......................................................................................................7-8
7.5 F-1 OPEN FLOODWAY DISTRICT ....................................................................................................7-9
7.6 HS HILLSIDE SLOPE OVERLAY DISTRICT .....................................................................................7-22
7.7 HISTORIC OVERLAY DISTRICT ....................................................................................................7-24

ARTICLE 8. USES
8.1 GENERAL USE REGULATIONS ........................................................................................................8-1
8.2 USE MATRIX ..................................................................................................................................8-1
8.3 PRINCIPAL USE STANDARDS ........................................................................................................8-3
8.4 TEMPORARY USE STANDARDS ....................................................................................................8-18
8.5 USE DEFINITIONS ........................................................................................................................8-21
ARTICLE 9. ON-SITE DEVELOPMENT STANDARDS
9.1 GENERAL REQUIREMENTS .......................................................... 9-1
9.2 EXTERIOR LIGHTING ................................................................. 9-3
9.3 ACCESSORY STRUCTURES AND USES ..................................... 9-5
9.4 PERMITTED ENCROACHMENTS .............................................. 9-18
9.5 ENVIRONMENTAL PERFORMANCE STANDARDS ................... 9-21

ARTICLE 10. OFF-STREET PARKING AND LOADING
10.1 GENERAL APPLICATION ........................................................ 10-1
10.2 COMPUTATION OF REQUIREMENTS ...................................... 10-2
10.3 REQUIRED OFF-STREET VEHICLE SPACES ......................... 10-2
10.4 REQUIRED OFF-STREET BICYCLE SPACES ......................... 10-6
10.5 REQUIRED OFF-STREET LOADING SPACES ......................... 10-6
10.6 DESIGN OF VEHICLE PARKING FACILITIES ......................... 10-7
10.7 DESIGN OF OFF-STREET BICYCLE SPACES ......................... 10-10
10.8 DESIGN OF OFF-STREET LOADING SPACES ......................... 10-11
10.9 DRIVEWAY DESIGN ............................................................... 10-12
10.10 OUTDOOR STORAGE OF COMMERCIAL VEHICLES .......... 10-14
10.11 OUTDOOR STORAGE OF RECREATIONAL VEHICLES .......... 10-14

ARTICLE 11. LANDSCAPE
11.1 LANDSCAPE PLAN ................................................................. 11-1
11.2 ENFORCEMENT OF LANDSCAPE PLAN ............................... 11-2
11.3 SELECTION, INSTALLATION AND MAINTENANCE ............... 11-2
11.4 LANDSCAPE DESIGN STANDARDS ...................................... 11-3
11.5 PARKING LOT PERIMETER LANDSCAPE YARD .................... 11-4
11.6 INTERIOR PARKING LOT LANDSCAPE ................................ 11-5
11.7 SITE LANDSCAPE ................................................................. 11-6
11.8 BUFFER YARDS ................................................................. 11-8
11.9 STREET TREES AND ON-SITE TREES ................................ 11-9
11.10 TREE PRESERVATION ....................................................... 11-10

ARTICLE 12. SIGNS
12.1 PURPOSE ............................................................................... 12-1
12.2 GENERAL SIGN STANDARDS .............................................. 12-1
12.3 ILLUMINATION .................................................................... 12-2
12.4 PROHIBITED SIGNS ............................................................. 12-2
12.5 EXEMPT SIGNS ................................................................... 12-4
12.6 SIGN PERMIT REQUIRED: PERMANENT AND TEMPORARY SIGNS ............................................ 12-9
12.7 SUMMARY OF SIGN PERMISSIONS ................................ 12-20
12.8 BILLBOARDS ....................................................................... 12-21

ARTICLE 13. ZONING APPLICATIONS
13.1 GENERAL PROCESSES ........................................................ 13-1
13.2 ZONING TEXT AND MAP AMENDMENT .............................. 13-5
13.3 SPECIAL USE ....................................................................... 13-9
13.4 VARIANCE ........................................................................... 13-11
13.5 PLANNED DEVELOPMENT .................................................. 13-13
13.6 SITE PLAN REVIEW ............................................................. 13-25
13.7 ZONING INTERPRETATION ................................................... 13-31
13.8 SIGN PERMIT ...................................................................... 13-31
13.9 TEMPORARY USE PERMIT .................................................. 13-31
13.10 ZONING APPEALS ............................................................. 13-32

ARTICLE 14. NONCONFORMITIES
14.1 GENERAL APPLICABILITY .................................................... 14-1
14.2 NONCONFORMING USE ........................................................ 14-1
14.3 NONCONFORMING STRUCTURE ......................................... 14-2
14.4 NONCONFORMING LOT OF RECORD ................................ 14-3
14.5 NONCONFORMING SIGNS ..................................................... 14-4

ARTICLE 15. REQUIRED PUBLIC IMPROVEMENTS AND BONDS
ARTICLE 16. RIGHT-OF-WAY DESIGN AND ACCESS MANAGEMENT
16.1 APPLICABILITY .................................................................................................................. 16-1
16.2 GENERAL RIGHT-OF-WAY ARRANGEMENT .................................................................... 16-1
16.3 REQUIRED CONNECTIVITY .............................................................................................. 16-1
16.4 BLOCKS ............................................................................................................................. 16-3
16.5 RIGHT-OF-WAY DESIGN .................................................................................................... 16-3
16.6 SIDEWALKS AND PEDESTRIAN ACCESS DESIGN ............................................................. 16-7
16.7 BICYCLE LANE DESIGN .................................................................................................... 16-10
16.8 STREET SIGNS AND STREET LIGHTS ................................................................................ 16-12
16.9 RIGHT-OF-WAY DIMENSIONS .......................................................................................... 16-14

ARTICLE 17. SUBDIVISION APPROVAL
17.1 PURPOSE AND INTENT ....................................................................................................... 17-1
17.2 APPLICABILITY AND AUTHORITY ..................................................................................... 17-2
17.3 APPLICABILITY OF ADDITIONAL STANDARDS ............................................................... 17-2
17.4 CLASSIFICATION OF SUBDIVISION TYPES .................................................................... 17-3
17.5 SUBDIVISION PROCESS STEPS ........................................................................................ 17-4
17.6 ADMINISTRATIVE SUBDIVISION PROCEDURE ................................................................. 17-7
17.7 MAJOR AND MINOR SUBDIVISION PROCEDURE ............................................................ 17-7
17.8 VESTING OF DEVELOPMENT ............................................................................................. 17-10
17.9 SIGNING AND RECORDING OF SUBDIVISION PLAT ....................................................... 17-11
17.10 ACCEPTANCE OF DEDICATION OFFERS ....................................................................... 17-12
17.11 MINOR REVISION TO APPROVED FINAL PLAT ........................................................... 17-12
17.12 PROCESS FOR VACATION OF PLATS ............................................................................. 17-13
17.13 ENFORCEMENT AND PENALTIES ................................................................................. 17-13
17.14 DEFINITIONS .................................................................................................................... 17-14

ARTICLE 18. DESIGN REVIEW
18.1 PURPOSE AND INTENT ....................................................................................................... 18-1
18.2 BASIS FOR DESIGN REVIEW ............................................................................................. 18-1
18.3 APPLICABILITY .................................................................................................................. 18-1
18.4 APPLICATION AND CONSIDERATION FOR DESIGN REVIEW ...................................... 18-2
18.5 MODIFICATIONS ............................................................................................................... 18-2
18.6 APPEALS .......................................................................................................................... 18-3

ARTICLE 19. ENFORCEMENT
19.1 ENFORCEMENT OFFICIAL ................................................................................................. 19-1
19.2 APPLICATION OF PENALTIES ........................................................................................... 19-1
19.3 FINES ............................................................................................................................... 19-1
19.4 SUBDIVISION ENFORCEMENT .......................................................................................... 19-1
ARTICLE 3. ZONING DISTRICTS AND ZONING MAP

3.1 ZONING DISTRICTS

In order to carry out the purpose and intent of this Code per Section 1.2, the City is divided into the following zoning districts:

A. Residential Districts
   R-A Rural Agricultural District
   R-R Rural Residential District
   R-1 Single-Family District
   R-2 Single-Family District
   R-3 Single-Family District
   R-4 Single-Family District
   R-5 Single-Family and Two-Family District
   R-6 Multi-Family District
   R-7 Multi-Family District
   R-MH Manufactured Home Park District

B. Commercial Districts
   C-1 Local Commercial District
   C-2 Professional Office District
   C-3 Corridor Commercial District
   C-4 General Commercial District
   C-5 Regional Commercial District
   C-D Downtown District
   C-G Gateway Mixed-Use District

C. Industrial Districts
   I-1 Light Industrial Zoning District
   I-2 General Industrial Zoning District
   RD Research and Development District

D. Special Purpose Districts
   IC Institutional Campus District
   AG Agricultural District
   PR Public Recreation District
   NA Natural Areas District
   F-1 Open Floodway District
   HS Hillside Slope District
   H Historic Overlay District

3.2 ZONING MAP

A. Location of Districts
   The location and boundaries of the zoning districts established by this Code are set forth in the Official Zoning Map, as periodically amended. The Official Zoning Map is incorporated into, and made part of, this Code.

B. Annexation
   Upon annexation of any area by the City of Spring Hill, such area is automatically classified as the AG District. At any time following the annexation of property by the Board of Mayor and Alderman, the property owner may authorize an application to rezoning the property in accordance with Article 13 of this Code. The Planning Commission will subsequently prepare and transmit to the Board of Mayor and Alderman a recommendation for rezoning of such area. Upon receipt of such recommendation and after a public hearing, the Board of Mayor and Aldermen will evaluate the recommendation and amend the Zoning Map to reflect the rezoning it deems advisable.
C. Interpretation of Boundary Lines

1. Where a district boundary line is shown as being within or along a street, other public or private way, or an extension of any of them, the boundary is the centerline of that street, other public or private way, or extension of any of them.

2. Where a district boundary line is shown as along a lot line, the boundary is that lot line.

3. Where the location of a district boundary line is indicated by a designated number of feet, that distance controls.

4. Where a district boundary line is shown as being along a railroad right-of-way, the boundary line of that railroad right-of-way controls.

5. Where multiple zoning districts shall not be applied to a single property with the exception of Planned Unit Developments and similar specific overlay type rezonings. Existing property with more than one zoning classification shall be considered to have property lines along the zoning district lines and shall comply with the zoning as applicable.

D. Applicability of Map Amendments

When a map amendment is approved, the ordinance approving such amendment controls the zoning of the lot(s) even if the official Zoning Map is not immediately updated.
ARTICLE 4. RESIDENTIAL DISTRICTS

4.1 PURPOSE STATEMENTS

A. R-A Rural Agricultural District
The R-A District is intended for limited single-family residences within agricultural areas. All residences within this district must be compatible with surrounding agricultural operations, with regulations that ensure compatibility with the larger surrounding agricultural character.

B. R-R Rural Residential District
The R-R District is intended for large-lot, estate-type residential areas within a low density environment that relate to a more rural character. Limited non-residential uses are allowed that are compatible with the low density, open character of the district.

C. R-1 Single-Family District
The R-1 District is intended to provide for a neighborhood environment of single-family detached dwellings located on lots of 20,000 square feet or larger. Limited non-residential uses that are compatible with the residential neighborhood may be permitted.

D. R-2 Single-Family District
The R-2 District is intended to provide for a neighborhood environment of single-family detached dwellings located on lots of 10,000 square feet or more. Limited non-residential uses that are compatible with the residential neighborhood may be permitted.

E. R-3 Single-Family District
The R-3 District is intended to provide for a neighborhood environment of single-family detached dwellings located on lots of 8,000 square feet or more. Limited non-residential uses that are compatible with the residential neighborhood may be permitted.

F. R-4 Single-Family District
The R-4 District is intended for higher density detached single-family development. Limited non-residential uses that are compatible with the residential neighborhood may be permitted.

G. R-5 Single-Family and Two-Family District
The R-5 District is intended for higher density detached single-family and attached two-family, three-family, and townhouse development. Limited non-residential uses that are compatible with the residential neighborhood may be permitted.

H. R-6 Multi-Family District
The R-6 District accommodates a variety of residential structures, such as single-family, two-family dwellings, townhouses, and multi-family housing. The R-6 District is intended for areas where adequate public utilities and other infrastructure exists that can serve higher density residential development, as well as areas where such development will not negatively impact adjoining lower density residential neighborhoods. Limited non-residential uses that are compatible with the residential neighborhood may be permitted.

I. R-7 Multi-Family District
The R-7 Multi-Family District is intended to provide for a higher density residential environment of townhouse and multi-family dwellings. The R-7 District is intended for areas where adequate public utilities and other infrastructure exists that can serve higher density development, as well as areas where such development will not negatively impact lower density residential neighborhoods. Limited non-residential uses that are compatible with the residential neighborhood may be permitted.

J. R-MH Manufactured Home District
The R-MH District is intended for manufactured home parks, which are areas containing manufactured home sites arranged on a large tract, typically under single ownership, and designed to accommodate manufactured homes.
4.2 USES
Article 8 lists permitted and special principal uses and temporary uses for the residential districts.

4.3 DIMENSIONAL STANDARDS
Table 4-1: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. However, standards for development in the R-MH District are found in Section 4.4 below. Design standards for residential dwellings of all types are found in Article 8 as use standards for the specific dwelling types.
## Table 4-1: Residential Districts Dimensional Standards

<table>
<thead>
<tr>
<th>Article District</th>
<th>R-A</th>
<th>R-R</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>R-4</th>
<th>R-5</th>
<th>R-6</th>
<th>R-7</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bulk</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Area</td>
<td>2 acres</td>
<td>1 acre</td>
<td>20,000sf</td>
<td>10,000sf</td>
<td>8,000sf</td>
<td>6,000sf</td>
<td>SF: 6,000sf</td>
<td>SF: 6,000sf</td>
<td>TH: Min. of 2,000sf for each individual TH lot</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2F: 9,000sf</td>
<td>2F: 9,000sf</td>
<td>Min. of 1 acre required for each TH development site</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3F: 12,000sf</td>
<td>TH: Min. of 2,500sf for each individual TH lot</td>
<td>TH: Min. of 1 acre required for each TH development site</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SF: 2,500sf for each individual TH lot</td>
<td>Max. density for TH development of 9 du/acre</td>
<td>TH: Min. of 1 acre required for each TH development site</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>200'</td>
<td>125'</td>
<td>100'</td>
<td>75'</td>
<td>60'</td>
<td>50'</td>
<td>TH: 22'/du for each individual TH lot; 75' for TH development site</td>
<td>SF, 2F, 3F: 50'</td>
<td>TH: 22'/du for each individual TH lot; 75' for TH development site</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2F: 22'/du for each individual TH lot; 75' for TH development site</td>
<td>TH: 22'/du for each individual TH lot; 75' for TH development site</td>
<td>TH: 22'/du for each individual TH lot; 75' for TH development site</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>TH: 22'/du for each individual TH lot; 75' for TH development site</td>
<td>TH: 22'/du for each individual TH lot; 75' for TH development site</td>
<td>MF: 75'</td>
</tr>
<tr>
<td>Maximum Number of Attached Units - Townhouse</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>8 attached units per individual townhouse development</td>
<td>8 attached units per individual townhouse development</td>
<td>8 attached units per individual townhouse development</td>
</tr>
<tr>
<td>Maximum Building Length - Multi-Family Structure</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>175'</td>
<td>175'</td>
<td>175'</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>40'</td>
<td>40'</td>
<td>40'</td>
<td>40'</td>
<td>40'</td>
<td>40'</td>
<td>40'</td>
<td>50'</td>
<td>50'</td>
</tr>
<tr>
<td>Maximum Building Coverage</td>
<td>20%</td>
<td>25%</td>
<td>25%</td>
<td>35%</td>
<td>35%</td>
<td>35%</td>
<td>SF, 2F, 3F: 35%</td>
<td>SF, 2F, 3F: 35%</td>
<td>TH, MF: 50% of development site</td>
</tr>
<tr>
<td>Maximum Impervious Surface *</td>
<td>35%</td>
<td>35%</td>
<td>40%</td>
<td>50%</td>
<td>50%</td>
<td>60%</td>
<td>SF: 60%</td>
<td>SF: 60%</td>
<td>TH, MF: 70% of development site</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2F, 3F: 50%</td>
<td>2F, 3F: 50%</td>
<td>TH: 70% of development site</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SF: 2F, 3F: 60%</td>
<td>SF: 2F, 3F: 60%</td>
<td>TH: 70% of development site</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>TH: 70% of development site</td>
<td>TH: 70% of development site</td>
<td>TH: 70% of development site</td>
</tr>
</tbody>
</table>

---

City of Spring Hill  
August 20, 2018  
Unified Development Code
## Table 4-1: Residential Districts Dimensional Standards

<table>
<thead>
<tr>
<th>R-A</th>
<th>R-R</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>R-4</th>
<th>R-5</th>
<th>R-6</th>
<th>R-7</th>
</tr>
</thead>
</table>

### Minimum Front Setback
- 30’
- 30’
- 30’
- 25’
- 25’
- Build-To Zone: 20’ to 25’

### Minimum Interior Side Setback
- 25’
- 20’
- 15’
- 10’
- 7.5
- 5’

### Minimum Corner Side Setback
- 35’
- 25’
- 20’
- 15’
- 10’
- 10’

### Minimum Reverse Corner Side Setback (SF, 2F, & 3F Only)
- 30’
- 30’
- 30’
- 25’
- 25’
- 20’
- 20’
- 20’

### Minimum Rear Setback
- 100’
- 60’
- 30’
- 25’
- 25’
- 25’
- 25’

^ Maximum Building Coverage is per individual single family lot in the R-A through R-6 District when one dwelling is located on one platted lot. Where more than one dwelling is located on a lot or development site (condo, multi-family, or townhome) the maximum is applicable to the development site.

* Maximum Impervious Surface is per individual single family lot in the R-A through R-6 District when one dwelling is located on one platted lot. Where more than one dwelling is located on a lot or development site (condo, multi-family, or townhome) the maximum is applicable to the development site.
Add a new note "I" that says: See Section 8.3.K for Townhome Siting and Design Standards.

Need to clarify whether direct driveway access onto a perimeter "external" street is permitted or whether driveway access for TH (including 2-family and 3-family structures) should be limited to internal local streets or alleyways.

The graphic does not illustrate a scenario where an individual townhome can have driveway access to a street. If this was this intentional, wording should be inserted to support these graphics. Section 8.3 Principal Use Standards does not address driveway locations. Access management principles would suggest that townhomes should not have vehicular access to a collector or arterial street.
MULTI-FAMILY DEVELOPMENT DIMENSIONAL STANDARDS

A  Minimum lot area
B  Minimum lot width
C  Maximum building length
D  Minimum front setback
E  Minimum rear setback
F  Minimum interior side setback
F2 Minimum distance between residential buildings
G  Minimum corner side setback
H  Oriented toward a public street, perimeter yard per Section 8.3.K
I  Oriented away from a public street, perimeter yard per Section 8.3.K
J  Abutting single-family, two-family and three-family dwellings in the R-6 District, perimeter yard per Section 8.3.K

Add a new note “K” that says: See Section 8.3.K for Multi-family Siting and Design Standards.

See note previous page regarding vehicular access for individual units.
Article 4. Residential Districts

4.4 R-MH DISTRICT STANDARDS

Development in the R-MH District is limited to manufactured home parks, which are subject to the following standards. Site plan review approval is required per Article 13 prior to the issuance of any building permit for a new or within any existing manufactured home park. Manufactured homes not located within a manufactured home park must meet the standards set forth in Section 8.3.

A. Manufactured Home Park Site Requirements

1. The minimum area of a manufactured home park is five acres.

2. The maximum overall density of a manufactured home parks is four manufactured homes per gross acre.

3. Direct vehicular access to the manufactured home park must be by means of an abutting improved public right-of-way. Access to each manufactured home site must be by a permanently maintained private street that is protected by a permanent easement. Sole vehicular access cannot be via an alley.

B. Required Services and Facilities

All of the following services and facilities must be provided in manufactured home parks.

1. Each manufactured home parks must be served by a public water supply. Adequate fire protection, including fire flows and fire hydrant coverage, must be provided for each manufactured home located within the park.

2. All manufactured homes within a manufactured home park must be served by a public sewer main.

3. Solid waste collection stands must be provided for waste containers. Such standards must be designed to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them. All dumpsters and recycling containers must be screened in accordance with this Code.

4. Service buildings housing sanitation and laundry facilities must be permanent structures complying with all applicable City ordinances and State statutes regulating buildings, electrical installations, and plumbing and sanitation systems.

5. Adequate recreation facilities for the residents of the project must be provided in locations easily accessible to the manufactured home sites and where they do not significantly impair the privacy of each site. There must be a minimum of one recreation area for every 100 individual manufactured home sites, or fraction thereof.

C. Required Perimeter Yard

1. A 25 foot perimeter yard is required along the perimeter of the manufactured home park site.

2. A buffer area of 15 feet is required within the 25 perimeter yard, measured from the abutting lot line, and must contain the following:
   
   a. One shade tree and one evergreen tree must be planted at an average of one tree for every 25 linear feet of perimeter yard. These trees may be clustered to allow for access points or to maximize the screening effect, conditioned on approval of the landscape plan.
   
   b. Two ornamental trees may be substituted for one shade tree, for up to 25% of required trees.
   
   c. Evergreen shrubs must be planted at an interval of one shrub for every three feet of linear yard width, on center, and must be designed to present a continuous hedge or screen upon maturity.
   
   d. The remainder of the buffer area must be planted with live groundcover or sod.
3. All areas outside the buffer yard of the perimeter yard outlined above in Item 2 must be landscaped as follows:
   
   a. The landscape yard must be planted with live groundcover or sod.
   
   b. One tree must be planted for every 750 square feet of yard area. These trees may be clustered to allow for access points or to maximize the screening effect, conditioned on approval of the landscape plan. A minimum of 25% up to a maximum of 50% of the trees provided must be ornamental in nature. Shade trees are required for the remainder of the trees to be planted.

D. Individual Manufactured Home Site

1. Manufactured home sites must be located so that there is a minimum of 35 feet clearance between the sides of manufactured homes. For manufactured homes parked end-to-end, the end-to-end clearance of sites must be a minimum of 25 feet. Bay windows, porches, canopies, or other projections are considered sides or ends of a manufactured home when determining these requirements.

2. A minimum of ten feet is required between the boundary of any individual manufactured home site and any abutting interior street.

3. A manufactured home cannot occupy an area in excess of 25% of its respective site area. The total area occupied by the manufactured home including any attached features such as a porch, detached accessory structures, and paved areas cannot exceed 60% of the total site area. Areas of any site that are not covered by structures or pavement must be planted with live landscaping.

4. Any projections, such as porches and canopies, must be constructed of fireproof material that meets the requirements of the Building Code.

5. Each manufactured home site must have a concrete slab or runway for the manufactured home to set on, and be of a size large enough to accommodate a manufactured home in such a fashion that the concrete will extend at least two inches around the walls of the manufactured home on all sides.

6. There must be a concrete slab along the side of each manufactured home site of that can accommodate two vehicle parking spaces, each being nine feet in width and 20 feet in length, either side by side or in tandem to be used as a parking space for the occupants of the manufactured home. If a canopy is to be used over the area designated as car storage, it must be of fire-resistant material and is allowed only at the rear end of each carport area.

7. All manufactured homes must be designed with skirting that is constructed of noncombustible or fire-resistant material that meets the requirements of the Building Code.

E. Internal Street Width and Construction, Including Sidewalks

1. All manufactured home parks must include safe and convenient pedestrian and vehicular access from abutting public right-of-way.

2. Access to individual manufactured home park sites require safe vehicular access from abutting public or private right-of-way that complies with the City specifications for local streets and any additional right-of-way and access standards applicable.

3. Within the manufactured home park, sidewalks of five feet in width are required on both sides of the streets.

4. A common walk system must be provided and maintained between locations where pedestrian traffic is concentrated. Common walks must have a minimum width of five feet.

5. All manufactured home sites must be connected to common walks, sidewalks, streets, driveways, and parking spaces by individual walks. Individual walks must have a minimum width of four feet.
4.5 GENERAL STANDARDS OF APPLICABILITY

A. On-Site Development Standards
See Article 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

B. On-Site Parking and Loading
See Article 10 for on-site parking and loading standards and requirements.

C. Landscape
See Article 11 for landscape standards and requirements.

D. Signs
See Article 12 for standards governing signs.
ARTICLE 5. COMMERCIAL DISTRICTS

5.1 PURPOSE STATEMENTS

A. C-1 Neighborhood Commercial District
   
   C-1 District is intended for small-scale commercial uses that primarily serve residents in the nearby neighborhoods. This district can be integrated into select residential neighborhoods to achieve the goals of mixed-use neighborhood development in the Comprehensive Plan. Low intensity mixed-use is encouraged, with dwellings above the ground floor allowed in addition to basic commercial uses. Development standards focus on compatibility with surrounding neighborhoods.

B. C-2 Professional Office District
   
   C-2 District is intended to address areas in the City suitable for professional offices, including medical offices, which can serve as a transition between residential and commercial areas. This district is oriented to low-intensity office developments.

C. C-3 Corridor Commercial District
   
   The C-3 District is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal service, and office uses along the arterials and collectors in the City. Both mixed-use development and auto-oriented uses can be accommodated in these areas.

D. C-4 General Commercial District
   
   The C-4 District is intended for higher-intensity mixed-use commercial corridors and commercial intersections. The district standards address its relationship to adjacent neighborhoods due to the higher intensity of use, especially access, connectivity, and buffering.

E. C-5 Regional Commercial District
   
   The C-5 District is intended for areas with a variety of retail, personal service, entertainment, and offices that serve both the local and regional markets within larger-scale, auto-oriented developments that generate a sizeable amount of traffic and a significant demand for off-street parking.

F. C-D Downtown District
   
   The C-D District is intended to recognize the historic significance of properties located within the district while facilitating development and redevelopment as envisioned in the Comprehensive Plan. Standards focus on preserving and enhancing historic character while also facilitating the creation of a vibrant, pedestrian-friendly, mixed-use district identifiable as the center of the City.

G. C-G Gateway Mixed-Use District
   
   The C-G District is intended for the highest intensity of development in the City. The district is a very high intensity mixed-use district allowing for a variety of uses.

5.2 USES

Article 8 lists permitted and special principal uses and temporary uses for the commercial districts.

5.3 DIMENSIONAL STANDARDS

A. Table 5-1: Commercial Districts Dimensional Standards establishes the dimensional standards for the commercial districts, with the exception of the C-D and C-G Districts. The dimensional standards for development in the C-D and C-G Districts are found in Sections 5.4 and 5.5 respectively, below. These regulations apply to all uses within each district unless a different standard is listed for a specific use.
B. In the C-1 and C-2 Districts, additional gross floor area (above what is allowed in Table 5-1) may be permitted during site plan review by the Planning Commission, it is found that the development meets the following standards:

1. The development maintains the privacy of adjacent residential lots through techniques such as decreased height, additional landscape and screening measures, building massing and design to mitigate adverse impacts of noise and lighting, and increased setbacks above those required from adjacent residential lots.

2. Building design elements incorporate pedestrian-scale features, such as awnings and storefront windows.

3. The design of the site’s circulation system provides adequate and safe access for both motor vehicles and alternate modes of transportation, including pedestrians and bicyclists. The design minimizes potentially dangerous traffic movements and points of conflict between vehicles and pedestrians or bicyclists.

C. In the C-4 and C-5 Districts, additional height (above what is allowed in Table 5-1) up to a maximum of 75 feet may be permitted during site plan review by the Planning Commission, it is found that the development meets the following standards:

1. The development maintains the privacy of adjacent residential lots through additional landscape and screening measures, and building massing and design to mitigate adverse impacts of noise and lighting.

2. For each two feet of height above the maximum allowed by the district, an additional one foot of setback from any lot line abutting a residential district is provided above the minimum required by the district.

| Table 5-1: Commercial Districts Dimensional Standards |
|-----------------------------------|------|------|------|------|
| Bulk                              | C-1  | C-2  | C-3  | C-4  |
| Minimum Lot Area                  | 10,000sf | 10,000sf | 10,000sf | 10,000sf |
| Minimum Lot Width                  | None | None | None | 60’  |
| Maximum Gross Floor Area           | 5,000sf unless meeting the standards of Section 5.3.B | 5,000sf unless meeting the standards of Section 5.3.B | None | None | None |
| Maximum Building Height            | 30’  | 30’  | 40’  | 50’ unless meeting the standards of Section 5.3.C |
| Minimum Building Height            | None | None | 14’  | 14’  |
| Maximum Impervious Surface         | 80%  | 80%  | 80%  | 80%  |
| Setbacks                          |      |      |      |      |
| Front Setback                     | None | None | 10’  | 10’  |
| Interior Side Setback             | 5’, unless abutting residential district, then 10’ | 5’, unless abutting residential district, then 10’ | None, unless abutting residential district, then 10’ | None, unless abutting residential district, then 20’ | 15’, unless abutting residential district, then 25’ |
| Corner Side Setback               | 10’  | 10’  | 10’  | 20’  |
| Rear Setback                      | 15’, unless abutting residential district, then 25’ | 15’, unless abutting residential district, then 25’ | None, unless abutting residential district, then 15’ | 10’, unless abutting residential district, then 20’ | 15’, unless abutting residential district, then 25’ |

5.4 DESIGN STANDARDS

The following design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, or additions to an existing structure in the commercial districts. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. These standards do not apply to the C-D and C-G Districts. Design standards for the C-D and C-G Districts are found in Sections 5.5 and 5.6 respectively, below. Review for compliance with these design standards is conducted by the Design Review Commission, or the Planning Commission if the City has designated the Planning Commission the role of Design Review Commission. The Design Review Commission may modify any of these design standards for a development under review, including a determination that including a determination that a design standard may be waived in its entirety.
A. Commercial Districts Design Standards

Table 5-2: Commercial Districts Design Standards establishes the design standards for the commercial districts. In the table, a “•” indicates that the standard is applicable in the district indicated. The absence of a “•” indicates that the standard does not apply to the district.

<table>
<thead>
<tr>
<th>Façade Design</th>
<th>C-1</th>
<th>C-2</th>
<th>C-3</th>
<th>C-4</th>
<th>C-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 25 linear feet, measured parallel to the street.</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Building façades in excess of 100 linear feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 linear feet.</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Buildings should be designed with a defined base and cap.</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Building forms must be tailored to fit within the existing topography of the site and other site features specifically existing trees and vegetation.</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>All buildings must be oriented to and have a public entrance from the highest street classification that the lot fronts. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Building materials and visual elements used on the primary building frontage must continue on all building façades unless a buffer yard, per this Code, is established. Where a buffer yard is established along an interior side and/or rear yard, the building material and visual elements do not need to continue on such facades. (This does not allow for the use of materials listed as prohibited.)</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Building materials of natural, earth tone colors are required on all facades.</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>“Stage set” facades are prohibited.</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fenestration &amp; Entryway Design</th>
<th>C-1</th>
<th>C-2</th>
<th>C-3</th>
<th>C-4</th>
<th>C-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>The ground floor of the front façade must maintain a transparency of 50%, measured between two and ten feet in height from grade.</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The ground floor of the front façade must maintain a transparency of 35%, measured between two and ten feet in height.</td>
<td>•</td>
<td></td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Upper floors of the front façade must maintain a transparency of 15% of the wall area of the story.</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Door and window framing systems color should blend with the overall design of the building.</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Roof Design</th>
<th>C-1</th>
<th>C-2</th>
<th>C-3</th>
<th>C-4</th>
<th>C-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rooflines over 100 linear feet in building length must be variegated, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 linear feet.</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops to provide visual interest.</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Any roof that is visible from a public right-of-way must be architectural shingle or colored standing seam metal roofing.</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Green roof, blue roof, and white roof designs are encouraged.</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
</tbody>
</table>

See also Roof Mounted Mechanical Equipment, Section 9.3.P.2

<table>
<thead>
<tr>
<th>Commercial Center Site Design</th>
<th>C-1</th>
<th>C-2</th>
<th>C-3</th>
<th>C-4</th>
<th>C-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development sites with multiple buildings must incorporate a strong visual relationship between buildings. A consistent architectural style or theme should be used throughout a commercial center, and in particular to tie outlot buildings to the primary/inline building(s). Building entrances are appropriate locations to express individual building character or identity.</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
</tbody>
</table>
A cohesive character must be established through the use of coordinated hardscape (paving materials, lighting, street furniture, etc.) and landscape treatments within the development.

Sites must be designed to ensure safe pedestrian access to the center from the public right-of-way, and safe pedestrian circulation within the development.

Retail centers must provide definition along the street frontage by locating part of the center or outlot buildings within 0’ to 30’ of the front lot line for a minimum of 30% of the frontage. The center or any outlot buildings may be placed within a required setback to comply with this standard.

Any outlot buildings must meet the minimum transparency requirements of the district excluding any façade that would offer views of kitchen, storage, and other operational areas.

In order to achieve unity between all buildings in a commercial site, buildings in the center, including out parcel buildings, must be constructed of building materials from the color and materials palette approved for the center.

Site Elements

Site elements, such as furniture, amenities and public spaces are encouraged within a site to create an authentic sense of place and enhance the visitor's experience.

Site furniture should be provided to allow for visitor resting places, eating or gathering. Furniture should be of high-quality materials and should coordinate with the scale and design of the development and should be a natural color. Colors such as cream, black, dark brown and dark green are appropriate.

When provided, planters must be made of durable materials and compatible with other site elements.

The use of public art, water fountains, and/or other water features are encouraged.

When provided, trash receptacles must be coordinated and made of metal, wrought iron, stone or other durable material.

Prototype Design

Buildings should reflect the unique style of the City and not develop according to a standard “corporate” or “franchised” style that is typically found with big-box or other national businesses.

Prototype designs must be adapted to reflect these design standards and should be compatible with the site’s immediate surroundings.

B. Building Material Restrictions

The following building material restrictions apply in the commercial districts. These standards do not apply to the C-D and C-G Districts. Building material restrictions for the C-D and C-G Districts are found in Sections 5.5 and 5.6 respectively, below.

1. The following building materials are prohibited on any part of a façade:
   a. Plain concrete block
   b. Plastic

2. The following building materials are prohibited as a primary surface finish material on any façade but may be used as decorative or detail elements for up to 20% of the façade:
   a. Corrugated metal
   b. Aluminum, steel or other metal sidings
   c. Exposed aggregate (rough finish) concrete wall panels
   d. T-111 composite plywood siding
e. Vinyl

f. Exterior insulating finish systems (EIFS)

3. In selecting exterior building materials, consideration should be given to the appropriateness of the materials to the scale of building proposed. The dimensional size of the material should relate to the size of the building. For example, a traditional size brick should be used on smaller buildings, with consideration being given for larger brick sizes on larger-scaled buildings.

C-1 THROUGH C-5 DISTRICTS DESIGN STANDARDS: GENERAL APPLICABILITY.

A Street abutting building façades must not contain blank wall areas that exceed 25 linear feet, measured parallel to the street.

B Street abutting building façades in excess of 100 feet must include a repeating pattern with no less than two of elements, such as color change, texture change, material module change, or articulation of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. Elements must repeat at an interval of 40 feet.

C All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.

D The ground floor of the front façade must maintain a transparency of 50%, measured between two and ten feet in height from grade, and 60% as measured between two and 10 feet in height.

E Upper floors of the front façade must maintain a transparency of 15% of the wall area of the story.

F Rooflines over 100 linear feet in building length must be variegated, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 linear feet.

G Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops to provide visual interest.
### 5.5 C-D DISTRICT STANDARDS

**A. Sub-Districts Established**

The C-D District is intended to facilitate the development of a City Center as envisioned in the City’s Comprehensive Plan. To facilitate such development, the C-D District is divided into three sub-districts that include tailored dimensional and design standards, intended to both recognize the existing character of the area, and to achieve the change envisioned in the Comprehensive Plan. These sub-districts are:

1. **C-D-C Downtown Center Sub-District**
   
   The C-D-C Downtown Center Sub-District is intended to facilitate the creation of a compact, walkable environment that promotes a sense of place and community, and encourages active living and community interaction. It accommodates moderate to high density mixed-use development that may include a mix of residential, professional office, retail, entertainment, and cultural uses.

2. **C-D-E1 Downtown Edge 1 Sub-District**
   
   The C-D-E1 Downtown Edge 1 Sub-District is intended to address areas of transition between the higher intensity environment of the Downtown Center and adjacent residential districts and small-scale neighborhood commercial. The C-D-E1 Sub-District is intended to facilitate mixed-use development with standards that focus on compatibility with adjacent development. The C-D-E1 Sub-District includes specific standards related to the reuse and redevelopment of existing residential structures located within the Downtown.

3. **C-D-E2 Downtown Edge 2 Sub-District**
   
   The C-D-E2 Downtown Edge 2 Sub-District is intended to address areas of transition from the C-D-E1 Sub-District to lower-intensity residential districts. The C-D-E2 Sub-District is intended to facilitate mixed-use development, with standards that focus on compatibility with adjacent development. The C-D-E2 Sub-District includes specific standards related to the reuse and redevelopment of existing residential structures, as well as a set of use restrictions designed to create a lower-intensity mixed-use environment.

**B. Dimensional Standards**

Table 5-3: Downtown Sub-Districts Dimensional Standards establishes the dimensional standards for the downtown sub-districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. However, existing residential uses in the C-D-E1 and C-D-E2 Sub-Districts are subject to the dimensional standards of item C below.

#### Table 5-3: Downtown Sub-Districts Dimensional Standards

<table>
<thead>
<tr>
<th></th>
<th>C-D-C</th>
<th>C-D-E1</th>
<th>C-D-E2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bulk</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Area</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>50’</td>
<td>40’</td>
<td>40’</td>
</tr>
<tr>
<td>Minimum Building Height</td>
<td>18’</td>
<td>14’</td>
<td>14’</td>
</tr>
<tr>
<td>Maximum Impervious Surface</td>
<td>90%</td>
<td>90%</td>
<td>90%</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Setback</td>
<td>0’-5’ build-to zone</td>
<td>0’-10’ build-to zone</td>
<td>0’-10’ build-to zone</td>
</tr>
<tr>
<td>Required Build-to Percentage</td>
<td>80%</td>
<td>60%</td>
<td>60%</td>
</tr>
<tr>
<td>Interior Side Setback</td>
<td>None</td>
<td>None, unless abutting residential district, then 10’</td>
<td>None, unless abutting residential district, then 10’</td>
</tr>
<tr>
<td>Corner Side Setback</td>
<td>0’-10’ build-to zone</td>
<td>0’-10’ build-to zone</td>
<td>0’-10’ build-to zone</td>
</tr>
<tr>
<td>Required Build-to Percentage</td>
<td>60%</td>
<td>60%</td>
<td>60%</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>None</td>
<td>None, unless abutting residential district, then 15’</td>
<td>None, unless abutting residential district, then 15’</td>
</tr>
</tbody>
</table>

**C. C-D District Design Standards**

The following design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, or additions to an existing structure in the C-D District. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. Review for compliance with these design standards is conducted by the Design Review Commission, or the Planning Commission if the City has designated the Planning Commission the role of Design Review Commission. The Design Review Commission
may modify any of these design standards for a development under review, including a determination that including a
determination that a design standard may be waived in its entirety.

1. Residential Conversions in the C-D-E1 and C-D-E2 Sub-Districts
   a. Conversions of single-family or two-family dwellings into a non-residential use requires site plan review.
   b. When existing residential structures are reused for non-residential purposes, the principal structure must
   remain primarily residential in character, and must meet the design standards for the dwelling type in Article 8.
   c. The structure and any non-residential use within must maintain a residential appearance from the exterior,
   and the site must be designed consistent with residential uses in the surrounding neighborhood including similar
   landscaping and minimal paving for parking and driveways.

2. Façade Design
   a. Street abutting building façades must not contain blank wall areas that exceed 15 linear feet, measured
   parallel to the street.
   b. Street abutting building façades in excess of 100 feet must include a repeating pattern with no less than two
   of the following elements: color change, texture change, material module change, or a wall articulation change
   of no less than two feet in depth, such as a reveal, pilaster, or projecting rib, to visually break up the massing of
   the ground floor into segments of no more than 40 feet.
   c. All buildings must be oriented to and have a public entrance from the highest street classification that the
   lot fronts. Ground floor entrances must be visually distinctive or prominent on the building façade. This may be
   accomplished through the use of architectural features such as entranceway roofs, canopies or awnings,
   entranceway recesses, a chamfered corner, sidelight windows, transom windows, or other adjacent window
   designs.
   d. Buildings should be designed with a defined base and cap.
   e. Building forms must be tailored to fit within the existing topography of the site and other site features
   specifically existing trees and vegetation.
   f. Ground floor building entrances may be recessed no more than six feet from the required front build-to zone,
   and must be no wider than ten feet. Such a recess is considered to meet any required minimum build-to
   percentage.
   g. Street abutting building façades must provide a building entrance no less than once every 40 feet.
   h. Vents, air conditioners, and other utility elements are prohibited as part of a front or corner-side façade,
   except where such elements are enclosed, camouflaged, screened, obscured, or otherwise not readily apparent
   to a casual observer.
   i. Building materials and visual elements used on the primary building frontage must continue on all
   building façades unless a buffer yard, per this Code, is established. Where a buffer yard is established along
   an interior side and/or rear yard, the building material and visual elements do not need to continue on such
   facades. (This does not allow for the use of materials listed as prohibited.)
   j. Building materials of natural, earth tone colors are required on all facades.
   k. “Stage set” facades are prohibited.
3. Fenestration Design

a. A bulkhead or knee-height wall a minimum of 18 inches and a maximum of 24 inches in height is required along any street abutting façade to provide a definable base and give visual weight to required ground-floor glazing.

b. In the C-D-C Sub-District, the ground floor must maintain a minimum transparency of 60%, measured between at minimum two and ten feet in height from grade.

c. In the C-D-E1 and C-D-E2 Sub-Districts, the ground floor must maintain a minimum transparency of 50%, measured between at minimum two and ten feet in height from grade.

d. Upper stories must maintain a minimum transparency of 25% of the wall area of the story.

e. Door and window framing systems color should blend with the overall design of the building.

4. Roof Design

a. Rooflines over 100 linear feet in length must be variegated, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 linear feet.

b. Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops.

c. Any roof that is visible from a public right-of-way must be architectural shingle or colored standing seam metal roofing.

d. Green roof, blue roof, and white roof designs are encouraged.

e. Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.

f. Mechanical equipment on roofs must be screened from view from all sides by the use of parapet walls of equal or greater height as required by this Code. See also Section 9.3.P.2.

5. Site Elements

a. In the C-D District, parking is prohibited between the front building façade and the front lot line, and between the corner side façade and the corner side lot line.

b. In addition to the requirements of Section 11.5, when parking is located adjacent to a building, a continuation of the street wall must be created along the street lot line of the parking through the use of a solid masonry wall designed to complement the building or combination of landscape and an open decorative fence as follows:

   i. A solid masonry wall must be between three and four feet in height. An open, decorative feature may be included in the design of such a wall, and may extend up to a maximum height of five feet.

   ii. An open decorative fence must be between four and six feet in height, and must be constructed of high-quality durable material such as wrought iron.

c. Site elements, such as furniture, amenities and public spaces are encouraged within a site and contribute to create authentic sense of place and enhance the visitor's experience.

d. Site furniture should be provided to allow for visitor resting places, eating or gathering. Furniture should be of high-quality materials and should coordinate with the scale and design of the development and should be a natural color. Colors such as cream, black, dark brown and dark green are appropriate.
Article 5. Commercial Districts

e. When provided, planters must be made of durable materials and compatible with other site elements.

f. The use of public art, water fountains, and/or other water features are encouraged.

g. When provided, trash receptacles must be coordinated and made of metal, wrought iron, stone or other durable material.

6. Prototype Design

a. Buildings in the C-D District must reflect the unique style of the City. Standard "corporate" or "franchised" styles typically found with big-box or other national businesses are prohibited.

b. Prototype designs must be adapted to reflect these design standards and must be compatible with the site's immediate surroundings.

D. C-D District Building Material Restrictions

The following building material restrictions apply in the C-D District.

1. The following building materials are prohibited on any part of a façade:

   a. Plain concrete block
   b. Plastic

2. The following building materials are prohibited as a primary surface finish material on any façade but may be used as decorative or detail elements for up to 20% of the façade:

   a. Corrugated metal
   b. Aluminum, steel, or other metal sidings
   c. Exposed aggregate (rough finish) concrete wall panels
   d. T-111 composite plywood siding
   e. Vinyl
   f. Exterior insulating finish systems (EIFS)

3. In selecting exterior building materials, consideration should be given to the appropriateness of the materials to the scale of building proposed. The dimensional size of the material should relate to the size of the building. For example, a traditional size brick should be used on smaller buildings, with consideration being given for larger brick sizes on larger-scaled buildings.
C-D DISTRICT DESIGN STANDARDS: GENERAL APPLICABILITY

A. Street abutting building façades must not contain blank wall areas that exceed 15 linear feet, measured parallel to the street.

B. Street abutting building façades in excess of 100 feet must include a repeating pattern with no less than two elements, such as color change, texture change, material module change, or articulation of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. Elements must repeat at an interval of 40 feet.

C. All buildings must have a public entrance from the sidewalk along the primary building frontage. Ground floor entrances must be visually distinctive or prominent on the building façade. Ground floor building entrances may be recessed no more than six feet from the required front build-to zone, and must be no wider than ten feet. A building entrance must be provided at an interval of no less than once every 40 feet.

D. A bulkhead or knee-height wall a minimum of 18 inches and a maximum of 24 inches in height is required along any street abutting façade.

E. In the C-D-C Sub-District, the ground floor must maintain a minimum transparency of 80%, measured between at minimum two and ten feet in height from grade.

F. Upper stories must maintain a minimum transparency of 25% of the wall area of the story.

G. Rooflines over 100 linear feet in building length must be variegated, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 linear feet.

H. Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops.
5.6 C-G DISTRICT STANDARDS

A. Dimensional Standards
Table 5-4: C-G District Dimensional Standards establishes the dimensional standards for the C-G District.

<table>
<thead>
<tr>
<th>C-G District Dimensional Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Table 5-4:</strong> C-G District Dimensional Standards</td>
</tr>
<tr>
<td><strong>Bulk</strong></td>
</tr>
<tr>
<td>Minimum Lot Area</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
</tr>
<tr>
<td>Maximum Building Height</td>
</tr>
<tr>
<td>Maximum Impervious Surface</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
</tr>
<tr>
<td>Setback from Street Frontage (Including Interstate)</td>
</tr>
<tr>
<td>Interior Side Setback</td>
</tr>
<tr>
<td>Rear Setback</td>
</tr>
<tr>
<td>Minimum Separation Between Structures</td>
</tr>
</tbody>
</table>

B. C-G District Design Standards
The following design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, or additions to an existing structure in the C-G District. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. Review for compliance with these design standards is conducted by the Design Review Commission, or the Planning Commission if the City has designated the Planning Commission the role of Design Review Commission. The Design Review Commission may modify any of these design standards for a development under review, including a determination that including a determination that a design standard may be waived in its entirety.

1. Façade Design
The following standards for façade articulation and reduction of mass and scale apply to all façades that face a public right-of-way, including interstates, or that abut a residential district, as well as all façades where building entrances are located.

   a. All façades must include one of the following architectural features to avoid the appearance of blank walls: windows, color change, texture change, material module change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster or projecting rib.

   b. Building façades over 100 feet in length must incorporate projections or recesses, or changes in the wall plane a minimum of two feet in depth a maximum of every 75 linear feet.

   c. Where commercial uses are located along the ground floor of a structure, a minimum transparency of 50% is required, measured between two feet and ten feet from grade. Windows must be constructed of clear or lightly tinted glass. Reflective glass or tinting above 20% is prohibited.

   d. All buildings must be oriented to and have a public entrance from the highest street classification that the lot fronts. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.

   e. Building materials and visual elements used on the primary building frontage must continue on all building façades.
f. Building forms must be tailored to fit within the existing topography of the site and other site features specifically existing trees and vegetation.

g. “Stage set” facades are prohibited.

2. Roof Design

a. Rooflines over 100 linear feet in building length must be variegated, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 linear feet.

b. Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops.

c. Any roof that is visible from a public right-of-way must be shingle or colored standing seam metal roofing.

d. Green roof, blue roof, and white roof designs are encouraged.

e. Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.

f. Mechanical equipment on roofs must be screened from view from all sides of building by the use of parapet walls of equal or greater height as required by this Code. See also Section 9.3.P.2.

3. Site Design and Site Elements

a. Public entrances and primary building elevations must face public streets. Main entrances to buildings must be well defined and visually distinctive from the remaining portions of the façade along which they are located.

b. In multi-building complexes, a distinct visual link must be established among various buildings by using architectural or site design elements such as plazas, courtyards, walkways and landscape elements to unify the development. A comprehensive architectural concept is encouraged. This includes the use of similar design features, construction, material and colors.

c. The design of accessory buildings, such as security kiosks, maintenance buildings, and outdoor equipment enclosures, must be compatible in design concept with the overall development and the main buildings on the site.

d. Service doors must be integrated into the overall design of the building.

e. No electrical, mechanical and/or other equipment may be installed or located in a required front yard. Equipment that is installed between a building and a street line or on the roof of a structure must be completely screened from view by a fence, landscape, or an architectural feature.

f. All refuse containers and service areas must be sited and enclosed so as to be completely screened from view from the public right-of-way and any abutting residential district as required by this Code.

g. Site elements, such as furniture, amenities and public spaces are encouraged within a site and contribute to create authentic sense of place and enhance the visitor's experience.

h. Site furniture should be provided to allow for visitor resting places, eating or gathering. Furniture should be of high-quality materials and should coordinate with the scale and design of the development and should be a natural color. Colors such as cream, black, dark brown and dark green are appropriate.

i. When provided, planters must be made of durable materials and compatible with other site elements.

j. The use of public art, water fountains, and/or other water features are encouraged.

k. When provided, trash receptacles must be coordinated and made of metal, wrought iron, stone or other durable material.

4. Prototype Design
a. Buildings should reflect the unique style of the City and not develop according to a standard "corporate" or "franchised" style that is typically found with big-box or other national businesses.

b. Prototype designs must be adapted to reflect these design standards and should be compatible with the site's immediate surroundings.

5. C-G District Building Material Restrictions
The following building material restrictions apply in the C-G District.

   a. The following building materials are prohibited on any part of any façade:
      1. Plain concrete block
      2. Plastic
      3. Mirror glass or highly reflective wall surface material

   b. The following building materials are prohibited as a primary surface finish material on any façade but may be used as decorative or detail elements for up to 20% of the façade:
      1. Corrugated metal
      2. Aluminum, steel, or other metal sidings
      3. Exposed aggregate (rough finish) concrete wall panels
      4. T-111 composite plywood siding
      5. Vinyl
      6. Exterior insulating finish systems (EIFS)

c. In selecting exterior building materials, consideration should be given to the appropriateness of the materials to the scale of building proposed. The dimensional size of the material should relate to the size of the building. For example, a traditional size brick should be used on smaller buildings, with consideration being given for larger brick sizes on larger-scaled buildings.
C-G DISTRICTS DESIGN STANDARDS: GENERAL APPLICABILITY

A. All façades must include one of the following architectural features to avoid the appearance of blank walls: windows, color change, texture change, material module change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster or projecting rib.

B. Building façades over 100 feet in length must incorporate projections or recesses, or changes in the wall plane a minimum of two feet in depth a maximum of every 75 linear feet.

C. Where commercial uses are located along the ground floor of a structure, a minimum transparency of 50% is required, measured between two feet and ten feet from grade.

D. Rooflines over 100 linear feet in building length must be variegated, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 linear feet.

E. Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops.

F. Public entrances and primary building elevations must face public streets. Main entrances to buildings must be well defined and visually distinctive from the remaining portions of the façade along which they are located.

5.7 GENERAL STANDARDS OF APPLICABILITY

A. On-Site Development Standards
See Article 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

B. On-Site Parking and Loading
See Article 10 for on-site parking and loading standards and requirements.

C. Landscape
See Article 11 for landscape standards and requirements.

D. Signs
See Article 12 for standards governing signs.
ARTICLE 6. INDUSTRIAL DISTRICTS

6.1 PURPOSE STATEMENTS

A. I-1 Light Industrial District
The I-1 District is intended to provide for a wide variety of light manufacturing, fabricating, processing, testing and scientific laboratories, wholesale distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as office and research and development facilities with little to no outside impacts.

B. I-2 General Industrial District
The I-2 District is intended to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing and warehousing uses. The industrial uses include fabrication, warehousing and assembly-type manufacturing, as well as office and research and development facilities, which may result in some moderate external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities.

C. RD Research and Development District
The RD District is intended as an innovation district that would accommodate research and development, technology, and medical facilities, and may include some light industrial uses. The district is oriented to large-scale office complexes, which may include ancillary services for employees within the campus such as personal services, restaurants, and retail.

6.2 USES

Article 8 lists permitted and special principal uses and temporary uses for the industrial districts.

6.3 DIMENSIONAL STANDARDS

Table 6-1: Industrial Districts Dimensional Standards establishes the dimensional standards for the industrial districts.

<table>
<thead>
<tr>
<th>Table 6-1: Industrial Districts Dimensional Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>I-1</td>
</tr>
<tr>
<td>---</td>
</tr>
<tr>
<td><strong>Bulk</strong></td>
</tr>
<tr>
<td>Minimum Lot Area</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
</tr>
<tr>
<td>Maximum Building Height</td>
</tr>
<tr>
<td>Maximum Impervious Surface</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
</tr>
<tr>
<td>Minimum Front Setback</td>
</tr>
<tr>
<td>Minimum Interior Side Setback</td>
</tr>
<tr>
<td>Minimum Corner Side Setback</td>
</tr>
<tr>
<td>Minimum Rear Setback</td>
</tr>
</tbody>
</table>
6.4 DESIGN STANDARDS

The following design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, or additions to an existing structure. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. Review for compliance with these design standards is conducted by the Design Review Commission, or the Planning Commission if the City has designated the Planning Commission the role of Design Review Commission. The Design Review Commission may modify any of these design standards for a development under review, including a determination that including a determination that a design standard may be waived in its entirety.

A. Design Standards

Table 6-2: Industrial Districts Design Standards establishes the design standards for the industrial districts. In the table, a “•” indicates that the standard is applicable in the district indicated. The absence of a “•” indicates that the standard does not apply to the district.

<table>
<thead>
<tr>
<th>Table 6-2: Industrial Districts Design Standards</th>
<th>I-1</th>
<th>I-2</th>
<th>RD</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Façade Design</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 35 linear feet, measured parallel to the street.</td>
<td></td>
<td></td>
<td>•</td>
</tr>
<tr>
<td>Buildings with façades over 150 feet in length must incorporate wall projections or recesses, or changes in wall plane a minimum of two feet in depth a maximum of every 75 linear feet.</td>
<td>•</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All buildings must be oriented to and have a public entrance from the highest street classification that the lot fronts. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.</td>
<td>•</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building materials and visual elements used on the primary building frontage must continue on all building façades unless a buffer yard, per this Code, is established. Where a buffer yard is established along an interior side and/or rear yard, the building material and visual elements do not need to continue on such façades. (This does not allow for the use of materials listed as prohibited.)</td>
<td>•</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building materials of natural, earth tone colors are required on all facades.</td>
<td></td>
<td></td>
<td>•</td>
</tr>
<tr>
<td>Building forms must be tailored to fit within the existing topography of the site and other site features specifically existing trees and vegetation.</td>
<td>•</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Roof Design</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Green roof, blue roof, and white roof designs are encouraged.</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Mechanical equipment on roofs must be screened from view from all sides by the use of parapet walls or enclosures designed to conceal the equipment as required by this Code. See also Section 9.3.P.2.</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td><strong>Entrance Design</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public entrances and primary building elevations must be oriented toward public streets. Main entrances to the buildings must be well defined.</td>
<td></td>
<td></td>
<td>•</td>
</tr>
<tr>
<td>Entries to office or guest facilities must address the street, with direct access to office or guest facilities from street frontages and parking areas.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Site Design</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>In multi-building complexes, a distinct visual link must be established between various buildings through the use of architectural features or site design elements such as courtyards, plazas, landscape, and walkways to unify the project.</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Development sites with multiple buildings must incorporate a strong visual relationship between buildings. A consistent architectural style or theme should be used throughout.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking lots must be adequately buffered from the primary roadway, and no parking is allowed within the required front setback.</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Developments should provide a pedestrian link to adjacent non-residential uses, where applicable, to provide safe pedestrian access between the site and commercial uses outside the development.</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td><strong>Site Elements</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site elements, such as furniture, amenities and public spaces are encouraged within a site contribute to create an authentic sense of place and enhance the visitor's experience.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site furniture should be provided to allow for visitor resting places, eating or gathering. Furniture should be of high-quality materials and should coordinate with the scale and design of the development and should be a natural color. Colors such as cream, black, dark brown and dark green are appropriate.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>When provided, planters must be made of durable materials and compatible with other site elements.</td>
<td></td>
<td></td>
<td>•</td>
</tr>
</tbody>
</table>
Table 6-2: Industrial Districts Design Standards

<table>
<thead>
<tr>
<th></th>
<th>I-1</th>
<th>I-2</th>
<th>RD</th>
</tr>
</thead>
<tbody>
<tr>
<td>The use of public art, water fountains, and/or other water features are encouraged.</td>
<td></td>
<td></td>
<td>*</td>
</tr>
<tr>
<td>When provided, trash receptacles must be coordinated and made of metal, wrought iron, stone or other durable material.</td>
<td></td>
<td></td>
<td>*</td>
</tr>
</tbody>
</table>

B. Building Material Restrictions

1. I-1 and I-2 District Building Materials

   a. No more than 60% of the wall area, excluding all windows, doors, roofs, and walkway covers, visible from the public right-of-way may be constructed of tilt-up concrete on a building’s exterior.

   b. The Design Review Commission has the discretion to permit metal facades on the side and rear of a building not generally visible from a public right-of-way, and where that side or rear elevation of the building does not abut a residential zoning district.

   c. In selecting exterior building materials, consideration should be given to the appropriateness of the materials to the scale of building proposed. The dimensional size of the material should relate to the size of the building. For example, a traditional size brick should be used on smaller buildings, with consideration being given for larger brick sizes on larger-scaled buildings.

2. RD District Building Materials

   The following building material restrictions apply only in the RD District.

   a. The following building materials are prohibited on any part of any façade:

      i. Plain concrete block

      ii. Plastic

      iii. Mirror glass or highly reflective wall surface material

   b. The following building materials are prohibited as a primary surface finish material on any façade but may be used as decorative or detail elements for up to 20% of the façade:

      i. Corrugated metal

      ii. Aluminum, steel, or other metal sidings

      iii. T-111 composite plywood siding

      iv. Vinyl

      v. Exterior insulating finish systems (EIFS)

   c. In selecting exterior building materials, consideration should be given to the appropriateness of the materials to the scale of building proposed. The dimensional size of the material should relate to the size of the building. For example, a traditional size brick should be used on smaller buildings, with consideration being given for larger brick sizes on larger-scaled buildings.
INDUSTRIAL DISTRICTS DESIGN STANDARDS: GENERAL APPLICABILITY

6.5 GENERAL STANDARDS OF APPLICABILITY

A. On-Site Development Standards
See Article 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

B. On-Site Parking and Loading
See Article 10 for on-site parking and loading standards and requirements.

C. Landscape
See Article 11 for landscape standards and requirements.

D. Signs
See Article 12 for standards governing signs.
ARTICLE 7. SPECIAL PURPOSE DISTRICTS

7.1 IC INSTITUTIONAL CAMPUS DISTRICT

A. Purpose Statement
The IC Institutional Campus Zoning District is intended to accommodate governmental uses, larger public and private educational facilities, cultural facilities, institutional uses, and similar uses located within the City.

B. Uses
Article 8 lists permitted and special principal uses and temporary uses for the IC District.

C. Dimensional Standards
Table 7-1: IC District Dimensional Standards establishes the dimensional standards for the IC District.

<table>
<thead>
<tr>
<th>Table 7-1: IC District Dimensional Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bulk</td>
</tr>
<tr>
<td>Minimum Lot Area</td>
</tr>
<tr>
<td>Maximum Building Height</td>
</tr>
<tr>
<td>Setbacks</td>
</tr>
<tr>
<td>Minimum Front Setback</td>
</tr>
<tr>
<td>Minimum Interior Side Setback</td>
</tr>
<tr>
<td>Structure 50' or less in height</td>
</tr>
<tr>
<td>Structure greater than 50' in height</td>
</tr>
<tr>
<td>Minimum Corner Side Setback</td>
</tr>
<tr>
<td>Minimum Rear Setback</td>
</tr>
<tr>
<td>Structure 50' or less in height</td>
</tr>
<tr>
<td>Structure greater than 50' in height</td>
</tr>
</tbody>
</table>

D. Design Standards
The following design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, or additions to an existing structure to an existing structure in the IC District. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. Review for compliance with these design standards is conducted by the Design Review Commission, or the Planning Commission if the City has designated the Planning Commission the role of Design Review Commission. The Design Review Commission may modify any of these design standards for a development under review, including a determination that including a determination that a design standard may be waived in its entirety.

1. Façade Design
   a. Street abutting building façades must not contain blank wall areas that exceed 15 linear feet, measured parallel to the street.
   b. Street abutting building façades in excess of 100 feet must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet in depth, such as a reveal, pilaster, or projecting rib, to visually break up the massing of the ground floor into segments of no more than 40 feet.
Article 7. Special Purpose Districts

c. All buildings must be oriented to and have a public entrance from the highest street classification that the lot fronts. Ground floor entrances must be visually distinctive or prominent on the building façade. This may be accomplished through the use of architectural features such as entranceway roofs, canopies or awnings, entranceway recesses, a chamfered corner, sidelight windows, transom windows, or other adjacent window designs.

d. Building materials and visual elements used on the primary building frontage must continue on all building façades unless a buffer yard, per this Code, is established. Where a buffer yard is established along an interior side and/or rear yard, the building material and visual elements do not need to continue on such facades. (This does not allow for the use of materials listed as prohibited.)

e. Building materials of natural, earth tone colors are required on all facades.

f. Building forms must be tailored to fit within the existing topography of the site and other site features specifically existing trees and vegetation.

g. Vents, air conditioners, and other utility elements are prohibited as part of a front or corner-side façade, except where such elements are enclosed, camouflaged, screened, obscured, or otherwise not readily apparent to a casual observer.

2. Roof Design

a. Rooflines over 100 linear feet in building length must be varied, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variation on the roofline must occur at intervals of no more than 75 linear feet.

b. Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops.

c. Any roof that is visible from a public right-of-way must be architectural shingles or colored standing seam metal roofing.

d. Green roof, blue roof, and white roof designs are encouraged.

e. Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.

f. Mechanical equipment on roofs must be screened from view from all sides of building by the use of parapet walls of equal or greater height or enclosures designed to conceal the equipment. See also Section 9.3. P.2.

3. Building Material Restrictions

a. The following building materials are prohibited on any part of any façade in the IC District:

i. Plain concrete block

ii. Plastic

iii. Aluminum, steel, or other metal sidings

iv. Vinyl

v. T-111 composite plywood siding
b. The following building materials are prohibited as a primary surface finish material on any façade but may be used as decorative or detail elements for up to 20% of the façade:
   i. Exterior insulating finish systems (EIFS)
   ii. Exposed aggregate (rough finish) concrete wall panels

c. In selecting exterior building materials, consideration should be given to the appropriateness of the materials to the scale of building proposed. The dimensional size of the material should relate to the size of the building. For example, a traditional size brick should be used on smaller buildings, with consideration being given for larger brick sizes on larger-scaled buildings.

4. Site Elements

a. Buildings within the IC District should be designed to encourage public use and activity within and nearby its site. Building should be organized around public spaces, such as plazas.

b. Required security elements, such as bollards, should be tied to the architectural theme of the building and/or the surrounding landscape and hardscape design.

c. Development sites with multiple buildings must incorporate a strong visual relationship between buildings. A consistent architectural style or theme should be used throughout.

d. A cohesive character must be established through the use of coordinated hardscape (paving materials, lighting, street furniture, etc.) and landscape treatments within the development.

e. Sites must be designed to ensure safe pedestrian access to the center from the public right-of-way, and safe pedestrian circulation within the development.

f. Site elements, such as furniture, amenities and public spaces are encouraged within a site contribute to create an authentic sense of place and enhance the visitor's experience.

g. Site furniture should be provided to allow for visitor resting places, eating or gathering. Furniture should be of high-quality materials and should coordinate with the scale and design of the development and should be a natural color. Colors such as cream, black, dark brown and dark green are appropriate.

h. When provided, planters must be made of durable materials and compatible with other site elements.

i. The use of public art, water fountains, and/or other water features are encouraged.

j. When provided, trash receptacles must be coordinated and made of metal, wrought iron, stone or other durable material.
E. General Standards of Applicability

1. On-Site Development Standards
   See Article 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

2. On-Site Parking and Loading
   See Article 10 for on-site parking and loading standards and requirements.

3. Landscape
   See Article 11 for landscape standards and requirements.

4. Signs
   See Article 12 for standards governing signs.
7.2 AG AGRICULTURAL DISTRICT

A. Purpose Statement
The AG Agricultural District is intended to promote and protect agricultural land. The standards of the district promote the continuation of farming, and protect agricultural land uses from encroachment of incompatible developments.

B. Uses
Article 8 lists permitted and special principal uses and temporary uses for the AG District.

C. Dimensional Standards
Table 7-2: AG District Dimensional Standards establishes the dimensional standards for the AG District.

<table>
<thead>
<tr>
<th>Table 7-2: AG District Dimensional Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bulk</strong></td>
</tr>
<tr>
<td>Minimum Lot Area</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
</tr>
<tr>
<td>Maximum Building Height</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
</tr>
<tr>
<td>Minimum Front Setback</td>
</tr>
<tr>
<td>Minimum Interior Side Setback</td>
</tr>
<tr>
<td>Minimum Corner Side Setback</td>
</tr>
<tr>
<td>Minimum Rear Setback</td>
</tr>
</tbody>
</table>

D. General Standards of Applicability

1. On-Site Development Standards
   See Article 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

2. On-Site Parking and Loading
   See Article 10 for on-site parking and loading standards and requirements.

3. Landscape
   See Article 11 for landscape standards and requirements.

4. Signs
   See Article 12 for standards governing signs.

7.3 PR PUBLIC RECREATION DISTRICT

A. Purpose Statement
The PR Public Recreation District is intended to provide for and protect open space and public recreational facilities, both outdoor and indoor. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary commercial activities, such as cultural facilities, performance venues, and eating establishments.

B. Uses
Article 8 lists permitted and special principal uses and temporary uses for the PR District.

C. Dimensional Standards
Table 7-3: PR District Dimensional Standards establishes the dimensional standards for the PR District.
### Table 7-3: PR District Dimensional Standards

<table>
<thead>
<tr>
<th>Bulk</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>None</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>40'</td>
</tr>
<tr>
<td>Setbacks (Apply to Structures Only)</td>
<td></td>
</tr>
<tr>
<td>Minimum Front Setback</td>
<td>15'</td>
</tr>
<tr>
<td>Minimum Interior Side Setback</td>
<td>25'</td>
</tr>
<tr>
<td>Minimum Corner Side Setback</td>
<td>15'</td>
</tr>
<tr>
<td>Minimum Rear Setback</td>
<td>25'</td>
</tr>
</tbody>
</table>

### D. Design Standards

The following design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, or additions to an existing structure to an existing structure in the PR District. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. Review for compliance with these design standards is conducted by the Design Review Commission, or the Planning Commission if the City has designated the Planning Commission the role of Design Review Commission. The Design Review Commission may modify any of these design standards for a development under review, including a determination that including a determination that a design standard may be waived in its entirety.

#### 1. Façade Design

a. Street abutting building façades in excess of 100 feet must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet in depth, such as a reveal, pilaster, or projecting rib, to visually break up the massing of the ground floor into segments of no more than 40 feet.

b. All buildings must be oriented to and have a public entrance from the highest street classification that the lot fronts. Ground floor entrances must be visually distinctive or prominent on the building façade. This may be accomplished through the use of architectural features such as entranceway roofs, canopies or awnings, entranceway recesses, a chamfered corner, sidelight windows, transom windows, or other adjacent window designs.

c. Building materials and visual elements used on the primary building frontage must continue on all building façades unless a buffer yard, per this Code, is established. Where a buffer yard is established along an interior side and/or rear yard, the building material and visual elements do not need to continue on such facades. (This does not allow for the use of materials listed as prohibited.)

d. Building materials of natural, earth tone colors are required on all facades.

e. Building forms must be tailored to fit within the existing topography of the site and other site features specifically existing trees and vegetation.

f. Vents, air conditioners, and other utility elements are prohibited as part of a front or corner-side façade, except where such elements are enclosed, camouflaged, screened, obscured, or otherwise not readily apparent to a casual observer.

#### 2. Roof Design

a. Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops.

b. Any roof that is visible from a public right-of-way must be architectural shingle or colored standing seam metal roofing.

c. Green roof, blue roof, and white roof designs are encouraged.

d. Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.

e. Mechanical equipment on roofs must be screened from view from all sides of building by the use of parapet walls or enclosures designed to conceal the equipment.
3. **Building Material Restrictions**

   a. The following building materials are prohibited on any part of any façade in the PR District:
      
      i. Plain concrete block
      
      ii. Plastic
      
      iii. Aluminum, steel, or other metal sidings
      
      iv. Vinyl
      
      v. T-111 composite plywood siding

   b. The following building materials are prohibited as a primary surface finish material on any façade but may be used as decorative or detail elements for up to 20% of the façade:

      i. Exterior insulating finish systems (EIFS)
      
      ii. Exposed aggregate (rough finish) concrete wall panels

   c. In selecting exterior building materials, consideration should be given to the appropriateness of the materials to the scale of building proposed. The dimensional size of the material should relate to the size of the building. For example, a traditional size brick should be used on smaller buildings, with consideration being given for larger brick sizes on larger-scaled buildings.

4. **Site Elements**

   Buildings within the PR District should be designed to encourage public use and activity within and nearby its site. Buildings should be organized to relate to the surrounding open space uses, such as parks.

**PR DISTRICT DESIGN STANDARDS: GENERAL APPLICABILITY**

---

**A** Street abutting building façades in excess of 100 feet must include a repeating pattern with no less than two of the following elements: color change, texture material module change, or a wall articulation change of no less than two feet in depth into segments of no more than 40 feet.

**B** All buildings must have a public entrance from the sidewalk along the primary building frontage or at the corner, if a corner lot. Ground floor entrances must be visually distinctive or prominent on the building façade.

**C** Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops.

**D** Any roof visible from a public right-of-way must be shingled or colored standing seam metal roofing.
E. General Standards of Applicability

1. On-Site Development Standards
   See Article 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

2. On-Site Parking and Loading
   See Article 10 for on-site parking and loading standards and requirements.

3. Landscape
   See Article 11 for landscape standards and requirements.

4. Signs
   See Article 12 for standards governing signs.

7.4 NA NATURAL AREAS DISTRICT

A. Purpose Statement
   The NA Natural Areas District is intended to protect and preserve existing natural areas and undeveloped sites that are of historic or cultural significance. These areas are maintained in a predominantly undeveloped, natural state, with very limited improvements that allow only for passive recreation, such as trails, and educational purposes.

B. Uses
   Article 8 lists permitted and special principal uses and temporary uses for the NA District.

C. Dimensional Standards
   Table 7-4: NA District Dimensional Standards establishes the dimensional standards for the NA District.

<table>
<thead>
<tr>
<th>Table 7-4: NA District Dimensional Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bulk</strong></td>
</tr>
<tr>
<td>Minimum Lot Area: None</td>
</tr>
<tr>
<td>Maximum Building Height: 40'</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
</tr>
<tr>
<td>Minimum Front Setback: 35'</td>
</tr>
<tr>
<td>Minimum Interior Side Setback: 30'</td>
</tr>
<tr>
<td>Minimum Corner Side Setback: 35'</td>
</tr>
<tr>
<td>Minimum Rear Setback: 60'</td>
</tr>
</tbody>
</table>

D. General Standards of Applicability

1. On-Site Development Standards
   See Article 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

2. On-Site Parking and Loading
   See Article 10 for on-site parking and loading standards and requirements.

3. Landscape
   See Article 11 for landscape standards and requirements.

4. Signs
   See Article 12 for standards governing signs.
7.5 F-1 OPEN FLOODWAY DISTRICT

A. Purpose
The purpose of the F-1 District is to minimize public and private losses due to flood conditions in specific areas. This Ordinance is designed to:

1. Restrict or prohibit uses which are vulnerable to water or erosion hazards, or which result in damaging increases in erosion, flood heights, or velocities.
2. Require that uses vulnerable to floods, including community facilities, be protected against flood damage at the time of initial construction.
3. Control the alteration of natural floodplains, stream channels, and natural protective barriers which accommodate floodwaters.
4. Control filling, grading, dredging, and other development which may increase flood damage or erosion.
5. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

B. Application and Objectives
This district applies to all areas within the incorporated area of the City. The objectives of the F-1 District are:

1. To protect human life, health, and property.
2. To minimize expenditure of public funds for costly flood control projects.
3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public.
4. To minimize prolonged business interruptions.
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, streets and bridges located in floodable areas.
6. To help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize blight in flood areas.
7. To ensure that potential homebuyers are notified that property is in a floodable area.
8. To maintain eligibility for participation in the National Flood Insurance Program.

C. Definitions
The definitions of this section only apply to the F-1 District. Unless specifically defined below, other words or phrases used in the F-1 District are as defined in Article 2. In the case of conflict between terms defined in Article 2, when applied to the F-1 District, the definition in this section control.

100-Year Flood. A flood having a 1% chance of happening in any year. It is based on statistical analysis of stream flow records available for the watershed and analysis of rainfall and runoff characteristics in the general region of the watershed.

25-Year Flood. A flood having a 4% chance of happening in any year.

Accessory Structure. A subordinate structure to the principal structure, which must meet the following:

1. Accessory structures cannot be used for human habitation.
2. Accessory structures must be designed to have low flood damage potential.
3. Accessory structures must be constructed and placed on the building site to offer the minimum resistance to the flow of floodwaters.
4. Accessory structures must be firmly anchored to prevent flotation that may result in damage to other structures.

5. Service facilities, such as electrical and heating equipment, must be elevated or floodproofed.

Act. The statutes authorizing the National Flood Insurance Program that are incorporated in 42 U.S.C. 4001-4128.

Addition (To An Existing Building). Any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a firewall. Any walled and roofed addition, which is connected by a firewall or is separated by an independent perimeter load-bearing wall, is considered "new construction," as defined in this section.

Appeal. A request for a review of the local enforcement officer’s interpretation of any provision of the F-1 District or a request for a variance to the F-1 District.

Area of Shallow Flooding. A designated AO or AH Zone on a community's Flood Insurance Rate Map (FIRM) with 1% or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood-Related Erosion Hazard. Land within a community that is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Hazard Boundary Map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area in preparation for publication of the FIRM, Zone E may be further refined.

Area of Special Flood Hazard. The land in the floodplain within a community subject to a 1% or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE or A99.

Base Flood. See 100-Year Flood as defined in this Section.

Basement. That portion of a building having its floor subgrade (below ground level) on all sides.

Breakaway Wall. A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Building. Any structure built for support, shelter, or enclosure for any occupancy or storage. (See "structure" as defined in this Section.)

Development. Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of equipment or materials.

Elevated Building. A non-basement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of fill, solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwater, pilings, columns, piers, or shear walls adequately anchored so as not to impair the structural integrity of the building during a base flood event.

Emergency Flood Insurance Program/Emergency Program. The program as implemented on an emergency basis in accordance with section 1336 of the Act. It is intended as a program to provide a first layer amount of insurance on all insurable structures before the effective date of the initial FIRM.

Erosion. The process of the gradual wearing away of landmasses. This peril is not per se covered under the Program.

Exception. A waiver from the provisions of the F-1 District, which relieves the applicant from the requirements of a rule, regulation, order, or other determination made or issued pursuant to the F-1 District.
**Existing Construction.** Any structure for which the "start of construction," as defined in this Section, commenced before the effective date of the first floodplain management code or ordinance adopted by the community as a basis for that community's participation in the National Flood Insurance Program (NFIP)).

**Existing Manufactured Home Park or Subdivision.** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including, at a minimum, the installation of utilities, the construction of streets, final site grading or the pouring of concrete pads, is completed before the effective date of the first floodplain management code or ordinance adopted by the community as a basis for that community's participation in the National Flood Insurance Program (NFIP)).

**Existing Structures.** See “existing construction,” as defined in this Section.

**Expansion to an Existing Manufactured Home Park or Subdivision.** The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads.

**Flood/Flooding.** A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters.
2. The unusual and rapid accumulation or runoff of surface waters from any source.

**Flood Elevation Determination.** A determination by the administrator of the water surface elevations of the base flood, that is, the flood level that has a 1% or greater chance of occurrence in any given year.

**Flood Elevation Study.** An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) or flood-related erosion hazards.

**Flood Hazard Boundary Map (FHBM).** An official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of areas of special flood hazard have been designated as Zone A.

**Flood Insurance Rate Map (FIRM).** An official map of a community, issued by the Federal Emergency Management Agency, delineating the areas of special flood hazard or the risk premium zones applicable to the community.

**Flood Insurance Study.** The official report provided by the Federal Emergency Management Agency, evaluating flood hazards and containing flood profiles and water surface elevation of the base flood.

**Floodplain/Flood-Prone Area.** Any land area susceptible to being inundated by water from any source. (See definition of "flooding," as defined in this Section)

**Floodplain Management.** The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

**Flood Protection System.** Those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard," as defined in this Section, and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

**Floodproofing.** Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.
Flood-Related Erosion. The collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high-water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood, or by some similarly unusual and unforeseeable event which results in flooding.

Flood-Related Erosion Area/Flood-Related Erosion Prone Area. A land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high-water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

Flood-Related Erosion Area Management. The operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works and flood plain management regulations.

Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floor. The top surface of an enclosed area in a building, including basement, i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

Freeboard. A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings and the hydrological effect of urbanization of the watershed.

Functionally Dependent Use. A use that cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Highest Adjacent Grade. The highest natural elevation of the ground surface, prior to construction, adjacent to the proposed walls of a structure.

Historic Structure. Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminary determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.

2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3. Individually listed on the Tennessee inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or Individually listed on a local inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:
   a. By an approved state program as determined by the Secretary of the Interior.
   b. Directly by the Secretary of the Interior.

Levee. A man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee System. A flood protection system, which consists of a levee, or levees, and associated structures, such as closure, and drainage devices, which are constructed and operated in accordance with sound engineering practices.
**Lowest Floor.** The lowest floor of the lowest enclosed area, including a basement. An unfinished or flood resistant enclosure used solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building’s lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements in the F-1 District.

**Manufactured Home.** A structure, transportable in one or more sections, which is built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities. The term manufactured home does not include a "recreational vehicle," as defined in this Section, unless such transportable structures are placed on a site for 180 consecutive days or longer.

**Manufactured Home Park or Subdivision.** A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

**Map.** The Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM) for a community issued by the Agency.

**Mean Sea Level.** The average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For the purposes of this Article, the term is synonymous with National Geodetic Vertical Datum (NGVD) or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

**National Geodetic Vertical Datum (NGVD).** As corrected in 1929 is a vertical control used as a reference for establishing varying elevations within the floodplain.

**New Construction.** Any structure for which the "start of construction," as defined in this Section, commenced after the effective date of the F-1 District or the effective date of the first floodplain management ordinance and includes any subsequent improvements to such structure.

**New Manufactured Home Park or Subdivision.** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads, is completed after the effective date of the F-1 District or the effective date of the first floodplain management ordinance and includes any subsequent improvements to such structure.

**North American Vertical Datum (NAVD).** As corrected in 1988 is a vertical control used as a reference for establishing varying elevations within the floodplain.

**Person.** Any individual or group of individuals, corporation, partnership, association, or any other entity, including State and local governments and agencies.

**Recreational Vehicle.** A vehicle which is:

1. Built on a single chassis.
2. 400 square feet or less when measured at the largest horizontal projection.
3. Designed to be self-propelled or permanently towable by a light duty truck or automobile.
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**Regulatory Floodway.** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

**Riverine.** Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

**Special Hazard Area.** An area having special flood, mudslide (i.e., mudflow) and/or flood-related erosion hazards, and shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, A99, or AH.
Start of Construction. Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; and includes the placement of a manufactured home on a foundation. Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds, not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

State Coordinating Agency. The Tennessee Department of Economic and Community Development's, Local as designated by the Governor of the State of Tennessee at the request of the Administrator to assist in the implementation of the National Flood Insurance Program for the state.

Structure. For purposes of this section, means a walled and roofed building that is principally above ground, a manufactured home, a gas or liquid storage tank, or other man-made facilities or infrastructures.

Substantial Damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.

Substantial Improvement. Any repairs, reconstruction's, rehabilitation's, additions, alterations or other improvements to a structure, taking place during a 5-year period, in which the cumulative cost equals or exceeds fifty percent of the market value of the structure before the "start of construction" of the improvement. The market value of the structure should be: 1) the appraised value of the structure prior to the start of the initial repair or improvement; or 2) in the case of damage, the value of the structure prior to the damage occurring. This term includes structures that have incurred "substantial damage," as defined in this Section, regardless of the actual repair work performed.

For the purpose of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. The term does not, however, include either: 1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been pre-identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions and not solely triggered by an improvement or repair project; or 2) Any alteration of a "historic structure," as defined in this Section, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Substantially Improved Existing Manufactured Home Parks or Subdivisions. Where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50% of the value of the streets, utilities and pads before the repair, reconstruction, or improvement commenced.

Variance. As defined in this Section, a grant of relief from the requirements of the F-1 District which permits construction in a manner otherwise prohibited by the F-1 District where specific enforcement would result in unnecessary hardship.

Violation. The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certification, or other evidence of compliance required in the F-1 District is presumed to be in violation until such time as that documentation is provided.

Water Surface Elevation. The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains of riverine areas.
D. Basis for Establishing the Areas of Special Flood Hazard
The Areas of Special Flood Hazard identified on the Williamson County, Tennessee, and Incorporated Areas, Federal Emergency Management Agency, Flood Insurance Study (FIS) Number 47187CV000B, dated September 29, 2006 and Flood Insurance Rate Map (FIRM), Community Panel Numbers 47187C0343F, 47187C0345F, 47187C0365F, 47187C0435F, 47187C0455F, dated September 29, 2006; and the Areas of Special Flood Hazard identified on the Maury County, Tennessee, and Incorporated Areas, Federal Emergency Management Agency, Flood Insurance Study (FIS) Number 470123C0000E, dated April 16, 2007 and Flood Insurance Rate Map (FIRM), Community Panel Numbers 47119C0065E, 47119C0070E, 47119C0090E, 47119C0180E, 47119C0185E, 47119C0205E, dated April 16, 2007, along with all supporting technical data, are adopted by reference and declared to be a part of this Code.

E. Applicability

1. A development permit is required in conformity with this Section prior to any development activities. No land, structure, or use may be located, extended, converted, or structurally altered without full compliance with the terms of this Section and other applicable regulations.

2. This Section is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Section conflicts or overlaps with another regulatory instrument, the stricter requirement controls.

3. In the interpretation and application of this Section, all provisions are considered as minimum requirements; liberally construed in favor of the governing body, and; deemed neither to limit nor repeal any other powers granted under Tennessee statutes.

4. The degree of flood protection required by this Section is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Section does not imply that land outside the Areas of Special Flood Hazard or uses permitted within such areas will be free from flooding or flood damages. This Section does not create liability on the part of the City or by any officer or employee thereof for any flood damages that result from reliance on this Section or any administrative decision lawfully made hereunder.

5. Violation of the provisions of this Section or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance constitute a misdemeanor punishable as other misdemeanors as provided by law. Each day such violation continues is considered a separate offense. Nothing contained herein prevents the City from taking such other lawful actions to prevent or remedy any violation.

F. Administration

1. Duties and Responsibilities of the Building Official (Administrator)
Duties of the Building Official include, but are not limited to:

   a. Review of all development permits to assure that the permit requirements of this Section have been satisfied, and that proposed building sites will be reasonably safe from flooding.

   b. Advise the permittee that additional federal or state permits may be required, and if specific federal or state permit requirements are known, require that copies of such permits be provided and maintained on file with the development permit. This includes Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U. S. C. 1334.

   c. Notification to adjacent communities and the Tennessee Department of Economic and Community Development, Local Planning Assistance Office, prior to any alteration or relocation of a watercourse, and submission of evidence of such notification to the Federal Emergency Management Agency.

   d. For any altered or relocated watercourse, submit engineering data/analysis within six months to the Federal Emergency Management Agency to ensure accuracy of community flood maps through the Letter of Map Revision process.

   e. Assure that the flood carrying capacity within an altered or relocated portion of any watercourse is maintained.
Article 7. Special Purpose Districts

f. Record the elevation, in relation to mean sea level or the highest adjacent grade, where applicable of the lowest floor including basement of all new or substantially improved buildings, in accordance with this Section.

g. Record the actual elevation; in relation to mean sea level or the highest adjacent grade, where applicable to which the new or substantially improved buildings have been flood-proofed, in accordance with this Section.

h. When flood proofing is utilized for a structure, the Building Official will obtain certification of design criteria from a registered professional engineer or architect, in accordance with this Section.

i. Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Building Official will make the necessary interpretation. Any person contesting the location of the boundary will be given a reasonable opportunity to appeal the interpretation as provided in this Section.

j. When base flood elevation data or floodway data have not been provided by the Federal Emergency Management Agency then the Building Official will obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State, or other sources, including data developed as a result of these regulations, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the Community FIRM meet the requirements of this Section.

k. Within unnumbered A zones, where base flood elevations have not been established and where alternative data is not available, the Building Official will require the lowest floor of a building to be elevated or floodproofed to a level of at least three feet above the highest adjacent grade (lowest floor and highest adjacent grade as defined in this Code). All applicable data including elevations or flood proofing certifications shall be recorded as set forth in this Section.

I. All records pertaining to the provisions of this Section will be maintained in the office of the Building Official and open for public inspection. Permits issued under the provisions of this Section are maintained in a separate file or marked for expedited retrieval within combined files.

2. Procedure

Application for a development permit must be made to the Building Official on forms furnished by the City prior to any development activities. The development permit may include, but is not limited to the following: plans in duplicate drawn to scale and showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill placement, storage of materials or equipment, and drainage facilities. In addition, the following information is required:

a. Application Stage

i. Elevation in relation to mean sea level of the proposed lowest floor, including basement, of all buildings where base flood elevations are available, or to the highest adjacent grade when applicable under this Section.

ii. Elevation in relation to mean sea level to which any non-residential building will be flood-proofed where base flood elevations are available, or to the highest adjacent grade when applicable under this Section.

iii. Design certificate from a registered professional engineer or architect that the proposed non-residential flood-proofed building will meet the flood-proofing criteria of this Section.

iv. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

b. Construction Stage

i. Within unnumbered A zones, where flood elevation data are not available, the Building Official will record the elevation of the lowest floor on the development permit. The elevation of the lowest floor is determined as the measurement of the lowest floor of the building relative to the highest adjacent grade.

ii. For all new construction and substantial improvements, the permit holder must provide to the Building Official an as-built certification of the regulatory floor elevation or floodproofing level upon the completion of the lowest floor or floodproofing. Within unnumbered A zones, where flood elevation data is not
available, the elevation of the lowest floor is determined as the measurement of the lowest floor of the building relative to the highest adjacent grade.

iii. Any lowest floor certification made relative to mean sea level must be prepared by or under the direct supervision of, a registered land surveyor and certified by same. When floodproofing is utilized for a non-residential building said certification must be prepared by or under the direct supervision of, a professional engineer or architect and certified by same.

iv. Any work undertaken prior to submission of the certification is at the permit holder's risk. The Building Official will review the above-referenced certification data. Deficiencies detected by such review will be corrected by the permit holder immediately and prior to further work being allowed to proceed. Failure to submit the certification or failure to make said corrections required hereby, is cause to issue a stop-work order for the project.

G. Provisions for Flood Hazard Reduction

1. General Standards
   In all flood prone areas the following provisions are required:
   a. New construction and substantial improvements to existing buildings must be anchored to prevent flotation, collapse, or lateral movement of the structure.
   b. Manufactured homes must be elevated and anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard is in addition to and consistent with applicable state requirements for resisting wind forces.
   c. New construction and substantial improvements to existing buildings must be constructed with materials and utility equipment resistant to flood damage.
   d. New construction or substantial improvements to existing buildings must be constructed by methods and practices that minimize flood damage.
   e. All electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities must be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
   f. New and replacement water supply systems must be designed to minimize or eliminate infiltration of flood waters into the system.
   g. New and replacement sanitary sewage systems must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.
   h. On-site waste disposal systems must be located and constructed to avoid impairment to them or contamination from them during flooding.
   i. Any alteration, repair, reconstruction, or improvements to a building that is in compliance with the provisions of this Section, must meet the requirements of "new construction" as defined in this Code.
   j. Any alteration, repair, reconstruction, or improvements to a building that is not in compliance with the provision of this Section, must be undertaken only if said nonconformity is not further extended or replaced.

2. Specific Standards
   These provisions apply to all Areas of Special Flood Hazard as provided herein:
   a. Residential Construction
      i. Where base flood elevation data is available, new construction, or substantial improvement of any residential building (or manufactured home) must have the lowest floor, including basement, elevated no lower than two feet above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls and to ensure unimpeded movement of floodwater must be provided in accordance with the standards of this Section.
ii. Within unnumbered A zones, where base flood elevations have not been established and where alternative data is not available, the Building Official will require the lowest floor of a building to be elevated or floodproofed to a level of at least three feet above the highest adjacent grade (lowest floor and highest adjacent grade as defined in this Code). All applicable data including elevations or flood proofing certifications shall be recorded as set forth in this Section.

b. Non-Residential Construction

i. New construction or substantial improvement of any commercial, industrial, or non-residential building, when BFE data is available, must have the lowest floor, including basement, elevated or floodproofed no lower than two feet above the level of the base flood elevation.

ii. Within unnumbered A zones, where base flood elevations have not been established and where alternative data is not available, the Building Official must require the lowest floor of a building to be elevated or floodproofed to a level of at least three feet above the highest adjacent grade (lowest floor and highest adjacent grade as defined in this Code). All applicable data including elevations or flood proofing certifications shall be recorded as set forth in this Section.

iii. Buildings located in all A-zones may be flood-proofed, in lieu of being elevated, provided that all areas of the building below the required elevation are watertight, with walls substantially impermeable to the passage of water, and are built with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A registered professional engineer or architect must certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and provide such certification to the Building Official as set forth in this Section.

c. Elevated Building

i. All new construction or substantial improvements to existing buildings that include any fully enclosed areas formed by foundation and other exterior walls below the base flood elevation, or required height above the highest adjacent grade, must be designed to preclude finished living space and designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls.

ii. Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria.

(A) Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.

(B) The bottom of all openings cannot be higher than one foot above the finish grade.

(C) Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.

iii. Access to the enclosed area must be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the elevated living area (stairway or elevator).

iv. The interior portion of such enclosed area must not be partitioned or finished into separate rooms in such a way as to impede the movement of floodwaters and all such petitions must comply with the provisions of this Section.
d. Standards for Manufactured Homes and Recreational Vehicles

i. All manufactured homes placed, or substantially improved, on individual lots or parcels, in expansions to existing manufactured home parks, or in new or substantially improved manufactured home parks, must meet all the requirements of new construction, including elevations and anchoring.

ii. All manufactured homes placed or substantially improved in an existing manufactured home park or subdivision must be elevated so that either:

(A) When base flood elevations are available the lowest floor of the manufactured home is elevated on a permanent foundation no lower than two feet above the level of the base flood elevation.

(B) Absent base flood elevations the manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements) at least three feet in height above the highest adjacent grade.

iii. Any manufactured home, which has incurred “substantial damage,” as defined in this Code, as the result of a flood or that has substantially improved, must meet the standards of this Section.

iv. All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

v. All recreational vehicles placed on identified flood hazard sites must either:

(A) Be on the site for fewer than 180 consecutive days.

(B) Be fully licensed and ready for highway use. (A recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions.)

(C) The recreational vehicle must meet all the requirements for new construction, including the anchoring and elevation requirements of this Section if on the site for longer than 180 consecutive days.

e. Standards for Subdivisions

Subdivisions and other proposed new developments, including manufactured home parks, must be reviewed to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposals must be reviewed to ensure that:

i. All subdivision proposals must be consistent with the need to minimize flood damage.

ii. All subdivision proposals must have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage.

iii. All subdivision proposals must have adequate drainage provided to reduce exposure to flood hazards.

iv. Base flood elevation data must be provided for subdivision proposals and other proposed developments (including manufactured home parks and subdivisions) that are greater than 50 lots and/or five acres in area.

f. Standards for Areas of Special Flood Hazard with Established Base Flood Elevations and With Floodways Designated

Located within the Areas of Special Flood Hazard are areas designated as floodways. A floodway may be an extremely hazardous area due to the velocity of floodwaters, debris or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights and velocities. Therefore, the following provisions apply:
Article 7. Special Purpose Districts

i. Encroachments are prohibited, including earthen fill material, new construction, substantial improvements, or other developments within the regulatory floodway. Development may be permitted however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the cumulative effect of the proposed encroachments or new development, when combined with all other existing and anticipated development, does not result in any increase the water surface elevation of the base flood level, velocities, or floodway widths during the occurrence of a base flood discharge at any point within the community. A registered professional engineer must provide supporting technical data and certification thereof.

ii. New construction or substantial improvements of buildings must comply with all applicable flood hazard reduction provisions of this Section.

g. Zones AE with Established Base Flood Elevations but Without Floodways Designated
Located within the Areas of Special Flood Hazard established in this Section, where streams exist with base flood data provided but where no floodways have been designated, (Zones AE) the following provisions apply:

i. No encroachments, including fill material, new structures, or substantial improvements must be located within areas of special flood hazard, unless certification by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.

ii. New construction or substantial improvements of buildings must be elevated or flood-proofed to elevations established in accordance with this Section.

h. Standards for Streams without Established Base Flood Elevations or Floodways (A Zones)
Located within the Areas of Special Flood Hazard established, where streams exist, but no base flood data has been provided (A Zones), OR where a Floodway has not been delineated, the following provisions apply:

i. When base flood elevation data or floodway data have not been provided in accordance with Section 3, then the Building Official must obtain, review, and reasonably utilize any scientific or historic base flood elevation and floodway data available from a Federal, State, or other source, in order to administer the provisions of this Section. Only if data is not available from these sources, then the following provisions apply:

1) No encroachments, including structures or fill material, may be located within an area equal to the width of the stream or twenty feet, whichever is greater, measured from the top of the stream bank, unless certification by registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.

2) In special flood hazard areas without base flood elevation data, new construction or substantial improvements of existing buildings must have the lowest floor of the lowest enclosed area (including basement) elevated no less than three feet above the highest adjacent grade at the building site. Openings sufficient to facilitate the unimpeded movements of floodwaters must be provided in accordance with the standards of elevated buildings of this Section.

i. Standards for Areas of Shallow Flooding (AO and AH Zones)
Located within the Areas of Special Flood Hazard are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one to three feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. Therefore, the following provisions apply:
i. All new construction and substantial improvements of residential and non-residential buildings must have the lowest floor, including basement, elevated to at least one foot above the flood depth number specified on the Flood Insurance Rate Map (FIRM), in feet, above the highest adjacent grade. If no flood depth number is specified, the lowest floor, including basement, must be elevated, at least three feet above the highest adjacent grade. Openings sufficient to facilitate the unimpeded movements of floodwaters must be provided in accordance with standards of this Section for elevated buildings.

ii. All new construction and substantial improvements of non-residential buildings may be flood-proofed in lieu of elevation. The structure together with attendant utility and sanitary facilities must be flood-proofed and designed watertight to be completely flood-proofed to at least one foot above the specified FIRM flood level, with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. If no depth number is specified, the lowest floor, including basement, must be flood-proofed to at least three feet above the highest adjacent grade. A registered professional engineer or architect must certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this Article and shall provide such certification to the Building Official.

iii. Adequate drainage paths must be provided around slopes to guide floodwaters around and away from proposed structures.

iv. The Building Official must certify the elevation or the highest adjacent grade, where applicable, and the record will become a permanent part of the permit file.

j. Standards for Areas Protected by Flood Protection System (A-99 Zones)
Located within the areas of special flood hazard are areas of the 100-year floodplain protected by a flood protection system but where base flood elevations and flood hazard factors have not been determined. Within these areas (A-99 Zones) all provisions of Section F.1 apply.

k. Standards for Unmapped Streams
Located within Spring Hill, Tennessee are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams the following provisions apply:

i. In areas adjacent to such unmapped streams, no encroachments including fill material or structures, can be located within an area of at least equal to twice the width of the stream, measured from the top of each stream bank, unless certification by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the City.

ii. When new elevation data is available, new construction, or substantial improvements of buildings must be elevated or flood-proofed to elevations established in accordance with this Section.

H. Variance Procedures

1. The provisions of this section apply exclusively to areas of Special Flood Hazard within the City. However, the Board of Zoning Appeals may hear and decide appeals and requests for variances from the requirements of this Section.

2. Variances may be issued for the repair or rehabilitation of historic structures (see definition) upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum to preserve the historic character and design of the structure.

3. In passing upon such applications, the Board of Zoning Appeals will consider all technical evaluations, all relevant factors, all standards specified in other sections of this Article, and the following:

   a. The danger that materials may be swept onto other property to the injury of others.

   b. The danger to life and property due to flooding or erosion.

   c. The susceptibility of the proposed facility and its contents to flood damage.

   d. The importance of the services provided by the proposed facility to the community.
e. The necessity of the facility to a waterfront location, in the case of a functionally dependent facility.

f. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.

g. The relationship of the proposed use to the Comprehensive Plan and floodplain management program for that area.

h. The safety of access to the property in times of flood for ordinary and emergency vehicles.

i. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site.

j. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

4. Upon consideration of the factors listed above, and the purposes of this Section, the Board of Zoning Appeals may attach such conditions to the granting of variances as it deems necessary to effectuate the purposes of this Section.

5. Variances cannot be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

6. The following conditions apply to the granting of variances:

   a. Variances will be issued upon a determination that the variance is the minimum relief necessary, considering the flood hazard; and in the instance of a historical building, a determination that the variance is the minimum relief necessary so as not to destroy the historic character and design of the building.

   b. Variances will only be issued upon: a showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship; or a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

   c. Any applicant to whom a variance is granted will be given written notice that the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance, and that such construction below the base flood level increases risks to life and property.

7. The Building Official will maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

7.6 HS HILLSIDE SLOPE DISTRICT

A. Purpose

Hillsides constitute significant natural topographic features of the community and create aesthetic settings, often visible citywide. In order to insure hillside preservation, the HS Overlay District regulations are established to recognize development in hilly areas. Special considerations are given for unique situations that result from the slope of the land. Where areas are developed on hillsides, such features as geological and special soil conditions may cause serious consequences, such as adverse effects from destruction of natural scenic beauty and unsightly developments, increased erosion, fire, or flood hazards, property damage from extensive soils slippage and subsidence, and sewage disposal or traffic circulation problems.

B. Applicability

These regulations apply throughout the City to any development sites or proposed subdivision containing natural slopes of 20% to 25%.

C. Hillside Development Regulations

1. All areas containing slopes of greater than 25% must be permanently maintained in their natural state and designated by a preservation easement.
2. Maximum density is limited to 50% of the base zoning district.

3. Each lot is limited to a maximum impervious surface of 33%. This requirement shall apply to a single family dwelling located on an individual single family lot. Where more than one dwelling is located on a lot, as in a condominium type development, or a multi-family development site (condo, multi-family, or townhome) the maximum shall apply to the development site.

4. A geo-technical report prepared by a licensed professional engineer in the State of Tennessee, specializing in geo-technical soils analysis and investigations, must be submitted for review and approval by the Planning Commission during site plan review. The report must include, at a minimum, identification of unstable soils and rock formations with recommendations and design details on stabilization of the unsuitable soils. The report should also identify any areas that are unsuitable for development. During permitting, minor changes to the approved site plan are permitted to accommodate changes that occur during site engineering.

5. Buildings may not violate the maximum building height of the district and are further limited to 15 feet below the top of any hill crest.

6. Any areas requiring stabilization by means of retaining walls, rip-rap stone, or applied concrete must be screened by landscaping buffers and materials as approved by the Planning Commission. All materials utilized for stabilization methods by means of retaining walls, rip-rap stone, or applied concrete must be reviewed and approved by the Planning Commission.

7. Retaining walls exceeding four feet in height must be designed by a licensed professional engineer in the State of Tennessee who specializes in structural engineering.

8. The maximum slope permitted on a driveway is 10% or less and must have landings at the top and bottom to prevent vehicles from scraping pavement. Turnaround areas at garages must provide a minimum distance of 30 feet from the face of structures to the edge of the driveway.

9. Cut and fill must be minimized by the following existing contours to the greatest extent possible and must avoid permanent hillside scarring. Driveway construction must minimize scars from cuts and fill.

10. Ditches must be a minimum of ten feet from principal buildings.

11. A site plan for each lot is required. The following additional information is required on the site plan. This requirement shall apply to a single family dwelling located on an individual single family lot. Where more than one dwelling is located on a lot, as in a condominium type development, or a multi-family development site (condo, multi-family, or townhome) a site plan shall be submitted for the development site.

   a. Building footprint with the finished floor elevation (if in flood plain), and sidewalk and driveway plan and profile.

   b. Existing and proposed drainage structures.

   c. Ditches and swales to direct and redirect storm water runoff, types of stabilization if greater than 3:1 slopes, and provide details, such as geotechnical fabric, sod, rip-rap stone, engineered terrace walls, or other approved methods.

   d. Proposed grading to direct surface runoff away from structures, provide positive drainage for the entire site, and indication that surface runoff will not be directed to adjacent properties.

   e. A schedule of maintenance and all forms of erosion/siltation controls necessary to control surface runoff.

   f. The grade at the driveway entrance, which must be constructed to prevent roadway drainage from flowing into the driveway and lot.

   g. Utility locations, including but not limited to, cable, gas, sewer, telephone, and water. The site plan will be checked against construction plans for utility conflicts, including grading and services that were to be completed by the construction of the subdivision.

   h. A geotechnical report to indicate any unstable soil types with recommended stabilization methods.
7.7 HISTORIC OVERLAY DISTRICT

[Reserved]
### Article 8. Uses

#### Table 8-1: Use Matrix

| PRINCIPAL USE                                      | R-A | R-R | R-1 | R-2 | R-3 | R-4 | R-5 | R-6 | R-7 | R-MH | C-1 | C-2 | C-3 | C-4 | C-5 | C-6 | C-7 | I-1 | I-2 | RD | IC | AG | PR | NA | USE STANDARD |
|---------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|----|----|----------------|
| Agriculture                                       | P   | P   |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | P              |
| Alternative Correction Facility                   |     | S   |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | P              |
| Amusement Facility - Indoor                       |     | S   |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | P              |
| Amusement Facility - Outdoor                      |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | P              |
| Animal Care Facility – Large Animal               | S   |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.A    |
| Animal Care Facility – Small Animal               | P   | P   | P   | P   | P   | P   | P   | P   | P   |      |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.A    |
| Animal Kennel/Breeder                             | S   | S   |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | P              |
| Art Gallery                                       |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.A    |
| Arts Studio                                       |     | S   |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | P              |
| Bar                                               |     | P   | P   | P   | P   | P   | P   | P   | P   |      |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.A    |
| Bed and Breakfast                                 | P   | P   | P   | P   | P   |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.B    |
| Body Modification Establishment                   |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | P              |
| Broadcasting Facility TV/Radio - With Antennas    | S   | P   | P   | P   | P   |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.D    |
| Broadcasting Facility TV/Radio - No Antennas      | P   | P   | P   | P   | P   | P   | P   | P   | P   |      |     |     |     |     |     |     |     |     |    |    |    |    |    | P              |
| Campground                                        |     | P   |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.C    |
| Car Wash                                          | S   | S   | S   | S   | S   |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.D    |
| Cemetery                                          |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | P              |
| PRINCIPAL USE                                    | R-A | R-R | R-1 | R-2 | R-3 | R-4 | R-5 | R-6 | R-7 | R-MH | C-1 | C-2 | C-3 | C-4 | C-5 | C-6 | C-7 | I-1 | I-2 | RD | IC | AG | PR | NA | USE STANDARD |
| Children's Home                                   | S   | S   | S   | S   | S   |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | P              |
| Community Center                                  | P   | P   | P   | P   | P   | P   | P   | P   | P   |      |     |     |     |     |     |     |     |     |    |    |    |    |    | P              |
| Community Garden                                  | P   | P   | P   | P   | P   | P   | P   | P   | P   |      |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.E    |
| Conservation Area                                 | P   | P   | P   | P   | P   |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.F    |
| Contractor's Yard                                 |     | P   |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | P              |
| Country Club                                      | S   | S   | S   | S   | S   |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | P              |
| Cultural Facility                                 | P   | P   | P   | P   | P   | P   | P   | P   | P   |      |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.G    |
| Day Care Center                                   | P   | P   | P   | P   | P   | P   | P   | P   | P   |      |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.H    |
| Domestic Violence Shelter                         |     | P   |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | P              |
| Drive-Through Facility                            |     | S   | S   | S   | S   |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | P              |
| Drug/Alcohol Treatment Facility, Residential      | S   |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | P              |
| Dwelling – Above the Ground Floor                 | P   | P   | P   | P   | P   | P   | P   | P   | P   |      |     |     |     |     |     |     |     |     |    |    |    |    |    | P              |
### Table 8-1: Use Matrix

| PRINCIPAL USE                                      | R-A | R-R | R-1 | R-2 | R-3 | R-4 | R-5 | R-6 | R-7 | R-MH | C-1 | C-2 | C-3 | C-4 | C-5 | C-D | C-G | I-1 | I-2 | RD | IC | AG | PR | NA | USE STANDARD |
|--------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|----|----|----------------|
| Dwelling – Accessory Dwelling Unit: 900sf or Less in GFA | P   | P   | P   | P   | P   |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.I        |
| Dwelling – Accessory Dwelling Unit: 901sf or More in GFA | S   | S   | S   | S   | S   |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.I        |
| Dwelling – Manufactured Home                       | P   |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.J         |
| Dwelling - Multi-Family                            | P   | P   | P   |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.K         |
| Dwelling - Townhouse                               | P   | P   | P   |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.K         |
| Dwelling - Single-Family                           | P   | P   | P   | P   | P   | P   |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.L         |
| Dwelling - Three-Family                            | P   | P   | P   |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.M         |
| Educational Facility - Primary or Secondary        | P   |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.M         |
| Educational Facility - University or College       | P   | P   | P   | P   | P   |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.O         |
| Educational Facility - Vocational                 | S   | S   | S   | P   | P   | S   | P   | P   | P   |      |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.N         |
| Financial Institution                             | P   | P   | P   | P   | P   | P   |     |     |     |      |     |     |     |     |     |     |     |     | P   |    |    |    |    |    | Sec. 8.3.N         |
| Financial Institution, Alternative                | S   | S   | S   | S   | P   |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.O         |
| Food Bank                                        | P   |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.O         |
| Food Pantry                                      | P   | P   | P   | P   | P   |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.O         |
| Funeral Home                                     | S   | P   |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.O         |
| Gas Station                                       | S   | P   | P   |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.O         |
| Golf Course/Driving Range                        | P   | P   | P   | P   | P   | P   |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | P               |
| Government Office/Facility                        | P   | P   | P   | P   | P   | P   |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | P               |
| Greenhouse/Nursery - Retail                       | P   | P   | P   | P   | P   | P   |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | P               |
| Group Home                                       | P   | P   | P   | P   | P   | P   | P   |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | P               |
| Halfway House                                    | S   | S   |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.O         |
| Healthcare Facility/Institution                   | P   | P   | P   | P   | P   | P   | P   |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | P               |
| Heavy Retail, Rental, and Service                | S   | P   |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | P               |
| Homeless Shelter                                 | S   |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.O         |
| Hotel                                            | S   | P   | P   | S   | S   |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | P               |
| Industrial - General                             | P   |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.O         |
| Industrial - Light                               | P   | P   | P   |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | P               |
| Industrial Design                                | P   |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | P               |
| Live Entertainment - Secondary Use                | S   | S   | S   | S   | S   |     |     |     |     |      |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.O         |
### Table 8-1: Use Matrix

| Principal Use                                | R-A | R-R | R-1 | R-2 | R-3 | R-4 | R-5 | R-6 | R-7 | R-MH | C-1 | C-2 | C-3 | C-4 | C-5 | C-D | C-G | I-1 | I-2 | RD | IC | AG | PR | NA | Use Standard |
|----------------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|----|----|----------------|
| Live Performance Venue                       |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.P       |
| Lodge/Meeting Hall                           | S   | S   | S   | S   | S   | S   | S   | S   | S   | S    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |    |    |    |    |    | Article 10       |
| Manufactured Home Park                       |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.R       |
| Medical/Dental Office                        |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.C       |
| Micro-Brewery/Distillery/Winery              |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.U       |
| Office                                       | P   | P   | P   | P   | P   | P   | P   | P   | P   | P    |     |     |     |     |     |     |     |     |     | P   |    |    |    |    |    | Sec. 8.3.W       |
| Outdoor Dining                               |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.T       |
| Parking Lot (Principal Use)                  |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.U       |
| Parking Structure (Principal Use)            |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.V       |
| Personal Service Establishment               |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.T       |
| Place of Worship                             | P   | P   | P   | P   | P   | P   | P   | P   | P   | P    |     |     |     |     |     |     |     |     |     | P   |    |    |    |    |    | Sec. 8.3.T       |
| Public Park                                  | P   | P   | P   | P   | P   | P   | P   | P   | P   | P    |     |     |     |     |     |     |     |     |     | P   |    |    |    |    |    | Sec. 8.3.U       |
| Recreation Facility                          |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.T       |
| Residential Vehicle (RV) Park                |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.V       |
| Research and Development                     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.W       |
| Residential Care Facility                    | P   | P   |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.U       |
| Restaurant                                   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P    |     |     |     |     |     |     |     |     |     | P   |    |    |    |    |    | Sec. 8.3.W       |
| Retail Goods Establishment                   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P    |     |     |     |     |     |     |     |     |     | P   |    |    |    |    |    | Sec. 8.3.W       |
| PRINCIPAL USE                                | R-A | R-R | R-1 | R-2 | R-3 | R-4 | R-5 | R-6 | R-7 | R-MH | C-1 | C-2 | C-3 | C-4 | C-5 | C-D | C-G | I-1 | I-2 | RD | IC | AG | PR | NA | Use Standard    |
| Retail Liquor Store                          | S   | P   | P   |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.T       |
| Self-Storage Facility: Enclosed              | S   | P   | P   |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.T       |
| Self-Storage Facility: Outdoor               | S   | P   |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.U       |
| Sexually-Oriented Business                   | S   | P   |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.U       |
| Social Service Center                        | S   | P   | P   |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.T       |
| Solar Farm                                   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P    |     |     |     |     |     |     |     |     |     | P   |    |    |    |    |    | Sec. 8.3.W       |
| Specially Food Service                       |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.T       |
| Storage Yard - Outdoor                      | P   | P   | P   | P   | P   | P   | P   | P   | P   | P    |     |     |     |     |     |     |     |     |     | P   |    |    |    |    |    | Sec. 8.3.W       |
| Vehicle Dealership – Enclosed                | P   | P   | P   |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.W       |
| Vehicle Dealership – With Outdoor Storage/Display | S   | P   |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.T       |
| Vehicle Operation Facility                   |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.W       |
| Vehicle Rental – Enclosed                    | P   | P   | P   |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.W       |
| Vehicle Rental – With Outdoor Storage/Display | S   | P   | P   |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.T       |

City of Spring Hill  
Unified Development Code  
Principal and Temporary Uses: Use Matrix
# Article 8. Uses

## City of Spring Hill

### Unified Development Code

**Principal and Temporary Uses: Use Matrix**

| PRINCIPAL USE | R-A | R-R | R-1 | R-2 | R-3 | R-4 | R-5 | R-6 | R-7 | R-MH | C-1 | C-2 | C-3 | C-4 | C-5 | C-D | C-G | I-1 | I-2 | RD | IC | AG | PR | NA | USE STANDARD |
|---------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|----|----|----------------|
| Vehicle Repair/Service – Major | S | P | P | | | | | | | | | | | | | | | | | | | | | | Sec. 8.3.X |
| Vehicle Repair/Service – Minor | S | P | P | | | | | | | | | | | | | | | | | | | | | | Sec. 8.3.X |
| Warehouse | | | | | | | | | | | P | P | | | | | | | | | | | |
| Wholesale Establishment | S | P | P | | | | | | | | | | | | | | | | | | | | | | |
| Wind Energy System | S | S | | | | | | | | | | S | S | S | S | S | S | S | S | S | S | S | Sec. 8.3.Y |
| Winery | S | | | | | | | | | | | | | | | | | | | | | | | | |
| Wireless Telecommunications | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | Sec. 8.3.Z |
| TEMPORARY USE | R-A | R-R | R-1 | R-2 | R-3 | R-4 | R-5 | R-6 | R-7 | R-MH | C-1 | C-2 | C-3 | C-4 | C-5 | C-D | C-G | I-1 | I-2 | RD | IC | AG | PR | NA | USE STANDARD |
| Farmers’ Market | T | T | | | | | | | | | | | | | | | | | | | | | | | Sec. 8.4.A |
| Mobile Food Sales | T | T | T | T | T | T | T | T | | | | | | | | | | | | | | | | | | | | |
| Real Estate Project Sales Office/Model Unit | T | T | T | T | T | T | T | T | | | | | | | | | | | | | | | | | | | | |
| Temporary Contractor Office and Contractor Yard | T | T | T | T | T | T | T | T | | | | | | | | | | | | | | | | | | | | |
| Temporary Outdoor Entertainment | T | T | T | T | T | T | | T | T | T | T | | | | | | | | | | | | | | | | Sec. 8.4.D |
| Temporary Outdoor Sales | T | T | T | T | T | T | T | T | | | | | | | | | | | | | | | | | | | | | | Sec. 8.4.E |
| Temporary Outdoor Storage Container | T | T | T | T | T | T | T | T | | | | | | | | | | | | | | | | | | | | | | | Sec. 8.4.G |
ARTICLE 8. USES

8.1 GENERAL USE REGULATIONS

A. No structure or land may be used or occupied unless allowed as a permitted or special use within the zoning district.

B. All uses must comply with any applicable federal and state requirements, and any additional Federal, State, or City ordinances. For select uses, specific Federal, State, or City ordinances are cross-referenced but this is not intended to indicate that only those ordinances apply to such uses or that other uses within this Code are not subject to additional ordinances not referenced.

C. Any use that is not included in the use matrix is prohibited in all districts.

D. A site may contain more than one principal use, so long as each principal use is allowed in the district. Each principal use is approved separately. In certain cases, uses are defined to include ancillary uses that provide necessary support or are functionally integrated into the principal use.

E. All uses must comply with the use standards of Section 8.3, as applicable, as well as all other regulations of this Code and the City.

8.2 USE MATRIX

A. Table 8-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district.

B. “P” indicates that the use is permitted by-right in the district. “S” indicates that the use is a special use in the district and requires special use approval. If a cell is blank, the use is not allowed in the district.

C. In the case of temporary uses, a “T” indicates the temporary use is allowed in the district and may require approval of a temporary use permit per the standards of Section 8.4.

D. For accessory uses, see Article 9.
[PAGE LEFT BLANK FOR INSERTION OF USE TABLE]
8.3 PRINCIPAL USE STANDARDS

Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Code.

A. Animal Care Facility – Small Animal and Animal Kennel/Breeder
   Animal shelters operated by a public agency are exempt from these standards.

   1. Animal care facilities must locate exterior exercise areas in the rear yard only. Exterior exercise areas must provide covered areas over a minimum of 30% of the exterior area to provide shelter against sun/heat and weather. A fence a minimum of six feet and a maximum of seven feet in height is required for all exterior exercise areas.

   2. Animal care facilities must locate all overnight boarding facilities indoors. Permitted outdoor facilities for daytime animal care only must be designed to provide shelter against sun/heat and inclement weather.

   3. All animal quarters and exterior exercise areas must be kept in a clean, dry, and sanitary condition.

   4. Outdoor use areas may not be used between 8 p.m. and 7 a.m. when within 200 feet of a residential zoning district or use.

B. Bed and Breakfast

   1. The exterior of a bed and breakfast must maintain its original appearance as a single-family dwelling. No parking may be located in front of the front building facade.

   2. Cooking equipment is prohibited in individual guest rooms. This does not include a mini-refrigerator and/or a microwave.

   3. Leasing of a common dining area for social events is prohibited.

   4. No retail sales are permitted with the exception of ancillary retail sales of related items such as souvenirs, postcards, toiletry and snack items.

   5. Meals may only be served to registered guests.

   6. One sign, either freestanding or wall, is permitted. Such sign may not exceed six square feet in sign area and is limited to five feet in height. A freestanding sign may be external illuminated and must be setback a minimum of 15 feet from all lot lines.

C. Campground and Recreational Vehicle (RV) Park

   1. The minimum area for a campground or RV park is five acres.

   2. Campgrounds and RV parks must comply with all applicable State and City regulations, including those governing the installation, construction, and/or operation of swimming pools, water supply, sewage disposal, food storage and services, plumbing, structures, electrical wiring, and fire prevention.

   3. Management headquarters, recreational facilities, coin operated laundry facilities, cabins for counselors, overnight accommodations, living space, and other uses and structures customarily associated with the operation of a campground or RV park are permitted.

   4. Storage of equipment must be within enclosed structures.

   5. Permanent residency is prohibited at any campground or RV park. Use of camping units or recreational vehicles as a principal residence is prohibited. This excludes any structures erected for a caretaker or campground ranger, which may be a year-round residency.

   6. A 25 foot perimeter setback from the lot line of the campground or RV park is required. No structures, campsites, or RV pads are allowed within this setback. The perimeter setback must be landscaped with shrubs planted at an interval of one shrub for every three feet of linear yard width, on center, and one shade or evergreen tree planted at an average of one tree for every 25 linear feet. Preservation of existing vegetation is encouraged and may be substituted for the required plantings.
D. Car Wash

1. Car wash facilities must be screened along interior side and rear lot lines with a solid fence or wall when such lot line abuts a residential lot line, a minimum of six feet and a maximum of eight feet in height. One shrub a minimum of three feet in height at time of planting must be planted linearly every three feet on-center along such fence or wall; plantings must be placed inside the face of the fence toward the interior of the lot.

2. The site must be graded to drain away from adjoining properties.

3. Where car wash bays face a public right-of-way, the bays shall be screened from public view with landscaping, walls, or a combination.

E. Community Garden

1. Community gardens are limited to the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity. It may also include community-gathering spaces for active or passive recreation but playground equipment is prohibited.

2. Greenhouses, including high tunnels/hoop-houses, cold-frames, and similar structures, are permitted to extend the growing season. Accessory structures such as sheds, gazebos, and pergolas are also permitted. All accessory structures must be located a minimum of five feet from any lot line.

3. No livestock, including chickens and bees, is permitted.

4. Farmstands are permitted and are limited to sales of items grown at the site. Farmstands must be removed from the premises during that time of the year when the use is not open to the public. Only one farmstand is permitted per lot.

F. Contractor’s Yards

All outdoor material storage areas must be screened from surrounding residentially zoned properties and public rights-of-way with a solid fence or wall, a minimum of six feet and a maximum of eight feet in height.

G. Day Care Center

1. Each day care must comply with all applicable state and federal regulations.

2. The operator of a day care must be licensed by the State of Tennessee.

3. A day care center must provide a pickup/drop off area. When a day care center is part of a multi-tenant retail center, the pickup/drop off area must not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.

H. Drive-Through Facility

1. All drive-through facilities must provide a minimum of four stacking spaces per lane or bay, unless additional stacking spaces are specifically required by this Code. Stacking spaces provided for drive-through uses must be:

   a. A minimum of nine feet in width, as measured from the outermost point of any service window or bay entrance, to the edge of the driveway, and 18 feet in length. In the case of a recessed service window, the measurement is taken from the building wall.

   b. Stacking spaces must begin behind the vehicle parked at a final point of service exiting the drive through aisle, such as a service window or car wash bay (this does not include a menuboard). Spaces must be placed in a single line behind each lane or bay.

2. All drive-through lanes must be located and designed to ensure that they do not adversely affect traffic circulation on adjoining streets. Drive-through lanes on corner lots must not route exiting traffic into adjacent residential neighborhoods.

3. Drive-through facilities must be screened along interior side and rear lot lines with a solid wall or fence when such lot line abuts a residential lot line, a minimum of six feet and a maximum of eight feet in height. One shrub a
minimum of three feet in height at time of planting must be planted linearly every three feet on-center along such fence or wall; plantings must be placed inside the face of the fence toward the interior of the lot. This standard does not apply to drive-through facilities within multi-tenant retail centers.

4. A drive through lane must have bail out capability before the menu board for all vehicles that enter the drive through lane. The bail out lane must be a minimum width of 10 feet in width and run parallel to the drive through lane. If a bail out lane is also an interior access drive providing access to parking spaces, the bail out lane is limited to a one-way traffic pattern following the direction of the drive through lane.
I. Dwelling – Accessory Dwelling Unit

1. No more than one accessory dwelling unit is allowed per lot. For townhouse developments where individual lots are not created, one accessory dwelling unit is allowed per townhouse dwelling unit. When permitted, the accessory dwelling unit does not count toward the maximum number of dwelling units on a lot, including when the accessory dwelling unit is located in a detached structure.

2. Both the principal dwelling unit and the accessory dwelling unit must be owned by the same property owner. One of the units must be owner-occupied.

3. Detached accessory dwelling units may only be located in the rear yard. Detached accessory dwelling units must be located ten feet from any lot line and from any principal building.

4. Both the principal dwelling unit and the accessory dwelling unit must maintain separate meter connections.

5. A detached accessory dwelling unit is subject to the height permitted for a detached garage.

6. No accessory dwelling unit may exceed 1,250 square feet in gross floor area. Accessory dwelling units above 901 square feet in gross floor area require a special use permit.

7. As of the effective date of this Code, existing detached garages may convert an upper floor to an accessory dwelling unit and may exceed the 1,250 square feet in gross floor area limit. Such conversions are subject to a special use permit if they exceed 901 square feet in area.

8. When a detached garage is converted to an accessory dwelling unit, the ground floor must be maintained as parking.

9. No additional parking is required for an accessory dwelling unit. Required parking for the principal structure must be maintained.

J. Dwelling – Manufactured Home

Manufactured homes must meet the following design standards when not located within a manufactured home park:

1. The front entry must be a dominant feature on the front elevation of a manufactured home, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings.

2. Windows, entrances, bay windows, or other architectural features are required on all street-facing walls.

3. Each manufactured home must utilize roofing materials such as asphalt shingles or similar material, similar in material and appearance to single-family dwellings. Metal roofing is not permitted.

4. The roof design must be a full height roof element with a minimum pitch of 3:12.

5. All manufactured homes must be designed with skirting that is constructed of a non-metal fire-resistant material that meets the requirements of the Building Code.

6. The manufactured home must be set on a concrete slab or runway, and such slab or runway must be of a size large enough to accommodate a manufactured home in such a fashion that the concrete will extend at least two inches around the walls of the manufactured home on all sides.

7. Manufactured homes located within the RM-H District must meet the standards set forth in Section 4.4.

K. Dwelling - Multi-Family or Townhouse

1. Siting Standards
   Siting standards are reviewed by the Design Review Commission but cannot be modified or waived by the Commission. Siting standards may only be modified by a variance.

   a. There must be a minimum separation of 15 feet between exterior sidewalls of townhouse and multi-family developments. Where the front or rear wall of a building faces the front or rear wall of another building in the development, the minimum required separation between such buildings must be 30 feet. Driveways and parking areas, and site features like patios may be located within this minimum separation area.
b. All townhouse and multi-family developments must provide a perimeter yard as required by this section. This perimeter yard must be designated as common open space. (See Article 4 for illustration of perimeter yard.)

i. Required minimum perimeter yard abutting a street:

(A) 20 feet when oriented toward (facing) a public street. (Section 11.7.D also applies if such street is a collector or arterial. However, the overall yard width required is not cumulative; the required width is whichever is greater.)

(B) 25 feet when oriented away from (backing up to) a public street. (Section 11.7.D also applies if such street is a collector or arterial. However, the overall yard width required is not cumulative; the required width is whichever is greater.)

(C) 10 feet when abutting a private street or private drive, or any other private circulation ways internal to the development (excludes driveways and parking areas).

ii. Required minimum perimeter yard abutting other zoning districts; required only along the lot line that abuts the district:

(A) Abutting an R-7 District: 15 feet

(B) Abutting multi-family and townhouse dwellings in the R-6 District: 15 feet

(C) Abutting single-family, two-family, and three-family dwellings in the R-6 District, and abutting all other districts: 25 feet

iii. Individual townhouse lots and multi-family developments cannot encroach into this area, including accessory structures. Such perimeter yards are not counted toward meeting individual townhouse lot or multi-family structure minimums.

iv. The required perimeter yards are not counted as part of the required on-site open space for multi-family developments per item c below.

v. Where both a perimeter yard and a buffer yard are required by this Code, only the yard with the greater width is required. If a buffer yard controls, individual townhouse lots and multi-family developments cannot encroach into this area, including accessory structures. Such buffer yards are not counted toward meeting individual townhouse lot or multi-family structure minimums.

vi. No structures, including those related to common open space uses, are allowed within the perimeter yard with the exception of fences or walls for the development. Fences or walls for individual townhouse lots are prohibited in the perimeter yard area.

c. All townhome and multi-family developments must provide at least 100-300 square feet of useable on-site open space per dwelling unit. This open space may be either private open space for the dwelling unit or common open space for the use of residents. Such open space must meet the following requirements:

i. Common open space areas must be accessible to all residents of the subject development.

ii. The required common open space area is not required to be contiguous, but must be centrally located and incorporated into the site plan as a primary design feature. Multi-family developments must be sited to maximize opportunities for creating usable, well-integrated common spaces.

iii. Lighting must be provided as needed for active recreation areas within common open spaces to provide visual interest at night and additional security.

iv. Common outdoor spaces should not be located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses unless site constraints allow no other alternative.

v. If common outdoor spaces are located adjacent to a street right-of-way, landscaping must be used to provide a buffer that screens the view between the space and the right-of-way.
vi. The following active and passive open space uses are counted as common open space:

(A) Natural water features, wetlands, and conservation areas. This includes required buffers from natural resources that are not included as part of a private lot.

(B) A trail system connecting open space areas or greenways. This includes hiking, biking, and equestrian trails. Where feasible, any trail system or greenway must connect and provide access to the proposed bicycle and greenway network, as shown in the Bicycle and Greenway Plan.

(C) Recreational facilities containing hardscape or impervious surfaces such as swimming pools, tennis courts, and skateparks.

(D) Parks and playgrounds.

(E) Greenhouses and community gardens.

(F) Reuse of structures existing on the site prior to development for community purposes (i.e. rehab of an existing barn or silo for the use of the residents, etc.).

(G) On-site stormwater management facilities may be used to meet up to 30% of the required common open space amount provided such areas or facilities to be counted as common open space are accessible and useable as community amenities by the residents of the development (e.g., viewing platforms, seating/picnic areas, ponds for fishing and/or boating, etc.).

vii. Multi-family developments larger than five acres in gross area must provide a minimum of one formal recreational facility. Formal recreational facilities include, but are not limited to, clubhouses or community rooms, swimming pools, tennis courts, and playgrounds. This is included in the required amount of common open space.

d. Common facilities for townhouse and multi-family developments such as clubhouses and swimming pools must be located a minimum of 30 feet from any lot line.

2. Design Standards

Review for compliance with these design standards is conducted by the Design Review Commission, or the Planning Commission if the City has designated the Planning Commission the role of Design Review Commission. The Design Review Commission may modify any of these design standards for a development under review, including a determination that a design standard may be waived in its entirety.

a. Façades must be designed with consistent materials and treatments that wrap around all façades. There must be a unifying architectural theme for the entire multi-family or townhouse development, utilizing a common vocabulary of architectural forms, elements, materials, or colors in the entire structure.

b. Building facades must include windows, projected or recessed entrances, overhangs, and other architectural features. Three-dimensional elements, such as balconies and bay windows, are encouraged to provide dimensional elements on a façade.

c. Building forms must be tailored to fit within the existing topography of the site and other site features specifically existing trees and vegetation.

d. Development sites with multiple buildings must incorporate a strong visual relationship between buildings. A consistent architectural style or theme should be used throughout.

e. The following building materials are prohibited on any façade.

i. The following building materials are prohibited on any part of any façade:

(A) Plain concrete block

(B) Plastic
ii. The following building materials are prohibited as a primary surface finish material on any façade but may be used as decorative or detail elements for up to 20% of the façade:

(A) Corrugated metal
(B) Aluminum, steel or other metal sidings
(C) Exposed aggregate (rough finish) concrete wall panels
(D) T-111 composite plywood siding
(E) Vinyl
(F) Exterior insulating finish systems (EIFS)

iii. In selecting exterior building materials, consideration should be given to the appropriateness of the materials to the scale of building proposed. The dimensional size of the material should relate to the size of the building. For example, a traditional size brick should be used on smaller buildings, with consideration being given for larger brick sizes on larger-scaled buildings.

f. All buildings must provide an orientation to and have a public pedestrian entrance from the highest street classification that the lot fronts. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.

g. For a townhome use direct vehicular access to public streets shall only be allowed with Planning Commission approval and only when the Planning Commission is assured that such access will not adversely affect traffic flow and public safety.

h. For a multi-family use parking shall be accessed via a driveway. Individual parking spaces may not be adjacent to or back into a public street.

MULTI-FAMILY/TOWNHOUSE DWELLING

Consistent materials and architectural treatments must wrap around all street facing façades. The entire townhouse or multi-family development must have a unifying architectural theme.

Building facades must include windows, projected or recessed entrances, overhangs, and other architectural features to provide dimensional elements on a façade.

Minimum separation of 15 feet between building sidewalks.
Article 8. Uses
L. Dwelling - Single-Family
These single-family dwelling standards may only be modified by a variance. These standards cannot be modified or waived by the Design Review Commission.

1. A dwelling must have a primary entrance from the façade facing the street. The front entry must be a dominant feature on the front elevation of a home and an integral part of the structure, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings to articulate the front façade.

2. Windows, entrances, porches, or other architectural features on habitable structures are required on all street-facing facades to avoid the appearance of blank walls. This requirement does not apply to garage facades.

3. Front-loaded attached garages are limited to 40% of the width of the front building line or 28 feet, whichever is greater. Garage width is measured between garage doors; in the case of garages designed with multiple garage doors the distance is measured between the edge of the outmost doors.

4. Buildings constructed on a concrete slab must be elevated a minimum of one foot from finished grade.

5. Concrete block foundations on a single-family home must be covered with a permanent durable material, such as brick, stone, or split face block.

SINGLE-FAMILY DWELLING
M. Dwelling - Two-Family or Three-Family

1. Siting Standards
Siting standards are reviewed by the Design Review Commission but cannot be modified or waived by the Commission. Siting standards may only be modified by a variance.

   a. Front-loaded attached garages are limited to 40% of the width of the front building line or 28 feet, whichever is greater. Garage width is measure between garage doors; in the case of garages designed with multiple garage doors the distance is measure between the edge of the outmost doors.

   b. Buildings constructed on a concrete slab must be elevated a minimum of one foot from finished grade.

   c. A dwelling must have a primary entrance from the façade facing the street. The front entry must be a dominant feature on the front elevation of a home and an integral part of the structure, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings to articulate the front façade.

2. Design Standards
Review for compliance with these design standards is conducted by the Design Review Commission, or the Planning Commission if the City has designated the Planning Commission the role of Design Review Commission. The Design Review Commission may modify any of these design standards for a development under review, including a determination that a design standard may be waived in its entirety.

   a. Windows, entrances, porches, or other architectural features on habitable structures are required on all street-facing facades to avoid the appearance of blank walls. This requirement does not apply to garage facades.

   b. Concrete block foundations on a two-family home must be covered with a permanent durable material, such as brick, stone, or split face block.

N. Financial Services, Alternative (AFS)

1. Alternative financial services (AFS) must be located no closer than 1,000 feet from any other AFS that meets the definition as measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other existing similar use is located.

2. Any existing AFS as of the effective date of this Code that does not meet the spacing requirement is deemed conforming; this applies only to AFS that are allowed as a permitted or special use within the district. If a AFS is no longer allowed within a district as of the effective date of this Code, it is nonconforming use.

O. Gas Station

1. All structures and all pump islands, compressed air connections, and similar equipment must be set back a minimum of 20 feet from interior side and rear lot lines when adjacent to residentially zoned areas.

2. Motor vehicle repair is permitted as part of a gas station when vehicle repair/service – minor is also permitted in the district, and is subject to separate approval. If allowed, repair of vehicles must take place entirely within an approved building and not outdoors. Storage of all merchandise, auto parts, and supplies, including items for sale to the public, must be within an enclosed structure.

3. The ancillary uses of a retail goods establishment and one car wash bay are permitted in connection with the principal gas station use. A car wash bay must be located only in the rear and interior side yard and is subject to the screening standards for a car wash if the rear or interior side lot line abuts a residential district.

4. Where garage doors face a public right-of-way, the doors shall be screened from public view using landscaping, wall or a combination of such treatments.

5. Where feasible, car wash and repair bays must not face a public right-of-way.
P. Lodge/Meeting Hall
   1. No more than 30% of the gross floor area may be used as office space for the lodge/meeting hall.
   2. Lodges/meeting halls are permitted to serve meals and alcohol on the premises for members and their guests.
   3. Sleeping facilities are prohibited.
   4. Lodges/meeting halls leased or used as reception facilities must comply with the requirements for reception facilities.

Q. Outdoor Dining
   1. Outdoor dining is considered a separate principal use. Outdoor dining may only be established when allowed as a use within a zoning district and in conjunction with another principal use such as a bar or restaurant. The addition of outdoor dining to a restaurant impacts the parking calculation, as described in Table 10-2.
   2. Outdoor dining must not interfere with any pedestrian access or parking spaces and aisles.
   3. Outdoor dining areas must be located on private property. Outdoor dining areas on public property (such as the sidewalk) is not controlled by this UDC; outdoor dining on public property is controlled by separately in the Municipal Code.
   4. When a structure is required to be constructed at a build-to line, the structure may have up to 50% or 60 linear feet of the applicable façade, whichever is less, designated as outdoor dining may be setback up to 30 feet from the required build-to line.

R. Reception Facility
   A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship, or educational facilities.

S. Residential Care Facility
   1. Residential care facilities are subject to all Federal, State, and City regulations, and must be licensed.
   2. When located in a non-residential district, the structure must be designed with a lobby entrance along the primary frontage.

T. Self-Storage Facility: Indoor and Outdoor
1. Storage units cannot be used for residential occupancy or business purposes.

2. No plumbing connections are permitted in self-storage units.

4. Storing hazardous, flammable, or toxic materials is prohibited.

5. For self-storage facilities that include both indoor and outdoor facilities, both types of uses must be independently allowed in the district.

6. The following additional standards apply to indoor self-storage facilities:
   a. All self-storage activities must be contained within a single building and conducted exclusively indoors. Individual storage units must be accessed from inside the building only.
   b. All facilities must meet the design standards of the district for the exterior of the building.
   c. No storage units located on the first floor may be located within the first 50 feet of the front facade. No storage units located on the first floor may be visible from any public right-of-way.
   d. Loading areas must be located to the interior side or rear of the building.

7. The following additional standards apply to outdoor self-storage facilities:
   a. Outdoor self-storage facilities shall be oriented so that storage unit access doors do not face the public right-of-way.
   b. Outdoor self-storage facilities only are allowed to include an area for storage of recreational vehicles. Storage areas for recreational vehicles must be located in the rear yard.
   c. No storage of recreational vehicles is allowed within 25 feet of any lot line.
   d. If storage areas for recreational vehicles are provided, they must be screened along interior side and rear lot lines with a solid fence or wall, a minimum of six feet and a maximum of eight feet in height. One shrub a minimum of three feet in height at time of planting must be planted linearly every three feet on-center along such fence or wall and one evergreen tree every 25 feet; plantings must be placed inside the face of the fence toward the interior of the lot.

U. Sexually-Oriented Business

1. All sexually-oriented businesses must be located a minimum of 1,000 feet from any residential district, day care center, educational facility, place of worship, public park, or cultural facility. This is measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other existing similar use is located.

2. A sexually-oriented business must be located a minimum of 1,000 feet from any other sexually-oriented business. This is measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other existing similar use is located.

3. No sexually-oriented business may be maintained or operated in any manner that causes, creates, or allows public viewing of any adult material, or any entertainment depicting, describing, or relating to specified sexual activities or specified anatomical areas, from any public or private right-of-way or any other property.

V. Solar Farm

1. Systems, equipment, and structures are limited to the maximum height of the district.

2. All solar farm structures must meet the district setbacks.

3. No grid tied photovoltaic system may be installed until evidence has provided that the owner has been approved by the utility company to install the system.
4. The facility owner and operator must, at their sole expense, complete decommissioning of the solar farm within one year after the end of the useful life of the solar farm. The solar farm is deemed to be at the end of its useful life if it is abandoned for a period for 180 days or more. Decommissioning includes removal of all solar equipment, including, but not limited to, removal of solar arrays, structures, private roads or driveways, and foundations, and any other element constructed by facility owner or operator for the purpose of maintaining or operating the solar farm.

W. Storage Yard – Outdoor

1. The storage area must be completely enclosed along all lot lines by a solid fence or wall a minimum of six feet and a maximum of eight feet in height, including ingress and egress.
   
   a. Fences or walls along the front or corner side lot line must be set back a minimum of ten feet from the lot line, unless more is required elsewhere by this Code. Within that setback, one shrub a minimum of three feet in height must be planted linearly every three feet on-center along such fence or wall, and one evergreen tree every 20 feet planted linearly; plantings must be placed outside the face of the fence facing the right-of-way.
   
   b. Fences or walls along the rear or interior side lot line require the planting of shrubs a minimum of three feet in height at time of planting, planted linearly every three feet on-center along such fence or wall and one evergreen tree every 20 feet planted linearly; plantings must be placed inside the face of the fence toward the interior of the lot.

2. Storage of any kind is prohibited outside the fence or wall.

3. No items stored within 25 feet of the fence may exceed the height of the fence or wall for an outdoor storage yard.

4. Outdoor storage areas must be surfaced and graded to drain all surface water.

5. A salvage yard is not an outdoor storage yard. Salvage yards, an establishment where vehicles or other machinery is broken up and the parts saved and processed for resale, are prohibited in the City of Spring Hill.

X. Vehicle Repair/Service – Major or Minor

1. Vehicle repair/service establishments may not store the same vehicles outdoors on the site for longer than 15 days once repair is complete. Only vehicles that have been or are awaiting service may be stored outdoors.

2. Vehicle repair must take place entirely within an approved building and not outdoors. Storage of all merchandise, auto parts, and supplies must be within an enclosed structure.

3. Vehicle repair/service establishments that abut a residential district must be screened along interior side and rear lot lines with a solid wall or fence, a minimum of six feet and a maximum of eight feet in height.

4. No partially dismantled, wrecked, junked, or discarded vehicles, or vehicles that sit on one or more flat tires or are inoperable in any manner may be stored outdoors on the premises. This standard does not apply to vehicles under repair.

5. The sale of new or used vehicles is prohibited.

6. No motor vehicles may be stored or parked, and no repair work may be conducted in the public right-of-way.

Y. Wind Energy System

1. The design of the wind energy system must conform to applicable industry standards as such standards exist as of the date construction is commenced. The facility owner or operator must submit certificates of design compliance obtained by the equipment manufacturers from Underwriters Laboratories, Det Norske Veritas, Germanischer Lloyd Wind Energies, or similar certifying organizations.

2. All wind turbines must be newly manufactured as of the date of installation. Experimental/prototype wind turbines may be approved as a special use.

3. All wind energy system must be equipped with a redundant braking system. This includes both aerodynamic
over speed controls (including variable pitch, tip, and other similar systems) and mechanical brakes. Mechanical brakes must be operated in a fail-safe mode. Stall regulation is not considered a sufficient braking system for over speed protection.

4. All electrical components of the wind energy system must conform to applicable local, state, and national codes, and applicable international standards.

5. An engineer's certificate must be completed by a structural engineer, licensed in the State of Tennessee, certifying that the tower and foundation of the wind turbines are compatible with, and are appropriate for, the particular model of wind turbine used, and that the specific soils at the site can support the wind turbine.

6. Wind turbines must comply with the following design standards:
   a. Wind turbines must be a non-obtrusive and non-reflective color. The facility owner or operator must maintain the paint on wind turbines at all times in good repair.
   b. Wind turbines must not display advertising, except for reasonable identification of the turbine manufacturer, or the facility owner and operator.
   c. Within the wind energy system, wind turbines must be of a generally consistent size, design, and color, of similar height and rotor diameter, and rotate in the same direction.
   d. Wind turbines must not be artificially lit, except to the extent required by the Federal Aviation Administration or other applicable regulatory authorities.
   e. On-site transmission and power lines between wind turbines must, to the maximum extent feasible, be placed underground, reach the property line, and be located and constructed in such a way as to minimize disruption to the property's primary purpose as well as to facilitate the interconnection of other commercial wind power generating facilities.
   f. Non-essential appurtenances are prohibited to be affixed to any wind turbine, including, but not limited to, cellular or radio antennas.
   g. A clearly visible warning sign advising persons of the presence of high voltage levels must be placed at the base of all pad-mounted transformers and substations.

7. The applicant must commission and submit at the time of permit application a wildlife assessment (impact study), conducted by a qualified wildlife expert, indicating possible risks to local wildlife, habitat, and migratory birds. Additionally, the applicant's wildlife expert must also develop a mitigation plan, if applicable, that addresses/mitigates any risk to wildlife, migratory birds, and affiliated habitat. All wind turbines at time of application must be located out of bird and bat migration pathways/corridors where wind turbine construction would pose a substantial risk.

8. Wind turbines must not be climbable up to a height of at least 15 feet above ground surface. All access doors to wind turbines and electrical equipment must be locked or fenced, as appropriate, to prevent entry by non-authorized persons.

9. Wind turbines must be set back from any existing principal building on the lot and adjacent lots, measured at the nearest external wall or walls, and within the buildable area of any adjacent undeveloped lot, no less than the turbine height. The setback distance is measured from the nearest point on the outside edge of a tower to the nearest point on the foundation of the building.
10. All wind turbines must be set back from the nearest property line a distance of not less than the normal setback requirements for that zoning district or 110% of the turbine height, whichever is greater. The setback distance is measured from the property line to the nearest point on the outside edge of a tower. Operation and maintenance building(s) and substations must be located in accordance with zoning district yard requirements. All wind farm structures, except for wind turbines, must comply with the regulations of the zoning district.

11. All wind turbines must be set back from the nearest public right-of-way a distance of 110% of the turbine height, as measured from the right-of-way line to the nearest point on the outside edge of a tower.

12. The facility owner or operator must comply with all applicable codes regulating sound generation. A predictive sound study of turbine noise must accompany the application to verify that all code requirements can be met for dBA sound levels. In the event that any sound levels from a wind turbine are found to be in excess of permissible levels per the Municipal Code, the facility owner or operator must take necessary measures to bring sound levels down to a level acceptable.

13. A shadow flicker study is required, and must be submitted with the application. A wind turbine’s shadow flicker must not fall on any existing structure, measured at the nearest external wall or walls, or within the buildable area of an adjacent vacant lot, as defined by current setback requirements.

14. The facility owner and operator must, at their sole expense, complete decommissioning of the wind energy system, or individual wind turbines, within one year after the end of the useful life of the wind energy system or individual wind turbines. The wind energy system or turbine must be deemed to be at the end of its useful life if it is abandoned for a period of time in excess of 180 consecutive days. Decommissioning includes removal of wind turbines, structures, roads and foundations to a depth of 48 inches, and any other element constructed by facility owner or operator for the purpose of maintaining or operating the wind energy system.

Z. Wireless Telecommunications

1. Setbacks
   a. All wireless telecommunications towers must be set back no less than the tower height from all existing principal buildings on the lot and adjacent lots, measured at the nearest external wall(s), as well as within the buildable area of any adjacent undeveloped lot, as defined by current setback requirements. The setback distance is measured from the nearest point on the outside edge of a tower to the nearest point on the foundation of the building.

   b. All wireless telecommunications facilities, including accessory structures such as maintenance sheds, must be set back from all property lines in accordance with the minimum setback requirements in the zoning district.

2. Tower Height
   The maximum height of a wireless telecommunications tower is the minimum needed to function satisfactorily. The application for approval of a wireless telecommunications tower must demonstrate the minimum height needed for the tower to function, which will be reviewed and approved as part of site plan review. The City has the ability to hire an independent consultant to assist in review of the proposed height, whose fee will be charged to the applicant.

3. Lighting and Marking
   Wireless telecommunications systems must not be lit or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).

4. Specific Standards for Wireless Telecommunications Antennas
   Wireless telecommunications antennas are a special use in all districts, unless they are stealth design in which case they are a permitted use. Stealth design for wireless antennas is encouraged and is considered a permitted use in all districts, subject to administrative site plan review and approval. In addition to the standards of this section for wireless telecommunications antennas, stealth design must comply with the following additional regulations:
   a. To qualify as a stealth design, wireless telecommunications antennas must be enclosed, camouflaged, screened, obscured, or otherwise not readily apparent to a casual observer.
b. Wireless telecommunication antennas must be mounted at least 30 feet above grade, as measured from grade to the base of the antenna, to qualify as stealth design, in addition to meeting the other requirements of this section. Wireless telecommunication antennas mounted lower than 30 feet are considered a special use.

c. Antennas must be located on or in structures already permitted within zoning districts, such as water towers, clock towers, streetlights, penthouses, parapet walls (must be behind the parapet wall), and steeples, and must be designed to blend in with the structure.

d. Antennas that co-locate on existing wireless telecommunications towers are also considered stealth design. However, such antennas cannot increase the overall height of the existing wireless telecommunications tower.

e. No antenna may increase the overall height of any structure on which it is mounted by more than 12 feet.

5. Specific Standards for Wireless Telecommunications Facilities

a. Any buildings, cabinets, or shelters may house only equipment and supplies for operation of the wireless telecommunication tower. Any equipment not used in direct support of such operation must not be stored on the site.

b. Commercial advertising is prohibited. Only signs that are part of the equipment as manufactured or warning signs are permitted.

6. Specific Standards for Wireless Telecommunications Towers

a. The use of guyed towers is prohibited. Towers must be monopoles, meaning self-supporting with no wires, cables, or beams.

b. Wireless telecommunications towers must be designed to accommodate other telecommunications providers. The area surrounding a tower must be of a sufficient size to accommodate accompanying wireless telecommunications facilities for other telecommunications providers.

c. Unless otherwise required by the Federal Communications Commission, the Federal Aviation Administration or the City, towers must have a galvanized silver or gray finish.

7. Specific Standards for Distributed Antenna Systems (DAS)

If a distributed antenna systems (DAS) is installed and entirely enclosed within a principal building, the requirements of this Code do not apply.

a. All equipment related to a distributed antenna system must be mounted/co-located on existing poles or other existing structures unless it can be shown that an alternate location will be less obtrusive and/or more beneficial to the public. The design of any new pole requested requires special use approval.

b. An applicant seeking installation of a distributed antenna system must demonstrate that it has made efforts to blend or camouflage the system with existing facilities and surroundings or has otherwise screened or concealed the system from view. Approved blending methods include, but are not limited to, location of equipment other than antennas within a tree canopy or other inconspicuous location, use of green, brown or other colored equipment (if commercially available to the applicant) designed to mimic the colors and/or materials of the tree canopy, co-location structure or other nearby structures, as well as use of textures and shapes as appropriate, all with the intent of minimizing the visual impact of the system. Unnatural colors and exposed cables are prohibited.

c. All pole-mounted distributed antenna systems must be installed at a minimum height of nine feet above the ground. Equipment may be housed in a cabinet at ground level only with the approval of the City as to location and with appropriate screening.

d. Distributed antenna systems may not extend more than seven feet above the height of the existing pole or other structure on which it is installed.
e. Where distributed antenna systems are placed in residential districts, every effort must be made to avoid placement at right of way locations directly in front of a residence. If placement directly in front of a residence is absolutely necessary for technological reasons, the City has the right to require screening or impose other design mitigation requirements.

f. The City may request that a particular node or nodes be placed in an alternative location to that proposed by the applicant. Where a request for an alternative location is unable to be accommodated by an applicant, the applicant must supply an explanation in writing as to why the suggested alternative location will materially compromise the functioning of the system or is otherwise impractical.

8. Abandonment
Any wireless telecommunications system that is not operated for a period of 180 consecutive days is considered abandoned. The owner must immediately remove the tower or facility, and all aboveground equipment and related debris. The City may ensure and enforce removal by means of its existing regulatory authority.

9. Nonconformities

   a. Ordinary maintenance, including replacement/upgrading, of antenna equipment may be performed on nonconforming antennas or towers. However, if the proposed alteration intensifies a nonconforming characteristic of the antenna or tower, a variance is required.

   b. Co-location of an antenna on an existing nonconforming tower is permitted as a special use, provided that the addition of the antenna and any additional wireless telecommunications facilities do not increase the overall height of the nonconforming tower.

8.4 TEMPORARY USE STANDARDS
Temporary uses are required to comply with the standards of this section, in addition to all other regulations of this Ordinance. These regulations are for temporary uses located on private property. All temporary uses require a temporary use permit unless specifically cited as exempt by this section or are required to obtain a license per the City Code. Temporary uses do not require additional parking unless specifically cited in the temporary use standards or stipulated as a condition of approval

A. Farmers’ Market

1. The timeframe of a farmers’ market, including number of days per week and overall duration of the event, will be determined and approved as part of the temporary use permit. A temporary use permit for a farmers’ market can be issued on a yearly basis, which allows for a schedule of days per week and number of weeks per year.

2. A management plan is required as part of the temporary use permit application that demonstrates the following:

   a. The on-site presence of a representative of the farmers’ market during hours of operation who directs the operations of vendors participating in the market.

   b. An established set of operating rules addressing the governance structure of the market, hours of operation, and maintenance when open to the public.

   c. A general site plan including vendor stalls, parking areas, visitor facilities, such as any seating areas and restrooms, and all ingress and egress points to the site.

   d. Provision for waste removal.

   e. The days and hours of internal operation, including vendor set-up and take-down times.

3. Any tents used require separate approval as required by the building or fire codes.
B. Mobile Food Service

1. The timeframe of a temporary mobile food sales use, including number of days per week and overall duration of the event, will be determined and approved as part of the temporary use permit.

2. The temporary use permit will be evaluated on the basis of the adequacy of the parcel size, parking provisions, traffic access, and the absence of undue adverse impact, including noise, on other properties.

3. All mobile food establishments must be properly licensed by the health department.

4. If the mobile food establishment operator is not the owner of the site where the truck or trailer will be located, written permission from the property owner must be submitted as part of the temporary use permit application.

5. The permit holder must keep the area clear of litter and debris at all times. Recycling options are encouraged.

6. Outdoor seating may be provided on the site, but no seating may be permanently installed.

7. A permanent water or wastewater connection is prohibited.

8. Electrical service may be provided only by temporary service or other connection provided by an electric utility, or an on-board generator.

9. Drive-through service is prohibited.

C. Real Estate Project Sales Office/Model Unit

The following applies to temporary sales offices and model units. If the development maintains a permanent sales office or model unit, which are permitted as part of a residential development, such must be indicated on the site plan for the development.

1. A real estate sales office/model unit(s) is allowed for a residential development. Multiple model units are allowed in a multi-family building or a residential subdivision of 15 or more units.

2. No real estate sales office/model unit(s) may be located off-site, outside of the subject planned unit development, or within a different development.

3. The real estate sales office must be removed and/or closed within 30 days after the sale or rental of the last unit of the development. The model unit(s) must be closed within 30 days after the sale or rental of the last unit of the development. The unit must be converted as stated in item 5 below.

4. All activities conducted within real estate sales office/model unit(s) must be directly related to the construction and sale of properties within the particular development. Use as a general office of operation of any firm is prohibited.

5. A certificate of occupancy will not be issued for the residential occupancy of the model unit until it is fully converted to the dwelling type it represents, including converting garage space back to parking areas, and has been inspected by the City.

6. A manufactured home may be used as a temporary sales office on-site. Such manufactured home must be landscaped as follows:

   a. Surrounding the perimeter of the manufactured home must be a seven foot landscape yard adjacent to the skirting, excluding the entryway.

   b. One shrub a minimum of three feet in height at time of planting must be planted linearly every three feet on-center.

   c. The remainder of the perimeter yard must landscaped with live groundcover. Stones or mulch may on be used for a maximum of 30% of the total area.
D. Temporary Contractor’s Office and Contractor’s Yard

1. A temporary contractor’s office is allowed incidental to a construction project.

2. The temporary use permit is valid for a six month period and is renewable for six successive periods at the same location. If applicable building permits expire, the temporary use permit automatically expires and the office and yard must be removed.

3. The temporary contractor’s office must be removed within 30 days of completion of the construction project.

4. A contractor’s yard is permitted on or adjacent to any construction demolition and can only be used during the life of the construction project.

E. Temporary Outdoor Entertainment

1. A management plan is required as part of the temporary use permit application that demonstrates the following:
   a. The on-site presence of a manager during the event.
   b. General layout of performance areas, visitor facilities, such as any seating areas and restrooms, parking areas, and all ingress and egress points to the site.
   c. Provision for waste removal and for recycling, if available.
   d. The days and hours of operation, including set-up and take-down times.
   e. A description of crowd control, emergency response services, and security measures.
   f. A lighting plan describing all temporary lighting to be installed.
   g. Sign plan.

2. Any temporary structures must be removed within three days of conclusion of the event.

3. Events are limited to four events per calendar year and a maximum duration of five days per event, with a minimum of 30 days between events. This limitation applies to the lot, not the operator of the temporary use. The following exceptions apply:
   a. A temporary use permit for a carnival or circus is valid for a period of four events per calendar year no more than 21 days per event, with a minimum of 30 days between events.

4. Any tents used require separate approval as required by the building or fire codes.

F. Temporary Outdoor Sales

1. A management plan is required as part of the temporary use permit application that demonstrates the following:
   a. An established set of operating rules addressing the governance structure of the sales event, hours of operation, maintenance, and security requirements.
   b. General layout of vendor stalls, visitor facilities, such as any seating areas and restrooms, parking areas, and all ingress and egress points to the site.
   c. Provision for waste removal and for recycling, if available.
   d. The days and hours of operation, including vendor set-up and take-down times.
   e. A lighting plan describing all temporary lighting to be installed.
2. Any temporary structures must be removed within three days of conclusion of the event.

3. Temporary outdoor sales events are limited to four events per calendar year and a maximum duration of five days per event. This limitation applies to the lot, not the operator of the temporary use. The following exceptions apply:

   a. A temporary use permit for a seasonal sale, such as Christmas tree lots or pumpkin patches, are limited to four events per calendar year and a maximum duration of 45 days. There is no minimum time between events.

   b. A portion of a parking area may be used for temporary outdoor sales on a temporary basis for a maximum of 30 days no more than two times in a calendar year, in terms of both display structure and goods displayed or sold. Permanent display structures are prohibited in parking areas. No more than 10% of the required parking area for the existing use may be used for the temporary outdoor sales and display.

4. No sales and display area is permitted in any public right-of-way.

5. Any tents used require separate approval as required by the building or fire codes.

G. Temporary Outdoor Storage Container

1. Temporary storage containers are permitted in any zoning district when used for loading or unloading. Containers are permitted on site for a period not to exceed fourteen days with no temporary use permit. If a longer time period is required, a temporary use permit is required.

2. Temporary storage containers may not be used for permanent storage or habitation. They may not serve as a substitute for permanent storage needs on the site on which they are located. Containers may not be permanently attached to the ground, serviced with permanent utilities, or stacked on the site.

3. Temporary storage containers cannot be placed in the public right-of-way or placed on a lot to block ingress/egress or impede right-of-way traffic.

4. Temporary storage containers for residential uses may be placed in a driveway only but cannot block the right-of-way, including sidewalks. Temporary storage containers may only be placed on a paved surface.

8.5 USE DEFINITIONS

All uses within Table 8-1 are defined in this section. Certain uses are defined to be inclusive of many uses. When a use meets a specific definition, it is regulated as such and is not regulated as part of a more inclusive use category.

Agriculture. Land and associated structures used to grow crops and/or raise livestock for sale, personal food production, donation, and/or educational purposes. The agriculture use includes single-family dwellings and any accessory dwellings that are ancillary to the principal activity of agriculture.

Alternative Correctional Facility. A facility for adults or minors that is required by the courts as an alternative to incarceration, also referred to as community correctional centers.

Amusement Facility - Indoor. A facility for spectator and participatory uses conducted within an enclosed building, such as movie theaters, sports arenas, bowling alleys, tumbling centers, skating centers, roller rinks, escape room/physical adventure game facilities, and pool halls. Indoor amusement facilities do not include live performance venues. An indoor amusement facility may include uses such as, but not limited to, concession stands, restaurants, and retail sales as ancillary uses.

Amusement Facility - Outdoor. A facility for spectator and participatory uses conducted outdoors or within partially enclosed structures, such as outdoor stadiums, fairgrounds, batting cages, and miniature golf courses. An outdoor amusement facility may include uses such as, but not limited to, concession stands, restaurants, and retail sales as ancillary uses.
Animal Care Facility – Large Animal. An establishment that provides care for large animals, such as horses and cattle, including veterinary offices for the treatment of animals, where animals may be boarded during their convalescence. Animal care facilities do not include animal kennels/breeders.

Animal Care Facility – Small Animal. An establishment which provides care for domestic animals, including veterinary offices for the treatment of animals, where animals may be boarded during their convalescence, pet grooming facilities, animal training centers and clubs, and pet boarding facilities, where animals are boarded during the day and/or for short-term stays. Animal care facilities do not include animal kennels/breeders.

Animal Kennel/Breeder. An establishment where dogs over six months of age are boarded, bred, raised, and trained for commercial gain. Animal kennel/breeder does not include animal care facilities or shelter and training facilities for canine or equine units of public safety agencies.

Art Gallery. An establishment that sells, loans and/or displays paintings, sculpture, photographs, video art, or other works of art. Art gallery does not include a cultural facility, such as a library or museum, which may also display paintings, sculpture, photographs, video art, or other works.

Arts Studio. An establishment where an art or activity is taught, studied, or practiced such as dance, martial arts, photography, music, painting, gymnastics, pilates, or yoga. An arts studio also includes private exercise studios for private sessions with trainers and/or private classes.

Bar. An establishment where the primary purpose is the sale of alcoholic beverages for consumption on the premises. Snack foods or other prepared food may be available for consumption on the premises as an ancillary use.

Bed and Breakfast. A single-family residential dwelling, which may include an accessory dwelling unit, where a resident/owner, who lives on the premises, provides lodging for a daily fee in guest rooms with no in-room cooking facilities, and prepares meals for guests. A bed and breakfast may include dining facilities.

Body Modification Establishment. An establishment that offers tattooing services, body piercing, and/or non-medical body modification. Body modification establishment does not include an establishment that offers only ear piercing as an ancillary service.

Campground. Land used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar movable or temporary sleeping quarters.

Car Wash. An establishment for the washing and cleaning of vehicles or other light duty equipment, whether automatic, by hand, or self-service. The car wash facility may be within an enclosed structure, an open bay structure, or similar configurations.

Cemetery. Land and structures reserved for the interring of human remains or the interring of animal remains. Cemeteries may include structures for performing religious ceremonies related to the entombment of the deceased, mortuaries, including the sales of items related to the interment of remains, and related accessory structures, such as sheds for the storage of maintenance equipment. Cemeteries may also include crematoriums and embalming facilities.

Children's Home. An institutional residential facility that provides housing for and care to minors who are wards of the state, whose parents or guardians are deceased or otherwise unable or unwilling to care for them, or minors housed as an alternative to incarceration. This includes institutions that are located in one or more buildings on contiguous property with one administrative body.

Community Center. A facility used as a place of meeting, recreation, or social activity, that is open to the public and is not operated for profit, and offers a variety of educational and community service activities. A community center may serve as a local “food hub” where regionally grown food, including value added food, can be grown and/or brought for distribution and sale.

Community Garden. The cultivation of fruits, flowers, vegetables, or ornamental plants by one or more persons, households, or organizations. Community gardens may include apiaries, aquaculture, and chicken coops, but do not include the raising of any livestock or the use of heavy machinery.
**Conservation Area.** Designated open space that preserves and protects natural features, wildlife, and critical environmental features, as well as undeveloped sites of historical or cultural significance. A conservation area may include opportunities for passive recreation, such as hiking trails and lookout structures, and environmental education.

**Contractor's Yard.** A facility used for the outdoor storage, repair or maintenance of a contractor's vehicles, equipment or materials commonly used in the individual contractor's type of business, and may include the contractor's business office.

**Country Club.** An establishment open to members, their families, and invited guests organized and operated for social and recreation purposes and which may have indoor and/or outdoor recreation facilities, restaurants and bars, meeting rooms, and similar uses.

**Cultural Facility.** A facility open to the public that provides access to cultural exhibits and activities including, but not limited to, museums, cultural or historical centers, non-commercial galleries, historical societies, and libraries. A cultural facility may include uses such as, but not limited to, retail sales of related items and restaurants as ancillary uses. Cultural facilities may host public or private events, and may rent their facilities for such events.

**Day Care Center.** A facility where, for a portion of a 24 hour day, care and supervision is provided for children or elderly and/or functionally-impaired adults in a protective setting that are not related to the owner or operator. Day care centers within a residential dwelling are prohibited.

**Domestic Violence Shelter.** A facility that provides temporary shelter, protection, and support for those escaping domestic violence and intimate partner violence, including victims of human trafficking. A domestic violence shelter also accommodates the minor children of such individuals. The facility may also offer a variety of services to help individuals and their children including counseling and legal guidance. Domestic violence shelters may distinguish populations served by age and/or gender.

**Drive-Through Facility.** That portion of a business where business is transacted directly with customers via a service window that allows customers to remain in their vehicle. A drive through facility must be approved separately as a principal use when in conjunction with another principal uses such as restaurants and financial institutions. A standalone ATM is considered a drive-through facility for the purposes of this definition.

**Drug/Alcohol Treatment Facility, Residential.** A licensed care facility that provides 24-hour medical and/or non-medical/therapeutic care of persons seeking rehabilitation from a drug and/or alcohol addiction. Such facilities include medical detoxification. This includes institutions that are located in one or more buildings on contiguous property with one administrative body.

**Dwelling - Above the Ground Floor.** Dwelling units located within a single multi-story building located above non-residential uses on the ground floor or to the rear non-residential uses on the ground floor. In the case of dwelling units located behind non-residential uses on the ground floor, non-residential uses must front on the primary street frontage.

**Dwelling - Accessory Dwelling Unit.** An additional dwelling unit associated with and incidental to a principal single-family dwelling on the same lot. An accessory dwelling unit must include separate cooking and sanitary facilities, with its own legal means of ingress and egress, and is a complete, separate dwelling unit. The accessory dwelling unit may be within or attached to the principal dwelling unit structure or within a detached accessory structure, such as a garage, and designed so that the appearance of the principal structure and the lot remains that of a single-family residence.

**Dwelling - Manufactured Home.** A manufactured home dwelling is a prefabricated structure that is regulated by the U.S. Department of Housing and Urban Development (HUD), via the Federal National Manufactured Housing Construction and Safety Standards Act of 1974, rather than local building codes. A manufactured home is built in a factory on an attached chassis before being transported to a site. Manufactured homes include those transportable factory built housing units built prior to the Federal National Manufactured Housing and Safety Standards Act (HUD Code), also known as mobile homes. Modular homes are not considered manufactured homes, and refer to a method of construction.

**Dwelling - Multi-Family.** A residential structure containing four or more dwelling units within a structure on a single lot. A multi-family dwelling does not include a two-family, three-family, or townhouse dwelling.

**Dwelling - Townhouse.** A residential development consisting of three or more dwelling units, where each dwelling unit is connected by a party wall with a separate exterior entrance and yard areas, and where each individual townhouse dwelling unit within a townhouse development is located on a separate lot or created under a...
condominium form of ownership for each unit. A townhouse dwelling does not include a two-family, three-family, or multi-family dwelling.

**Dwelling - Single-Family - Detached.** A structure containing only one dwelling unit on a single lot.

**Dwelling - Three-Family.** A structure containing three dwelling units on a single lot.

**Dwelling - Two-Family.** A structure containing two dwelling units on a single lot.

**Educational Facility - Primary or Secondary.** A public, private, or parochial facility that offers instruction at the elementary, junior high, and/or high school levels.

**Educational Facility - University or College.** A facility for post-secondary higher learning that grants associate or bachelor degrees. The institution may also have research facilities and/or professional schools that grant master and doctoral degrees. Educational facilities – university or college include ancillary uses such as dormitories, cafeterias, restaurants, retail sales, indoor or outdoor recreational facilities, and similar uses.

**Educational Facility - Vocational.** A facility that offers instruction in industrial, clerical, computer, managerial, automotive, repair (electrical, plumbing, carpentry, etc.), or commercial skills, or a business conducted as a commercial enterprise, such as a school for general educational development or driving school. Educational facility - vocational also applies to privately operated schools that do not offer a complete educational curriculum.

**Farmers Market.** Temporary use of structures and/or land for the sale of a variety of fresh fruits, flowers, vegetables, or ornamental plants, and other locally produced farm and food products, including value-added products, directly to consumers from famers or vendors that have taken such items on consignment for retail sale.

**Financial Institution.** A bank, savings and loan, credit union, or mortgage office.

**Financial Institution, Alternative.** An alternative financial service (AFS) is a financial service provided outside a traditional banking institution. AFS includes payday loans, tax refund anticipation loans, car title loans, check cashing establishments, and currency exchanges.

**Food Bank.** A non-profit organization that collects and distributes food to hunger relief organizations. Food is not distributed to those in need from a food bank.

**Food Pantry.** A non-profit organization that provides food directly to those in need. Food pantries receive, buy, store, and distribute food. Food pantries may also prepare meals to be served at no cost to those who receive them. A food pantry may be part of a place of worship, social service center, homeless shelter, and women’s shelter.

**Food Truck Vendor.** A motor vehicle, or a food trailer towed by another vehicle, designed and equipped to sell food and/or beverages directly to consumers. It does not include wholesale food distributors. The vendor physically reports to and operates from an off-site kitchen for servicing, restocking, and maintenance each operating day.

**Funeral Home.** An establishment where the dead are prepared for burial display and for rituals before burial or cremation, including chapels for the display of the deceased and the conducting of rituals before burial or cremation, and crematoriums.

**Gas Station.** An establishment where fuel for vehicles is stored and dispensed from fixed equipment into the fuel tanks of motor vehicles. A gas station may also include ancillary retail uses, an ancillary car wash bay, and solar and/or electric charging stations.

**Golf Course/Driving Range.** A tract of land design with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms, snack-bar, and pro-shop as ancillary uses. A driving range may be designed as a standalone facility or included as part of a golf course, which is defined as a tract of land equipped with distance markers, clubs, balls, and tees for practicing the hitting of golf balls.
**Government Office/Facility.** Offices owned, operated, or occupied by a governmental agency to provide a governmental service to the public, such as city offices and post offices. Government offices do not include public safety or public works facilities.

**Greenhouse/Nursery - Retail.** An establishment where flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products are propagated and sold, and may include gardening and landscape supplies and products, such as hardware, garden tools and utensils, paving stones and bricks, and other related items for sale.

**Group Home.** A group care facility, operated on a for-profit basis, in a residential dwelling for: 1) care of persons in need of personal services or assistance essential for activities of daily living; or 2) care of persons in transition or in need of supervision, including drug and alcohol rehabilitation (excluding medical detoxification). Group home does not include persons who are mentally ill and, because of such mental illness, pose a likelihood of serious harm as defined in Tennessee Code Annotated § 33-6-501, or who have been convicted of serious criminal conduct related to such mental illness. For the purposes of zoning law in Tennessee, the classification "single family dwelling" includes any home in which eight or fewer unrelated persons with disabilities reside, and may include three additional persons acting as support staff or guardians, who need not be related to each other or to any of the persons with disabilities residing in the home.

**Halfway House.** A residential facility for persons who have been institutionalized for criminal conduct and who require a group setting to facilitate the transition to society.

**Heavy Retail, Rental, and Service.** Retail, rental, and/or service establishments of a heavier and larger-scale commercial character typically requiring permanent outdoor service or storage areas and/or partially enclosed structures. Examples of heavy retail, rental, and service establishments include: large-scale home improvement centers with outdoor storage, display, and rental components; lumberyards; recreational vehicle dealerships; truck rental establishments; services that require warehousing of materials and supplies for such service; and sales, rental, and repair of heavy equipment. Wholesale establishments that sell to the general public, including those establishments where membership is required, are considered heavy retail, rental, and service establishments.

**Healthcare Facility/Institution.** Facilities for primary health services and medical or surgical care to people, primarily in-patient, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities, dormitories, or educational facilities, and ancillary uses such as, but not limited to, cafeterias, restaurants, retail sales, and similar uses.

**Homeless Shelter.** A facility that provides temporary shelter to the homeless in general. Homeless shelters may distinguish populations served by age and/or gender.

**Hotel.** A commercial facility that provides sleeping accommodations for a fee and customary lodging services. Related ancillary uses include, but are not be limited to, meeting facilities, restaurants, bars, and recreational facilities for the use of guests.

**Industrial - General.** Manufacturing from processed or unprocessed raw materials, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products. This manufacturing may produce noise, vibrations, illumination, or particulate that is perceptible to adjacent land users. These industrial uses typically have ancillary outdoor storage areas.

**Industrial - Light.** Research and development activities, and the manufacturing, compounding, processing, packaging, storage, assembly, and/or treatment of finished or semi-finished products from previously prepared materials, where such activities are conducted wholly within an enclosed building. A light industrial use may also include a showroom, ancillary sales of products related to the items manufactured or stored on-site, and/or ancillary outdoor storage.

**Industrial Design.** An establishment where the design, marketing, and/or brand development of various products are researched and developed typically integrating the fields of art, business, science, and/or engineering. An industrial design establishment may create prototypes and products, but may not mass manufacture products from the premises.
**Live Entertainment - Secondary Use.** A live performance, performed live by one or more persons including, but not limited to, musical acts, including disc jockeys (DJs), theatrical plays, performance art, stand-up comedy, and magic, included as part of the operation of a bar, restaurant, amusement facility, or similar use. As a secondary use, the other principal use operating on the site must be open to public during hours when no performance is scheduled. Live entertainment - secondary use is approved separately as a principal use. Live entertainment - secondary use does not include:

2. Live performance venue.
3. Periodic performances or entertainment at educational facilities, places of worship, cultural facilities, reception facilities, and performances at weddings and similar events.
4. Incidental entertainment, which is defined as background music provided at a bar or restaurant.

**Live Performance Venue.** A facility for the presentation of live entertainment, including musical acts, including disc jockeys (DJs), theatrical plays, stand-up comedy, and similar performances. Performances are scheduled in advance and tickets are required for admission and available for purchase in advance, though tickets may be purchased at the venue’s box office on the day of the performance. A live performance venue is only open to the public when a live performance is scheduled. A live performance venue may include classroom space utilized during hours it is not open to the public for a performance. A live performance venue may include concession stands, including sale of alcohol, but only when it is open to the public for a performance. A live performance venue does not include any adult use.

**Lodge/Meeting Hall.** A facility operated by an organization or association for a common purpose, such as, but not limited to, a meeting hall for a fraternal or social organization or a union hall, but not including clubs organized primarily for-profit or to render a service which is customarily carried on as a business.

**Manufactured Home Park.** A parcel of land with single control or unified ownership that has been planned and improved for the placement of manufactured homes for residential use.

**Medical/Dental Office.** Facilities for primary health services and medical, dental, psychological, or surgical care. Medical/dental offices may be in-patient or out-patient, and may include related facilities such as laboratories, dormitories, pharmacies, or educational facilities. Medical/dental offices also include alternative medicine clinics, such as acupuncture and holistic therapies, and physical therapy offices for physical rehabilitation.

**Micro-Brewery.** A facility for the production and packaging of malt beverages of alcoholic content for wholesale distribution, with a capacity of less than 15,000 barrels per year and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Brewery facilities that exceed this capacity are considered light industrial uses. If a district allows both restaurants and micro-breweries, such uses may be combined into one establishment.

**Micro-Distillery.** A facility for the production and packaging of alcoholic spirits in quantities not to exceed 12,000 proof gallons per year and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Distillery facilities that exceed this capacity are considered light industrial uses. If a district allows both restaurants and micro-distilleries, such uses may be combined into one establishment.

**Micro-Winery.** A facility for the production and packaging of any alcoholic beverages obtained by the fermentation of the natural contents of fruits or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol or spirits, in quantities not to exceed 25,000 gallons or 5,000 cases, whichever is greater, per year and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Wineries that exceed this capacity are considered light industrial uses. If a district allows both restaurants and micro-wineries, such uses may be combined into one establishment.
Office. An establishment that engages in the processing, manipulation, or application of business information or professional expertise. Such an office may or may not offer services to the public. An office is not materially involved in fabricating, assembling, or warehousing of physical products for the retail or wholesale market, nor engaged in the repair of products or retail services. An office does not include financial institution, government office/facility, or industrial design.

Outdoor Dining. A seating area that is located outdoors and contiguous to a restaurant or bar, typically in addition to an indoor seating area. Outdoor dining is approved separately as a principal use. Outdoor dining areas may be roofed or covered with an awning.

Parking Lot. An open, hard-surfaced area, excluding a street or public way, used for the storage of operable vehicles, whether for compensation or at no charge.

Parking Structure. A structure of two or more levels or floors used for the parking or storage of operable vehicles, whether for compensation or at no charge. A roofed structure of one level of parking is also considered a parking structure.

Personal Service Establishment. An establishment that provides frequent or recurrent needed services of a personal nature. Typical uses include, but are not limited to, beauty shops, barbershops, tanning salons, electronics repair shops, nail salons, laundromats, health clubs, dry cleaners, and tailors. Establishments that offer lessons and private classes are considered art and fitness studios.

Place of Worship. A facility where persons regularly assemble for religious purposes and related social events, and may include group housing for persons under religious vows or orders. Places of worship may also include ancillary uses such as day care facilities, meeting rooms, auditoriums, and/or classrooms for weekly religious instruction.

Public Park. A facility that serves the recreational needs of residents and visitors. Public park includes, but is not limited to, playgrounds, ballfields, football fields, soccer fields, basketball courts, tennis courts, dog parks, skateboard parks, passive recreation areas, and gymnasiums. Public parks may also include non-commercial indoor or outdoor facilities, including zoos and amphitheaters, ancillary uses such as, but not limited to, restaurant and retail establishments, and temporary outdoor uses such as festivals and performances.

Real Estate Project Sales Office/Model Unit. A residential unit or other structure within a development that is temporarily used for display purposes as an example of dwelling units available for sale or rental in a residential development and/or sales or rental offices for dwellings within the development.

Reception Facility. A facility that provides hosting and rental services of a banquet hall or similar facilities for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on-site or by a caterer to invited guests during intermittent dates and hours of operation. Live entertainment may be provided as an ancillary use as part of an event. A reception facility is not operated as a restaurant with regular hours of operation.

Recreational Vehicle (RV) Park. Land used for the accommodation of two or more recreational vehicles for transient dwelling purposes.

Research and Development. A facility where research and development is conducted in industries that include, but are not limited to, biotechnology, pharmaceuticals, medical instrumentation or supplies, communication, and information technology, electronics and instrumentation, and computer hardware and software. A research and development establishment may create prototypes of products, but may not manufacture products for direct sale and distribution from the premises.

Residential Care Facility. A licensed care facility that provides 24-hour medical and/or non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living, or for the protection of the individual. A residential care facility includes nursing care, assisted living, hospice care, and continuum of care facilities. Continuum of care facilities may also include independent living facilities as part of the continuum. Residential care facility does not include a residential drug/alcohol treatment facility. This includes institutions that are located in one or more buildings on contiguous property with one administrative body.

Restaurant. An establishment where food and drinks are provided to the public for on-premises consumption by seated patrons or for carry-out service.
Retail Goods Establishment. An establishment that provides physical goods, products, or merchandise directly to the consumer, where such goods are typically available for immediate purchase and removal from the premises by the purchaser. Retail goods establishment do not include specialty food service.

Retail Liquor Store. An establishment, which requires a license under the provisions of Tennessee Code Annotated, title 57, chapter 3, part 2, to sell liquor, as well as wine and beer.

Self-Storage Facility: Enclosed. A facility for the storage of personal property where individual renters control and access individual storage spaces located within a fully enclosed building that is climate controlled. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Rental of vehicles and other equipment for moving is a separate use from self-storage facility. The heavy retail, rental, and service use must be allowed within the district and requires separate approval.

Self-Storage Facility: Outdoor. A facility for the storage of personal property where individual renters control and access individual storage spaces and where each storage unit has individual access from the outdoors. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Rental of vehicles and other equipment for moving is a separate use from self-storage facility. The heavy retail, rental, and service use must be allowed within the district and requires separate approval.

Sexually-Oriented Business. Any establishment that is an adult arcade, adult bookstore, adult novelty store, adult video store, adult arcade, adult cabaret, adult motel, adult motion picture theater, dual purpose business, escort agency, or exotic dance service as defined in this section.

1. Adult Bookstore, Adult Novelty Store, or Adult Video Store. A commercial establishment that devotes 30% or more of its interior sales or display space to the sale or rental, for any form of consideration, of any one or more of the following:
   a. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, or other visual representations which are characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas.
   b. Instruments, devices, or paraphernalia which are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of themselves or others.

2. Adult Arcade. A business where, for any form of consideration, one or more still or motion picture projectors, slide projectors or similar machines are used to show films, motion pictures, video cassettes, DVD, slides, computer generated graphics, or other photographic reproductions which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

3. Adult Cabaret. A business that features dancers, go-go dancers, exotic dancers or similar entertainers, or live entertainment, in which persons regularly appear in a state of semi-nudity, or where live performances are characterized by the exposure of specified anatomical areas or by specified sexual activities. Adult cabaret establishments specifically exclude minors, or minors are specifically prohibited by statute or ordinance, regardless of whether any such business is licensed to sell alcoholic beverages.

4. Adult Motion Picture Theater. A business used for presenting motion pictures that are distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas for observation by patrons.

5. Adult Motel. A motel or similar business establishment that rents, leases, or lets any room for less than a 10 hour period, or rents, leases or lets any single room more than twice in a 24 hour period.

6. Escort Agency. A person or business association who, whether on or off the licensed premises, furnishes, offers to furnish, or advertises to furnish escorts, as defined herein, for compensation.

7. Exotic Dance Service. Any business or person who provides exotic dancers to perform at a private residence, business or other location (other than an adult cabaret).
8. The following definitions describe the sexually-oriented activities contained within the general definitions for the above sexually-oriented business:

a. **Sexually Oriented Devices.** Any artificial or simulated specified anatomical area or other device or paraphernalia that is designed in whole or part for specified sexual activities.

b. **Specified Anatomical Area.** Less than completely and opaquely covered human genitals, anus, and the female breast areola or nipple, or human male genitals in a discernible turgid state, even if completely and opaquely covered.

c. **Specified Sexual Activities.** Any activity that includes human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse, or sodomy; or fondling or erotic touching of human genitals, pubic regions, buttocks, or female breasts, even if completely or opaquely covered.

**Social Service Center.** A service establishment that provides assistance for those recovering from chemical or alcohol dependency; survivors of abuse seeking support; those transitioning from homelessness or prior incarceration; and those with health and disability concerns. It does not include in-patient, overnight, or living quarters for recipients of the service or for the staff. Such service does not include medical examinations or procedures, or medical detoxification, dispensing of drugs or medications, or other treatments normally conducted in a medical office.

**Solar Farm.** An energy system operated by a public, private, or cooperative company for the generation, transmission, distribution, storage, or processing of solar energy for the purposes of heating and cooling, electricity generation, and/or water heating.

**Specialty Food Service.** A business that specializes in the sale of certain food products, such as a delicatessen, bakery, candy maker, meat market, catering business, cheesemonger, coffee roaster, or fishmonger, and may offer areas for ancillary retail sales or restaurants that serve the products processed on-site. Specialty food service also includes preparation, processing, canning, or packaging of food products where all processing is completely enclosed and there are no outside impacts.

**Storage Yard - Outdoor.** The storage of material outdoors as a principal use of land for more than 24 hours.

**Temporary Contractor Office and Contractor Yard.** A temporary, portable, or modular structure utilized as a watchman’s quarters, construction office, or equipment shed during the construction of a new development. This may include a contractor’s yard where materials and equipment are stored in conjunction with a construction project.

**Temporary Outdoor Entertainment.** A temporary live entertainment event, such as the performance of live music, revue, or play within an outdoor space. Temporary outdoor entertainment event includes fireworks shows, horse shows, carnivals/circuses, temporary worship services, and others.

**Temporary Outdoor Sales.** Temporary uses, which may include temporary structures, where goods are sold, such as consignment auctions, arts and crafts fairs, flea markets, rummage sales, temporary vehicle sales, and holiday sales, such as Christmas tree lots and pumpkin sales lots. This temporary use category does not include outdoor sales related to a retail goods establishment where such goods are part of the establishment’s regular items offered for purchase.

**Temporary Outdoor Storage Container.** Temporary self-storage containers delivered to a residence or business owner to store belongings, and then picked up and returned to a warehouse until called for.

**Vehicle Dealership.** An establishment that sells or leases new or used automobiles, vans, motorcycles, and/or all-terrain vehicles (ATV) vehicles, or other similar motorized transportation vehicles. A motor vehicle dealership may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership. Vehicle dealerships do not include truck, trailer, boat, or heavy equipment sales, which are considered heavy retail, rental, and service. A vehicle dealership – with outdoor storage/display displays vehicles for sale or lease outside a completely enclosed structure.

**Vehicle Operations Facility.** A facility for the dispatch, storage, and maintenance of emergency medical care vehicles, taxicabs and similar vehicles for hire, school buses, utility vehicles, and similar vehicles. Vehicle operations facility does not include a public works or public safety facility.

**Vehicle Rental.** An establishment that rents automobiles and vans, including incidental parking and servicing of rental
vehicles. A motor vehicle rental establishment may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership. Vehicle rental does not include truck rental establishments or rental of heavy equipment, which is considered part of heavy retail, rental, and service.

**Vehicle Repair - Major.** A business that provides services in engine rebuilding, major reconditioning of worn or damaged motor vehicles, motorcycles, all-terrain vehicles (ATV), recreational vehicles and trailers, towing and collision service, including body, frame or fender straightening or repair, painting of motor vehicles, interior (upholstery, dashboard, etc.) reconstruction and/or repairs, and restoration services. A major vehicle repair business may also include minor vehicle repair services.

**Vehicle Repair – Minor.** A business the provides services in minor repairs to motor vehicles, motorcycles, and all-terrain vehicles (ATV) vehicles, including repair or replacement of cooling, electrical, fuel and exhaust systems, brake adjustments, relining and repairs, wheel servicing, alignment and balancing, repair and replacement of shock absorbers, and replacement or adjustment of mufflers and tail pipes, hoses, belts, light bulbs, fuses, windshield wipers/wiper blades, grease retainers, wheel bearings, and the like. Any type of vehicle repair services for recreational vehicles is a major vehicle repair business and does not qualify as minor repair under this Code regardless of the level of repair service.

**Warehouse.** An enclosed facility for the storage and distribution of manufactured products, supplies, and/or equipment.

**Wholesale Establishment.** A business where goods are sold to either retailers, or to industrial, commercial, institutional, or other professional business users, or to other wholesalers and related subordinated services.

**Wind Energy System.** An energy system operated by a public, private, or cooperative company for the generation, transmission, distribution, or processing of wind energy.

**Winery.** An agricultural processing plant used for the commercial purpose of processing grapes, or other fruit products or vegetables, to produce wine. Processing includes wholesale sales, crushing, fermenting, blending, aging, storage, bottling, administrative office functions for the winery and warehousing. Retail sales and tasting facilities of wine and related promotional items may be permitted as part of the winery operations. A winery is a second principal use on a lot, and requires separate permission, if located on a lot in agricultural use that is growing grapes.

**Wireless Telecommunications.** Towers, antennas, and facilities used to transmit and receive signals that facilitate wireless telecommunications. The following definitions describe the wireless telecommunications infrastructure described within the general definition for wireless telecommunications:

1. **Antenna.** A specific device, the surface of which is used to transmit and/or receive signals transmitted to or from other antennas. This does not include satellite dish antennas.

2. **Facility.** A structure used to house and protect the equipment necessary for processing telecommunications signals, which may include air conditioning equipment and emergency generators. Facility also includes any necessary equipment that facilitates wireless transmission.

3. **Tower.** A structure designed and constructed to support one or more wireless telecommunications antennas and including all appurtenant devices attached to it.

4. **Distributed Antenna System.** A wireless communications network with multiple spatially separated antenna nodes and related equipment mounted on existing infrastructure, typically power, light, and/or telephone poles, all connected to a common source via fiber optic cable or other transport medium, which provides enhanced coverage within a geographic area.
ARTICLE 9. ON-SITE DEVELOPMENT STANDARDS

9.1 GENERAL REQUIREMENTS

A. Applicability of Bulk Requirements

1. All structures must meet the dimensional requirements of the zoning district in which the structure is located. No existing structure may be enlarged, altered, reconstructed, or relocated in such a manner that conflicts with the requirements of the district in which the structure is located unless a variance or planned unit development is approved.

2. Any residential lot that is not connected to the Spring Hill sanitary sewer system must meet the minimum lot size required by the regulating authority.

3. All non-residential lots must be connected to the Spring Hill sanitary sewer system. Use of individual sewage disposal systems/septic tanks is prohibited.

B. Applicability of Required Setbacks

No lot may be reduced in area so that the setbacks are less than required by this Code. The required setbacks for a lot cannot be considered a setback for any other lot. No principal building or accessory structure may be located in a required setback unless specifically permitted by this Code or a variance is approved. This section does not apply when a portion of a lot is acquired for a public purpose.

C. Number of Structures on a Lot

1. There must be no more than one principal building per lot on any lot used for a single-family, two-family, or three-family dwelling. This does not include permitted accessory structures, permitted accessory dwelling units, or ancillary agricultural structures. In all other cases, more than one principal building is permitted on a lot, provided that it complies with all dimensional standards of the district.

2. The following exception to the above restriction applies. A manufactured home may be temporarily permitted with a temporary use permit as a second dwelling upon a lot of record. The Board of Zoning Appeals may allow the temporary use of a mobile home as a second dwelling so long as the Board of Zoning Appeals, in a public meeting, determines that:

   a. The use is of a temporary nature that meets one of the following:

      i. The use is of a temporary nature resulting from the destruction of the primary dwelling due to fire, explosion, or act of nature is permitted for a period of one year, unless the permit is reviewed and extended for an additional period not to exceed one additional year by the Board of Zoning Appeals prior to the expiration of the initial period.

      ii. The use is of a temporary nature resulting from the sickness or disability of the individual(s) residing within the primary dwelling provided that a written statement from a physician certifying that the specific illness or disability requires assistance from someone in close proximity. The temporary use permit may be initially issued for a period of one year. The permit may be extended for an additional year at a time, subject to producing a new statement from a physician certifying that the assistance is still required due to the illness or disability. The temporary use permit will be revoked and the structure removed immediately upon expiration of the permit or upon a change in the condition under which such permit was issued.
b. The manufactured home must be positioned upon the lot so that:
   i. The manufactured home is located in the rear yard only.
   ii. No part of the manufactured home is located within 15 feet of the primary dwelling or any detached garage located upon the lot.

c. The manufactured home is served by all utilities in the manner required by the various adopted plumbing, building, electrical, and, where appropriate, gas codes and that connection to these systems will be accomplished prior to any use or occupancy of the structure.

d. In exercising its authority under the provisions of this section, the Board of Zoning Appeals may provide such other stipulations and conditions, specifically including time limits, for such use, as it may find necessary to assure compliance with these regulations and with the intended temporary nature of any use permitted hereunder.

D. All Activities within an Enclosed Structure
All activities must be conducted entirely within an enclosed structure, with the exception of the following uses and activities:

1. Parking lots, principal and ancillary.

2. Public park, conservation areas, community garden, golf course/driving range, and similar open space uses.

3. Establishments that typically require an outdoor component, including, but not limited to: agriculture, outdoor amusement facility, outdoor storage yard, heavy retail, rental, and service, greenhouse/nursery – retail, outdoor dining, car wash, animal care facility, animal kennel/breeder, light and general industrial, and similar uses where outdoor functions are typical, to be determined by the Planning Director. Any use may be limited or the outdoor components prohibited as a condition of a special use, when special use approval is applicable.

4. Permitted accessory outdoor storage, and outdoor sales and display areas.

5. Permitted outdoor temporary uses.

E. Sight Triangle
In all districts on a corner lot, the site triangle is located at the intersection of two streets. The site triangle is measured on a corner lot from 30 feet back at the point of intersection of the two streets measured along the curb line or edge of pavement where no curbs are present. There must be no obstruction to vision between a height of 3.5 feet and a height of eight feet above the average grade of each street. This section does not apply to any necessary retaining wall.
9.2 EXTERIOR LIGHTING

The following exterior lighting requirements apply to lighting on private property.

A. Lighting Plan Required

1. A lighting plan is required for all commercial (non-residential and mixed-use), multi-family, and townhouse developments. Single-family, two-family, and three-family developments are exempt from a required lighting plan but are subject to applicable lighting requirements.

2. A lighting plan must include the following:
   
   a. A plan showing all light poles, building-mounted lights, bollard lights, and any other lighting.

   b. Specifications for luminaires and lamp types, and poles, including photographs or drawings of proposed light fixtures.

   c. Pole, luminaire, and foundation details including pole height, height of building-mounted lights, mounting height, and height of the luminaire.

   d. Elevations of the site including all structures and luminaires sufficient to determine the total cut off angle of all luminaires and their relationship to abutting parcels.
Article 9. On-Site Development Standards

e. Photometric plans showing footcandle readings every 25 feet within the lot or site that the fixtures will produce on the ground (photometric analysis), and at ten feet beyond the lot lines at a scale specified on the site plan. An iso-footcandle contour line style plan is also acceptable. The photometric plan shall address the minimum, maximum, and average foot-candle lighting levels, maximum-to-minimum ratio, and also indicate the light level at the property line.

B. Maximum Lighting Regulations

1. The maximum allowable footcandle at any lot line is as follows:
   a. Any use abutting a residential use: Zero footcandles.
   b. Where a nonresidential use abuts a nonresidential use: One footcandle.
   c. Any use at the lot line abutting a street, as measured at the curb line: One footcandle.

2. When additional security lighting is required that exceeds the lot line light trespass standards imposed by item 1 above, stronger lighting may be allowed based on evidence for the need for additional security during lighting plan review.

3. No glare onto adjacent properties is permitted.

C. Permitted Lighting

1. All lighting must be of the cut off luminaire design. To be considered a cut off luminaire, the cut off angle must be 75 degrees or less.

2. The maximum total height of a cut off luminaire, either freestanding, wall-mounted, or attached to a structure, is 20 feet.

3. A cut off luminaire must be designed to completely shield the light source from an observer 3.5 foot above the ground at any point along an abutting lot line.

D. Exceptions to Lighting Standards

1. Public roadway illumination is not subject to the requirements of this section.

2. All temporary emergency lighting required by public safety agencies, other emergency services, or construction are not subject to the requirements of this section.

3. Holiday and seasonal lighting is not subject to the requirements of this section.

4. Certain temporary uses may be unable to meet the requirements of this section. When such temporary uses are allowed, approval of such lighting is required as part of the temporary use permit.

5. Park and common open space lighting must conform to the following:
a. Light fixtures in municipal parks, pocket parks, common open spaces, and athletic fields must employ full cutoff fixtures or fixtures designed to direct light downward.

b. Where it is established that there is a need for some uplighting, such as a baseball park, "sharp cutoff" fixture, where beam control of the light output is part of the light fixture, must be used.

c. Lighting is discouraged on undeveloped open space and passive recreation areas. Any lighting installed on open space lands must be pedestrian-scale with preference for bollard-style lighting.

d. No outdoor recreational facility, public or private, may be illuminated after 11:00pm except to conclude any recreational or sporting event or other activity conducted at the facility in progress prior to 11:00pm.

e. Lighting for all outdoor recreational facilities requires site plan review and will be reviewed on a case-by-case basis. New sports lighting systems must be furnished with glare control. Lighting fixtures must be mounted or installed and aimed so that the illumination falls within the primary playing field and immediate surroundings so that no direct light illumination is directed off site.

E. Prohibited Permanent Lighting

1. Semi-cut off or non-cut off luminaires.

2. Flickering or flashing lights are prohibited.

3. Searchlights, laser source lights, or any similar high intensity lights are prohibited.

4. Lighting by exposed bulbs is prohibited (may be used as part of a temporary use).

5. Any lighting that may be confused with emergency services, such as red and blue lighting, and any lighting that may be confused with traffic signals, such as red, yellow, and green lighting.


7. Unshielded LED rope lighting.

9.3 ACCESSORY STRUCTURES AND USES

All accessory structures and uses are subject to the requirements of this section and may be subject to the permitted encroachment requirements of Section 9.4. Additional accessory structures not regulated in this section may be regulated in Section 9.4.

A. General Regulations for Accessory Structures

All accessory structures are subject to the following regulations, in addition to any other specific regulations within this section.

1. No accessory structure may be constructed prior to construction of the principal building to which it is accessory.

2. All accessory structures require a building permit unless the City’s adopted building codes exempt such structures.

3. Only those accessory structures permitted by this section and Section 9.4 are permitted in required setbacks, as set in the district standards. Certain accessory structures may also be prohibited in certain yards.

   a. The use of the term “yard” refers to the area between the applicable building line and lot line. The distinction is made because certain principal buildings may not be built at the district setback line, thereby creating a yard larger than the minimum setback dimension.

   b. If a structure is permitted within a yard, it is permitted within the required setback but may be subject to additional limitations.

   c. Unless otherwise specifically permitted by the Code, accessory structures are prohibited in a front setback or yard.
4. The maximum height of any detached accessory structure is 12 feet in all districts except for the AG, R-A, R-R, and R-1 Districts where the maximum height of any detached accessory structure is 20 feet. This height limitation may be further increased or restricted by this Code. This does not apply to accessory structures for an active agricultural use, which are limited to the maximum height of the district with the exception of silos, which are not limited in height.

5. Detached accessory structures, including those listed in this section and Section 9.4, must be setback a minimum of five feet from any lot line unless otherwise permitted or restricted by this Code. However, in the case of a through lot, a ten foot setback is required from the front and rear lot line unless otherwise permitted or restricted by this Code.

6. Detached accessory structures are included in and must comply with all maximum impervious surface and building coverage requirements. This does not apply to accessory structures for an active agricultural use, which are not limited in coverage.

7. The footprint of a detached accessory structure cannot exceed the footprint of the principal building. This does not apply to accessory structures for an active agricultural use, which are not limited in size.

8. No accessory structure, with the exception of fencing, is permitted to be located on any utility and/or access easement. If an accessory structure is located on a utility easement and repair or replacement of the utility is needed, the cost of removing the accessory building is the responsibility of the owner of the structure. The City or utility is not responsible for the replacement of such structure.

9. An agricultural use that includes raising of chickens, keeping of bees, or keeping/raising of livestock are not considered accessory structures or uses, and are not subject to these standards. Such uses may be subject to standards within the Municipal Code.

B. Amateur (HAM) Radio Equipment

1. Towers that solely support amateur (HAM) radio equipment and conform to all applicable performance criteria set forth in Section 9.5 are permitted only in the rear yard. Towers are limited to the maximum building height of the applicable district plus an additional ten feet. If a taller tower is technically necessary to engage successfully in amateur radio communications, special use approval is required (item 4).

2. All towers must be set back from any existing principal building on the lot and adjacent lots, measured at the nearest external wall or walls, and within the buildable area of any adjacent undeveloped lot, as defined by current setback requirements, no less than 100% of the tower height. The setback distance is measured from the nearest point on the outside edge of a tower to the nearest point on the foundation of the building.

3. Antennas may also be building-mounted and are limited to a maximum height of ten feet above the structure. If a taller antenna is technically necessary to engage successfully in amateur radio communications, special use approval is required (item 3).

4. An antenna or tower that is proposed to exceed the height limitations requires approval as a special use. The operator must provide evidence that a taller tower and/or antenna is technically necessary to engage successfully in amateur radio communications. In addition, the applicant must provide evidence that the tower and/or antenna will not prove a hazard and that it conforms to all applicable performance criteria of Section 9.5. As part of the application, the applicant must submit a site plan showing the proposed location of the tower or antenna, as well as its relation to the principal building and the distance from principal buildings on abutting lots.

5. Every effort must be made to install towers or antennas in locations that are not readily visible from adjacent lots or from the public right-of-way.

6. Any such antennas and/or towers owned or operated by the City are exempt from these requirements.

C. Apiary

1. Apiaries are permitted only in the rear yard and must be located ten feet from any lot line and the principal building.

2. All bee colonies must be kept in a removable frame hive, which must be kept in sound and usable condition.
3. Where any colony is located within 25 feet of a lot line, as measured from the nearest point on the hive to the lot line, the beekeeper must establish and maintain a flyway barrier at least six feet in height consisting of a hedge, fence, solid wall, or combination that is parallel to the lot line and extends ten feet beyond the colony in each direction so that bees are forced to fly at an elevation of at least six feet above ground level over abutting lots. When located more than 25 feet from a lot line, such barrier is not required.

4. Each beekeeper must provide a convenient source of water available to the bees at all times.

5. When a colony exhibits unusual aggressive characteristics by stinging or attempting to sting without due provocation or exhibits an unusual disposition toward swarming, the beekeeper must promptly re-queen the colony.

6. Apiaries do not require a building permit.

D. Aquaculture/Aquaponics

1. Aquaculture/aquaponics facilities are permitted only in the rear yard and must be located ten feet from any lot line.

2. All aquaculture/aquaponics operations must be located within fully or partially enclosed structures designed for holding and rearing fish, and contain adequate space and shade.

3. Aquaculture/aquaponics facilities do not require a building permit, unless they are constructed in conjunction with an accessory structure permitted by this Code which does require a permit.

E. Book Exchange Box

1. Only one book exchange box is allowed per lot.

2. No book exchange box may be located so that it impedes pedestrian access or circulation, obstructs parking areas, or creates an unsafe condition. Boxes cannot be constructed in a manner that obstructs visibility of intersections.

3. Boxes are prohibited in the public right-of-way.

4. Each box must be designed and constructed in such a manner that its contents are protected from the elements. All media must be fully contained within a weatherproof enclosure that is integral to the structure.

5. Boxes are limited to a maximum height of six feet, measured to the highest point on the structure, and a maximum width and depth of three feet.

6. Boxes are permitted only in the front yard or corner side yard, and must be located a minimum of five feet from any lot line.

7. Temporary foundations comprised of concrete or masonry pavers or other similar movable materials may be utilized. A single metal or wooden posts set in concrete for pedestal-mounted boxes or to provide additional stability to ground-mounted boxes is permitted. Permanent foundations, such as concrete slab, are prohibited.

8. Book exchange boxes do not require a building permit.

F. Carport

1. Carports must be located over a driveway and must be located ten feet from any lot line.

2. A carport is permitted only in the interior side yard, corner side yard, or rear yard.

3. The height of a carport is limited to 14 feet.
4. A carport must be entirely open on at least two sides.

5. A carport must be constructed as a permanent structure. Temporary tent structures are not considered carports.

G. Chicken Coops
The keeping of chickens is regulated by Section 10-102 of the Municipal Code.

H. Coldframe Structures
1. Coldframe structures up to three feet in height are permitted only in the interior side, corner side, and rear yards.

2. Coldframe structures over three feet in height are permitted only in the rear yard.

3. Coldframe structures are limited to a maximum square footage of 60 square feet and a maximum height of six feet. However, in the R-A and R-R Districts, coldframe structures are permitted a maximum square footage of 120 square feet.

I. Electric Vehicle Charging Station
The following standards apply to electric vehicle charging stations located on private property.

1. Public electric vehicle charging stations are permitted as an accessory use within any principal or ancillary parking lot or parking structure, or gas station.

2. Private charging stations are permitted as an accessory use to all residential uses to serve the occupants of the dwelling(s) located on that property.

3. Electric charging station equipment may not be located in the public right-of-way.

4. Each public charging station space must be posted and painted with a sign indicating the space is only for electric vehicle charging purposes. Days and hour of operations must be included if tow away provisions are to be enforced by the owner of the property. Information identifying voltage and amperage levels and/or safety information must be posted.

5. Charging station equipment must be maintained in good condition and all equipment must be functional. Charging stations no longer in use must be immediately removed.

J. Fences and Walls
1. General Requirements
   a. All fences and walls above 36 inches in height, including new construction and reconstruction, require a fence permit. Fences and walls 36 inches or less in height, including new construction and reconstruction, do not require a permit.
   
   b. Height is measured from the adjacent ground to the highest point. Decorative posts on a fence or wall that maintain a minimum separation of three feet may exceed the maximum allowed height by nine inches.
   
   c. Every fence and wall must be maintained in a good repair and safe condition at all times. Every damaged or missing element must be repaired, removed, or replaced.
   
   d. When additional fence and wall requirements are found in the use standards of Article 8 or the landscape standards of Article 11, such requirements control.
   
   e. The following materials are prohibited in the construction of fences and walls:
      i. Scrap metal
      ii. Corrugated metal
iii. Sheet metal

iv. Electrical fences, unless used as part of livestock enclosures

v. Razor wire

vi. Used or repurposed material

vii. Chain link in non-residential districts, unless vinyl-coated

f. When only one side of a fence is finished, the finished side of the fence must face away from the lot on which it is located. This does not apply when abutting lots place fencing back to back along the lot line where the separation between the fences is five feet or less.

g. A fence or wall, including all posts, bases, and other structural parts must be located completely within the boundaries of the lot on which it is located. No setback from the lot line is required.

GENERAL FENCE DESIGN STANDARDS

2. Heights of Fences and Walls

a. Fence and Wall Height in Residential Districts

i. From five feet behind the front building line to the front lot line, fences and walls are limited to 36 inches.

ii. In the interior side or corner side yards, fences may be six feet in height from a point five feet behind the front building line to the rear of the lot.

iii. In the rear yard, a fence or wall is permitted up to a maximum height of six feet.
Article 9. On-Site Development Standards

PERMITTED FENCE HEIGHTS IN RESIDENTIAL DISTRICTS

b. Fence and Wall Height in Non-Residential Districts
   
i. Fences are prohibited in the front and corner side yards.
   
   ii. In all other areas, a fence of any type, wall, or hedge is permitted up to a maximum height of six feet.

3. Fence Height for Public Recreation Areas
   Public recreation areas may be enclosed along their boundaries (i.e., all yards) with an open fence up to ten feet in height. Such uses should be fenced in accordance with national standards for such uses, which may exceed the heights and allow placement in all yards required by this Code. Backstops are also exempt.

4. Barbed Wire and Chicken Wire Fences
   Barbed wire fences are permitted only on a lot used for a utility in any district, or in the I-2 and AG Districts. The use of single-strand barbed wire is encouraged. Razor wire is prohibited. Chicken wire fences are only permitted in the AG Districts. Fences must be a minimum of seven feet in height.

5. Corral Fences
   Corral fences are defined as a fence designed and constructed with posts and two to four rails to contain animals. Corral fences are limited to a maximum height of five feet and are permitted in any yard where animals are contained. Wire is allowed on the inside of such fences.
K. Flagpoles

1. Flagpoles are limited to the maximum of three poles.

2. In the AG District and all residential districts, flagpoles are limited to a maximum height of 40 feet, as measured from the base to the top of the pole.

3. In the C-4, C-5, C-G, RD, and IC Districts, flagpoles are limited to a maximum height of 50 feet, as measured from the base to the top of the pole.

4. In all other non-residential districts, the height of flagpoles may not exceed the maximum allowable building height for the zoning district, as measured from the base to the top of the pole.

5. Flagpoles must be setback a minimum of five feet from any lot line.

6. External illumination of flags is permitted but must be focused on the flagpole and flag.

L. Flat Roof Features

Accessory rooftop features of a flat roof, such as green roofs, rooftop decks, rooftop gardens, and stormwater detention systems are permitted below the parapet of any flat roof building, and are excluded from the calculation of maximum building height. Flat roof features must meet the following standards:

1. For green roofs, rooftop gardens, and similar features, documentation must be submitted demonstrating that the roof can support the additional load of plants, soil, and retained water. For green roofs, this must also indicate an adequate soil depth will be provided for plants to survive.

2. Rooftop decks or patios must be set back six feet from all building edges of single-family, two-family, three-family and townhouse buildings. For multi-family, mixed-use, and nonresidential buildings, rooftop decks or patios must be set back 18 inches from all building edges.

3. For single-family, two-family, three-family and townhouse buildings, rooftop decks or patios must have a guardrail or barrier that is minimum of 30% open and a maximum of four feet in height as measured from the surface of the roof deck or patio.

4. Multi-family, mixed-use and nonresidential buildings must have a guardrail or barrier that is a minimum of 60% open design, and a maximum of four feet in height as measured from the surface of the roof deck or patio. If such guardrail or barrier is constructed of transparent acrylic or similar transparent material, it may exceed the maximum height by no more than one foot.

5. The roof must contain sufficient space for future building operation installations, such as mechanical equipment.
M. Single-Family Garage, Detached

1. One detached garage is permitted per lot for a single-family dwelling. There is no limit on the number of detached garages for two-family, three-family, multi-family, and townhouse developments.

2. A detached garage may be up to 15 feet in height, with the exception of the AG, R-A, R-R, and R-1 Districts where the maximum height of a detached garage may be up to 20 feet. Detached garages are encouraged to match the pitch of the roof of the principal dwelling.

3. The area above vehicle parking spaces in a detached garage may not contain a cooking facilities or plumbing. This does not apply if an accessory dwelling unit use has been approved, in which case those standards control.

4. Detached garages are permitted only in the rear, interior side, and corner side yards. Detached garages must be set back a minimum of ten feet from the front building façade line. This façade line does not include architectural features, such as bay windows, or porches.

5. Detached garages must be set back a minimum of 20 feet from the lot line where access to the garage is taken.

N. Home Occupation

1. The home occupation must be conducted by an individual permanently residing within the dwelling. Only residents of the dwelling may be employed in the home occupation.

2. Signs that indicate from the exterior that the structure is being used, in part, for any purpose other than that of a residence are limited to one identification sign not exceeding four square feet in area. The sign may be wall-mounted or freestanding. A freestanding sign is limited to five feet in height and must be setback five feet from any lot line.

3. The home occupation and all related activity, including storage, must be conducted completely within the principal building. No home occupation may be conducted in any accessory structure.

4. No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other restricted materials may be used or stored on the site.
5. No commodities can be sold or services rendered that require receipt or delivery of merchandise, goods, or equipment other than by a passenger motor vehicle or by parcel or letter carrier mail services using vehicles typically employed in residential deliveries.

6. The home occupation must not create any traffic hazards or nuisances in public rights-of-way.

7. Alterations to the residence that would alter the residential character of the dwelling are prohibited.

8. No visitors to the home occupation are permitted at any given time. Visitors, including but not limited to customers or clients, to the home occupation are permitted provided visitors must utilize existing off-street parking serving the residence within which the home occupation resides. Neither visitors or residents of the premises may park any vehicles on the street during operation of the home occupation. Visitors shall only visit the location of the home occupation between the hours of 9:00 a.m. to 6:00 p.m.

9. There must be no perceptible noise, odor, smoke, electrical interference, vibration, or other nuisance emanating from the structure where the home occupation is located in excess of that normally associated with residential use.

10. Repair and service of any vehicles, lawn care equipment, or any heavy machinery are prohibited as a home occupation.

11. Staging and/or storage of tractor trailers, semi-trucks, or heavy equipment, such as landscape or construction equipment used in a commercial business, is prohibited. No staging of employees, including parking of employee vehicles, for work off the premises are permitted at any time.

12. Day care homes are not considered a home occupation and are regulated separately by this Code as a principal use (Article 8).

O. Livestock
Chicken coops, apiaries, and aquaponic/aquaculture facilities are regulated separately. These standards do not apply to agricultural uses. These standards do not apply to livestock kept as part of a public safety facility, such as police dogs or horses for mounted police.

1. Keeping of livestock, including the required livestock enclosures, is permitted as an accessory use in the R-A District only and on lots of two acres or more.

2. Roofed livestock structures are prohibited in the required front or corner side yard.

3. Roofed livestock structures must be located 35 feet from any lot line. Fenced enclosures, whether attached or unattached to the roofed structure, must be located 20 feet from any lot line.

4. The maximum number of livestock permitted on a lot is calculated as one acre per animal. The standards are cumulative requirements; for example, in order to keep three horses, a minimum of three acres of lot area is required. However, in all cases, a minimum lot area of two acres is required to keep any livestock.

5. All livestock structures and enclosures must be designed to ensure the health and well being of the animals, including protection from predators, the elements, and inclement weather.

6. All livestock must be kept to prevent any adverse impact, including but not limited to odor, noise, drainage, or pest infestation, on any other property.

7. The following ancillary activities are permitted as part of keeping horses and other equine specifically:
   a. Riding lessons
   b. Boarding horses
   c. Therapeutic riding
P. Mechanical Equipment
Mechanical equipment includes heating, ventilation, and air conditioning (HVAC) equipment, electrical generators, and similar equipment. These provisions do not apply to ground-mounted telecommunication or electrical utilities.

1. Ground-Mounted Equipment
   a. Mechanical equipment is prohibited in the front yard. If mechanical equipment is located in the front as of the effective date of this Code, the equipment may remain and may be repaired and maintained unless it is replaced in its entirety or the principal structure is demolished. Screening of such equipment is required through landscape so such equipment is not visible from the public right-of-way.
   b. Mechanical equipment is permitted only in the corner side, interior side, or rear yard.
   c. No mechanical equipment with a buried pipe or other physical improvement of any type may be placed within a dedicated public utility and drainage easement (PUDE). This requirement applies only within PUDE’s where buried public infrastructure including drainage or utility improvements have been constructed in areas where there is a constructed improvement, other than a swale.

2. Roof-Mounted Equipment
Roof-mounted equipment must be screened from view from all sides of the building. A parapet wall is required to screen the equipment on all four sides of the building. Alternatively, the equipment may be housed in a penthouse structure of the same principal building material as the structure and architecturally integrated with the structure.

Q. Outdoor Sales and Display (Ancillary)
1. Retail goods establishments, heavy retail, rental, and service establishments, and vehicle dealerships are permitted to have accessory outdoor sales and display of merchandise.
2. Outdoor sales and display of goods not offered for sale by the establishment is prohibited.
3. Any outdoor sales and display must be located on the same lot as the principal use. Outdoor sales and display cannot block any means of ingress/egress or be located so that it obstructs pedestrian or vehicular traffic. When located in a pedestrian way, it cannot violate any ADA requirements.
4. No outdoor sales and display is permitted in the public right-of-way. No parking area may be used as outdoor sales and display.
5. Outdoor sales and display is prohibited in any required front, interior side, or corner side setback.
6. All outdoor sales and display of vehicles for vehicle dealerships must comply with the parking lot perimeter landscape requirements of Article 10.

R. Outdoor Storage (Ancillary)
The following uses are permitted outdoor storage: greenhouse/nursery – retail, including the growing of plants in the open, heavy retail, rental, and service, vehicle dealerships, vehicle rentals, vehicle operations facility, vehicle repair/service, minor or major, and light and general industrial. The Planning Director can also render an interpretation that a use not listed in this section would typically have outdoor storage and allow such use to include outdoor storage on the site. These uses are permitted ancillary outdoor storage in accordance with the following provisions:

1. No outdoor storage is permitted in any public right-of-way or located so that it obstructs pedestrian or vehicular traffic. No required parking area may be used as an outdoor storage.
2. Outdoor storage is prohibited in any required front, interior side, or corner side setback.
3. All manufacturing, assembly, or repair activity must take place inside an enclosed building. This does not apply to industrial uses that are typically conducted outdoors or have an outdoor component, however such storage must be located behind the principal building.
S. Dumpsters and Recycling Containers
These standards do not apply to lots under construction for residential or non-residential uses except as provided, used for single-family and two-family dwellings.

1. Dumpsters and recycling containers are prohibited in the required front or corner side setback. No dumpsters or recycling containers may be located on any public right-of-way.

2. All dumpsters and recycling containers must be fully enclosed on three sides by a solid fence, wall, or wall extension of the principal building a minimum of six feet and a maximum of eight feet in height. The enclosure must be gated with a gate that is latchable or lockable. Such construction requires a building permit.

3. All dumpsters and recycling containers must have a cover/lid.

4. Existing properties, as of the effective date of this Code, whose dumpsters and recycling containers are not required to be enclosed, are exempt from this section unless the site is being redeveloped, or the existing building or parking lot is being expanded.

5. Residential and non-residential construction sites must manage construction debris and waste associated with construction. Roll-off containers or dumpsters may be utilized by a contractor for the disposal of construction debris and waste. Roll-off containers or dumpsters shall not be placed within a public street.

T. Satellite Dish Antennas

1. Requirements – All Satellite Dish Antennas
   a. Satellite dish antennas do not require a building permit.
   b. Satellite dish antennas must be permanently installed and cannot be mounted on a portable or movable structure.
   c. Subject to operational requirements, the dish color must be of a neutral color, such as white or grey. No additional signs or advertising is permitted on the satellite dish itself, aside from the logos of the satellite dish service provider and/or dish manufacturer.
   d. Cables and lines serving ground-mounted satellite dish antennas must be located underground.
   e. Compliance with all federal, state, and local regulations is required in the construction, installation, and operation of satellite dish antennas.
   f. All exposed surfaces of the antenna must be kept clean and all supports must be painted to maintain a well-kept appearance.
   g. Antennas no longer in use must be immediately removed upon disconnection from the service provider.
   h. Every effort must be made to install satellite dish antennas in locations that are not readily visible from neighboring properties or from the public right-of-way.

2. Additional Requirements for Large Satellite Dish Antennas
Large satellite dish antennas, which are greater than one meter (3.28 feet) in diameter, are subject to the general requirements above as well as the following requirements:
   a. Ground-mounted large satellite dish antennas are permitted only in the rear yard, and must be set back a ten feet from all lot lines.
   b. Roof-mounting is permitted only in the non-residential districts and must be setback six feet from the building walls.
   c. The overall height of a ground-mounted large satellite dish antenna, measured from the ground to the highest point of the dish, cannot exceed 12 feet.
d. A ground-mounted large satellite dish antenna must be located and screened so that it cannot be readily seen from public rights-of-way or adjacent properties. Screening includes solid fences, plant materials, and/or earth berms located to conceal the antenna and its support structure. Plants must be, a minimum of five feet tall at the time of installation.
U. Solar Panels (Private)

1. General Requirements
   a. A solar panel may be building-mounted or freestanding.
   b. Solar panels must be placed so that concentrated solar radiation or glare is not directed onto nearby properties or roadways.

2. Building-Mounted Systems
   a. A building-mounted system may be mounted on the roof or wall of a principal building or accessory structure.
   b. No solar panels may be mounted on the front façade, including any part of the roof.
   c. On pitched roof buildings, the maximum height a roof-mounted solar panel may rise is 18 inches.
   d. On flat roofed buildings up to 40 feet in height, the roof-mounted solar panel system is limited to a maximum height of six feet above the surface of the roof. On flat roofed buildings over 40 feet in height, the roof-mounted solar panel system is limited to 15 feet above the height of such structure. Roof-mounted solar energy systems are excluded from the calculation of building height.
   d. Solar panels mounted on a building wall may project up to 2.5 feet from the building façade and must be integrated into the structure as an architectural feature.

3. Freestanding Systems
   A freestanding system is permitted in the rear yard only and is limited to eight feet in height.

4. Co-Location
   Solar panels may be co-located on other structures, such as light poles. Solar panels may project up to two feet above the height of such structures.
V. Wind Turbines (Private)

1. Wind turbines may be designed as either vertical or horizontal axis turbines, with or without exposed blades, including designs that combine elements of the different types of turbines.

2. Wind turbines are subject to the following height restrictions:
   a. The maximum height of a ground-mounted wind turbine is the maximum height allowed in the district. A taller height may be allowed by special use.
   b. The maximum height of any wind turbine mounted upon a structure is 15 feet above the height of such structure.
   c. Maximum height is the total height of the turbine system, including the tower and the maximum vertical height of the turbine blades. Maximum height therefore is calculated measuring the length of a prop at maximum vertical rotation to the base of the tower. The maximum height of any ground-mounted wind turbine is measured from grade to the length of a prop at maximum vertical rotation.
   d. No portion of exposed turbine blades may be within 20 feet of the ground. Unexposed turbine blades may be within ten feet of the ground.

3. Ground-mounted wind turbines are permitted only in the rear yard. No part of the wind system structure, including guy wire anchors, may be located closer than ten feet to any lot line.

4. Ground-mounted wind turbines must be set back from any existing principal building on the lot and adjacent lots, measured at the nearest external wall or walls, and within the buildable area of any adjacent undeveloped lot, as defined by current setback requirements no less than the turbine height.

5. All wind turbines must be equipped with manual (electronic or mechanical) and automatic over speed controls to limit the blade rotation speed to within the design limits of the wind energy system.

ROOF-MOUNTED WIND TURBINES
9.4 PERMITTED ENCROACHMENTS
An encroachment is the extension or placement of an attached or detached accessory structure or architectural feature into a required setback. Permitted encroachments are indicated in Table 9-1: Permitted Encroachments into Required Setbacks.

A. Additional restrictions on permitted encroachments, including additional placement restrictions and dimensional standards, can be found in Section 9.3. No accessory structure or architectural feature may encroach into the right-of-way.

B. No attached or detached accessory structure or architectural feature, with the exception of fences, is permitted to be located on any utility and/or access easement. If such is located on an easement and repair or replacement of the utility is needed, the cost of removing the attached or detached accessory structure or architectural feature is the responsibility of the owner of the structure. The City or utility is not responsible for the replacement of such structure.

C. Unless constructed concurrently with the principal building, attached or detached accessory structures or architectural features require a building permit, unless exempted by this section or Section 9.3.

D. Unless otherwise indicated, all accessory structures and architectural features must be at least five feet from any lot line, unless otherwise permitted or restricted by this section or Section 9.3.

E. When an attached or detached accessory structure or architectural feature regulated by Table 9-1 is permitted to locate in a required setback, it also indicates permission to locate in the corresponding yard.

F. When an attached or detached accessory structure or architectural feature regulated by Table 9-1 is prohibited to encroach in a required setback, the structure or architectural feature may be located in the corresponding yard beyond the required setback line unless specifically prohibited by Table 9-1 or Section 9.3.
### Table 9-1: Permitted Encroachments into Required Setbacks

<table>
<thead>
<tr>
<th>Permitted Encroachments</th>
<th>Front Setback</th>
<th>Corner Setback</th>
<th>Interior Setback</th>
<th>Rear Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessibility Ramp</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Air Conditioner Window Unit</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Arbor (Attached or Freestanding)</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Awning or Sunshade</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Balcony</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Bay Window</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Canopy: Non-Structural (Non-Sign)</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Canopy: Structural (Non-Sign) or Porte-Cochere</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Chimney</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Deck</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Eaves</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Exterior Stairwell</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Fire Escape</td>
<td>N</td>
<td>N</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Gazebo or Pergola</td>
<td>N</td>
<td>N</td>
<td>Y</td>
<td>Y</td>
</tr>
</tbody>
</table>
## Table 9-1: Permitted Encroachments into Required Setbacks

<table>
<thead>
<tr>
<th>Permitted Encroachment</th>
<th>Front Setback</th>
<th>Corner Side Setback</th>
<th>Interior Side Setback</th>
<th>Rear Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Greenhouse</strong></td>
<td>N</td>
<td>N</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Prohibited in front yard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Lawn Furniture and Lawn Decorations</strong></td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>No building permit required</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Mailbox</strong></td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>No building permit required</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Outdoor Fireplace</strong></td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Y</td>
</tr>
<tr>
<td>Prohibited in front yard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Min. of 10' from any lot line</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No building permit required</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Patio</strong></td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Max. of 6' into front, interior side, or corner side setback</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Max. encroachment into rear setback cannot exceed one-half of the required rear setback</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Min. of 10' from front or corner side lot line</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Min. of 5' from interior side</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Personal Recreation Game Court</strong></td>
<td>N</td>
<td>N</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Prohibited in front yard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Min. of 10' from any lot line</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>This does not apply to basketball backboards or movable basketball nets, which are allowed in any yard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Playground Equipment</strong></td>
<td>N</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Prohibited in front yard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Min. of 10' from any lot line</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No building permit required</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Porch (Unenclosed)</strong></td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Max. of 6' into front, interior side, or corner side setback</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Max. of 8' into rear setback</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Min. of 10' from front or corner side lot line</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Min. of 5' from interior side or rear lot line</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Retaining Wall</strong></td>
<td>N</td>
<td>N</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Retaining walls over 3 feet must include plans from a licensed Engineer to be submitted as part of the building permit</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Shed</strong></td>
<td>N</td>
<td>N</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Prohibited in front yard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Min. of 5' from any lot line</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Sidewalk</strong></td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>No min. setback from lot lines</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Sills, belt course, cornices, and ornamental features</strong></td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Max. of 3’ into setback</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Swimming Pool</strong></td>
<td>N</td>
<td>N</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Min. of 10' from lot lines unless subject to additional City ordinance requirements</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Steps and Stoops (roofed or unroofed, includes support posts)</strong></td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Max. of 6’ into front, interior side, or corner side setback</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Max. of 8’ into rear setback</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Min. of 5’ from any lot line</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Steps encroaching into a required setback must follow the natural grade of the lot</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Trellis</strong></td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>No building permit required</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
9.5 ENVIRONMENTAL PERFORMANCE STANDARDS

All uses must comply with the performance standards established in this section unless any federal, state, or local law, ordinance, or regulation establishes a more restrictive standard, in which case, the more restrictive standard applies. Construction activities are exempt from the requirements of this Section.

A. Noise
No activity or use must be conducted in a manner that generates a level of sound as measured on another property greater than that allowed by federal, state, and local regulations, as amended from time to time. These limits do not apply to construction noises, noises emanating from safety signals or warning devices, noises not directly under the control of the owner or occupant of the property, and transient noises from moving sources, such as motor vehicles, railroads, and aircraft.

B. Glare and Heat
Any activity or the operation of any use that produces glare or heat must be conducted so that no glare or heat from the activity or operation is detectable at any point off the lot on which the use is located. Flickering or intense sources of light must be controlled or shielded so as not to cause a nuisance across lot lines.

C. Vibration
No earthborne vibration from the operation of any use may be detectable at any point off the lot on which the use is located.

D. Dust and Air Pollution
Dust and other types of air pollution, borne by the wind from sources, such as storage areas, yards, roads, conveying equipment and the like, within lot boundaries, must be kept to a minimum by appropriate landscape, screening, sheltering, paving, fencing, wetting, collecting, or other acceptable means.

E. Discharge and Disposal of Radioactive and Hazardous Waste
The discharge of fluid and the disposal of solid radioactive and hazardous waste materials must comply with applicable federal, state, and local laws, and regulations governing such materials or waste. Radioactive and hazardous material waste must be transported, stored, and used in conformance with all applicable federal, state, and local laws.

F. Electromagnetic Interference
Electromagnetic interference from any operation of any use must not adversely affect the operation of any equipment located off the lot on which such interference originates.

G. Odors
Any condition or operation which results in the creation of odors of such intensity and character as to be detrimental to the public health and welfare, or which interferes unreasonably with the comfort of the public, must be removed, stopped or modified so as to remove the odor.

H. Fire and Explosion Hazards
Materials that present potential fire and explosion hazards must be transported, stored, and used only in conformance with all applicable federal, state, and local regulations.
ARTICLE 10. OFF-STREET PARKING AND LOADING

10.1 GENERAL APPLICATION

A. Existing Facilities
The existing number of off-street vehicle, bicycle, and loading spaces may not be reduced below the minimum requirements of this Code. If the number of existing spaces is already less than the requirements of this Article, it may not be further reduced.

B. New Construction
The construction of a new principal building must provide all required off-street vehicle, bicycle, and loading spaces unless the site is eligible for a parking exemption or other parking flexibility allowed by this Article.

C. Change in Use
When the existing use of a structure or land is changed to a new use, off-street vehicle, bicycle, and loading spaces must be provided as required for the new use unless the site is eligible for a parking exemption or other parking flexibility allowed by this Article.

D. Change in Intensity of Use
Whenever the intensity of a use is increased based on an increase in the number of dwelling units, floor area, seating capacity, or other unit of measurement used to calculate the number of required number of off-street vehicle, bicycle, and loading spaces, additional spaces must be provided for that increase.

E. Vehicle Parking Maximums
Within non-residential districts, when parking lots are for non-residential uses over 50,000 square feet in gross floor area, the number of vehicle parking spaces provided in a parking lot may not exceed 150% of the required minimum subject to the following:

1. Parking that exceeds 125% of the minimum requires such excess parking area to be constructed of pervious paving.

2. A use may exceed 150% if a parking demand study is provided which shows the need for such additional parking and may be approved as part of site plan review by Planning Commission.

3. Parking maximums do not apply to parking structures.

F. Use of Parking Facilities

1. The sale, repair, or dismantling or servicing of any vehicles, equipment, materials, or supplies is prohibited. The sales and display of goods in off-street parking areas is also prohibited unless otherwise permitted by this Code.

2. The property owner is responsible for ensuring that parking and loading facilities are only used by tenants, employees, visitors, or other authorized persons.

3. Space allocated to any off-street loading space may not be used to satisfy the requirement for any off-street vehicle parking space or access aisle or portion thereof. Conversely, the area allocated to any off-street vehicle parking space may not be used to satisfy the replacement for any off-street loading space or portion thereof.
10.2 COMPUTATION OF REQUIREMENTS
This section describes how the number of vehicle, bicycle, and loading spaces are calculated based upon the requirements of this Article. The total number of required vehicle and bicycle parking and loading spaces is based upon the requirements for the principal use or uses located on the lot.

A. Where multiple uses with different parking requirements occupy the same structure or lot, the required vehicle parking and loading spaces is the sum of the requirements for each use computed separately, unless otherwise permitted by this Code.

B. A fraction of less than one-half is disregarded, and a fraction of one-half or more is counted as one space.

C. For uses where patrons or spectators occupy benches, pews, or open floor areas used for service, each 48 linear inches of benches, pews, or permanent seating areas, or five square feet of open floor areas used for seating is counted as one seat for the purpose of determining the requirement for the required number of spaces.

10.3 REQUIRED OFF-STREET VEHICLE SPACES

A. General Requirements

1. Except as otherwise provided in this Code, the minimum number of off-street vehicle parking spaces to be provided for each use is listed in Table 10-2: Off-Street Vehicle Parking Requirements.

2. Table 10-2 lists parking requirements for each use. In some cases, uses that are considered part of a generic use category are listed with specific vehicle parking requirements. These specific uses are listed only for the purposes of this section and do not indicate whether such uses are permitted or special uses within any district. Certain uses listed within the use matrix (Article 8) are not listed in Table 10-2 and therefore do not have vehicle parking requirements.

3. A multi-tenant retail center is defined as a group of three or more separate commercial establishments, primarily retail, but also including personal service, restaurant, office, and similar non-residential uses, that is planned, owned, and/or managed as a single property. The two main configurations of multi-tenant retail centers are large shopping centers and strip centers. Multi-tenant retail centers require a minimum of one parking space per 250 square feet of total gross floor area, rather than calculation by the individual uses.

B. Required Accessible Parking.
Parking facilities accessible for persons with disabilities must be in compliance with or better than the standards detailed in Tennessee Code Annotated (T.C.A.) §55-21-105, including quantity, size, location, and accessibility, based on the ADA Accessibility Guidelines (ADAAG).

C. Car- and Bike-Share Facilities, and Electric Vehicle Charging

1. Spaces within parking lots and structures may include designated parking spaces for car-share facilities. A car-share facility is a membership-based car-sharing service that provides automobile rental to members, billable by the hour or day, and is not considered a vehicle rental establishment. Spaces reserved for car-share facilities may count toward minimum parking requirements of this Code.

2. Spaces within parking lots and structures may include designated areas for bike-share facilities. A bike-share facility provides bicycle rentals to the public and it is not considered a vehicle rental establishment. When a minimum of 15 bicycles are provided for rental, such bike-share facilities may substituted for up to four automobile spaces or 5% of the required parking spaces, whichever is less.

3. Spaces within parking lots and structures may include designated parking spaces for electric vehicle charging. Spaces reserved for electric vehicle charging count toward minimum parking requirements of this Code.
D. Parking Exemptions and Flexibilities

1. Properties 10,000 square feet in area or less and located within the C-D District are exempt from the off-street vehicle parking requirements of Table 10-12.

2. In the commercial districts, on-street parking spaces located along the front or corner side lot line may be counted toward required off-street parking spaces for commercial uses. New on-street parking spaces may also be created to count toward required off-street parking but must be located along the front or corner side lot line.

   a. Where on-street parking spaces are unmarked, the number of parking spaces is calculated by dividing the length of the on-street parking area located parallel to property line of the lot under consideration divided by 22, where a fraction of less than one-half is disregarded, and a fraction of one-half or more is counted as one space.

   b. Where on-street parking spaces are marked, each marked space counts as one required parking space, including any space where at least 70% of the width is located along the lot line of the property under consideration.

3. As of the effective date of this Code, existing non-residential structures that currently do not provide any parking on the lot to accommodate parking are exempt from off-street vehicle parking requirements of Table 10-1 regardless of a change in use or intensity of use. Such non-residential structures may expand their footprint or gross floor area so long as the expansion is on the same lot and no additional lot area is added. Once the principal building is demolished, this exemption is no longer valid. In addition, if the lot area is expanded (e.g., the adjoining lot is purchased or leased), this exemption is no longer valid.

E. Shared Parking Permission

Within the nonresidential districts, off-street parking spaces for separate uses may be provided collectively at the applicant’s option at a reduced amount of the total number of spaces provided it meets the calculation of Table 10-3: Shared Parking Calculation. Adjacent sites may use the shared parking option but must provide the City with a copy of the agreement between the property owners, and full site access between sites must be granted 24 hours a day.

1. The required number of spaces for each use is calculated according Table 10-1.

2. The required number of spaces for each use is then applied to the percentages for each timeframe, according to the appropriate land use category, in Table 10-2 to determine the number of required spaces. This is done for each timeframe category.

3. The numbers are summed for all uses within each timeframe and the highest sum total in a timeframe is the required number of spaces.

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Weekday</th>
<th>Weekend</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Mid-7am</td>
<td>7am-6pm</td>
</tr>
<tr>
<td>Residential</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>Commercial</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Restaurant</td>
<td>50%</td>
<td>70%</td>
</tr>
<tr>
<td>Hotel/Motel</td>
<td>100%</td>
<td>50%</td>
</tr>
<tr>
<td>Indoor/Outdoor Recreation</td>
<td>0%</td>
<td>70%</td>
</tr>
<tr>
<td>Office/Industrial</td>
<td>5%</td>
<td>100%</td>
</tr>
</tbody>
</table>
SAMPLE CALCULATION

Example: multi-use office development with the following uses within the development; based on current parking requirements, the number of required spaces is:

<table>
<thead>
<tr>
<th>Use &amp; Square Footage</th>
<th>Parking Requirement</th>
<th>Number of Spaces Needed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail: 15,000sf GFA</td>
<td>1 per 500sf GFA</td>
<td>30 spaces</td>
</tr>
<tr>
<td>Restaurants: 10,000sf GFA</td>
<td>1 per 500sf GFA</td>
<td>20 spaces</td>
</tr>
<tr>
<td>Hotel/Motel: 60 rooms</td>
<td>1.5 per room</td>
<td>90 spaces</td>
</tr>
<tr>
<td>Office: 40,000sf GFA</td>
<td>1 per 500sf GFA</td>
<td>80 spaces</td>
</tr>
<tr>
<td><strong>TOTAL SPACES REQUIRED</strong></td>
<td></td>
<td><strong>220 spaces</strong></td>
</tr>
</tbody>
</table>

Using the shared parking calculation, these numbers are inserted into the table and using the percentages allotted to each land use for each time of day, are calculated as total spaces required per timeframe.

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Weekday</th>
<th></th>
<th></th>
<th>Weekend</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Mid-7am</td>
<td>7am-6pm</td>
<td>6pm-Mid</td>
<td>Mid-7am</td>
</tr>
<tr>
<td>Residential</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Commercial</td>
<td>0</td>
<td>20</td>
<td>16</td>
<td>0</td>
</tr>
<tr>
<td>Restaurant</td>
<td>15</td>
<td>21</td>
<td>30</td>
<td>13.5</td>
</tr>
<tr>
<td>Hotel/Motel</td>
<td>90</td>
<td>45</td>
<td>81</td>
<td>90</td>
</tr>
<tr>
<td>Indoor/Outdoor Recreation</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Office/Industrial</td>
<td>4</td>
<td>80</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>109</td>
<td>166</td>
<td>131</td>
<td>103.5</td>
</tr>
</tbody>
</table>

With a straight parking calculation, 220 spaces are required. However, the shared parking provision allows this example multi-use office development to be constructed by-right with 166 spaces (the highest number of spaces within the various timeframes - the 7am to 6pm weekday timeframe). This is because these timeframe calculations take into account the times of day the various uses utilize the most parking.

F. Drive-Through Stacking Spaces

1. All drive-through facilities must provide the minimum number of stacking spaces as required in Section 8.3.G, unless additional stacking spaces are specifically required by Table 10-2.

2. Restaurants that have a drive-thru service must provide a parking demand and traffic study. During site plan review, based on such studies, additional stacking spaces may be required above the minimum established by this Code.

<table>
<thead>
<tr>
<th>Table 10-2: Off-Street Vehicle Parking Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>USE</td>
</tr>
<tr>
<td>Amusement Facility - Indoor</td>
</tr>
<tr>
<td>Movie Theater</td>
</tr>
<tr>
<td>Amusement Facility - Outdoor</td>
</tr>
<tr>
<td>Animal Care Facility</td>
</tr>
<tr>
<td>Animal Kennel/Breeder</td>
</tr>
<tr>
<td>Art Gallery</td>
</tr>
<tr>
<td>Arts Studio</td>
</tr>
<tr>
<td>Bar</td>
</tr>
<tr>
<td>Bed and Breakfast</td>
</tr>
<tr>
<td>Body Modification Establishment</td>
</tr>
<tr>
<td>Broadcasting Facility TV/Radio</td>
</tr>
<tr>
<td>Campground</td>
</tr>
<tr>
<td>Car Wash</td>
</tr>
<tr>
<td>Cemetery</td>
</tr>
</tbody>
</table>
### Table 10-2: Off-Street Vehicle Parking Requirements

<table>
<thead>
<tr>
<th>USE</th>
<th>MINIMUM REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Children’s Home</td>
<td>1 per 300sf of office area</td>
</tr>
<tr>
<td>Community Center</td>
<td>1 per 500sf GFA</td>
</tr>
<tr>
<td>Contractor Yard</td>
<td>1 per 300sf of GFA of office</td>
</tr>
<tr>
<td>Country Club</td>
<td>Calculated as the cumulative number required per facilities offered (golf course, driving range, restaurant, bar, etc.)</td>
</tr>
<tr>
<td>Cultural Facility</td>
<td>1 per 500sf GFA</td>
</tr>
<tr>
<td>Day Care Center</td>
<td>1 per 300sf GFA</td>
</tr>
<tr>
<td>Drug/Alcohol Treatment Facility, Residential</td>
<td>1.5 per patient room</td>
</tr>
<tr>
<td>Dwelling, Single-Family</td>
<td>2 per dwelling unit</td>
</tr>
<tr>
<td>Dwelling, Two-Family</td>
<td>2 per dwelling unit</td>
</tr>
<tr>
<td>Dwelling, Townhouse</td>
<td>2 per dwelling unit + 1 visitor space per 8 dwelling units</td>
</tr>
<tr>
<td>Dwelling, Manufactured Home</td>
<td>2 per dwelling unit</td>
</tr>
<tr>
<td>Dwelling, Multi-Family</td>
<td>2 per dwelling unit + 1 visitor space per 8 dwelling units</td>
</tr>
<tr>
<td>Educational Facility – Primary or Secondary</td>
<td></td>
</tr>
<tr>
<td>Educational Facility – Elementary and/or Junior High</td>
<td>3 per each classroom and office</td>
</tr>
<tr>
<td>Educational Facility – High School</td>
<td>6 per each classroom + 4 per office</td>
</tr>
<tr>
<td>Educational Facility - University or College</td>
<td>2 per classroom and office + 1 per 4 students of maximum enrollment</td>
</tr>
<tr>
<td>Educational Facility - Vocational</td>
<td>2 per classroom and office + 1 per 8 students of maximum enrollment</td>
</tr>
<tr>
<td>Financial Institution</td>
<td>1 per 500sf GFA</td>
</tr>
<tr>
<td>Financial Institution, Alternative</td>
<td>1 per 300sf GFA</td>
</tr>
<tr>
<td>Food Bank</td>
<td>1 per 300sf of office area</td>
</tr>
<tr>
<td>Food Pantry</td>
<td>1 per 300sf of office area</td>
</tr>
<tr>
<td>Funeral Home</td>
<td>1 per 200sf GFA</td>
</tr>
<tr>
<td>Gas Station</td>
<td>1 per pump (excluding of pump space) + 1 per 500sf GFA of retail area + 2 per service bay of accessory motor vehicle service and repair + 2 stacking spaces for car wash bay</td>
</tr>
<tr>
<td>Golf Course/Driving Range</td>
<td>4 per golf hole and/or 4 per tee of driving range</td>
</tr>
<tr>
<td>Government Office/Facility</td>
<td>1 per 300sf GFA</td>
</tr>
<tr>
<td>Greenhouse/Nursery - Retail</td>
<td>1 per 750sf of GFA (includes any outdoor display or storage)</td>
</tr>
<tr>
<td>Group Home</td>
<td>1 per 3 beds</td>
</tr>
<tr>
<td>Halfway House</td>
<td>1 per 3 beds</td>
</tr>
<tr>
<td>Healthcare Institution/Facility</td>
<td>3 per patient room</td>
</tr>
<tr>
<td>Heavy Retail, Rental &amp; Service</td>
<td>1 per 750sf GFA (includes any outdoor display or sales)</td>
</tr>
<tr>
<td>Homeless Shelter</td>
<td>1 per 300sf of office area</td>
</tr>
<tr>
<td>Hotel</td>
<td>2 per room</td>
</tr>
<tr>
<td>Industrial Design</td>
<td>1 per 500sf GFA</td>
</tr>
<tr>
<td>Industrial, General</td>
<td>1 per 1,000sf of GFA up to 40,000sf, then 1 per 2,500sf for additional GFA above 40,000sf (excludes any outdoor storage)</td>
</tr>
<tr>
<td>Industrial, Light</td>
<td>1 per 1,000sf of GFA up to 40,000sf, then 1 per 2,500sf for additional GFA above 40,000sf (excludes any outdoor storage)</td>
</tr>
<tr>
<td>Live Performance Venue</td>
<td>1 per 200sf GFA</td>
</tr>
<tr>
<td>Lodge/Meeting Hall</td>
<td>1 per 500sf GFA</td>
</tr>
<tr>
<td>Manufactured Home Park</td>
<td>2 per manufactured home site</td>
</tr>
<tr>
<td>Medical/Dental Office</td>
<td>1 per 300sf GFA</td>
</tr>
<tr>
<td>Micro-Brewery/Distillery/Winery</td>
<td>1 per 500sf GFA</td>
</tr>
<tr>
<td>Multi-Tenant Retail Center</td>
<td>1 per 250sf of GFA (See Section 10.3.A.3)</td>
</tr>
</tbody>
</table>
## Table 10-2: Off-Street Vehicle Parking Requirements

<table>
<thead>
<tr>
<th>USE</th>
<th>MINIMUM REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>1 per 300sf GFA</td>
</tr>
<tr>
<td>Personal Service Establishment</td>
<td>1 per 500sf GFA</td>
</tr>
<tr>
<td>Place of Worship</td>
<td>1 per 4 seats + 1 per 1,000sf of any residential living component (convent, rectory, etc.)</td>
</tr>
<tr>
<td>Reception Facility</td>
<td>1 per 100sf GFA</td>
</tr>
<tr>
<td>Research &amp; Development</td>
<td>1 per 500sf GFA</td>
</tr>
<tr>
<td>Residential Care Facility</td>
<td>To be calculated on the type of facility or combination of facilities provided below</td>
</tr>
<tr>
<td>Independent Living Facility</td>
<td>0.75 per dwelling unit</td>
</tr>
<tr>
<td>Assisted Living Facility</td>
<td>0.5 per dwelling unit</td>
</tr>
<tr>
<td>Nursing Home or Hospice</td>
<td>0.5 per patient room</td>
</tr>
<tr>
<td>Restaurant</td>
<td>1 per 100sf GFA for indoor area; when outdoor seating space is provided 1 parking space per 150sf GFA of the outdoor dining area in addition to the required indoor parking required.</td>
</tr>
<tr>
<td>Retail Goods Establishment</td>
<td>1 per 500sf GFA</td>
</tr>
<tr>
<td>Self-Storage Facility: Enclosed</td>
<td>1 per 20 storage units</td>
</tr>
<tr>
<td>Self-Storage Facility: Outdoor</td>
<td>1 per 25 storage units</td>
</tr>
<tr>
<td>Social Service Center</td>
<td>1 per 300sf of office area</td>
</tr>
<tr>
<td>Specialized Food Service</td>
<td>1 per 500sf GFA</td>
</tr>
<tr>
<td>Vehicle Dealership</td>
<td>1 per 500sf GFA of indoor sales and display area + 4 per service bay</td>
</tr>
<tr>
<td>Vehicle Operations Facility</td>
<td>1 per 300sf of GFA of office</td>
</tr>
<tr>
<td>Vehicle Rental</td>
<td>1 per 300sf of GFA of office</td>
</tr>
<tr>
<td>Vehicle Repair – Major or Minor</td>
<td>2 per service bay</td>
</tr>
<tr>
<td>Warehouse</td>
<td>1 per 300sf of GFA of office + 1 per 20,000sf of GFA of warehouse area</td>
</tr>
<tr>
<td>Winery</td>
<td>1 per 300sf GFA of public area (tasting rooms, etc.) + 1 per 300sf of GFA of office</td>
</tr>
<tr>
<td>Wholesale Establishment</td>
<td>1 per 1,000sf GFA</td>
</tr>
</tbody>
</table>

### 10.4 REQUIRED OFF-STREET BICYCLE SPACES

All new construction must provide bicycle parking. The minimum number of bicycle racks required is determined by the required number of vehicle parking spaces for the development. When an existing development is expanded, and the total number of spaces now required totals five or more vehicle parking spaces, bicycle parking is required.

- **A.** Non-residential development must provide one bicycle parking rack per 20 automobile parking spaces. At a minimum, the development must provide one rack.

- **B.** A multi-family development must provide one bicycle parking rack per 30 dwelling units. At a minimum, the development must provide one rack.

### 10.5 REQUIRED OFF-STREET LOADING SPACES

- **A.** Off-street loading spaces must be provided for any use that distributes or receives materials or merchandise by trucks or other commercial vehicles in accordance with Table 10-3: Off-Street Loading Requirements. In the case of multi-tenant developments, required loading spaces are calculated on the basis of each individual tenant. For example, if only one commercial tenant of a multi-tenant development is over 20,000 square feet, only one loading space is required; if all tenants are under 20,000 square feet, no loading is required.

- **B.** No structure is required to provide more than five loading spaces.
C. All multi-family dwellings, regardless of size, are required to provide a site plan that shows ingress/egress for moving trucks and fire apparatuses.

<table>
<thead>
<tr>
<th>Table 10-3: Off-Street Loading Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use Type</td>
</tr>
<tr>
<td>--------------------------------------------</td>
</tr>
<tr>
<td>Multi-Family Development</td>
</tr>
<tr>
<td>A multifamily development of 50 dwelling units or more</td>
</tr>
<tr>
<td>Commercial &amp; Institutional Use</td>
</tr>
<tr>
<td>20,000 - 100,000sf GFA</td>
</tr>
<tr>
<td>100,001 - 200,000sf GFA</td>
</tr>
<tr>
<td>Each additional 50,000sf of floor area</td>
</tr>
<tr>
<td>(This applies only for each additional full 50,000sf over 200,000sf )</td>
</tr>
<tr>
<td>Industrial Use</td>
</tr>
<tr>
<td>20,000 - 40,000sf GFA</td>
</tr>
<tr>
<td>40,001 - 100,000sf GFA</td>
</tr>
<tr>
<td>Each additional 50,000sf of floor area</td>
</tr>
<tr>
<td>(This applies only for each additional full 50,000sf over 100,000sf )</td>
</tr>
</tbody>
</table>

10.6 DESIGN OF VEHICLE PARKING FACILITIES

A. Location

1. Residential Uses
   a. All required off-street vehicle parking spaces for residential uses and the residential component of mixed-use developments must be located on the same lot as the structure.
   b. For single-family and two-family dwellings, required vehicle parking spaces are permitted in private driveways, but must not encroach onto the public right-of-way.
   c. Tandem parking configurations shall not be permitted for any residential or commercial use, such that one required parking space blocks another required parking space.

2. Non-Residential Uses
   Vehicle parking for a non-residential use may be located on the same lot or within 600 feet of the use served. The maximum 600 foot distance restriction does not apply to valet parking services. However, valet parking services must provide evidence of a lot reserved for vehicle parking.

B. Dimensions of Vehicle Parking Spaces
   Off-street vehicle parking space dimensions must meet the minimum dimensional standards of Table 10-4: Off-Street Parking Space Minimum Dimensions. All vehicle parking spaces must have a minimum vertical clearance of seven feet six inches.

C. Circulation Requirements

1. Each off-street vehicle space must open directly upon an aisle or driveway of adequate width to provide access to a vehicle parking space. All off-street parking lots and structures must provide access in a manner that least interferes with traffic movement. For all uses except single-family detached and two-family dwellings, the parking area must be designed so that the driver of the vehicle proceeds forward into traffic into the right-of-way rather than backs out onto a right-of-way.

2. All required off-street parking facilities must have vehicular access from a street, alley, driveway, or cross-access easement.

3. Curb cuts must be included on landscaped areas or islands where any pedestrian crosswalks are located.
4. All parking lot driveways must be located a minimum of 25 feet back from the edge of the curb to allow for vehicles to wait to merge onto the right-of-way without blocking a travel lane.
### Figure 10-4: Off-Street Parking Space Minimum Dimensions

<table>
<thead>
<tr>
<th>Parking Angle</th>
<th>Stall Width (A)</th>
<th>Stall Depth (B)</th>
<th>Skew Width (C)</th>
<th>Aisle Width Two-Way (D)</th>
<th>Aisle Width One-Way (E)</th>
<th>Vertical Clearance</th>
</tr>
</thead>
<tbody>
<tr>
<td>0° (Parallel)</td>
<td>9'</td>
<td>22'</td>
<td>18'</td>
<td>22'</td>
<td>12'</td>
<td>7' 6&quot;</td>
</tr>
<tr>
<td>90° (Head-In)</td>
<td>9'</td>
<td>18'</td>
<td>9'</td>
<td>25'</td>
<td>25'</td>
<td>7' 6&quot;</td>
</tr>
<tr>
<td>60°</td>
<td>9'</td>
<td>21'</td>
<td>10.8'</td>
<td>25'</td>
<td>18'</td>
<td>7' 6&quot;</td>
</tr>
<tr>
<td>45°</td>
<td>9'</td>
<td>17'</td>
<td>12'</td>
<td>Prohibited</td>
<td>12.5'</td>
<td>7' 6&quot;</td>
</tr>
</tbody>
</table>

* Two-way angled parking allowed for 60° or greater angle.
D. Striping
Off-street parking areas must delineate spaces by painted lines and be maintained in clearly visible condition. Signs or markers should be used as necessary to ensure efficient and safe circulation within the lot. The use of alternative marking may be allowed for pervious surface treatments approved by the Planning Commission.

E. Curbing and Wheel Stops
Wheel stops or curbing are required when a parking space abuts a pedestrian walkway, landscape area, or fence. Where curbing is used to separate an adjacent pedestrian way, the sidewalk must be a minimum of seven feet in width in order to accommodate two feet of vehicle overhang and maintain a sidewalk clearance a minimum of five feet in width.

F. Surfacing
All parking lots must be surfaced with a durable all-weather material, such as asphaltic concrete pavement, concrete, or other product, as approved by the City. Pervious paving is encouraged and may be allowed, subject to review and approval by the City Engineer. All parking lots of 15 spaces or more must provide a pavement design by a licensed professional engineer.

G. Drainage
Off-street parking facilities must be drained to eliminate standing water and prevent damage to abutting property and/or public rights-of-way.

H. Lighting
Parking lot lighting must meet the exterior lighting standards of Article 9.

I. Landscape and Screening
All parking lots must be landscaped and screened in accordance with Article 11.

J. Turnaround Space
Dead end parking lots are prohibited. A turnaround space is required, and the minimum depth and width of such turnaround space must be ten feet and designated with signs stating "No Parking" and striped to indicate no parking permitted.

K. Pedestrian Walkway Design within Parking Areas
Clearly delineated crosswalks of paving, brick paver, bituminous brick pattern stamping, or painted striping must connect landscaped areas and parking lot islands to building entrances to improve safe passageway for pedestrians. Curb cuts must be included on landscaped areas or islands where such crosswalks are located.
10.7   DESIGN OF OFF-STREET BICYCLE SPACES

Required bicycle racks must be designed as follows.

A. Spacing

Each bicycle parking space must have 36 inches of clear space beside the rack, allowing each rack to support two bicycles. The 36 inch dimension may overlap another bicycle parking space such that racks positioned in a parallel row may be 36 inches on center. The minimum length dimension required is 8 feet free and clear.

B. Location

The following standards shall apply when determining the location of bicycle racks:

1. Bicycle racks must be located within 50 feet of a public entrance. For developments with multiple public entrances, such as shopping areas, bicycle parking racks should be distributed near all major points of public entry.

2. Bicycle racks must be positioned so as not to interfere with pedestrian or vehicular traffic.

3. Bicycle racks must have a minimum clearance of six feet from the edge of fire hydrants.

4. During site plan review of a multi-family dwelling or a mixed-use dwelling, an applicant may request conversion of some of the required bike rack spaces to be converted into indoor storage areas for the residents and the Planning Director may approve such conversion.
C. **Bicycle Rack Specifications**
The standard inverted u-shaped bicycle rack is the standard. All racks must be designed so that they support a bicycle at two points on the bicycle frame so that the bicycle may be securely locked with a u-shaped bicycle lock. Applicants may request an alternative design during site plan review with Planning Commission approval. Bicycle racks must be designed in accordance with the following specifications:

1. Racks are to be constructed of 1.5 inch, Schedule 40 steel pipe.
2. Unless the pipe material is stainless steel, the pipe must have PVC coating or powdercoat finish, unless an alternative finish is approved by the Planning Commission.

D. **Anchoring**
Bicycle racks must be anchored with one of the following methods:

1. Embedded in concrete: The rack legs must extend a minimum of 9 inches into a concrete footing with an anchoring crossbar mounted 3 inches above the base.
2. Surface flange mount: A pre-drilled, steel flange, minimum 8 inches square, must be welded to the bottom of each leg before the final finish is applied. The flange must have a minimum of three bolt holes. Each bolt hole must accept a 0.5 inch diameter steel bolt, the length of which is based upon manufacturer specifications.
3. Alternative anchoring methods: Alternative methods of anchoring racks may be requested during site plan review.

### 10.8 DESIGN OF OFF-STREET LOADING SPACES

A. **Location**
All off-street loading spaces must be located on the same lot as the use served. No off-street loading spaces may project into a public right-of-way. No off-street loading spaces are permitted in the front yard.

B. **Dimensions**
All required off-street loading spaces must be a minimum of 12 feet in width, a minimum of 35 feet in length, exclusive of aisle and maneuvering space, and have a minimum vertical clearance of 15 feet.

C. **Surfacing**
All off-street loading spaces must be paved with a durable, all-weather material paving.

D. **Drainage**
Off-street loading facilities must be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys.

E. **Access**
Each required off-street loading space must be designed with adequate means of vehicular access to a street or alley and in a manner that will minimize interference with traffic movement.

F. **Lighting**
Parking lot lighting must meet the exterior lighting standards of Article 9.

G. **Landscape and Screening**
All loading areas must be landscaped and screened in accordance with Article 11.
10.9 DRIVEWAY DESIGN

A. Single-Family and Two-Family Dwelling Driveways

1. A residential driveway that provides access to a detached or attached garage or carport is limited to 26 feet in width in the required front setback. There is no limit on driveway width past the required front setback.

2. A residential driveway may be located one foot plus the width of the drainage swale from any interior side or corner side lot line, unless a shared driveway is established. A shared driveway location is only allowed if agreed to by the owners of each lot, and the agreement is recorded as a shared driveway easement on each plat of survey.

3. Single-family and two-family dwellings are permitted to construct driveways that consist of two concrete wheel strips, each of which is at least 18 inches wide and at least 20 feet long. Space between wheel strips must be planted with turf or groundcover; gravel is prohibited.

CONCRETE WHEEL STRIPS

4. All driveways must be surfaced with a durable all-weather material, such as asphalt, concrete, or other product. Pervious paving is allowed. However, in the R-A and R-R District, a gravel driveway is permitted with a paved driveway apron a minimum of 15 feet in depth, as measured from the right-of-way line.

5. Outdoor parking of vehicles is permitted on a residential driveway only.

B. Townhouse and Multi-Family Dwellings, and Non-Residential Driveways

1. All parking lots and associated driveways must be surfaced with a durable all-weather material, such as asphalt, concrete, or other product. Pervious paving is allowed. Gravel is prohibited except in the AG, OS, and NA Districts. Historic pea gravel is permitted in the C-D District but edging is required to contain the gravel on the site.

2. Driveways are limited to a maximum width of 16 feet for one-way drives, and a maximum of 24 feet for two-way drives.

C. Curb Cuts

1. All residential curb cuts require approval of the City Engineer. Curb cuts on numbered highways require permits from authorities having jurisdiction.
2. Single-family and two-family dwellings are limited to one curb cut. However, lots of 70 feet or more in width may have two curb cuts to create a circular drive. Corner lots may also have one curb cut on each street frontage.

3. Townhouse and multi-family dwellings are limited to one curb cut per frontage up to 100 feet of frontage, and two curb cuts where there is 100 feet or more of frontage. The Planning Commission must also approve all curb cuts during site plan review.

4. Lots for uses in all other districts are limited to one curb cut per street frontage. Such lots may also create additional curb cuts every 150 feet after the initial 150 feet. This does not apply to drive-through uses or gas stations, where the number of curb cuts is approved as part of site plan review and/or special use approval.

5. As of the effective date of this Code, no new curb cut may be closer than 25 feet to the projected curb line of the intersecting street. Pre-existing curb cuts closer than 25 feet are allowed to remain.

D. Cross-Access Easements

1. Adjacent non-residential developments (including mixed-use development) with dedicated parking areas are encouraged to provide a cross-access drive to allow circulation between sites. Property owners are encouraged to pursue cross-access with adjacent property owners at the time of development. If cross-access is provided, the Zoning Administrator may require that the property owner provide proof that adjacent property owners have been contacted in writing regarding the provision of cross-access.

2. Joint use driveways and cross-access easements must incorporate the bump-outs and other site design features to make it visually apparent that the abutting properties are tied together.

3. Pursuant to this section, property owners who establish cross-access easements must:
   a. Record an easement allowing cross-access to and from properties served by the joint use driveways and cross-access easement.
   b. Any pre-existing driveways must be closed and eliminated after construction of the joint-use driveway.
   c. Record a joint maintenance agreement defining the maintenance responsibilities of each property owner.
10.10 OUTDOOR STORAGE OF COMMERCIAL VEHICLES

A. No commercial vehicle may be parked outdoors on a lot in a residential district, with the exception of vehicles engaged in loading or unloading or current work being done on the premises. This does not include standard size passenger motor vehicles (including, but not limited to: vans, sports utility vehicles (SUVs), standard passenger size livery vehicles, and pick-up trucks), which may be stored or parked outdoors overnight on lots in residential districts. This includes vehicles owned and used for commercial purposes by the occupant of a dwelling or guest, provided that the vehicle is stored or parked in a permitted parking area. Permitted commercial vehicles may include the logo of the commercial business painted on or applied to the vehicle.

B. Commercial vehicles including, but not limited to, semi-truck tractor units, with or without attached trailers, commercial trailers, buses, and tow trucks are not permitted to be stored or parked outdoors overnight on a lot in a residential district. This does not apply to the R-A District.

C. For non-residential uses in all districts, commercial vehicles with the logo of the commercial business painted on or applied to the vehicle that are being operated and stored in the normal course of business, such as signs located on delivery trucks, promotional vehicles, moving vans, and rental trucks, are permitted to be stored on the lot in areas related to their use as vehicles, provided that the primary purpose of such vehicles is not the display of signs. All such vehicles must be in operable condition. Such vehicles must be parked within a designated space in the normal manner.

10.11 OUTDOOR STORAGE OF RECREATIONAL VEHICLES

A. No recreational vehicle or trailer licensed to transport recreational vehicles or equipment may be stored outdoors within the front or corner side yard, including within a residential driveway, for more than seven consecutive days or seven days in any 30 day period.

B. Recreational vehicles must be located within the interior side yard behind the front building line or in the rear yard. If stored in the interior side or rear yard, the recreational vehicle must be located at least ten feet from any lot line and screened from view from any public right-of-way by a solid fence or wall. If the recreational vehicle is screened by an existing structure or landscape so that it is not visible from the public right-of-way, it is considered to have met these requirements. Temporary storage tents and tarps for recreational vehicles are not considered screening and do not meet these requirements.

C. All recreational vehicles must be maintained in mobile condition. No recreational vehicle may be parked or stored in such manner as to create a dangerous or unsafe condition on the lot where it is parked or stored. If the recreational vehicle is parked or stored, whether loaded or not, so that it may tip or roll, it is considered to be a dangerous and unsafe condition.
ARTICLE 11. LANDSCAPE

11.1 LANDSCAPE PLAN

A. Landscape Plan Required
A landscape plan is required as part of a site plan review application for multi-family and non-residential (including mixed-use) development, townhouse development, planned unit development. A landscape plan is also required for any major subdivision, as defined in Article 17, but is only required to show buffer and common area landscape, not individual development sites. All landscape plans for sites exceeding 10,000 square feet are to be prepared by and sealed by a registered landscape architect licensed in the State of Tennessee. The landscape plan must be approved prior to the issuance of a building permit. This is in addition to the landscape plan required by Title 18, Storm Water Management Ordinance, of the Municipal Code. All landscape plans must work in concert with and supplement any water management requirements of Title 18.

B. Content of Landscape Plan
1. North arrow and graphic scale, the location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, rights-of-way, refuse disposal and recycling areas, pedestrian and bicycle paths, fences, mechanical equipment, overhead utility wires, underground utilities, retention/detention facilities, and other drainage facilities, such as drainage swales.
2. The location, quantity, size, name, and condition, both botanical and common, of all existing plant materials on-site, indicating plant material to be retained and to be removed.
3. The location, quantity, size, and name, both botanical and common, of all proposed plant material. This includes lawn and turf applications.
4. The existing and proposed grading of the site indicating contours at one foot intervals. Any proposed berming, earthwork, or stormwater management basins must also be indicated using one foot contour intervals.
5. Elevations of all proposed fences, stairs, and retaining walls.
6. Existing and proposed street tree plantings in the curb lawn of the right-of-way.
7. Any proposed irrigation plan, if irrigation is provided.
8. Any other details as determined necessary by the review body.

C. Minor Changes to Approved Landscape Plans
Minor changes to the landscape plan that do not result in a reduction in the net amount of plant material as specified on the approved landscape plan may be approved by the Zoning Administrator. Changes that reduce the amount of plant materials contained within an approved landscape plan are a major change and must be approved by the body granting approval of the landscape plan initially.

D. Alternative Landscape Design
Alternative landscape design intended to improve stormwater quality and/or intended to decrease stormwater quantity will be considered if submitted as part of a site-specific stormwater management plan. Such designs must comply with the standards of Title 18, Storm Water Management Ordinance, of the Municipal Code.
Article 11. Landscape

E. Phasing of Development
Where a landscape plan is submitted as part of a phased development, landscape is required to be installed only for the active phase of development. Nothing prohibits the installation of landscape in non-active phases of development and such landscape is not subject to the regulations of this section. However, once such phases become active, they are required to comply with this Code and the approved landscape plan. Existing landscape in subsequent phases is credited toward the requirements of this Code.

11.2 ENFORCEMENT OF LANDSCAPE PLAN

A. No certificate of occupancy will be approved before completion of landscaping. Prior to issuance of a certificate of occupancy, the developer or owner is required to post a landscape maintenance bond guaranteeing all landscaping materials and work for a period of two years after approval or acceptance thereof by the City in a sum established by the Planning Department. The bond will be in the amount of 110% of the estimated cost of replacing the landscaping required by these specifications, unless a different amount is set the Planning Department. At the end of two years, the City will inspect and notify the owner or developer and the bond company of any corrections to be made. If no maintenance is required, or if maintenance is provided by said responsible party, the City will release the bond.

B. If weather prohibits the installation of landscaping or required landscape material is unavailable at the time an occupancy permit is applied for, the applicant is required to post a landscape performance bond guaranteeing all landscaping materials and work in a sum established by the Planning Department. The bond will be in the amount of 110% of the estimated cost of landscaping materials and work, unless otherwise specified by the Planning Department. If a performance bond is provided, a temporary certificate of occupancy will be issued. At the expiration of the temporary certificate of occupancy, the City will inspect and notify the owner or developer and the bond company of any corrections to be made. If no change is required, the City will release the bond. A maintenance bond as in item A above is still required.

11.3 SELECTION, INSTALLATION AND MAINTENANCE

A. Selection

1. All plant materials must be of good quality and meet American Horticulture Industry Association (AmericanHort) or its ANSI accredited successor’s standards for minimum acceptable form, quality, and size for species selected.

2. All species must be capable to withstand the seasonal temperature variations of USDA Hardiness Zones 7a (the plant zone for Spring Hill). A hardiness zone is a geographically defined area in which a specific category of plant life is capable of growing, as defined by climatic conditions, including its ability to withstand the minimum temperatures of the zone.

3. The use of species native or naturalized is required. Drought tolerant species are encouraged.

4. Invasive species are prohibited.

5. Plants are required to be selected from the City of Spring Hill Recommended Plant List. Deviations from this list are subject to approval by the Planning Commission.

B. Installation

1. All landscape materials must be installed in accordance with current nursery industry standards, and must be properly supported to ensure survival. Support devices such as guy wires or stakes must not interfere with pedestrian or vehicular movement.

2. No landscape should be located within any utility easement, with the exception of lawn grass or other resilient groundcover. If landscape material is located within a utility easement and repair or replacement of the utility is needed, the City or utility is not responsible for the replacement of any landscape that may be damaged.

3. No plantings may be installed to impede water flow.
4. All plant materials must be free of disease and installed so that soil of sufficient volume, composition, and nutrient balance are available to sustain healthy growth. Installation of plant materials during the appropriate growing season is encouraged.

5. Where stormwater management techniques are used, such areas must be protected to prevent damage from pedestrians and vehicles. Curbing, wheel strips, or other techniques may be used.

C. Maintenance

1. Landscape materials depicted on approved landscape plans are considered a required site element in the same manner as structures, required parking, lighting, and other improvements. As such, the owner of record or the business or homeowner’s association is responsible for the maintenance, repair, and replacement of all landscape materials, fences, steps, retaining walls, and similar landscape elements.

2. All landscape materials must be maintained in good condition, present a healthy appearance, and be kept free of refuse and debris. Any dead, unhealthy, or missing plants must be replaced within 30 days of notification, unless an extension is approved by the City.

### 11.4 LANDSCAPE DESIGN STANDARDS

A. Minimum Planting Sizes

Minimum planting sizes are as follows. For the purposes of determining trunk size, the diameter/caliper is measured at six inches above ground level, unless otherwise specified in current ANSI accredited Horticultural Standards.

1. Evergreen trees must have a minimum height of eight feet.

2. Shade trees must have a minimum clear trunk height of four feet above the ground with a three inch caliper.

3. Single stem ornamental trees must have a minimum trunk size of 2.5 inches in caliper. Multiple stem ornamental trees must have a minimum height of eight feet.

4. Evergreen or deciduous shrubs of 30 inches in height.

B. Species Diversity

Diversity among required plant material is required for visual interest and to reduce the risk of losing a large population of plants due to disease. Table 11-1: Plant Diversity Requirements indicates the percentage of diversity required based on the total quantity of species being used. (For example, if a development requires 45 shade trees, no more than 18 trees (40%) can be of one species, and there must be a minimum of five different species within the 45 trees.) When the calculation of plant diversity requirements results in a fraction, the fraction is rounded up.

<table>
<thead>
<tr>
<th>Total Number of Plants per Plant Type</th>
<th>Maximum Number of One Species</th>
<th>Minimum Number of Species</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-4</td>
<td>100%</td>
<td>1</td>
</tr>
<tr>
<td>5-10</td>
<td>60%</td>
<td>2</td>
</tr>
<tr>
<td>11-15</td>
<td>45%</td>
<td>3</td>
</tr>
<tr>
<td>16-75</td>
<td>40%</td>
<td>5</td>
</tr>
<tr>
<td>76-500</td>
<td>25%</td>
<td>8</td>
</tr>
<tr>
<td>500-1,000</td>
<td>30%</td>
<td>10</td>
</tr>
<tr>
<td>1,000+</td>
<td>15%</td>
<td>15</td>
</tr>
</tbody>
</table>

C. Berming

Earthen berms and existing topographic features should be incorporated into the landscape treatment of a site where there is sufficient space and, in particular, when berms and existing topographic features can be combined with plant material to facilitate effective screening.

1. Berms must be stabilized to prevent erosion.

2. Berms must be a minimum of two feet in height.
3. Berms of two feet in height and up to six feet in height are limited to a maximum slope of 3:1, as measured from the lot line.

4. Berms of six feet in height or more are limited to a maximum slope of 4:1, as measured from the lot line.

5. Berms must undulate by height and/or width for visual interest.

11.5 PARKING LOT PERIMETER LANDSCAPE YARD

A perimeter landscape yard is required for all parking lots that abut a public right-of-way and must be established along the edge of the parking lot to screen vehicle parking. A perimeter landscape yard is also required where a parking lot abuts a public space such as a plaza, public seating area, or park. The landscape treatment must run the full length of the parking lot perimeter and must be located between the lot line and the edge of the parking lot. The landscaped area must be improved as follows:

A. The perimeter parking lot landscape area must be at least 15 feet in width along an arterial street, ten feet in width along a collector street, and five feet when located along a local street or public space. There must be a minimum linear distance of two feet between the landscape area and any wheel stops or curbs to accommodate vehicle bumper overhang, which is not included in the minimum width calculation.

B. One shrub must be planted for every three feet of perimeter yard length, spaced linearly on-center. Alternatively, a mix of shrubs, perennials, native grasses, and other planting types that provide screening of a minimum of three feet in height may be used.

C. A minimum of one shade tree must be provided for every 30 linear feet of perimeter landscape yard. Two ornamental trees may be substituted for one shade tree and must be spaced one ornamental tree every 15 feet. Trees may be spaced linearly on-center, or grouped to complement an overall design concept.

D. Alternatively, a low pedestrian wall a minimum of three feet to a maximum of four feet in height may be used with a reduced requirement for shade trees of one tree every 50 feet. Two ornamental trees may be substituted for one shade tree and must be spaced one ornamental tree every 25 feet. Required shrubs must be installed between the sidewalk and the wall to provide a softening effect.

E. 60% of the landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses. Stone, mulch, or other permeable landscape materials are required for any remaining area.

F. The use of stormwater management techniques, such as rain gardens and bioswales, is encouraged in the parking lot perimeter. Perimeter landscape design is encouraged to be designed to accommodate stormwater detention and infiltration.
11.6 INTERIOR PARKING LOT LANDSCAPE

All parking lots consisting of 15 or more spaces require interior parking lot landscape as described in this section.

A. All rows of parking stalls must terminate in a parking lot island or landscape area.

B. Where more than 15 parking stalls are provided in a row, one parking lot island must be provided between every 15 parking spaces. As part of the landscape plan approval, parking lot island locations may be varied based on specific site requirements or design scheme, but the total number of islands must be no less than the amount required of one island for every 15 spaces.

C. Parking lot islands must be the same dimension as the parking stall. Double rows of parking must provide parking lot islands that are the same dimension as the double row. In no case can the area be less than 160 square feet for a single row of parking or 320 square feet for a double row.

D. A minimum of one shade tree must be provided in every parking lot island or landscape area. If a parking lot island extends the width of a double row, then two shade trees are required. In addition to the required shade trees, a minimum of 60% of the area of every parking lot island must be planted in shrubs, live groundcover, perennials, or ornamental grasses, unless the parking lot island or landscape area is designed to facilitate pedestrian access through the parking lot as approved in landscape plan review. Stone, mulch, or other permeable landscape materials are required for any remaining area.

E. The use of stormwater management techniques, such as rain gardens and bioswales, is encouraged in landscape areas. Parking lot islands and landscape areas are encouraged to be designed to accommodate stormwater detention and infiltration.

(Revise “A” in the illustration above to say “15’ for an arterial street, 10’ for a collector or local street”.)
F. In addition to parking lot islands, additional landscape areas must be provided within the interior of parking lots when the parking area is 10,000 square feet or more in area, including parking stalls, islands, and area for vehicular circulation. The minimum total landscape area of a parking lot, including parking lot islands, must be 10% of the total parking lot area. Parking lot perimeter landscape is excluded from the calculation of total parking lot area square footage and is not counted toward required landscape area.

PARKING LOT INTERIOR LANDSCAPE

11.7 SITE LANDSCAPE

A. Areas of any lot that are not covered by structures or pavement must be planted with live landscaping. Stone, mulch, or other permeable landscape materials may be used to satisfy this requirement, but must not cover more than 40% of the landscape area. Any portion of a residential or non-residential lot containing slopes in excess of 3:1 shall receive sod or other approved erosion control materials which will enhance the establishment of a permanent ground cover.

B. Where multi-family and non-residential (including mixed-use) developments are located ten feet or more from a street lot line and no parking is located in front of the structure and also where any façade abuts any parking area, foundation landscape must be planted as described below. This planting area is required along 60% of the linear façade area. This percentage may be reduced to accommodate entry design and other building functional operations during landscape plan review.
1. A single hedge row is required that is planted with one shrub every 36 inches on center, spaced linearly.

2. Shade trees are required in the amount of one tree every 40 feet. Two ornamental trees may be substituted for one shade tree and must be spaced one ornamental tree every 20 feet.

3. 60% of the landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses. Stone, mulch, or other permeable landscape materials are required for any remaining area.

4. Planted pots and/or planter boxes may be used to satisfy up to 30% of the total landscape area requirement.

**FOUNDATION LANDSCAPE**

C. Nonresidential uses require the following landscape strip along interior side or rear lot lines. This does not apply if the structure is built to the lot line.

1. The landscape strip must be at least ten feet in width. There must be a minimum linear distance of two feet between the landscape area and any wheel stops or curbs to accommodate vehicle bumper overhang, which is not included in the minimum width calculation.

2. One shrub must be planted for every three feet of perimeter yard length, spaced linearly on-center. Alternatively, a mix of shrubs, perennials, native grasses, and other planting types that provide screening of a minimum of three feet in height may be used.

3. A minimum of one shade tree must be provided for every 30 linear feet of perimeter landscape yard. Two ornamental trees may be substituted for one shade tree and must be spaced one ornamental tree every 15 feet. Trees may be spaced linearly on-center or grouped to complement an overall design concept.

4. The use of stormwater management techniques, such as rain gardens and bioswales, is encouraged in the landscape strip. Landscape strip design is encouraged to be designed to accommodate stormwater detention and infiltration.
D. Where the yard of a townhouse development, multi-family dwelling, or new residential subdivision abuts an arterial or collector street, a landscape yard is required as follows:

1. The landscape yard must be at least ten feet in width.
2. An open fence is required within the landscape yard a minimum of four feet and a maximum of six feet in height is required. Alternately, a hedge row may be planted that at full growth would provide screening of six feet in height.
3. If a fence is used, one shrub must be planted for every three feet of landscape yard length, spaced linearly on-center. Alternatively, ornamental or evergreen trees planted for every 15 feet of landscape yard length, spaced linearly on-center. Live groundcover is required in the remaining area.

11.8 BUFFER YARDS

This section establishes standards for the dimension and required landscape for buffer yards between land uses and/or zoning districts within the rear or interior side yard. Nothing in this section prevents the applicant’s voluntary installation of buffer yards where they are not required.

A. As of the effective date of this Code, buffer yards are required for new construction along interior side and rear yards in the following cases:

1. Where a multi-family dwelling abuts a single-family, two-family, or townhouse dwelling.
2. Where a non-residential use is located within a residential district. This does not include public parks.
3. Where a non-residential district abuts a residential district. This does not include the C-D, OS, or NA Districts or public parks.

B. A buffer yard is required where a new major residential subdivision, as defined in Article 17, abuts an existing non-residential development. In such case the buffer yard is required along the lot line that abuts the non-residential use. The buffer yard is considered common open space (does not belong to a private owner) and must be excluded from any individual lot area calculations.

C. Buffer yards may be located within required setbacks, but must be reserved for the planting of material and installation of screening as required by this section. No parking, driveways, sidewalks, accessory structures, or any impervious surfaces are permitted within the buffer yard area.

D. The required design of buffer yards is as follows:

1. A buffer yard must be a minimum of 15 feet in width.
2. One shade or evergreen tree must be planted for every 25 linear feet of buffer yard length. As part of the landscape plan approval, trees may be spaced at various intervals based on specific site requirements, but the total number of trees planted must be no less than one per 25 linear feet of buffer yard length.
3. Existing trees may count toward the buffer yard tree requirement. This credit is a 1:1 ratio (one existing tree for one proposed tree) regardless of the size of the existing tree.
4. One evergreen shrub must be planted for every three linear feet of buffer yard length, spaced linearly. As part of the landscape plan approval, shrubs may be spaced at various intervals based on specific site requirements, but the total number of shrubs planted must be no less than one per three linear feet of buffer yard length.
5. 60% of the landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses. Stone, mulch, or other permeable landscape materials are required for any remaining area.
6. Unless otherwise specifically required by the use standards of this Code, a solid fence or wall, constructed of wood or simulated wood posts and planks, brick, masonry, or stone, and a minimum of six feet and a maximum of eight feet in height must be erected along 100% of the buffer yard length, with the exception of ingress/egress points. If constructed on a berm, the height of the berm is included and the maximum height of fence and berm is eight feet. When a new major residential subdivision requires a buffer yard, this screening fence or wall may be substituted with an evergreen hedge, subject to landscape plan approval. Further, if existing mature trees provide screening of the same level can be substituted for a fence or wall, to be determined at landscape plan approval.

11.9 STREET TREES AND ONSITE TREES

In order to restore and preserve the urban canopy, shade trees are required to be planted both on-site and/or in the curb lawn of rights-of-way that are of an arterial or collector classification. Table 11-2: Required Shade Tree Planting lists the requirements for each district. Existing trees are counted toward this required minimum number.

A. Such required shade tree plantings must be shown on the landscape plan, when such plan is required. Where a landscape plan is not required, the building permit application must show where required shade trees will be installed.

B. Where on-site trees are required in Table 11-2, such trees must be planted within the first 15 feet of front yard. However, in the R-5, R-6, and R-7 Districts, single-family, two-family, and three-family dwellings may choose to plant such trees in the curb lawn.

C. Trees must provide a minimum clearance of seven feet over the sidewalk at maturity. Where overhead utilities are present, species planted in the tree lawn must be no taller than 25 feet at maturity.

D. Trees planted within the curb lawn must be selected based on hardiness and ease of maintenance, and must not produce excess litter or fruit, which may become a nuisance.

E. Ornamental trees may also be planted where the use of shade trees would conflict with the visibility of traffic signals. The final design of street tree plantings involving ornamental trees is subject to landscape plan approval.
F. On-site trees must be planted by the developer/applicant. Once the individual lots are sold, the trees are the responsibility of the property owner. The property owner is also responsible for any trees located within the curb lawn.

<table>
<thead>
<tr>
<th>District</th>
<th>On-Site Trees</th>
<th>Along Arterial or Collector Street: Trees in Curb Lawn per Linear Feet of Lot Abutting the Curb Lawn</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-A</td>
<td>4</td>
<td>None</td>
</tr>
<tr>
<td>R-B</td>
<td>4</td>
<td>None</td>
</tr>
<tr>
<td>R-1</td>
<td>1</td>
<td>None</td>
</tr>
<tr>
<td>R-2</td>
<td>1</td>
<td>None</td>
</tr>
<tr>
<td>R-3</td>
<td>1</td>
<td>None</td>
</tr>
<tr>
<td>R-4</td>
<td>1</td>
<td>None</td>
</tr>
<tr>
<td>R-5</td>
<td>1</td>
<td>None</td>
</tr>
<tr>
<td>R-6</td>
<td>Townhouse: 2 per building</td>
<td>Multi-Family: 2 per building</td>
</tr>
<tr>
<td>R-7</td>
<td>Townhouse: 2 per building</td>
<td>Multi-Family: 4 per building</td>
</tr>
<tr>
<td>R-MH</td>
<td>2 per acre</td>
<td>None</td>
</tr>
<tr>
<td>C-1</td>
<td>None</td>
<td>1 per 35 linear feet</td>
</tr>
<tr>
<td>C-2</td>
<td>None</td>
<td>1 per 35 linear feet</td>
</tr>
<tr>
<td>C-3</td>
<td>None</td>
<td>1 per 35 linear feet</td>
</tr>
<tr>
<td>C-4</td>
<td>None</td>
<td>1 per 35 linear feet</td>
</tr>
<tr>
<td>C-5</td>
<td>2 per acre</td>
<td>1 per 35 linear feet</td>
</tr>
<tr>
<td>C-D</td>
<td>None</td>
<td>1 per 35 linear feet</td>
</tr>
<tr>
<td>I-1</td>
<td>2 per acre</td>
<td>1 per 35 linear feet</td>
</tr>
<tr>
<td>I-2</td>
<td>None</td>
<td>1 per 35 linear feet</td>
</tr>
<tr>
<td>RD</td>
<td>2 per acre</td>
<td>1 per 35 linear feet</td>
</tr>
<tr>
<td>IC</td>
<td>2 per acre</td>
<td>1 per 35 linear feet</td>
</tr>
</tbody>
</table>

11.10 TREE PRESERVATION

A. Intent
Existing significant trees should be preserved to the maximum extent feasible to act as buffers between adjoining developments and as site amenities in common areas and open spaces. Where preservation is not feasible, trees that are removed should be replaced on-site or elsewhere in the City.

B. Applicability
These standards apply to new subdivisions and new multi-family and townhouse residential and non-residential (including mixed-use) development. Trees that are dead or dying, or species deemed to be undesirable by the City, or found to be a threat to public safety, are exempt from these provisions.

C. Preservation of Significant Trees
A significant tree is any evergreen tree that measures 12 inches or more in diameter at breast height and any hardwood tree that measures 24 inches or more in diameter at breast height. No significant tree may be removed without the permission of the Planning Commission.

D. Site Plan Review: Tree Survey or Plan Requirement
As part of site plan review, a tree survey depicting the species, size, location, and condition of any existing significant trees on the site by a land surveyor or registered arborist is required, including a preservation and replacement plan to demonstrate compliance with these standards. An applicant may use an aerial survey to estimate canopy coverage of the site, including the use of randomly selected sample plots within the survey area, to determine typical canopy coverage. The aerial survey may include species for the area covered by the aerial survey.
E. Landscape Credit
Any existing significant trees preserved on a site that are of good health are credited towards fulfillment of the landscape requirements of this Code based on the ratios in Table 11-3: Tree Preservation Ratio. These ratios indicate credit for trees preserved within required landscape areas. A tree may only be credited once.

<table>
<thead>
<tr>
<th>Tree Location</th>
<th>Ratio: Preserved Tree : Required Tree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking lot perimeter landscape yard</td>
<td>1:2</td>
</tr>
<tr>
<td>Parking lot interior landscape</td>
<td>1:2 (excludes landscape islands)</td>
</tr>
<tr>
<td>Site landscape</td>
<td>1:2</td>
</tr>
<tr>
<td>Buffer yards</td>
<td>1:1</td>
</tr>
<tr>
<td>On-site trees</td>
<td>1:1</td>
</tr>
</tbody>
</table>

F. Permitted Tree Removal
Any person wishing to remove a significant tree must indicate such intent on a landscape plan and such tree is required to be removed in accordance with this section. The Planning Director has the authority to grant permission to remove a significant tree but may refer the request to the Planning Commission for public hearing and recommendation. In order to receive permission to remove a significant tree, the Planning Director or Planning Commission must make one or more of the following findings:

1. The tree poses a hazard. In order to verify that a hazard exists, the Planning Director or Planning Commission may require a tree hazard assessment to be performed by a qualified arborist.
2. The roots of the tree are causing damage to paved areas or sewer and plumbing lines.
3. The tree has an incurable disease or pest infestation that cannot be eliminated. The Planning Director or Planning Commission may require this condition to be verified by a qualified arborist.
4. The tree has been damaged to the point that it cannot recover and grow properly, or it will grow in a misshapen or unsightly manner.
5. The tree has been planted too close to an existing structure, such that it is either damaging or has the clear potential to damage the structure.
6. The Planning Director or Planning Commission determines that the removal of the tree is necessary to carry out construction in compliance with approved plans.

G. Tree Replacement or Mitigation

1. If a significant tree is removed according to an approved landscape plan in accordance with the permissions of this section, or is removed or damaged during clearing, grading, or construction, the applicant must replace the removed or damaged trees. Replacement trees must be the same or similar species to the trees removed or, alternatively, a species approved by the Planning Commission. The tree may be replaced in the same location as the removed tree, or within the required landscape areas as approved by the Planning Commission.
2. The Planning Commission may allow trees to be replaced with other types of landscape if one or more of the following conditions are met:
   a. The property includes other trees that provide sufficient shade so that additional trees are not necessary.
   b. If a replacement tree would be out of character in conjunction with an approved landscape plan.
   c. If there is no suitable location on the property for a replacement tree.
H. Construction Protection
The following standards must be followed during construction to protect significant trees:

1. Within the drip line of any protected tree, there may be no cut or fill over a four inch depth unless a qualified arborist or forester has evaluated and approved the disturbance.

2. Prior to and during construction, temporary barriers must be erected around all protected trees a minimum of four feet in height, and at the drip line. There may be no storage or movement of equipment, material, debris, or fill within the fenced, tree-protection zone.

3. During construction, the applicant must prevent the cleaning of equipment or material or the storage and disposal of waste material, such as paints, oils, solvents, asphalt, concrete, motor oil, or any other material, potentially harmful to the tree within the drip line of any protected tree. Nothing within this section is interpreted as an authorization to ignore or violate applicable federal or state hazardous waste laws.

4. No damaging attachment, wires, signs, or permits may be fastened to any protected tree.

I. Clear-Cutting of Forest Prohibited
Clear-cutting, which is the felling and removal of all trees from a given tract of land, is prohibited unless specifically permitted by the Planning Commission.

J. Protecting Trees on Public Property
Trees located on public property, including the parkway, may not be cut, damaged, or removed without first obtaining permission from the Infrastructure Director, and must be protected during construction in accordance with the standards set forth in this section.
ARTICLE 12. SIGNS

12.1 PURPOSE
The purpose of these regulations is to establish a comprehensive system of sign controls regarding the construction, installation, and maintenance of signs that will:

A. Promote and protect the health, safety, and welfare of the City by ensuring the compatibility of signs with surrounding structures and land uses.

B. Create a more attractive business and economic climate by enhancing and protecting the orderly and effective display of signs, and discouraging sign clutter.

C. Protect the public from hazardous conditions that result from the indiscriminate use and placement of signs, structurally unsafe signs, signs that obscure the vision of pedestrians or motorists, and signs that compete or conflict with necessary traffic signals, government signs, and warning signs.

12.2 GENERAL SIGN STANDARDS
All signs constructed, erected, modified, or altered must comply with the following standards.

A. Prohibited Installations

1. No sign may be erected in a location that violates the building code, fire code, and other applicable City codes or ordinances.

2. No sign may obstruct the sight triangle, as described in Article 9.

3. Only signs that have been placed by or authorized by federal, state, or the City may be installed on public property. Any sign installed on public property, including rights-of-way, and public easements without prior authorization may be removed by the City without notice.

4. No permanent sign may be erected on private property without the consent of the property owner or his/her authorized agent. When a sign permit applicant proposes to install a sign on property not owned by the applicant, written permission from the property owner or his/her authorized agent must be submitted as part of the sign permit application.

5. No sign may be erected in a manner that obstructs access to any ingress or egress, fire escapes, fire hydrants, fire department connections, or standpipes and similar fire safety connections.

6. No sign may be installed in a manner that obstructs stormwater flow for the stormwater system serving that lot.

B. Construction Standards

1. Supports and braces must be designed as an integral part of the overall sign and obscured from public view to the extent technically feasible.

2. All signs attached to a building must be installed and maintained so that wall penetrations are watertight and the structure does not exceed allowable stresses of supporting materials.
3. All signs must be designed and constructed in compliance with the building code, electrical code, and all other applicable codes and ordinances.

4. All permanent signs must be constructed of rigid, weather-proof materials.

5. Glass comprising any part of a sign must be safety glass.

6. All letters, figures, characters, or representations in cut-out or irregular form, maintained in conjunction with, attached to, or superimposed upon any sign must be safely and securely built into or attached to the sign structure.

7. Audio components are prohibited, with the exception of the following:
   a. Menuboards, limited to communication between the customer and service window.
   b. Drive through facility service windows, limited to communication between the customer and service window.
   c. Permitted gas station pump video screens.

C. Electrical Wiring

1. All electrical fixtures, devices, circuits, conduits, raceways, or similar features must be installed and maintained in compliance with the current City electrical code.

2. Conduits, raceways, and other components of a sign illumination system must be designed as an integral part of the overall sign structure and obscured from public view to the extent technically feasible.

D. Required Maintenance

1. All signs must be kept in a safe and well-maintained condition and appearance, and must be repainted or otherwise maintained by the property owner or business owner to prevent corrosion or deterioration caused by the weather, age, or any other condition.

2. All signs must be maintained to prevent any kind of safety hazard, including faulty or deteriorated sign structures, a fire hazard, or an electrical shock hazard.

3. All unused sign hardware or wiring must be removed.

4. If a sign is maintained in an unsafe or unsecured condition, it must be removed or the condition corrected. If the sign is not removed or the condition is not corrected within the required time period, the City may enforce this order through permitted enforcement procedures of Article 18.

5. The City may remove any sign that is an immediate public peril to persons or property summarily and without notice. The owner of such sign is responsible for all costs of removal.

E. Removal of Signs

All signs, including sign hardware or wiring, must be completely removed from premises within five business days of a non-residential occupant vacating a building or tenant space.

12.3 ILLUMINATION

A. Any sign illumination, including gooseneck reflectors, external illumination, and internal illumination, must be designed, located, shielded, and directed to prevent the casting of glare or direct light upon roadways and surrounding properties, and prevent the distraction of motor vehicle operators or pedestrians in the public right-of-way.

B. The sign face of internally illuminated signs must function as a filter to diffuse illumination. The sign face must cover all internal illumination components so that no exposed bulbs are visible.
C. All external illumination of a sign must concentrate the illumination upon the printed area of the sign face.

D. No sign illumination may be combined with reflective materials, such as mirrors, polished metal, or highly-glazed tiles, which would increase glare.

E. Neon or LED lighting to outline doors, windows, architectural features, and building facades is prohibited.

F. The maximum allowable footcandle for signs at any lot line is as follows:
   1. Any use abutting a residential use: Zero footcandles.
   2. Where a nonresidential use abuts a nonresidential use: One footcandle.
   3. Any use at the lot line abutting a street, as measured at the curb line: One footcandle.

12.4 PROHIBITED SIGNS
All signs not expressly permitted by this Code are prohibited. In addition, the following sign types are specifically prohibited:

A. Banners used as permanent signs, including banners wrapped around a permanent sign structure, such as a freestanding sign, projecting sign, or wall sign.

B. Balloon signs that exceed one square foot in area. Inflatable advertising displays designed to inflate or move by use of a fan or blower are considered a balloon sign. Balloons of two square feet in area or less are exempt from a sign permit and are permitted, however they may not be attached to or extend into any public right-of-way or parking aisle or space.

C. Electronic message signs. Also called electronic message center (EMC) signs.

D. Flashing or animated signs.

E. Moving signs, including any sign that rotates, revolves, or has any visible moving part, or any sign that gives the appearance of movement, including signs designed to be moved by wind or other natural elements. This excludes clocks and barber poles.

F. Neon or LED signs, with the exception of permissions for window signs below.

G. Obsolete signs and sign structures.

H. Portable reader-board signs.

I. Roof signs.

J. Strobe lights, moving or fixed spotlights, floodlights/searchlights.

K. Signs that constitute a traffic hazard, including signs that:
   1. Interfere with, obstruct the view of, or may be confused with any authorized traffic sign, signal, or device because of its position, shape, or color, including signs illuminated in red, green, or amber color designed to resemble a traffic signal.
   2. May be confused with any public safety lighting, including signs illuminated in red and blue colors.
   3. Make use of the words STOP, LOOK, DETOUR, DANGER, CAUTION, WARNING, or any other word, phrase, symbol, or character in a manner used to direct traffic that would mislead, interfere with, or confuse traffic.
L. Vehicle signs on unlicensed, uninsured, or inoperable vehicles that are placed on the vehicle for the primary purpose of attracting attention to an occupant’s presence within a building at which the vehicle is being parked. This prohibition does not include signs painted on or applied to vehicles, trucks, or buses that are being operated and stored in the normal course of business, such as signs located on delivery trucks, moving vans, and rental trucks, provided that the primary purpose of such vehicles is not the display of such sign, and that they are parked or stored in areas related to their use as vehicles and all such vehicles are in operable condition. Vehicle for-sale signs are exempt from this provision.

M. Video display signs.

12.5 EXEMPT SIGNS

A. Exempt Alteration and Maintenance on Existing Signs
The following activities are exempt from requiring a sign permit:

1. Painting, cleaning, or other normal maintenance and repair of a sign, not involving structural changes, or changes in the electrical components of the sign, including the removal and replacement of electrical components. Any activity that increases the sign area, sign height, or any sign dimension, or moves the location of a sign, requires a sign permit. The changing of a sign face requires a sign permit.

2. Changing the copy of a changeable message sign.

B. Exempt Ancillary Signs

1. Logos and labels located on mechanical equipment, recycling bins, trash containers, and the like, which are part of the equipment as manufactured and/or installed, are exempt.

2. A maximum of one sign mounted on each gas station pump island is permitted and is limited to 1.5 square feet in sign area. All such signs must be oriented to face the vehicle fueling. Such signs may be video display screens if they comply with the following standards:
   a. Signs may include an audio component, which may only be activated during business hours. The volume on any audio component must be maintained at a level so as not to be audible on adjacent properties and must comply with all local noise regulations.
   b. Video display signs must be installed generally perpendicular to the right-of-way. In no case may they be installed parallel to the right-of-way.
   c. Video display signs must be a minimum of 15 feet from any lot line.

3. Building address:
   a. A maximum of one such sign is allowed per building entry. Signs must be wall-mounted and no more than two square feet in area, unless otherwise required for fire safety or similar City safety purposes.
   b. A maximum of one such sign is also allowed at the entrance drive. Signs must be no more than two square feet in area and a maximum of four feet in height, unless otherwise required for fire safety or similar City safety purposes.

C. Exempt Permanent and Temporary Signs

1. A-Frame Sign
   a. A-frame signs are permitted in the C-1, C-3, C-4, and C-D Districts.
   b. One A-frame sign is permitted per establishment, including one for each tenant in a multi-tenant development. A minimum 15 foot separation is required between all A-frame signs.
c. An A-frame sign must be placed within 15 feet of the primary entrance of the business and must not interfere with pedestrian traffic or violate standards of accessibility as required by the ADA or other accessibility codes. A-frame signs may be placed in the curb lawn concurrent with the lot of the establishment being advertised, but must maintain a five foot sidewalk clearance at all times.

d. A-frame signs are limited to six square feet in area per side and four feet in height.

e. The placement of A-frame signs outdoors is limited to business hours only. A-frame signs must be stored indoors at all other times.

f. A-frame signs must not be used outdoors when high winds or heavy rain conditions exist.

g. Illumination of A-frame signs is prohibited.

h. No A-frame sign may have any type of electronic component.

2. Auction Activity Signs
On a lot where an active auction activity is taking place, a temporary sign is permitted. Such temporary signs are subject to the following:

1. When located on private property, permission from the property owner is required. When located on public property, permission from the City or other applicable authority is required.

2. Signs are limited to six square feet in area.

3. Signs may be installed no earlier than 14 days before the event and must be removed within 48 hours of the close of the event.

4. A temporary sign is permitted four display periods per calendar year and require a separation of 30 days between displays.

3. Construction Activity Sign
On a lot where active construction is taking place, a temporary sign is permitted. Such temporary signs are subject to the following:

a. For developments of five acres or less, one per street frontage. For developments over five acres, two per street frontage.

b. Construction activity signs are permitted in all districts on all sites with active construction projects.

c. Construction activity signs may be installed only after approval of a building permit or land disturbance permit for such activity. Construction activity signs must be removed once a certificate of occupancy is issued or the building permit expires, whichever occurs first.

d. Construction activity signs may be constructed as either freestanding signs, wall signs, or installed on accessory structures such as fences, and subject to the following:

i. Signs are limited to 16 square feet in area for construction sites of less than one acre in lot area. Signs are limited to 32 square feet in area for all other construction sites.

ii. For properties less than five acres in size, freestanding signs are limited to eight feet in height. For properties five acres in size or greater, freestanding signs are limited to ten feet in height. All freestanding signs must be located a minimum of five feet from any lot line.

iii. Signs may not be illuminated.

e. For residential subdivisions under construction, additional signs are permitted as follows:

i. An additional sign is permitted at each entrance/exit, driveway intersection, parking lot locations, model unit and/or office entries, and other circulation points.
Article 12. Signs

ii. Signs are limited to four square feet in area.

iii. A freestanding sign is limited to six feet in height and must be five feet from any lot line that abuts a street.

iv. Construction activity signs cannot be internally illuminated.

4. Government Sign
Federal, state, or local governments or taxing bodies may install signs in the public interest in any number, configuration, or size in any district or in the right-of-way. Such signs may be illuminated as required by the agency. Temporary roadway work, utility work, or emergency information signs may be electronic message signs.

5. Holiday and Seasonal Decorations
Decorations on private property clearly incidental and customary, and commonly associated with, national, local, or religious holidays or times of the season, are allowed but are limited to a maximum display period of 60 days for each holiday.

6. Memorial or Historic Event
Where a structure or lot is related to a historic person, event, structure, or site, one additional permanent sign for such historic person, event, structure, or site is permitted as follows:

a. Memorial signs are permitted in any district.

b. Memorial signs may be constructed as either freestanding or wall signs, subject to the following:

i. Memorial signs are limited to six square feet.

ii. Freestanding signs are limited to four feet in height and must be located five feet from any lot line.

iii. Wall mounted signs shall be inlaid so as to be an integral part of the structure, cut into stone or masonry, or be a permanently affixed plaque of bronze or aluminum.

iv. Signs may be externally illuminated.

c. Memorial signs are limited to one per street frontage.

7. Multiple Tenant Building Entryway
Multiple tenant buildings, such as multi-family dwellings and non-residential developments with multiple tenants, are permitted a permanent sign for the entryway subject to the following.

a. Signs may be constructed as either freestanding or wall signs, subject to the following:

i. Signs are limited to six square feet in area.

ii. Freestanding signs are limited to five feet in height, and must be located within five feet of the building entry and a minimum of five feet from any lot line.

iii. Freestanding building entryway signs must be installed so that they are primarily viewable from the building entryway and not intended to be viewed from a public right-of-way.

iv. Signs may only be internally illuminated.

b. Signs are limited to one per building entry.

8. Noncommercial Message
Temporary signs used for the expression of noncommercial ideas and messages are permitted in all districts. Examples include but are not limited to signs advocating a public issue, recommending a candidate for public office, alerts, or warnings. Noncommercial messages may be displayed on any sign authorized to display commercial messages. Temporary signs used for noncommercial messages are subject to the following:
Article 12. Signs

a. Signs may be constructed as either freestanding, wall, including fence, or window signs. There is no limit on the number of signs permitted.

b. Freestanding and wall/fence-mounted noncommercial message signs are limited to 16 square feet in area.

c. Window-mounted noncommercial message signs must meet the coverage limitations of window signs. If no coverage is specified, the limitation is 30% of the window area.

d. Freestanding noncommercial message signs must be located a minimum of five feet from any lot line and may not be installed in a manner that obstructs visibility of intersections.

e. Noncommercial message signs posted on private property must have the permission of the property owner.

f. Noncommercial message signs cannot be illuminated.

g. Noncommercial message signs cannot be used as a temporary off-premise commercial sign.

h. When a noncommercial message sign is related to a date specific event or activity, such as a political campaign or referendum, such signs may be installed no sooner than 60 days prior to and be removed within 48 hours of such event or activity.

9. Not-for-Profit Community Event

Not-for-profit community event signs are permitted temporary signs. Not-for-profit community events cannot be used as temporary off-premise commercial signs that direct attention to a for-profit commercial activity, which are prohibited.

a. When located on private property, permission from the property owner is required. When located on public property, permission from the City or other applicable authority is required.

b. Signs are limited to six square feet in area.

c. Signs may be installed no earlier than fourteen twenty-one days before the event and must be removed within 48 hours of the close of the event.

d. Each not-for-profit event is permitted four display periods per calendar year and require a separation of 30 days between displays.

10. Off-Premise Commercial Signs – Temporary

Such signs must be installed on private property. Temporary off-premise commercial signs may not be erected before Noon on Friday and must be removed no later than Noon the following Monday. In the event that Friday is a nationally recognized holiday, the signs may be erected on Thursday after Noon. In the event that Monday is a nationally recognized holiday, the weekend directional signs may remain in place until Tuesday by Noon.

11. Parking Lots and Structures: Additional Signs

Parking lots and parking structures are permitted additional signs, whether such parking lots or structures are a principal or ancillary use.

a. An additional sign is permitted at each entrance/exit, driveway intersection, drive-through lane, and other circulation points.

b. Signs are limited to four square feet in area.

c. A freestanding sign is limited to six feet in height and must be five feet from any lot line that abuts a street.

d. Signs located at an entrance/exit, driveway intersection, drive-through lane, and other circulation points may be internally illuminated.
12. **Real Estate Activity**

When a structure or lot is offered for sale, lease, or rent, such lot is permitted an additional temporary sign as follows:

a. Real estate activity signs are permitted in all districts. Real estate signs must be located on the site of the property for sale, lease, or rent.

b. Real estate signs are limited to one per street frontage.

c. Real estate activity signs may be constructed as either freestanding, wall, or window signs.

d. Commercial development and general residential subdivision real estate activity signs are limited to 40 square feet; this does not apply to individual homes for sale within a residential subdivision. All other real estate activity signs are limited to eight square feet.

e. Commercial development and general residential subdivision real estate activity signs are limited to eight feet in height; this does not apply to individual homes for sale within a residential subdivision. All other real estate activity signs are limited to six feet in height. All freestanding signs must be located a minimum of five feet from any lot line.

f. Real estate activity signs may not be illuminated.

g. Real estate activity signs must be removed within five days of final closing, lease, or rental. If such real estate signs are used in conjunction with a promotional event related to the sale, lease or rent, such signs may be installed 48 hours prior to event and must be removed within 24 hours of the end of the event.

13. **Window Sign**

a. Window signs are permitted for all non-residential uses in all districts.

b. All window signs, whether temporary or permanent, are limited to no more than 30% of the surface of each window area. Window area is counted as a continuous surface until divided by an architectural or structural element. Mullions are not considered an element that divides window area.

c. Up to six square feet of window area may be an illuminated, including any neon or LED sign, but this area is included in the maximum total area of 30%. Flashing or animation is prohibited.
12.6 SIGN PERMIT REQUIRED: PERMANENT AND TEMPORARY SIGNS

This section describes the types of signs allowed with a sign permit. Specific regulations on each sign type may include further restrictions on which districts and/or uses within a district may utilize these sign types.

A. Attention-Getting Device

1. Attention-getting devices are permitted for non-residential uses in the non-residential districts.

2. Attention-getting devices are limited to the following display periods:
   a. Attention-getting device are limited to a maximum display period of 15 days.
   b. A maximum of four display periods per year is permitted with a minimum separation period between displays of 30 days.

3. Freestanding attention-getting devices are subject to the following:
   a. One freestanding attention-getting device is allowed for every 75 feet of street frontage.
   b. Freestanding attention-getting devices are limited to a maximum height of six feet and 32 square feet in area.
   c. Freestanding attention-getting devices must be located a minimum of five feet from a lot line, as measured from the outermost portion of the sign. No part of a freestanding attention-getting device may extend over the lot line.

4. Wall-mounted attention-getting devices are limited to 32 square feet.

5. An establishment may have only one freestanding or a wall-mounted attention-getting device installed or mounted at one time.

6. In the C-D District, only wall-mounted attention-getting devices are permitted.

7. For multi-tenant sites, each establishment within the development is permitted to mount a wall-mounted attention getting device. As regulated above, the entire development site is subject to the spacing requirement for freestanding devices and must coordinate tenant usage of such permission. The City will not coordinate tenant usage of such signs.

ATTENTION GETTING DEVICE: EXAMPLES

Wall-Mounted Banner

Ground-Mounted Banner
ATTENTION GETTING DEVICE: EXAMPLES

Sail/Feather Sign

B. Awning Sign

1. Awning signs are permitted for multi-family dwellings and non-residential uses in any district.

2. Awning signs must maintain a minimum vertical clearance of eight feet.

3. Awning signs may encroach into the public right-of-way but must be located at least two feet from the curb line. Awning signs cannot extend more than eight feet from the building façade.

4. Awning signs must be made of a durable, weather-resistant material such as canvas, canvas-like material, nylon, vinyl-coated fabric, or permanent building material such as metal.

5. Sign copy on any awning sign surface is limited to 25% of each surface area. A valance is considered a separate surface area.

6. Solid awnings are permitted lettering attached to and located above the top of the awning to a maximum height of 18 inches.

7. Awning signs may be externally illuminated and lighting must be focused on the printed area.

8. Back-lit awnings are prohibited.

AWNING SIGN
C. Canopy Sign
Canopy signs are divided into two types: non-structural and structural.

1. Non-Structural Canopy Signs
   a. Non-structural canopy signs are permitted for multi-family dwellings and non-residential uses in all districts.
   b. Non-structural canopy signs must maintain a minimum vertical clearance of eight feet.
   c. Non-structural canopy signs may encroach into the public right-of-way but must be located at least two feet from the curb line. Support posts must maintain a minimum separation of five feet between posts and five feet between the posts and any building wall. Non-structural canopy signs cannot extend more than eight feet from the building façade.
   d. Non-structural canopy signs must be made of a durable, weather-resistant material such as canvas, canvas-like material, nylon, or vinyl-coated fabric.
   e. Sign copy on any canopy sign surface is limited to 25% of each surface area.
   f. Non-structural canopy signs may be externally illuminated and lighting must be focused on the printed area.
   g. Back-lit canopies are prohibited.

2. Structural Canopy Signs
   a. Permissions for Structural Canopy Signs
      Structural canopy signs are permitted as follows:
      i. Structural canopy signs attached to the principal structure are permitted for non-residential uses in the commercial and industrial districts.
      ii. Freestanding structural canopy signs are permitted for gas stations and drive through facilities in any district.
   b. Structural Canopy Signs Attached to Principal Structure
      Structural canopy signs attached to the principal structure are subject to the following:
      i. Canopy signs attached to the principal structure may encroach into the public right-of-way but must be located at least two feet from the curb line. Structural canopy signs attached to the principal structure cannot extend more than eight feet from the building façade.
      ii. Support posts must maintain a minimum separation of five feet between posts and five feet between the posts and any building wall.
      iii. Canopy signs attached to a building must maintain a minimum vertical clearance of eight feet.
      iv. For structural canopies attached to a principal building, sign copy is limited to 25% of each surface area. Such signs are permitted lettering attached to and located above the top of a structural canopy to a maximum height of 18 inches.
      v. Structural canopy signs attached to the principal structure must be made of permanent building material, such as metal, brick, stucco, or concrete that compliments the building material of the principal building.
      vi. Structural canopy signs may be internally or externally illuminated. If externally illuminated, the lighting must be focused on the sign.
c. Freestanding Structural Canopy Signs

Freestanding structural canopy signs are subject to the following:

i. Freestanding structural canopy signs are subject to the setback requirements of the district where they are located or ten feet from any lot line, whichever is greater.

ii. Freestanding structural canopy signs are limited to a maximum height of 17 feet. Height is measured to the top of a flat roof or in the case of a pitched roof to the mean between the eaves and peak. A minimum vertical clearance of ten feet is required.

iii. For freestanding structural canopies, sign copy is limited to a maximum of 25% of the area of each façade. No sign may be mounted above the top of the roof of the freestanding structural canopy.

iv. Freestanding structural canopy signs must be made of permanent building material that matches the primary building material of the principal structure. However, in no case may exterior insulating finish systems (EIFS) be used to construct the canopy.

v. Freestanding structural canopy signs may be internally or externally illuminated. If externally illuminated, the lighting must be focused on the sign. Freestanding structural canopies are permitted an illuminated band along each facade of the canopy. The illuminated band is limited to 15% of the overall height of the facade of the canopy. Illumination under the canopy (to light the area beneath for patrons) must comply with the lighting standards of Section 9.2.

**CANOPY – NONSTRUCTURAL**
Article 12. Signs

CANOPY – STRUCTURAL, ATTACHED

Sign copy is limited to 25% of each surface area.

CANOPY – STRUCTURAL, FREESTANDING

Sign copy is limited to a maximum of 25% of the area of each façade.

Setback according to requirements of district or ten feet from any lot line, whichever is greater.
D. Freestanding Sign

1. Freestanding Sign Types
Freestanding signs are regulated as three types in this Code:

a. Freestanding signs – standard are permitted for multi-family dwellings and non-residential uses in any district.

b. Freestanding signs – multi-tenant retail center are permitted for multi-tenant retail centers in any district. A multi-tenant retail center is a commercial development under unified control consisting of two or more separate commercial establishments sharing a common building, or which are in separate buildings that share a common access/entranceway or parking area.

c. Freestanding signs – residential subdivision are permitted for residential subdivisions in any district.

2. General Freestanding Sign Regulations
The following regulations apply to all freestanding signs:

a. When the freestanding sign is designed with the base of the freestanding sign structure installed at a minimum of one foot above finished grade, the monument base must be designed as an integral part of the sign structure.

b. Freestanding signs must be set back a minimum of five feet from any lot line. No ground sign may project into, over, or otherwise encroach on a public right-of-way or public easement.

c. Freestanding signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.

d. Freestanding signs must be constructed of brick, wood or simulated wood, stone, concrete, metal, plastic, or high-density urethane (HDU) foam board or similar durable foam construction. The base of the freestanding sign structure must be made of brick or stone.

e. Any changeable copy component of the sign is limited to a maximum of 70% of the total area of a sign. The larger sign structure must contain additional copy; it cannot be a blank sign structure once the changeable copy component is discounted.

3. Freestanding Signs – Standard
Freestanding signs – standard are subject to the following.

a. One freestanding sign - standard is permitted per lot.

b. Freestanding sign - standard are limited to a maximum area of 32 square feet and a maximum height of eight feet.

4. Freestanding Signs – Multi-Tenant Retail Center
Freestanding signs – multi-tenant retail center are subject to the following.

a. One freestanding sign – multi-tenant retail center is permitted per lot.

b. For multi-tenant retail centers of ten acres or more, an additional freestanding sign is permitted for each additional entry point to the lot but a minimum separation of 100 feet is required between signs. For the purposes of this regulation, a multi-tenant development where the development as a whole is comprised of separate lots of record, the entire development, including outlot parcels and inline development, is considered one lot.

c. Freestanding signs – multi-tenant retail center are limited to the following maximum sign areas and heights:
   i. Lot of less than 10 acres: 100 square feet in area and 15 feet in height
Article 12. Signs

ii. Lot of 10 or more acres up to 30 acres: 150 square feet in area and 20 feet in height

iii. Lot of 30 or more acres: 200 square feet in area and 20 feet in height

5. Freestanding Signs – Residential Subdivision

Freestanding signs – residential subdivision are subject to the following sign area, sign height, and sign number permissions.

a. One freestanding sign – residential subdivision is permitted for each entry point to the development. A minimum separation of 100 feet is required between signs.

b. Freestanding signs – residential subdivision are permitted a maximum sign area of 100 square feet per sign and a maximum sign height of eight feet per sign.

6. Freestanding Sign Landscape

All freestanding signs must be landscaped at the base of the sign as follows:

a. Landscape must extend a minimum of three feet from the sign base on all sides with small shrubs a minimum of 18 inches in height at planting in a single row around the perimeter of the sign base. Plant materials must include a variety of species for visual interest.

b. The remainder of the required landscape area must be planted with trees, perennials, or other live groundcover. All areas not landscaped must be covered with mulch or other ground cover material.

c. If landscape is required on a site, it is included in the total amount of landscape required on a site. Where a sign is installed in any landscape area of a site, the specific landscape requirements of this section do not apply and the sign landscape must be integrated into the overall site landscape plan. Sign landscape must be shown on the landscape plan.

d. All landscape must be maintained in good condition, and free and clear of rubbish and weeds.

FREESTANDING SIGN LANDSCAPE
E. Light Pole Banner
Light pole banners on private property are allowed as follows:

1. Light pole banners are permitted for light poles on private property and must be mounted so that they are held taut between support posts.

2. Light pole banners are limited to a maximum area of 15 square feet and must have a minimum ground clearance of eight feet.

3. Light pole banners must be mounted to project perpendicular from light poles.

4. Light pole banners must not be used as a temporary off-premise commercial sign.

5. Light pole banner signs must be made of a durable, weather-resistant material such as canvas, canvas-like material, nylon, or vinyl-coated fabric.

6. Once the sign permit application is approved, light pole banners may be changed as needed without additional permits. Any change of brackets or mounts requires a new permit.

F. Marquee

1. Marquees are permitted for non-residential uses in the C-4, C-5, and C-G Districts.

2. Marquees must be supported solely by the building to which they are attached. No exterior columns or posts are permitted as supports.

3. The roof of a marquee may not be used for any purpose other than to form and constitute a roof and must be constructed of noncombustible material.

4. Water from the roofs of a marquee may not drain, drip, or flow onto the surface of a public right-of-way. Sufficient downspouts, drains, and gutters must be installed as part of each marquee to prevent water from the roof of the marquee from flowing onto the surface of a public right-of-way.

5. Marquees must be erected over a building entrance and are limited to the width of the building entrance, including entry doors and ticket booths, with an additional eight feet on each side of the entrance doors.

6. All marquees must maintain a minimum vertical clearance of eight feet, and the roof of the marquee structure must be erected below the second floor windowsill.

7. Marquees may encroach into the public right-of-way but must be located at least two feet from the curb line.

8. Marquees are permitted lettering attached to and located above the roof of a marquee to a maximum height of 48 inches.

9. Marquees may be internally illuminated.

G. Menuboard

1. Menuboards are permitted for all drive-through facilities in any district.

2. Menuboards are limited to a maximum of two signs per drive-through lane.

3. Menuboards are limited to 75 square feet in sign area and eight feet in height.

4. Menuboards must be located a minimum of 15 feet from any residential district lot line. This is measured from sign face to lot line, including any public right-of-way.

5. Menuboards may be internally illuminated.

6. Menuboards may contain an electronic screen and audio for interaction with each customer.
H. Projecting Signs

1. Projecting signs are permitted in the commercial districts.

2. Projecting signs in the C-1, C-2, and C-D Districts are limited to 12 square feet. Projecting signs in all other districts are limited to 16 square feet.

3. One projecting sign is permitted per establishment with frontage on a street. For a corner lot, one projecting sign is permitted for each street frontage.

4. Projecting signs may encroach into the public right-of-way but must be located at least two feet from the curb line. Projecting signs cannot extend more than six feet from the building façade.

5. Projecting signs must maintain a minimum vertical clearance of eight feet. No projecting sign affixed to a building may project higher than the building height, including the sign support structure.

6. Projecting signs must be constructed of wood or simulated wood, metal, durable, weather-resistant material like canvas, canvas-like material, nylon or vinyl-coated fabric, plastic, or high-density urethane (HDU) foam board or similar durable foam construction. Projecting signs constructed of canvas or similar material must be mounted so that they are held taut between support posts.

7. Any changeable copy component of the sign is limited to a maximum of 70% of the total area of a sign. The larger sign structure must contain additional copy; it cannot be a blank sign structure once the changeable copy component is discounted.

8. Projecting signs may be internally or externally illuminated. If externally illuminated, all lighting must be directed onto the sign face from above.
I. Wall Sign

1. Wall signs are permitted for all non-residential uses in any district.

2. Wall signs are permitted on all facades of a structure that face a right-of-way, parking area, or other public space. Wall signs are not permitted on facades of a structure that face only building service areas. On a site consisting of multiple structures, each structure is permitted wall signs per the regulations of this section. The square footage from different structures cannot be combined to create a larger sign on any one structure.

3. The maximum size of a wall sign is established at one square foot per linear foot of building wall where the wall sign will be mounted or 32 square feet, whichever is greater. The square footage from different facades cannot be combined to create a larger sign on any one facade.

4. In a multi-tenant structure, each tenant is permitted a wall sign of one square foot per linear foot of business frontage or 32 square feet, whichever is greater, for each tenant. The square footage from different tenants cannot be combined to create a larger sign than allowed by this section.

5. The number of individual wall signs on a facade is not limited, however the cumulative sign area of all signs on that facade cannot exceed the maximum allowable sign area per items 3 or 4 above.

6. Wall signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.

7. Wall signs must be safely and securely attached to the building wall. Wall signs must project less than 18 inches from the building wall. Wall signs may encroach into the public right-of-way no more than 18 inches.
8. No wall sign affixed to a building, including sign support structure, may project beyond the ends or top of the wall or higher than the roofline of the structure to which it is attached.

9. Wall signs must be constructed of wood or simulated wood, metal, durable, weather-resistant material such as canvas, canvas-like material, nylon or vinyl-coated fabric, plastic, or high-density urethane (HDU) foam board or similar durable foam construction. Wall signs constructed of material must be mounted so that they are held taut against the wall. Painted wall signs are permitted.

10. Any changeable copy component of the sign is limited to a maximum of 70% of the total area of a sign. The larger sign structure must contain additional copy; it cannot be a blank sign structure once the changeable copy component is discounted.

11. Structures over 75 feet in height are permitted a skyline wall sign. Such skyline wall signs are subject to the following:

   a. Skyline wall signs are permitted only for structures of 75 feet or more in height. Skyline wall signs are permitted only for nonresidential uses in nonresidential districts.

   b. The size of the skyline wall sign is limited to one square foot per linear foot of the façade where it is mounted, to a maximum size of 200 square feet.

   c. The skyline wall signs must be placed within the top 15 feet of the structure and cannot not cover any fenestration or architectural features.

   d. Skyline wall signs may project up to 18 inches from the building façade. Such signs must be designed as a wall sign and cannot be mounted on the roof.

   e. Additional sign area from wall sign permissions cannot be added to skyline wall signs; additional sign area from skyline wall sign permissions cannot be added to wall signs.

   f. Skyline wall signs must be constructed of wood or simulated wood, metal, or plastic, or other similar durable material. Skyline wall signs cannot be made of material such as canvas or nylon. Skyline wall signs cannot be painted.

   g. Skyline wall signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.
WALL SIGN

12.7 SUMMARY OF SIGN PERMISSIONS
Table 12-1: Summary of Sign Permissions catalogs the types of permitted signs, both permanent and temporary, and indicates whether such sign requires a sign permit. This table is provided for reference purposes. In the case of any conflict with the regulations of this Article and this Code, the specific sign regulations control over this table.

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Exempt Sign (Section 12.5)</th>
<th>Permit Required (Section 12.6)</th>
<th>Permitted Locations</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-Frame Sign</td>
<td>●</td>
<td>●</td>
<td>C-1, C-3, C-4, and C-D Districts</td>
</tr>
<tr>
<td>Attention-Getting Device</td>
<td></td>
<td>●</td>
<td>Non-residential uses in the non-residential districts</td>
</tr>
<tr>
<td>Auction Activity Sign</td>
<td></td>
<td>●</td>
<td>On a lot where an auction activity is taking place in all districts</td>
</tr>
<tr>
<td>Awning Sign</td>
<td></td>
<td>●</td>
<td>Multi-family dwellings and non-residential uses in all district</td>
</tr>
<tr>
<td>Canopy Sign: Non-Structural Canopy Signs</td>
<td></td>
<td>●</td>
<td>Multi-family dwellings and non-residential uses in all district</td>
</tr>
<tr>
<td>Canopy Sign Structural: Attached To Principal Building</td>
<td></td>
<td>●</td>
<td>Non-residential uses in the commercial and industrial districts</td>
</tr>
<tr>
<td>Canopy Sign Structural: Freestanding</td>
<td></td>
<td>●</td>
<td>Gas stations and drive through facilities in any district</td>
</tr>
<tr>
<td>Construction Activity Sign</td>
<td>●</td>
<td>●</td>
<td>On a lot where active construction is taking place in all districts</td>
</tr>
<tr>
<td>Freestanding Signs – Standard</td>
<td></td>
<td>●</td>
<td>Multi-family dwellings and non-residential uses in all districts</td>
</tr>
<tr>
<td>Freestanding Signs – Multi-Tenant Retail Center</td>
<td></td>
<td>●</td>
<td>Multi-tenant retail centers in all districts</td>
</tr>
<tr>
<td>Freestanding Signs – Residential Subdivision</td>
<td></td>
<td>●</td>
<td>Residential subdivisions in all districts</td>
</tr>
</tbody>
</table>
Table 12-1: Summary of Sign Permissions

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Exempt Sign (Section 12.5)</th>
<th>Permit Required (Section 12.6)</th>
<th>Permitted Locations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Government Sign</td>
<td>●</td>
<td></td>
<td>All districts</td>
</tr>
<tr>
<td>Holiday and Seasonal Decorations</td>
<td>●</td>
<td></td>
<td>All districts</td>
</tr>
<tr>
<td>Light Pole Banner</td>
<td>●</td>
<td></td>
<td>Light pole banners on private property in all districts</td>
</tr>
<tr>
<td>Marquee</td>
<td>●</td>
<td></td>
<td>Non-residential uses in C-4, C-5, C-G</td>
</tr>
<tr>
<td>Memorial or Historic Event</td>
<td>●</td>
<td></td>
<td>Where a structure or lot is related to a historic person, event, structure, or site in all districts</td>
</tr>
<tr>
<td>Menuboard</td>
<td>●</td>
<td></td>
<td>Drive through facilities in all districts</td>
</tr>
<tr>
<td>Multiple Tenant Building Entryway</td>
<td>●</td>
<td></td>
<td>Entryways for multiple tenant buildings (multi-family dwellings and non-residential and mixed-use developments) in all districts</td>
</tr>
<tr>
<td>Noncommercial Message</td>
<td>●</td>
<td></td>
<td>All districts</td>
</tr>
<tr>
<td>Not-for-Profit Community Event</td>
<td>●</td>
<td></td>
<td>All districts</td>
</tr>
<tr>
<td>Off-Premise Commercial Sign - Temporary</td>
<td>●</td>
<td></td>
<td>All districts</td>
</tr>
<tr>
<td>Parking Lots and Structures</td>
<td>●</td>
<td></td>
<td>Parking lot/structures for each entrance/exit, driveway intersection, drive-through lane, and other circulation points in all districts</td>
</tr>
<tr>
<td>Projecting Signs</td>
<td>●</td>
<td></td>
<td>Commercial districts</td>
</tr>
<tr>
<td>Real Estate Activity</td>
<td>●</td>
<td></td>
<td>When a structure or lot is offered for sale, lease, or rent in all districts</td>
</tr>
<tr>
<td>Wall Sign</td>
<td>●</td>
<td></td>
<td>Non-residential uses in all districts</td>
</tr>
<tr>
<td>Wall Sign - Skyline</td>
<td>●</td>
<td></td>
<td>Non-residential uses in non-residential districts only for structures over 75 feet in height</td>
</tr>
<tr>
<td>Window Sign</td>
<td>●</td>
<td></td>
<td>Non-residential uses in all districts</td>
</tr>
</tbody>
</table>

12.8 BILLBOARDS

A. All new billboards and modifications to existing billboards require a sign permit. Modifications do not include changing the advertising on the billboard face.

B. Billboards are permitted only within 660 feet of the nearest edge of Interstate 65 on properties zoned industrial or commercial districts.

C. However, billboards are prohibited along any right-of-way that has been designated as a scenic route.

D. Minimum spacing between billboards located on the same side of a right-of-way is 1,000 feet.

E. Billboards must be located the following minimum distances from residential districts:
   1. No billboard located along a particular street may be closer than 500 feet to the nearest lot line of any residentially zoned property that has frontage on either side of the street.
   2. No billboard located along a particular street may be closer than 100 feet from the nearest lot line of any residentially zoned property that does not front on said street.

F. Billboards may only be mounted as freestanding pole signs. All billboards must be of a monopole-type construction.

G. Billboards are limited to a maximum height of 35 feet.
H. Billboards must be set back from the edge of the right-of-way a minimum of ten feet, as measured from the edge of the billboard closest to the right-of-way.

I. The sign area per sign face for a billboard is a maximum of 672 square feet.

J. A billboard may have a maximum of two sign faces, so long as the sign faces are constructed back-to-back and are separated by no more than ten feet.

K. Billboards may be electronic billboards subject to the following:
   1. The message display time must remain static for a minimum of eight seconds with a maximum change time of two seconds.
   2. Video, continuous scrolling messages and animation are prohibited.
   3. The minimum spacing of electronic billboards on the interstate system or controlled access highways is 2,000 feet.
   4. No nonconforming billboard may be converted to an electronic billboard.
ARTICLE 13. ZONING APPLICATIONS

13.1 GENERAL PROCESSES

13.2 ZONING TEXT AND MAP AMENDMENT

13.3 SPECIAL USE

13.4 VARIANCE

13.5 PLANNED DEVELOPMENT

13.6 SITE PLAN REVIEW

13.7 ZONING INTERPRETATION

13.8 SIGN PERMIT

13.9 TEMPORARY USE PERMIT

13.10 ZONING APPEALS

13.1 GENERAL PROCESSES

A. Application Process

1. Filing, Pre-Application Conference, and Referrals

   a. All zoning applications must be filed with the Planning Department. The application must be on forms provided by the City and filed in such quantity and with such submittals as required by the instructions.

   b. Prior to formal submittal of an application, the applicant is strongly encouraged to schedule a pre-application conference with the Planning Department. This pre-application conference is optional. The purpose of a pre-application conference, which does not require a formal application or fees, is to provide informal advice and assistance to the applicant. Any opinions or advice provided are not binding with respect to any official action that may be taken on the formal application.

   c. Prior to final decisions on the applications, during the review and recommendation process, the application may be referred to other city, county and state or federal governmental authorities for review and comment.

2. Applications in Proximity to Historically Significant Sites

   Any site the subject of a zoning application that is located within 300 feet of a property designated historically significant site, as designated by the Board of Mayor and Aldermen or on the National Register of Historic Places, must be reviewed and a recommendation made by the Spring Hill Historic Commission prior to the final decision on the application.

3. Completeness

   a. An application must include all information, plans, and data as specified in the application requirements. The Planning Department will examine all applications within ten days of filing to determine completeness. If the application does not include all the submittal requirements for the application, the Planning Department will reject the application and provide the applicant with the reasons for the rejection in writing. The Planning Department will take no further steps to process the application until all deficiencies are remedied.

   b. After an application is determined to be complete and before action is taken on the application, any substantive change made by the applicant to the application requires resubmittal of the entire application and a new completeness review. However, such revisions do not require an additional payment of fees.

   c. If the Planning Department requests additional information outside of the specific application requirements, this additional information does not disqualify the application as being complete if all other requirements have been provided. The applicant may choose to contest the requirement of such additional information to the Planning Commission.

4. Fees

   Each application must be accompanied by the required filing fee, as established and modified, from time to time, as provided in the Municipal Code. The failure to pay such fee when due is grounds for refusing to process the application and renders the application incomplete. If an application is submitted by the City then all fee requirements are considered waived. A new Fee Schedule has been prepared for adoption and use.
5. **Withdrawal of Application**
An applicant has the right to withdraw an application at any time prior to the final decision on the application by a board or official, including the ability to withdraw the application if it has been tabled. The applicant must submit a request for withdrawal in writing. There will be no refund of fees.

6. **Consideration of Successive Applications**
   a. Within one year of the date of denial, a subsequent application for the same zoning request will not be accepted or processed unless the Planning Director determines there is substantial new evidence available, the request is substantially different, or if a significant mistake of law or of fact affected the prior denial, or the Board of Mayor and Aldermen and/or the Mayor chooses to reconsider the application.
   b. If the application is resubmitted earlier than one year from the date of denial, the subsequent application must include a detailed statement and information justifying reconsideration. If the Planning Director finds that there are no new grounds for consideration of the subsequent application, the Planning Director will summarily, and without hearing, deny the request.
   c. The Planning Commission will hear appeals of the Planning Director decision that there are no new grounds to consider the application.

**B. Notice**

1. **Required Notice**
   Table 13-1: Zoning Approvals Required Notice indicates the types of notice required for zoning applications. If the specific requirements of a zoning approval process contain contradictory information to Table 13-1, the specific requirements of the zoning approval control.

<table>
<thead>
<tr>
<th>Zoning Application</th>
<th>Notice Type</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Published</td>
</tr>
<tr>
<td>Zoning Text Amendment</td>
<td></td>
</tr>
<tr>
<td>Notice for Public Hearing</td>
<td></td>
</tr>
<tr>
<td>Zoning Map Amendment</td>
<td></td>
</tr>
<tr>
<td>Notice for Public Hearing</td>
<td></td>
</tr>
<tr>
<td>Special Use</td>
<td></td>
</tr>
<tr>
<td>Notice for Public Hearing</td>
<td></td>
</tr>
<tr>
<td>Variance</td>
<td></td>
</tr>
<tr>
<td>Notice for Public Hearing</td>
<td></td>
</tr>
<tr>
<td>Zoning Appeals</td>
<td></td>
</tr>
<tr>
<td>Notice for Public Hearing</td>
<td></td>
</tr>
</tbody>
</table>

2. **Published Notice**
When published notice is required, the Planning Department will publish notice in a newspaper of general circulation within the City. The notice must include the date, time, place, and purpose of such hearing/meeting, the name of the applicant, and the address of the subject property. Notice must be published no less than 15 days and no more than 30 days in advance of the scheduled action.

3. **Mailed Notice**
The following mailed notice requirements apply to all applications that require mailed notice.
   a. Written notice must be mailed by U.S.P.S. First Class certified mail at least ten days in advance of the first scheduled action to all property owners within 5001,000 feet of the property line of the subject property for all notices except variances, which require notice to adjoining property owners within 250 feet. The notice must include the date, time, place, and purpose of such hearing/meeting, the existing and proposed zoning districts for rezoning requests, the nature of the use for special use requests, the name of the applicant, and the address of the subject property. When a zoning map amendment is proposed by the City, notification must also be mailed to the owner of the subject property.
b. Nothing in this section is intended to prevent the applicant or the City from giving additional notice as he/she may deem appropriate.

c. The applicant is responsible for mailing notices and must provide the City with an affidavit stating that notice was mailed to every property owner as required and provide the City with a list of names, addresses, and property identification numbers (PIN) of all notice recipients, and a map indicating the boundaries of the notice area. The applicant must also provide the City an example of the notice sent.

4. Posted Notice
When posted notice is required, it must be located on the subject property in accordance with the following provisions:

a. The required posting period must be at least seven days in advance of the first scheduled action. The sign must be posted at a prominent location on the property, near the sidewalk or public right-of-way so that it is visible to pedestrians and motorists. Properties with more than one street frontage are required to post one sign on each street frontage. Posted signs will be removed the day following final action.

b. When a sign is posted for a public hearing/meeting, the sign must include the date, time, place, and purpose of such hearing/meeting.

c. The City will install and maintain the sign during the required posting period.

C. Public Hearing

1. Pre-Hearing Examination
Once required notice is given, any person may examine the application and material submitted in support of or in opposition to the application during normal business hours, subject to any exceptions set forth in the Freedom of Information Act. Upon reasonable request, any person is entitled to copies of the application and related documents. A fee may be charged for such copies.

2. Conduct of the Public Hearing
The public hearing must be conducted in accordance with any applicable requirements of Tennessee law and the rules and regulations of the body conducting the hearing.

3. Continuance of the Public Hearing
The body conducting the hearing may continue a public hearing. No new notice is required to reopen the public hearing if the hearing is continued to a date specific, provided that a public announcement of the future date, time, and place of the continued hearing is made at the current hearing and recorded in the minutes. If the hearing is adjourned, rather than continued to a date specified, in order to reopen the hearing all applicable forms of required notice must be given that is required for the initial public hearing.

D. Planning Director Designee
The Planning Director may designate one or more City staff persons to act as a designee for his/her authority in the zoning approval processes of this Article; however, a zoning decision may only be rendered once.

E. Vesting of Development
In accordance with TCA Section 13-4-310, the following provides for the Vesting of developments through zoning applications. Table 13-2: Vesting Timeline provides for vesting within the City, under state law, for the types of plans approved, the vested right, and what action triggers the vesting.

1. During the vesting periods listed below, the adopted standards in effect on the date of approval of the required preliminary approval or final development approval where preliminary approval is not required remain the development standards applicable to the property.

2. The applicable vesting periods are listed in Table 13-2.

3. The vesting period outlined in Table 13-2 may be terminated upon the following conditions:

a. When the applicant violates the terms and conditions specified in the approved development plan or building permit. The applicant has 90 days from the date of the written notification to resolve the violation, unless provided additional time from the City.
Article 13. Zoning Applications

b. Upon a finding by the City that the applicant intentionally supplied inaccurate information or knowingly made misrepresentations material to the issuance of a building permit or approval of a development plan or did not construct the development in accordance with the approved building permit or the approved development plan or an approved amendment for the building permit or the development plan.

c. Upon the written determination by the City of the existence of a natural or man-made hazard on or in the immediate vicinity of the subject property, not identified in the development plan or building permit, and which hazard, if uncorrected, would pose a serious threat to the public health, safety, or welfare and the threat cannot be mitigated within a reasonable period of time.

d. Upon enactment or promulgation of a State or Federal law, regulation, rule, policy, corrective action, or other governance that is required to be enforced by the City and that precludes development as contemplated in the approved development plan or building permit, unless modifications to the development plan or building permit can be made by the applicant, within 90 days of notification of the new requirement, which will allow the applicant to comply with the new requirement.

4. For a Planned Development Final Plan or Site Plan listed in Table 13-2, the applicant obtains and maintains all permits necessary for site preparation, and commences site construction within three (3) years, the vesting period in Table 13-2 shall be extended an additional two (2) years for a maximum of five (5) years. In order to maintain vesting during the additional two year period, the applicant shall maintain all permits necessary for construction.

4. Should the applicant obtain all necessary permits for site preparation and commences site preparation within three years of preliminary approval, the vesting period is extended an additional two years to commence construction from the date of the expiration of the three year period, for a total of five years. During the two year period, the applicant must commence construction and maintain any necessary permits to remain vested.

5. For a Planned Development Final Plan or Site Plan listed in Table 13-2. Should the applicant commence construction during the initial three years or extended (five year) vesting period, the development standards applicable during the vesting period remain in effect until a final certificate of occupancy is issued; provided, the total vesting period of the project cannot exceed ten (10) years from the date of application approval for non-phased developments or fifteen (15) years for phased development, as specified in Table 13-2, during which time the applicant must maintain all necessary permits during this period to remain vested.

5. Should the applicant commence construction during the five year period, the development standards applicable during the vesting period remain in effect until a final certificate of occupancy is issued; provided, the total vesting period of the project cannot exceed ten years from the date of application approval for non-phased developments or fifteen (15) years for phased development, as specified in Table 13-2, during which time the applicant must maintain all necessary permits during this period to remain vested. For a phased development, the total vesting period is 15 years from the date of preliminary plan approval by Board of Mayor and Aldermen.

Table 13-2: Vesting Timeline

<table>
<thead>
<tr>
<th>Application</th>
<th>Approval</th>
<th>Effective Date</th>
<th>Vesting Period</th>
<th>Total Vesting Period (No Phasing)</th>
<th>Required Actions</th>
<th>Phasing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned Development Concept Plan</td>
<td>Not Applicable</td>
<td>Not Applicable</td>
<td>Not Applicable</td>
<td>Not Applicable</td>
<td>Site Preparations; Commerce Construction; Receive Final Plan Approval</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>Planned Development Preliminary Plan</td>
<td>BOA Approval</td>
<td>Date of approval</td>
<td>3 years</td>
<td>3 years</td>
<td>Site Preparations; Commerce Construction; Receive Final Plan Approval</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>Planned Development Final Plan</td>
<td>Planning Commission Approval</td>
<td>Date of approval</td>
<td>5 years / 5 years with construction</td>
<td>10 years (with construction)</td>
<td>Site Preparations; Complete construction; and Maintain permits</td>
<td>10/15 years</td>
</tr>
<tr>
<td>Site Plan</td>
<td>Planning Commission Approval</td>
<td>Date of approval</td>
<td>5 years / 5 years with construction</td>
<td>10 years (with construction)</td>
<td>Site Preparations; Complete construction; and Maintain permits</td>
<td>10/15 years</td>
</tr>
</tbody>
</table>
6. An amendment or revision to an approved plan by the developer must be reviewed per this Article, as applicable, and approved by the Planning Commission or Board of Mayor and Aldermen in order to retain the protections of the vested property right. An amendment or revision may be denied based upon a finding that the amendment or revision does one or more of the following:

   a. Alters the proposed use
   b. Increases the overall area of the development
   c. Alters the size of any nonresidential structures included in the development plan
   d. Increases the density of the development so as to affect traffic, noise or other environmental impacts
   e. Increases any local government expenditure necessary to implement or sustain the proposed use

If an amendment or revision is denied, the applicant may either proceed under the prior approved plan with the associated vested property right or allow the vested property right to terminate and submit a new application.

13.2 ZONING TEXT AND MAP AMENDMENT

A. Purpose
The regulations imposed by the zoning regulations of this Code and of the Zoning Map may be amended from time to time in accordance with this section. The process for amending the zoning regulations or the Zoning Map is intended to allow modifications in response to omissions or errors, changed conditions, or changes in City policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party.

B. Initiation

1. The Board of Mayor and Aldermen, the Planning Commission, or a property owner in the City, or his/her designee, may propose a zoning text amendment.

2. The Board of Mayor and Aldermen, the Planning Commission, or a property owner in the City, or his/her designee, may propose zoning map amendments. A property owner may only request a map amendment for his/her property.

C. Authority

1. The Board of Mayor and Aldermen, after receiving a recommendation from the Planning Commission, will take formal action on requests for zoning text or zoning map amendments unless restricted by this section as described in Item 2 below.

2. Tennessee State Law requires divided authority and responsibility between zoning regulations, subdivision regulations, and design review guidelines. This division of authority is described below. Articles and sections of this Code not cited below are amended by the Board of Mayor and Aldermen per this section:

   a. Subdivision Regulations
   The Planning Commission is charged with amending the subdivision regulations, per Tennessee Code Annotated (TCA), 13-4-301, et seq, as described in Section 17.2. The following Articles comprise the subdivision regulations that are amended by the Planning Commission:

      i. Article 15. Subdivision Regulations - Required Improvements and Bonds
      iii. Article 17. Subdivision Regulations - Approval Process

   b. Design Review Guidelines
   The Design Review Commission, or the Planning Commission if the City has designated the Planning Commission the role of Design Review Commission, is charged with amending design review guidelines per Tennessee Code Annotated § 6-54-133.
Article 13. Zoning Applications

i. Article 18 - Design Review Guidelines is amended by the Design Review Commission, or the Planning Commission if the City has designated the Planning Commission the role of Design Review Commission.

ii. The Design Review Commission, or the Planning Commission if the City has designated the Planning Commission the role of Design Review Commission, is charged with amending the following design standards:

(A) Section 5.4 - Design Standards
(B) Section 6.4 - Design Standards
(C) Section 5.5.C – Design Standards
(D) Section 5.6.B – Design Standards
(E) Section 7.1.D - Design Standards
(F) Section 7.3.D - Design Standards
(G) Section 8.3.K - Dwelling - Multi-Family or Townhouse (design standards only as indicated)
(H) Section 8.3.M - Dwelling - Two-Family or Three-Family (design standards only as indicated)

D. Procedure

All applications must be filed with the Planning Department. Once it is determined that the application is complete, the Planning Department may schedule the application for review by appropriate City departments in advance of consideration by the Planning Commission. Amendments initiated by the Board of Mayor and Aldermen or the Planning Commission also require an application, but are exempt from fees.

1. Action by Planning Commission

a. Upon receipt of a complete application, the Planning Commission will consider the proposed zoning text or map amendment.

b. The Planning Commission must evaluate the application based upon the evidence presented, pursuant to the approval standards of this section. For zoning text amendments, the Planning Commission must recommend approval, approval with modifications, or denial of the application. For zoning map amendments, the Planning Commission must recommend approval or denial of the application.

c. After the close of the meeting, the Planning Commission must forward its recommendation to the Board of Mayor and Aldermen, unless an extension is agreed to by the applicant.

2. Action by Board of Mayor and Aldermen

a. The Board of Mayor and Aldermen will hold a public hearing on the application following receipt of the Planning Commission recommendation.

b. Following the close of the public hearing, the Board of Mayor and Aldermen must take action in the form of approval, approval with modifications, or denial on applications for zoning text amendments, and approval or denial on applications for zoning map amendments.

c. If the Planning Commission has recommended denial, the Board of Mayor and Aldermen must approve with a favorable two-thirds vote.

E. Approval Standards

The Board of Mayor and Aldermen decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Planning Commission and the Board of Mayor and Aldermen must consider the following standards. The approval of amendments is based on a balancing of these standards.

1. Approval Standards for Map Amendments
Article 13. Zoning Applications

a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
b. The compatibility with the existing use and zoning of nearby property.
c. The extent to which the proposed amendment creates nonconformities.
d. The trend of development, if any, in the general area of the property in question.
e. That there are no adverse impacts on public health, safety, and welfare.
f. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to or concurrent with the development of the site, which would be permitted on the subject property if the amendment were adopted.

2. Approval Standards for Text Amendments

a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
b. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.
c. The extent to which the proposed amendment creates nonconformities.
d. The consistency of the proposed amendment with the intent and general regulations of this Code.

The following three Map Corrections are required for the Zoning Map. Included for reference only, not text amendments.

A. The first two are adjacent properties just east of the Post Office. In both cases the zoning of the sites will be changed from R-6 to C-3. Zoning on the previous map was B-3.

1. Parcel ID 060025 01101 220 Town Center Parkway
   Shepherds Call
   P.O. Box 1835
   Spring Hill, TN 37174
2. Parcel ID 060028 00118 216 Town Center Parkway
   DGLM Ventures LLC
   1806 Packard Ct
   Spring Hill, TN 37174

B. This property represents the Echelon site near the northeast corner of I-65 and Jim Warren Road. The ownership line and the Echelon plan boundary do not match the zoning map. Proposed correction will change the zoning map to redraw the C-3 area as TND. This map error was also on the former zoning map.

3. Parcel ID 060027 00900 3446 Jim Warren Road
   NWC Investments IV LLC ETAL
   2820 Selwyn Avenue, Ste. 500
   Charlotte, NC 28209

A.C. This property represents a leftover property created following the subdivision of Shannon Glen. The property was formerly zoned AG on the old zoning map and was unintentionally transposed R-1 in the UDC.

4. Parcel ID 153 00802 00900 3446 Jim Warren Road
   WHITT SARAH L
   2200 SUGAR RIDGE RD
   SPRING HILL, TN 37174
Article 13. Zoning Applications

Zoning Text & Map Amendment

SUBMIT APPLICATION to Planning Department

Completeness Review

Planning Commission evaluates application and makes recommendation to the Board of Mayor and Aldermen

Zoning Text Amendments

- Recommend Approval
- Recommend Approval with Modifications
- Recommend Denial

Zoning Map Amendments

- Recommend Approval
- Recommend Denial

Board of Mayor and Aldermen holds public hearing and takes action

Zoning Text Amendments

- Approval
- Approval with Modifications
- Denial

Zoning Map Amendments

- Approval
- Denial
13.3 SPECIAL USE

A. Purpose
This Code is based upon the division of the City into districts. Within each district the use of land and structures are substantially uniform. It is recognized, however, that there are certain uses which, because of their unique characteristics, cannot be properly classified in a particular district or districts without consideration of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location.

B. Initiation
A property owner in the City, or his/her designee, may file an application to use his/her land for one or more of the special uses authorized within the zoning district. A property owner may only propose a special use for property under his/her control.

C. Authority
The Board of Zoning Appeals will take formal action on special use applications.

D. Procedure
An application for a special use must be filed with the Planning Department. Once it is determined that the application is complete, the Planning Department may refer the application for review and comment by appropriate City departments prior to scheduling the application for consideration by the Board of Zoning Appeals.

1. Upon receipt of a complete application, the Board of Zoning Appeals will consider the special use at a public hearing.

2. The Board of Zoning Appeals must evaluate the application based upon the evidence presented at the public hearing, pursuant to the approval standards of this section. The Board of Zoning Appeals must either approve, approve with conditions, or deny the special use.

3. The Board of Zoning Appeals may impose conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the special use as may be deemed necessary for the protection of the public health, safety, and welfare.

E. Approval Standards
The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Code. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed. The decision of the Board of Zoning Appeals must make findings to support each of the following conclusions:

1. The consistency of the proposed special use with the Comprehensive Plan and any adopted land use policies.

2. The special use in the specific location proposed is consistent with the spirit and intent of this Code.

3. The proposed special use will not endanger the public health, safety, or welfare.

4. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

5. The special use in the specific location has sufficient public infrastructure and services to support the use.

F. Modifications to Approved Special Uses
Any modifications to the conditions of approval for a previously approved special use must be resubmitted as a new special use application. Any modifications that meet Code standards are permitted, subject to the regulations of this Code.

G. Expiration
A special use approval expires if any one of the following conditions occurs and no request for an extension of the special use approval is pending.
1. When an approved special use is changed to a permitted use.

2. For special uses approved in conjunction with new construction or additions or enlargements to an existing structure, the special use approval expires one year following the date of approval if a site plan review application has not been submitted or, where site plan review is not required, a building permit has not been issued. The Board of Zoning Appeals may grant an extension for a period of validity for no longer than an additional 6 months, so long as the applicant applies in writing for an extension of time at any time prior to the date of expiration. No public hearing is required for approval of such extension of time.

3. For special uses approved in conjunction with an existing structure or on a lot where no structure is planned, the special use approval expires within one year of the date of approval if the licenses or permits required for the operation or maintenance of the use have not been obtained. The Board of Zoning Appeals may grant an extension for a period of validity for no longer than an additional 6 months, so long as the applicant applies in writing for an extension of time at any time prior to the date of expiration. No public hearing is required for approval of such extension of time.
Article 13. Zoning Applications

13.4 VARIANCE

A. Purpose
The purpose of the variance process is to provide a narrowly circumscribed means by which relief may be granted from unforeseen applications of the zoning regulations of this Code that create practical difficulties or particular hardships.

B. Initiation
A property owner in the City, or person expressly authorized in writing by the property owner, may file an application for a variance. A property owner, or his/her designee, may only propose a variance for property under his/her control.

C. Authority
1. The Board of Zoning Appeals will take formal action on variances from the zoning regulations, unless restricted by this section.
2. Variances to the subdivision regulations of Article 15, 16, and 17 are reviewed and approved by the Planning Commission per Article 17.

D. Procedure
All applications must be filed with the Planning Department. Once it is determined that the application is complete, the Planning Department will schedule the application for consideration by the Board of Zoning Appeals.

1. Upon receipt of a complete application, the Board of Zoning Appeals will consider the variance at a public hearing.
2. The Board of Zoning Appeals must evaluate the application based upon the evidence presented at the public hearing, pursuant to the approval standards of this section. The Board of Zoning Appeals will either approve, approve with conditions, or deny the variance.
3. The Board of Zoning Appeals may impose such conditions and restrictions upon the variance as may be deemed necessary for the protection of the public health, safety, and welfare. The Board of Zoning Appeals may grant a variance that is less than that requested when it has been decided that the applicant is entitled to some relief of the hardship, but not to the entire relief requested in the variance application.

E. Approval Standards
The Board of Zoning Appeals may authorize a variance from the strict application of this Code so as to relieve such difficulties or hardship only in accordance with the following criteria. The Board of Zoning Appeals must make findings of fact on all criteria.

1. Where, by reason of exceptional narrowness, shallowness, size or shape of a specific piece of property at the time of the enactment of this Code, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property it is not able to comply with the regulations as required under this Code.
2. The strict application of any provision enacted under this Code would result in peculiar and exceptional practical difficulties to or exception or place undue hardship upon the owner of such property.
3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning map and this Code.

F. Limitations
1. In granting variances, the Board of Zoning Appeals has no power to take any action that has the effect of allowing a use that is prohibited in the applicable base or overlay district. Any such action that has is deemed a violation of powers of this section and has no force and effect.
2. The fact that a site or development does not conform to this Code prior to the consideration of a variance application cannot be used as a basis for the granting of a variance.
G. Expiration of Variance
An approved variance will expire one year from the date of approval unless a site plan review application has been submitted or, where site plan review is not required, a building permit is obtained. The Board of Zoning Appeals may grant an extension for a period of validity for no longer than an additional 6 months, so long as the applicant applies in writing for an extension of time at any time prior to the date of expiration. No public hearing is required for approval of such extension of time.
Article 13. Zoning Applications

13.5 PLANNED DEVELOPMENT

A. Purpose
Planned Developments (PD) are intended to encourage and allow more creative and flexible development of land than is possible under district zoning regulations and should only be applied to further those applications that provide enhanced amenities or design features to the City. The underlying zoning district dimensional, design, and use regulations apply to a PD unless specifically modified through the approval process. Through the flexibility of the planned development technique, a PD is intended to:

1. Encourage flexibility in the development of land and in the design of structures.
2. Encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of other sections of this Code.
3. Allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning controls.
4. Combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different uses in an innovative and functionally efficient manner.
5. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, structures, circulation patterns, and utilities.
6. Encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecologic conditions.
7. Facilitate the implementation of adopted City land use policies, particularly with respect to areas planned for potential redevelopment.

B. Initiation
The entire property proposed for the planned development must be in single ownership or under unified control. All owners of the property must be included as joint applicants on all applications and all approvals will bind all owners.

C. Authorization

1. A planned development is authorized in all zoning districts with the following exceptions:
   a. It is prohibited in the R-MH, AG, PR, and NA Districts.
   b. A planned development is authorized in the R-A District but only as a conservation design in accordance with item G below.

2. A planned development must be granted in accordance with the procedures and standards of this section. Unless specifically approved as part of the planned development approval, the requirements of the underlying district apply.

3. Planned development approval is separate from subdivision approval. PD approval may be granted first, whereby subdivision approval would be granted subsequently in compliance with the approved lot layout design.

D. Exceptions From District Regulations

1. A planned development is subject to the underlying district dimensional, design, and use regulations unless an exception is specifically granted. The Planning Commission may recommend and the Board of Mayor and Aldermen may grant exceptions to the zoning district dimensional, design, and use regulations where a planned development is located.

2. Exceptions from district regulations may be granted for planned developments, if the exceptions:
   a. Enhance the overall merit of the planned development.
   b. Promote the objectives of both the City and the development.
Article 13. Zoning Applications

3. No exceptions can be requested from subdivision regulations in Articles 15, 16, and 17.

4. The underlying zoning district dimensional, design, and use regulations apply, unless an exception is granted as part of the planned development approval. Exceptions to district regulations may be granted where it is determined that such modifications do not negatively affect the value and enjoyment of surrounding property, the provision of municipal services, or traffic circulation on-site and off-site. To be granted such exceptions, the applicant must demonstrate superior design and enhanced amenities. In no case may an exception to district regulations be granted unless the applicant demonstrates a substantial benefit to the City. Design characteristics and amenities to be considered in this determination include, but are not limited to, the following:

a. Community amenities including plazas, malls, formal gardens, places to congregate, and pedestrian facilities.

b. Improvement of existing public or private on-site and off-site infrastructure.

c. Preservation of existing environmental features.

d. Preservation of historic features and adaptive reuse of existing buildings.

e. New open space and recreational amenities such as recreational open space, including parks and playgrounds, natural water features and conservation areas, active and passive recreational uses, jogging trails and fitness courses, dog parks, skate parks, and similar recreational features.

f. Reduction of impervious surface coverage throughout the development below the threshold required by the zoning district and incorporation of stormwater best management practices.

g. Provision of public car and/or bike share facilities.

E. Procedure
The following procedures, requirements, restrictions, and conditions are required. The approval of a planned development includes a pre-application consultation, concept plan review, preliminary plan approval, and final plan approval. A neighborhood meeting is encouraged but not required.

1. Pre-Application Consultation Required

a. Prior to formal submittal of an application, a pre-application conference with the Planning Director is required. The pre-application conference may include other government officials.

b. At a pre-application consultation, the applicant must provide information as to the location of the proposed planned development, the proposed uses, proposed improvements, including the public benefits and amenities, anticipated exceptions to this Code, and any other information necessary to explain the planned development.

c. The purpose of such pre-application consultation is to make advice and assistance available to the applicant before preparation of concept plan, so that the applicant may determine whether the proposed planned development is in compliance with the provisions of this Code and other applicable regulations, and whether the proposed planned development aligns with the adopted land use policies of the City.
d. The pre-application conference does not require formal application, fee, or filing of a planned development application. Any opinions or advice provided by the City is in no way binding with respect to any official action that may be taken on the subsequent formal application.

2. Neighborhood Meeting (Optional)
A prospective applicant, prior to submitting a formal application for a planned development, is encouraged to conduct a neighborhood meeting.

a. The prospective applicant should provide written notice to all property owners within 1,000 feet of the subject property at least 15 calendar days prior to the scheduled neighborhood meeting. The notice should contain a description of the proposed project, meeting place, time, date, and contact information of the prospective applicant.

b. The notice should be sent through regular mail by the applicant. The applicant should submit the list of attendees and the list of property owners who were sent notice of the neighborhood meeting, as well as an example of the type of notice sent.

c. The applicant should present and have available the material required for the concept plan meeting (item 3 below) to the public.

d. Following the neighborhood meeting, the applicant should provide to the Planning Director a summary of the comments heard at the meeting. Such summary will be provided to the Planning Commission as part of the concept plan.

e. The neighborhood meeting does not require formal application, fee, or filing of a planned development application. Any opinions or advice provided by the public or any officials in attendance are in no way binding with respect to any official action that may be taken on the subsequent formal application.

3. Concept Plan
Before submitting a formal application for a planned development, the applicant must present a concept plan before the Planning Commission for the purpose of obtaining information and guidance prior to formal application.

a. The concept plan will be presented at a public meeting and no notice is required. At minimum, the concept plan must consist of the following:

i. A map (or maps) in general form containing the proposed land uses, the natural features of the development site, the character and approximate location of all roadways and access drives proposed, the location of all adjacent public streets, public utilities, and schematic drawings showing the size, character, and disposition of buildings on the site.

ii. A written statement containing a general explanation of the planned development, including a statement of the present ownership of all the land within said development and the expected schedule of construction.

iii. A summary of the comments heard at the neighborhood meeting, if applicable.

b. The Planning Commission will review the concept plan, and provide such information and guidance it deems appropriate. Any opinions or advice provided by the Planning Commission is in no way binding with respect to any official action the Planning Commission may take on the subsequent formal application. The review of the concept plan is not a public hearing. No decision will be made on the application. Therefore, no vesting is applicable to this plan.

4. Preliminary Plan

a. Action by Planning Department
An application for a preliminary plan for a planned development must be filed with the Planning Department. Once it is determined that the application is complete, the Planning Department will schedule and review by City departments prior to scheduling the application for consideration by the Planning Commission.
b. Action by Planning Commission

i. Upon receipt of a complete application, the Planning Commission will consider the preliminary plan at a public hearing.

ii. The Planning Commission will review the application based upon the evidence presented at the public hearing, pursuant to the approval standards of this section. The Planning Commission may recommend either approval, approval with conditions, or denial of the preliminary plan, table the preliminary plan, or defer the preliminary plan.

iii. Following the close of the public hearing at which the Planning Commission makes a recommendation, the Planning Commission will forward its recommendation to the Board of Mayor and Aldermen.

c. Action by Board of Mayor and Aldermen

The Board of Mayor and Aldermen will review the preliminary plan upon receipt of the Planning Commission recommendation, and may approve, approve with conditions, deny, table, or defer the preliminary plan. If the Planning Commission has recommended denial, the Board of Mayor and Aldermen must approve with a favorable two-thirds vote.

d. Conditions

The Planning Commission may recommend, and the Board of Mayor and Aldermen may impose, such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the planned development as may be deemed necessary for the protection of the public health, safety, and welfare. Such conditions and restrictions must be reflected in the final plan.

e. Approval Standards

The recommendation of the Planning Commission and decision of the Board of Mayor and Aldermen must make a finding that the following standards for a planned development have generally been met.

i. The consistency of the proposed planned development with the Comprehensive Plan and any adopted land use policies.

ii. The proposed planned development meets the purpose of a planned development.

iii. The proposed planned development will not be injurious to the use and enjoyment of other property in the vicinity.

iv. The proposed planned development will not impede the normal and orderly development and improvement of surrounding property.

v. There is provision for adequate utilities and road infrastructure, drainage, off-street parking and loading, pedestrian access, and all other necessary facilities.

vi. There is provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets.

vii. The location and arrangement of structures, parking areas, walks, landscape, lighting, and other site design elements, are compatible with the surrounding neighborhood and adjacent land uses.

f. Expiration (see also Table 13-2)

i. The preliminary plan approval expires if a complete application for approval of a final plan has not been filed within three (3) years after the date the Board of Mayor and Aldermen grants preliminary plan approval. As part of the Board of Mayor and Aldermen approval of the preliminary plan, the Board of Mayor and Aldermen may extend this period of time including approval of a phasing plan where the validity period is longer than three (3) years for the PD.

ii. An extension of this three year period may also be granted by the Board of Mayor and Aldermen if the applicant requests an extension in writing prior to the expiration date of the approval. A public hearing notice for an extension of time of a preliminary plan is not required.
5. Final Plan
Following the approval of the preliminary plan, an application for a final plan for a planned development must be filed with the Planning Director.

a. Action by Planning Director
The Planning Director will review the final plan upon receipt of the complete final plan application and take the following action:

i. If the final plan is in substantial compliance with the approved preliminary plan, the Planning Director will recommend approval of the final plan to the Planning Commission. The Planning Department will certify to the Planning Commission that the final plan is in substantial conformance with the previously filed preliminary plan.

ii. If the final plan is not in substantial conformance with the approved preliminary plan, the Planning Director must inform the applicant as to specific areas found not to be in compliance, and the applicant must resubmit the final plan to the Planning Department with changes to those areas found not to be in substantial compliance and the validity of the preliminary plan remains in effect. If the revised final plan remains noncompliant with the approved preliminary plan as determined by the Planning Director, the applicant may appeal the determination of the Planning Director to the Planning Commission to make a determination on whether the final plan complies with the approved preliminary plan.

b. Action by Planning Commission
Upon receipt of the Planning Director recommendation, the Planning Commission must review the final plan. The Planning Commission must approve or deny the final plan. If denied, the applicant may reapply by submitting a new final plan and the validity of the preliminary plan remains in effect.

c. Effect of Approval
After final plan approval, the final plan will constitute the development regulations applicable to the subject property. The planned development must be developed in accordance with the final plan, rather than the zoning district regulations otherwise applicable to the property. Violation of any condition is a violation of this Code and constitutes grounds for revocation of all approvals granted for the planned development.

d. Expiration (see also Table 13-2)

i. The final plan approval expires if the applicant does not obtain and maintain all permits necessary for site preparation, nor commences site construction within three (3) years. The final plan approval expires if a building permit has not been issued within three years after from the date of final plan approval. As part of the Planning Commission approval of the final plan, the Planning Commission may extend this period of time including approval of a phasing plan where the validity period is longer than three (3) years for the PD.

ii. All required actions to retain vesting shall be per Table 13-2. An extension of this three year validity period may be granted by the Planning Commission prior to the expiration date of the approval. The applicant requests an extension in writing prior to the expiration date of the approval.

iii. If the planned development is to be developed in phases, the applicant need only file a final plan for the first phase of development within three (3) years, as indicated in the development schedule. The final plan for the remaining phases must be filed in accordance with the development and construction schedule. Phased development vesting of up to fifteen (15) years is available, if required actions, as noted in Table 13-2, are achieved and maintained.

F. PD Application Requirements
Table 13-3: PD Submittal Requirements contains submittal requirements for planned developments. Plans and plats must be drawn in a legible manner, at a scale suitable to the size of the lot being developed or subdivided. All plans must be drawn at a standard engineering scale, and submitted in paper and digital form, as listed on the application. The information must be submitted to the Planning Department for review, unless waived by the Planning Director, Planning Commission, and/or Board of Mayor and Aldermen. The Planning Director, Planning Commission, and/or Board of Mayor and Aldermen may request additional information including but not limited to a traffic study to provide evidence that the circulation system is adequate.
### Table 13-3: PD Submittal Requirements

<table>
<thead>
<tr>
<th>Submittals</th>
<th>Planned Development</th>
<th>Preliminary Plan</th>
<th>Final Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Information</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name, address, zoning, and property lines of all property owners adjacent to the exterior boundaries of the project</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Name, address, phone numbers of owner(s), developer(s), and representatives</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>North arrow, scale, date of preparation, zoning classification, map/parcel numbers, total acreage, and proposed use</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Title block located in the lower right hand corner indicating the name and type of project, scale, firm/individual preparing drawing, date, and revisions</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Legend containing all symbols and lines shown in the drawing</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>A vicinity map of the project with a radius of 1.5 miles from the project, any Major Thoroughfare Plan streets, and the 100 year floodplain boundary</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>The location of all existing structures on the property</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Name, address, phone numbers of owner(s), developer(s), and representatives</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Title block located in the lower right hand corner indicating the name and type of project, scale, firm/individual preparing drawing, date, and revisions</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Legend containing all symbols and lines shown in the drawing</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>The current date of the Unified Development Code in effect at the time of submittal</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td><strong>Buildings &amp; Structures</strong></td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Representative samples of elevations for different models or buildings to illustrate the variety and quality to be provided</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Building Elevations that provide four sided architecture and external materials (facades and roofing). Provide and label all façade and roofing materials and colors</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Show that mechanical equipment is fully screened by parapet walls if roof mounted or by landscaping and/or screening walls/fences if ground mounted</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td><strong>Floodplain/Floodways/Wetlands</strong></td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Show 100-year floodplain and/or floodway and base flood elevations. Reference the FIRM panel number and effective date</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Note and delineate wetlands on the property</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Existing and proposed topographic information with source of information noted</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Show stream buffers</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Plans showing the nature, location, dimensions, and elevation of any part of the property within a flood prone area; existing or proposed structures or building sites, fill storage of materials and flood proofing measures; the relationship of the above to the location of the stream channel, floodway, floodway fringe, regulatory flood elevations, and the regulatory flood protection elevation; and specifications for building construction and materials, flood proofing, filling, dredging, grading, storage of materials, water supply, and sanitary facilities</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by a development in a flood prone area, and high-water information, if required by the Planning Commission</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td><strong>Tree Protection and Landscaping</strong></td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Delineate trees to be retained on-site and the measures to be implemented for their protection</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Depict the limits of soil disturbance to include all areas to be graded both on- and off-site</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Landscaping proposals for parking lots, streets, greenspace, and required screening or buffer yards, including proposed plant size and species. Show existing and proposed utility lines, and state the method for irrigation</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td><strong>Utilities, Existing</strong></td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Show, note, and dimension all known existing on- and off-site utilities and easements</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Show invert and rim elevations of all existing sanitary sewer, stormwater drains, and fire hydrants</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Existing easements must show the name of the easement holder and the purpose of the easement. If an easement is blanket or indeterminate in nature, a note to this effect must be added to the plat/plan</td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td><strong>Utilities, Proposed</strong></td>
<td>×</td>
<td>×</td>
<td></td>
</tr>
</tbody>
</table>
## Article 13. Zoning Applications

### Table 13-3: PD Submittal Requirements

<table>
<thead>
<tr>
<th>Submittals</th>
<th>Planned Development</th>
<th>Preliminary Plan</th>
<th>Final Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Show all storm sewer structures, sanitary sewer structures, and drainage structures. Provide structure locations and types. Provide pipe types and sizes.</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Stormwater drainage plans and calculations</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Sanitary sewer systems: show manhole locations and provide pipe locations, sizes, and types</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Show invert elevations and connections of all proposed sanitary sewer, stormwater drains, and fire hydrants</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Note the occurrence of previous water, sewer, or storm sewer overflow problems on-site or in the proximity of the site</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>If a septic system is to be utilized, provide a table of the acreage and percolation rates</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Water systems, on or near the site: provide pipe locations, types, and sizes; note the static pressure and flow of the nearest hydrant; show location of proposed fire hydrants and meters</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Underground or surface utility transmission lines: locations of all related structures, locations of all lines; a note shall be placed where streets will be placed under existing overhead facilities and the approximate change in grade for the proposed street</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>State the width, location, and purpose of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td><strong>Streets/Rights-Of-Way/Easements</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Delineate, label, and dimension from centerline existing street right-of-way (ROW) lines and Major Thoroughfare Plan ROW lines</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Delineate, label, and dimension from centerline any required ROW dedication</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Show the location, widths, grades, and names of existing streets, alleys, paths, and other ROW, whether public or private, within and adjacent to the project</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Where a proposed road intersects an existing public way or ways, the elevation along the centerline of the existing public way within 100 feet of the intersection</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Show the location, widths, grades, and names of proposed streets, alleys, paths, and other ROW, whether public or private, within and adjacent to the project</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Show approximate radii of all curves, lengths of tangents, and central angles on all public ways</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provide a layout of adjoining property in sufficient detail to show the effect of proposed and existing streets (including those in the Major Thoroughfare Plan), adjoining lots, and off-site easements</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plants and profiles indicating the locations and typical cross-section of public way pavements, including curbs and gutters, sidewalks, drainage, rights-of-way, manholes, and catch basins</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location of public way signs, including street extension and speed limit signs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The location of all existing and proposed street lights</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td><strong>Subdivision of Land</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The lot layout, the dimensions of each lot, number of lots, and total area in square footage or acreage to the nearest one-hundredth acre of each lot</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Show the approximate finish grade where pads are proposed for building sites</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Number lots consecutively</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>For phased developments, identify all phase lines and the phase sequence</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td><strong>Site Information</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Identify the location of known existing or abandoned water wells, sumps, cesspools, springs, streams, bodies of water, water impoundments, and underground structures within the project</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Show the location of known existing or proposed ground leases or access agreements (shared parking lots, drives, etcetera)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The location of any potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas, and any means of mitigating hazards</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>For residential development, indicate the use and list in a table the number of dwelling units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>For non-residential development, indicate the gross floor area, all proposed uses, and the floor area devoted to each type of use</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Show location and size of existing or proposed signs, if any</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Show general location and size of parking, loading areas, and traffic flow</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Table 13-3: PD Submittal Requirements

<table>
<thead>
<tr>
<th>Submittals</th>
<th>Planned Development</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Preliminary Plan</td>
</tr>
<tr>
<td>Show location, size, and construction details of parking and loading areas.</td>
<td>•</td>
</tr>
<tr>
<td>Show the location, size, surfacing, landscaping, and arrangement of parking and loading areas. Indicate pattern of traffic flow. Include a table showing the required, provided, and handicapped accessible parking spaces</td>
<td>•</td>
</tr>
<tr>
<td>Show location and width of curb cuts and driveways. Dimension driveways and curb cuts from side property lines and surrounding intersections</td>
<td>•</td>
</tr>
<tr>
<td>Show location and dimensions of buffer strips, fences, or walls, if required</td>
<td>•</td>
</tr>
<tr>
<td>Indicate location of access to solid waste service</td>
<td>•</td>
</tr>
<tr>
<td>Provide a description of commonly held areas, if applicable</td>
<td>•</td>
</tr>
<tr>
<td>Show building setbacks. Provide a note of the current setback requirements for the property/project</td>
<td>•</td>
</tr>
<tr>
<td>Show location of adjacent parks, cemeteries, structures, development, and historically significant properties</td>
<td>•</td>
</tr>
<tr>
<td>Show location and dimensions of all property proposed to be set aside for park, playground, or other public/private use, with designation of the purpose and conditions of use</td>
<td>•</td>
</tr>
<tr>
<td>Show contours at vertical intervals of not more than two feet</td>
<td>•</td>
</tr>
<tr>
<td>Preliminary grading and drainage plans and reports as required by the City Engineer</td>
<td>•</td>
</tr>
<tr>
<td>Any other data or reports as deemed necessary for project review by the Planning Director, Planning Commission, or Board of Mayor and Aldermen</td>
<td>•</td>
</tr>
<tr>
<td>All required signature blocks</td>
<td>•</td>
</tr>
</tbody>
</table>

G. Conservation Design

Planned developments in the R-A District are required to be conservation designs in compliance with these requirements. PD in other residential districts are also allowed to use the conservation design technique at the developer’s option.

1. General Requirements

Conservation design is intended to guide development so that it locates and coordinates areas for development where the conservation of natural features is prioritized, and provides common open space areas for passive and/or active recreational use by residents of the development and, where appropriate, the larger community.

a. A minimum of 20 acres is required for a conservation design planned development.

b. Lots must be configured to minimize the loss of natural resources, including wetlands, water bodies, woodlands, and historical resources.

c. The development must preserve scenic natural views, including views from roadways.

d. If agricultural uses are being maintained within the development, lots must be configured in a manner that maximizes the usable area remaining for such agricultural uses with appropriate buffers between agricultural uses and residential structures.

2. Development Standards

a. Lots must be arranged in a manner that protects natural resources and agricultural areas.

b. The permitted residential density for the development as a whole is calculated as follows: first, determine the maximum single-family residential density of the underlying district by dividing the gross acreage by the minimum lot area required for a detached single-family dwelling of the underlying district if other ordinances require a larger lot size when there is no public sewer and/or water available, such lot sizes are used in the calculation.

c. There are no required lot area or lot width standards for residential development in a conservation design. Other dimensional standards, such as setbacks, height, and coverage, are those of the underlying district unless authorized by the Planning Commission.
d. Residential dwellings must be clustered according to the following standards.
   
i. Each residential cluster is limited to no more than 25 dwellings.

   ii. Residential clusters should be located a minimum of 150 feet apart lot line to lot line, separated by greenbelts or other natural features. The greenbelts may include bike paths or hiking trails, no development is permitted within these separation areas.

   iii. Residential clusters must be located to minimize negative impacts on the natural, scenic, and cultural resources of the site.

   iv. Residential clusters must be sited to achieve the following goals:
      
      (A) Minimize disturbance to natural areas. Clear-cutting is prohibited.

      (B) Prevent downstream impacts due to runoff through adequate on-site stormwater management practices.

      (C) Protect scenic views of open land from adjacent roads to the extent practical.

   v. Whenever possible, open space must connect with existing or potential open space on adjoining parcels and local or regional recreational trails.

   vi. Whenever possible, fragmentation of woodland areas and other natural ecosystems must be avoided. Contiguous swaths of undisturbed or restored habitat must be preserved to create corridors for the movement of wildlife and natural resources, and to promote biodiversity.

   vii. Only single-family detached dwellings are permitted in a conservation design.

   e. There must be a perimeter buffer yard around the entire conservation design development of no less than 75 feet. No development is permitted in this perimeter buffer yard, which must remain landscaped with no structures. This perimeter buffer yard may be included in the required percentage of open space if undivided and restricted in perpetuity from future development. Access points to the development are permitted within this perimeter buffer yard.

3. Common Open Space

   a. A minimum of 40% of the land area in a conservation design PD must be maintained as active or passive common open space.

   b. The following active and passive open space uses are counted as common open space for a conservation design:

      i. Natural water features, wetlands, and conservation areas.

      ii. Woodlands.

      iii. Greenways.

      iv. Detention/retention areas accessible to occupants or the public via nature trails, boardwalks, perimeter walkways, or streets, but only if they are designed as wetlands or natural water features and are landscaped with native vegetation.

      v. Agricultural uses.

      vi. A trail system connecting open space areas, including hiking, biking, and equestrian trails.

      vii. The required total open space area may consist of the following, without limitation:

      (A) Parks and playgrounds.

      (B) Botanical gardens, greenhouses, and community gardens.
Article 13. Zoning Applications

(C) Reuse of structures existing on the site prior to development for community purposes (i.e. rehab of an existing barn or silo, etc.).

   c. Management of the common open space must meet the standards of Article 17 for common open space.

H. Modifications to Approved Final Plans
No adjustments may be made to the approved final plan, except upon application to the City in accordance with the following.

1. Administrative Modifications
   The Planning Director may approve the following administrative modifications to an approved final plan when it is determined by the Planning Director that such changes are in substantial conformance with the approved final plan. Any changes considered a minor modification, as defined in this section in item 2, cannot be approved as an administrative modification. The Planning Director, at his/her sole discretion, may choose to classify a modification that meets the criteria of this section as a minor modification subject to approval by the Planning Commission. No notice is required for an administrative modification.

   a. Changes required during construction when related to final engineering issues such as topography, drainage, underground utilities, structural safety, or vehicular circulation, to be confirmed by the City Engineer.

   b. Changes in building location of no more than ten feet that continue to meet the requirements of this Code and any conditions of the final plan approval.

   c. Changes in the location of open spaces, walkways, vehicle circulation ways, and parking areas not exceeding ten feet and internal to the project that continue to meet the requirements of this Code and any conditions of the final plan approval.

   d. Changes in building design, including building materials, that continue to meet the requirements of this Code and any conditions of the final plan approval.

   e. Modification of existing accessory structures or the addition of new accessory structures when in conformance with the requirements of this Code.

   f. Modifications to the approved landscape plan that do not result in a reduction of the total amount of plant material required and conform with all landscape requirements of this Code.

   g. Modification of existing signs or the addition of new signs when in conformance with sign regulations.

2. Minor Modifications
   The Planning Commission may approve the following minor modifications to an approved final plan when it is determined by the Planning Commission that such changes are in general conformance with the approved final plan. No notice is required for a minor modification. When calculating percentages, all fractions are rounded up to the nearest whole number. Upon review of the proposed modifications, the Planning Commission may determine that the proposed modifications constitute a new planned development and the final plan must be resubmitted as a preliminary plan and follow the procedures of approval of this Section.

   a. An increase or decrease in building height of up to 10%.

   b. An increase or decrease in building coverage up to 10%.

   c. A change in the location of walkways, vehicle circulation ways, and parking areas over ten up to 20 feet.

   d. An increase or decrease in the number of parking spaces of up to 10 parking spaces.

   e. A change to the landscape plan that results in a reduction of plant material but does not violate the landscape requirements of this Code.

   f. Altering any final grade by no more than 20% of the originally planned grade.

   g. Any request for an extension of time of the approved final plan.
Article 13. Zoning Applications

Planned Development

- Pre-Application consultation with Planning Director

- **NEIGHBORHOOD MEETING** (ERGIZED BUT NOT MANDATORY)

- Concept plan presented before the Planning Commission prior to submitting formal application
  - Planning Commission reviews and provides information and guidance

- Application for preliminary planned unit development submitted to Planning Department and reviewed for completeness

- Planning Commission conducts public hearing and makes recommendation

- **Recommend Approval**
- **Recommend Approval with Conditions**
- **Recommend Denial**

- Board of Mayor and Aldermen reviews preliminary plan and takes action

- **Approval**
- **Approval with Conditions**
- **Denial**

Continue on the next page
Application for final plan submitted to Planning Director, who reviews for substantial compliance with the approved preliminary plan and makes recommendation to the Planning Commission.

**Recommend Approval**

**Recommend Denial**

Planning Commission reviews the final plan and takes action.

**Approval**

**Denial**

If denied, the applicant may reapply by submitting a new final plan, and the validity of the preliminary plan remains in effect.
13.6 SITE PLAN REVIEW

A. Purpose
The site plan review process is intended to promote orderly development and redevelopment in the City, and to assure that such development or redevelopment occurs in a manner that is harmonious with surrounding properties, is consistent with City's adopted land use policies, and promotes the public health, safety, and welfare of the City. This section provides standards by which to determine and control the physical layout and design to achieve compatibility of land uses and structures, efficient use of land, minimization of traffic and safety hazards, and incorporation of stormwater management and sustainable design techniques.

B. Authority
The Planning Commission will conduct site plan review. The Planning Department may convene a technical review committee, comprised of City staff, as the Planning Department deems appropriate to review plans for completeness and compliance with City regulations.

C. Required Site Plan Review
When required, no building permit may be issued until site plan approval has been granted. In addition, all other requirements of all other applicable City codes must be met. Site plan review and approval is required for the following developments:

1. New townhouse, multi-family, all types of non-residential, and mixed-use development construction.
2. Additions to townhouse, multi-family, non-residential, and mixed-use development that increase the gross floor area by 3,000 square feet or more.
3. Parking lots of 10 or more spaces.
4. Drive-through facilities.
5. Changes to vehicle ingress or egress for existing residential subdivisions, townhouse, multi-family, non-residential, and mixed-use development.

D. Procedure
1. Pre-Application Consultation
   a. Prior to formal submittal of an application, a pre-application conference with the Planning Director is encouraged.
   b. At a pre-application consultation, the applicant must provide information as to the location of the proposed development, the proposed uses, proposed improvements, and any other information necessary to explain the development.
   c. The purpose of the pre-application consultation is to provide advice and assistance to the applicant before preparation of formal site plan, so that the applicant may determine whether the proposed development is in compliance with the provisions of this Code and other applicable regulations, and whether the proposed development aligns with the adopted land use policies of the City.
   d. The pre-application conference does not require formal application, fee, or filing of a site plan review application. Any opinions or advice provided by the Planning Department are in no way binding with respect to any official action that may be taken on the subsequent formal application. No decision will be made on the application.

2. Concept Plan
   The applicant may request review of a concept plan before the Planning Commission for the purpose of obtaining information and guidance prior to formal application.
   a. The concept plan is presented at a public meeting and no notice is required. At minimum, the concept plan must consist of the following:
Article 13. Zoning Applications

i. A map (or maps) in general form containing the proposed land uses, the natural features of the development site, the character and approximate location of all roadways and access drives proposed, the location of all adjacent public streets, public utilities, and schematic drawings showing the size, character, and disposition of buildings on the site.

ii. A written statement containing a general explanation of the planned development, including a statement of the present ownership of all the land within said development and the expected schedule of construction.

iii. Information sufficient to address the availability and adequacy of utility services/road infrastructure and preliminary locations/designs for stormwater and hydrology, including, but not limited to, a traffic study and preliminary engineering calculations.

b. The Planning Commission will review the concept plan, and provide such information and guidance it deems appropriate. Any opinions or advice provided by the Planning Commission is in no way binding with respect to any official action the Planning Commission may take on the subsequent formal application. The review of the concept plan is not a public hearing. No decision will be made on the application. Therefore, no vesting is applicable.

3. Mandatory Neighborhood Meeting (Lots of Ten Acres or More)

New construction of townhouse, multi-family, non-residential, and mixed-use development construction on lots of ten acres or more require a neighborhood meeting. However, a neighborhood meeting is not required if the subject property is surrounded entirely by non-residential districts.

a. The applicant must provide written notice to all property owners within 500 feet of the subject property at least 15 calendar days prior to the scheduled neighborhood meeting. The notice must contain a description of the proposed project, meeting place, time, date, and contact information of the applicant.

b. The notice must be sent through regular mail by the applicant. The applicant must submit the list of attendees and the list of property owners who were sent notice of the neighborhood meeting, as well as an example of the type of notice sent. An affidavit of such notification must accompany the aforementioned list of property owners.

c. The applicant must present and have available the material required for the pre-application consultation (item 1 above) to the public.

d. Following the neighborhood meeting, the applicant must provide to the Planning Director the attendance sheet, and a summary of the comments heard at the meeting with the applicant’s response. Such summary must be provided to the Planning Commission as part of the official site plan review.

e. The neighborhood meeting does not require formal application. Any opinions or advice provided by the public or any officials in attendance are in no way binding with respect to any official action that may be taken on the subsequent formal application. No decision will be made on the application.

4. Action by Planning Commission

a. The Planning Department will review the site plan once the application is deemed complete and forward a recommendation to the Planning Commission, which includes a summary of comments and responses from the neighborhood meeting if applicable.

b. Upon receipt of a complete application and Planning Department recommendation, the Planning Commission will consider the site plan at a public meeting.

c. The Planning Commission must evaluate the application pursuant to the approval standards of this section. The Planning Commission must either approve, approve with conditions, or deny the site plan. The Planning Commission may also defer or table the application.

E. Approval Standards

The following will be evaluated in the review of site plans:

1. Conformity with the regulations of this Code, unless a variance has been granted, and any other applicable regulations of the City Code, and the Comprehensive Plan and adopted land use policies.
2. The location, arrangement, size, design, and general site compatibility of all structures, lighting, and signs to ensure:
   a. Efficient use of land that responds to the existing off-site utilities and service conditions in order to minimize the demand for additional municipal services, utilities, and infrastructure.
   b. Compatibility with and mitigation of any potential impact upon adjacent property.
   c. Lighting designed and installed to minimize adverse impact on adjacent properties.
   d. Location of monument sign(s) and other site signage comply with requirements.
3. Landscape and the arrangement of open space or natural features on the site should:
   a. Create a desirable and functional open space environment for all site users.
   b. Preserve unique natural resources, including measures to preserve and protect existing healthy plantings.
   c. Design drainage facilities to promote the use and preservation of natural watercourses and patterns of drainage.
   d. Utilize plant materials suitable to withstand the climatic conditions of the City and microclimate of the site. The use of species native or naturalized to middle Tennessee is encouraged.
   e. Use of screening to minimize the impact of the development on adjacent uses and mitigate impacts between incompatible uses, creating a logical transition to adjoining lots and developments.
4. Circulation systems and off-street parking designed to:
   a. Provide adequate and safe access to the site for motor vehicles as well as other modes of transportation, including pedestrians and bicyclists.
   b. Minimize potentially dangerous traffic movements including off-site improvements to provide safe access to site.
   c. Minimize curb cuts, including the use of cross-access easements and shared parking.
   d. Clearly define a network of pedestrian connections in and between parking lots, street sidewalks, open spaces, and structures that is safe, visible, and identifiable.
5. Utility improvements have been provided that adequately serve the site.

F. Site Plan Review Application Requirements

Plans and plats must be drawn in a legible manner, at a scale suitable to the size of the lot being developed or subdivided. All plans must be drawn at a standard engineering scale, and submitted in paper and digital form, as listed on the application. The following information must be submitted to the Planning Department for review, unless waived by the Planning Director or Planning Commission:

<table>
<thead>
<tr>
<th>Submittals</th>
<th>Site Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Information</td>
<td>•</td>
</tr>
<tr>
<td>Name, address, zoning, and property lines of all property owners adjacent to the exterior boundaries of the project</td>
<td>•</td>
</tr>
<tr>
<td>North arrow, scale, date of preparation, zoning classification, map/parcel numbers, total acreage, and proposed use</td>
<td>•</td>
</tr>
<tr>
<td>Title block located in the lower right hand corner indicating the name and type of project, scale, firm/individual preparing drawing, date, and revisions</td>
<td>•</td>
</tr>
<tr>
<td>Legend containing all symbols and lines shown in the drawing</td>
<td>•</td>
</tr>
<tr>
<td>A vicinity map of the project with a radius of 1.5 miles from the project, any Major Thoroughfare Plan streets, and the 100 year floodplain boundary</td>
<td>•</td>
</tr>
<tr>
<td>The location of all existing structures on the property</td>
<td>•</td>
</tr>
<tr>
<td>Site coverage note indicating the percentage of the site that is currently covered by impervious surface</td>
<td>•</td>
</tr>
</tbody>
</table>
### Table 13-4: Submittal Requirements

<table>
<thead>
<tr>
<th>Submittals</th>
<th>Site Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title, name, address, stamp, and signature of the design professional(s) licensed to prepare the required plans and plats</td>
<td>•</td>
</tr>
<tr>
<td>The current date of the Unified Development Code in effect at the time of submittal.</td>
<td>•</td>
</tr>
<tr>
<td><strong>Buildings &amp; Structures</strong></td>
<td></td>
</tr>
<tr>
<td>Representative samples of elevations for different models or buildings to illustrate the variety and quality to be provided.</td>
<td>•</td>
</tr>
<tr>
<td>Building Elevations that provide four sided architecture and external materials (facades and roofing). Provide and label all facade and roofing materials and colors.</td>
<td>•</td>
</tr>
<tr>
<td>Show that mechanical equipment is fully screened by parapet walls if roof mounted or by landscaping and/or screening walls/finishes if ground mounted.</td>
<td>•</td>
</tr>
<tr>
<td><strong>Floodplain/Floodways/Wetlands</strong></td>
<td></td>
</tr>
<tr>
<td>Show 100-year floodplain and/or floodway and base flood elevations. Reference the FIRM panel number and effective date.</td>
<td>•</td>
</tr>
<tr>
<td>Note and delineate wetlands on the property</td>
<td>•</td>
</tr>
<tr>
<td><strong>Existing and proposed topographic information with source of information noted</strong></td>
<td>•</td>
</tr>
<tr>
<td><strong>Buildings &amp; Structures</strong></td>
<td></td>
</tr>
<tr>
<td>Buildings &amp; Structures</td>
<td></td>
</tr>
<tr>
<td>Building Elevations that provide four sided architecture and external materials (facades and roofing). Provide and label all facade and roofing materials and colors.</td>
<td>•</td>
</tr>
<tr>
<td>Show that mechanical equipment is fully screened by parapet walls if roof mounted or by landscaping and/or screening walls/finishes if ground mounted.</td>
<td>•</td>
</tr>
<tr>
<td><strong>Utilities, Existing</strong></td>
<td></td>
</tr>
<tr>
<td>Utility flow and capacity analysis</td>
<td>•</td>
</tr>
<tr>
<td><strong>Tree Protection and Landscaping</strong></td>
<td></td>
</tr>
<tr>
<td>Delineate trees to be retained on-site and the measures to be implemented for their protection</td>
<td>•</td>
</tr>
<tr>
<td><strong>Utilities, Existing</strong></td>
<td></td>
</tr>
<tr>
<td>Show, note, and dimension all known existing on- and off-site utilities and easements</td>
<td>•</td>
</tr>
<tr>
<td><strong>Site Information</strong></td>
<td></td>
</tr>
<tr>
<td>Identify the location of known existing or abandoned water wells, sumps, cesspools, springs, streams, bodies of water, water impoundments, and underground structures within the project</td>
<td>•</td>
</tr>
<tr>
<td><strong>Streets/Rights-Of-Way/Easements</strong></td>
<td></td>
</tr>
<tr>
<td>A traffic impact study</td>
<td></td>
</tr>
<tr>
<td>Delineate, label, and dimension from centerline existing street right-of-way (ROW) lines and Major Thoroughfare Plan ROW lines</td>
<td>•</td>
</tr>
<tr>
<td>Show the location, widths, grades, and names of existing streets, alleys, paths, and other ROW, whether public or private, within and adjacent to the project</td>
<td>•</td>
</tr>
<tr>
<td>Provide a layout of adjoining property in sufficient detail to show the effect of proposed and existing streets (including those in the Major Thoroughfare Plan), adjoining lots, and off-site easements</td>
<td>•</td>
</tr>
<tr>
<td><strong>Site Information</strong></td>
<td></td>
</tr>
<tr>
<td>Identify the location of known existing or abandoned water wells, sumps, cesspools, springs, streams, bodies of water, water impoundments, and underground structures within the project</td>
<td>•</td>
</tr>
<tr>
<td>The location of any potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas, and any means of mitigating hazards</td>
<td>•</td>
</tr>
<tr>
<td>For residential development, indicate the use and list in a table the number of dwelling units</td>
<td>•</td>
</tr>
<tr>
<td>For non-residential development, indicate the gross floor area and all proposed uses generally</td>
<td>•</td>
</tr>
<tr>
<td>Show location and size of existing or proposed monument signs, if any</td>
<td>•</td>
</tr>
<tr>
<td>Show general location and size of parking, loading areas, and traffic flow</td>
<td>•</td>
</tr>
<tr>
<td>Show location, size, and construction details of parking and loading areas</td>
<td>•</td>
</tr>
<tr>
<td>Show the location, size, surfacing, landscaping, and arrangement of parking and loading areas. Indicate pattern of traffic flow. Include a table showing the required, provided, and handicapped accessible parking spaces</td>
<td>•</td>
</tr>
<tr>
<td>Show location and width of curb cuts and driveways. Dimension driveways and curb cuts from side property lines and surrounding intersections</td>
<td>•</td>
</tr>
<tr>
<td>Show location and dimensions of buffer strips, fences, or walls, if required</td>
<td>•</td>
</tr>
</tbody>
</table>
Table 13-4: Submittal Requirements

<table>
<thead>
<tr>
<th>Submittals</th>
<th>Site Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indicate location of and access to solid waste service</td>
<td>•</td>
</tr>
<tr>
<td>Provide a description of commonly held areas, if applicable</td>
<td>•</td>
</tr>
<tr>
<td>Show required building setbacks. Provide a note of the current setback requirements for the property/project</td>
<td>•</td>
</tr>
<tr>
<td>Show location of adjacent parks, cemeteries, structures, development, and historically significant properties</td>
<td>•</td>
</tr>
<tr>
<td>Show location and dimensions of all property proposed to be set aside for park, playground, or other public/private use, with designation of the purpose and conditions of use</td>
<td>•</td>
</tr>
<tr>
<td>Any other data or reports as deemed necessary for project review by the Planning Director or Planning Commission</td>
<td>•</td>
</tr>
</tbody>
</table>

**G. Modifications to Approved Site Plans**

1. An application for a modification to an approved site plan must be submitted to the Planning Department. Modification applications must include a written description of the proposed change, including the reason for such change, and a notation of the location on the approved site plan.

2. The Planning Director may approve the following minor modifications to approved site plans:
   
a. Minor changes required during construction, as related to final engineering issues such as topography, drainage, underground utilities, structural safety, or vehicular circulation.
   
b. Exterior renovations to a building facade.
   
c. The modification of existing accessory structures or the addition of new accessory structures when in conformance with the requirements of this Code and any conditions of approval.
   
d. The construction of additional bicycle or parking spaces.
   
e. The addition of any open space.
   
f. A reduction in the amount of bicycle or parking spaces so long as the remaining number of spaces is in conformance with the requirements of this Code and any conditions of approval.
   
g. Modifications to the approved landscape plan and site features that does not result in a reduction of the total amount of plant material required and remains in conformance with all landscape requirements.
   
h. The modification of existing signs or the addition of new signs when in conformance with the requirements of the Code and any conditions of approval.

3. Any modification not considered a minor modification must be approved by the Planning Commission in a public meeting. Applications must include a written description of the proposed change, including the reason for such change, and a notation of the location on the approved site plan. No public hearing or notice is required. The Planning Director may also choose to forward any minor modification, regardless if it fits the above criteria, to the Planning Commission for approval; in such case, no additional fees are required.

**H. Expiration and Vesting**

1. The site plan approval expires if the applicant does not obtain and maintain all permits necessary for site preparation, nor commence site construction within three (3) years after the date of site plan approval. The site plan is vested within this Code, as per Table 13-2. The site plan approval expires if a building permit has not been issued within three years after the date of site plan approval. The site plan is vested within this Code.

2. Any required action to retain vesting shall be per Table 13-2. One extension of this three year validity period may be granted by the Planning Commission prior to the expiration date of the approval, if the applicant requests an extension in writing.

3. If the site plan is to be developed in phases, the applicant need only file a building permit for the first phase of development within three (3) years, as indicated in the development schedule. The building permits and applicable site preparation permits for the remaining phases must be filed in accordance with the development
Article 13. Zoning Applications

and construction schedule. Phased development vesting of up to fifteen (15) years is available if required actions, as noted in Table 13-2, are achieved and maintained.
Site Plan Review

Concept plan presented before the Planning Commission prior to submitting formal application
Planning Commission reviews and provides information and guidance

NEIGHBORHOOD MEETING
LOTS OF 10 ACRES OR MORE

Site plan is reviewed by the Planning Department within 30 days of receipt of a complete application
Planning Department forwards recommendation to the Planning Commission

Planning Commission considers site plan at a public meeting, and takes action

Approval
Approval with Conditions
Denial
13.7 ZONING INTERPRETATION

A. Purpose
The interpretation authority is intended to recognize that the provisions of this Code, though detailed and extensive, cannot, as a practical matter, address every specific zoning issue. However, this zoning interpretation authority is not intended to add or change the essential content of the Code.

B. Initiation
The Board of Mayor and Aldermen, the Planning Commission, or a property owner in the City, or person expressly authorized in writing by the property owner, may initiate a zoning interpretation application.

C. Authority
The Planning Director will review and make final decisions on written requests for zoning interpretations.

D. Procedure
1. All applications for interpretations must be filed with the Planning Department.
2. The Planning Director must review a written request for an interpretation and render the interpretation in writing within 30 days of receipt of a complete application.
3. The Planning Director may request additional information prior to rendering an interpretation. Until such additional material is received, the 30 day period is temporarily suspended until such material is received.

E. Appeals
Appeals are in accord with the requirements of Section 13.10.

13.8 SIGN PERMIT

A. Applicability
No sign, except those identified as exempt by this Code, may be erected, constructed, altered, or relocated without first obtaining a sign permit.

B. Authority
The Building Official is responsible for determining compliance with this Code and for issuing a sign permit.

C. Process
Upon the filing of a complete application for a sign permit, the Building Official will examine the plans and specifications for the proposed sign and will issue a sign permit if the plans comply with the requirements of this Code and other applicable City codes and ordinances.

D. Fees
All fees must be paid to receive a permit. No permit will be issued without full payment of required fees. Applicable fees are listed in the City Code.

E. Expiration
If the work authorized under a sign permit is not completed within 180 days of issuance of the permit, unless the Building Official has allowed a longer time period of validity at the issuance of the sign permit, the sign permit expires and becomes null and void.

13.9 TEMPORARY USE PERMIT

A. Purpose
A temporary use permit allows for the short-term use and/or placement of structures on a lot. The temporary use permit regulates temporary uses that occur entirely on and within a lot. Temporary uses located within the public right-of-way are regulated separately by the City Code.
B. Initiation
A property owner in the City, or person expressly authorized in writing by the property owner, may initiate a temporary use permit application.

C. Authority
The Planning Director will review and make final decisions on temporary use permit applications. However, the temporary use of a manufactured home on a residential lot may only be approved by the Board of Zoning Appeals, in accordance with Section 9.1.C.2.

D. Procedure
1. All applications for temporary use permit must be filed with the Planning Department.
2. The Planning Director must render a decision on the temporary use permit within 30 days of the date of receipt of a complete application. The Planning Director must review and evaluate the application, pursuant to the standards of this section, and approve, approve with conditions, or deny the application.

E. Approval Standards
All temporary uses must comply with the requirements of this Code, including the temporary use standards of Article 8, and the following standards:
1. Unless otherwise allowed by this Code, the temporary use or structure complies with the dimensional requirements of the district in which it is located.
2. The temporary use does not adversely impact the public health, safety, and welfare.
3. The temporary use is operated in accordance with any restrictions and conditions as the Police and Fire Department, or other City officials, may require.
4. The temporary use does not conflict with another previously authorized temporary use.
5. The temporary use provides adequate parking if needed. If located on a lot with an operational principal use, does not impact the parking and site circulation of the principal use.

F. Expiration
The temporary use permit is valid for the time period granted as part of the approval.

G. Appeals
Appeals are in accord with the requirements of Section 13.10.

13.10 ZONING APPEALS

A. Purpose
The zoning appeals process is intended to provide appropriate checks and balances on the administrative authority of the Planning Director.

B. Initiation
A property owner in the City that is directly affected by an administrative determination of the Planning Director may file an appeal of the Planning Director’s decision on a zoning interpretation, temporary use permit, or other administrative zoning decision related to this Code. This process does not include appeals of any Building Official decisions.

C. Authority
1. The Board of Zoning Appeals will take formal action on zoning appeal applications.
2. Zoning appeals are not applicable to administrative decisions on subdivision regulations of Articles 15, 16, and 17.
D. Procedure
All applications must be filed with the Planning Department. Once it is determined that the application is complete, the Planning Director will schedule the application for consideration by the Board of Zoning Appeals.

1. Upon receipt of a complete application, the Board of Zoning Appeals will consider the appeal at a public hearing.

2. The Board of Zoning Appeals must evaluate the application based upon the evidence presented at the public hearing.

3. Following the close of the public hearing, the Board of Zoning Appeals must either confirm or overturn the Planning Department’s decision.

E. Limitations on Zoning Appeals
An administrative decision of the Planning Director may only be appealed if an application is filed within 30 days of the date the decision is made.
ARTICLE 15. SUBDIVISION REGULATIONS – REQUIRED PUBLIC IMPROVEMENTS AND BONDS

15.1 APPLICABILITY
Every lot created by subdivision must conform to the zoning district regulations of this Code applicable at the time of application; however, modifications or waivers of any applicable requirements may be made by the Planning Commission only where unique and inherent characteristics of the land proposed for development warrant such deviations. It is the sole responsibility of the property owner to request and justify such waivers to the Planning Commission. Any plat which has received preliminary plat approval is exempt from any subsequent amendments to the zoning regulations of this Code or dimensional subdivision regulations rendering the plat nonconforming as to dimensional or development standards, provided, that final approval is obtained within the effective period of preliminary approval.

15.2 REQUIRED LETTERS AND PUBLIC IMPROVEMENT SPECIFICATIONS
The City will provide language for required letters and bonds, and the detailed specifications for public improvement, which may be revised, changed, and/or added to on an as needed basis. For reference, these include but are not limited to:

A. Water letter for subdivisions
B. Letter of credit minimum requirements
C. Performance and/or maintenance bond
D. Roadway construction plan requirements for new development
E. Specifications for materials and construction procedures for roadways
F. Storm water drainage calculations submittal guidelines and requirements
G. Roadway cross-section and standard drawings
H. Standard Specifications for Water Addition

15.3 PUBLIC WAYS AND UTILITIES
Pursuant to TCA Section 13-4-306, the Planning Commission cannot, nor may any public authority accept, lay out, open, improve, grade, pave, or light any public way, lay or authorize the laying of water mains or sewers, or construct or authorize the construction of other facilities or utilities in any public way located within the jurisdictional area unless such way has been accepted, opened, or otherwise received the legal status of a public way prior to the attachment of
the Planning Commission’s jurisdiction, or unless such way corresponds in its location and lines to a way shown on a subdivision plat approved by the Planning Commission, or on a public way plat made by the Planning Commission. However, the governing body may override the Planning Commission, as provided in TCA Title 13. In case of any state highway constructed or to be constructed within the jurisdictional area with state funds as a part of the state highway system, the submission to the Planning Commission must be by the Tennessee Commissioner of Transportation, who has the power to overrule the disapproval of the Planning Commission.

15.4 LOT CONFIGURATION

A. All lots created during subdivision must comply with the minimum lot area and width standards of the applicable zoning district.

B. Every lot created by subdivision must front on a street (public or private). However, the Planning Commission has the authority to approve minor subdivisions of commercially zoned property resulting in lots not fronting on private or public streets, but which use easements for access. A maximum of two lots relying on the access easement may result from such subdivision.

C. Double frontage and reversed frontage lots must be avoided except where necessary to overcome specific disadvantages of topography and orientation.

D. The creation of new flag lots is prohibited.

E. Every lot or parcel of land that is subdivided into two or more lots must be so divided that each separate lot contains a relatively straight boundary line between each lot as much as feasible.

F. The Planning Commission may require that lots within a development do not derive access exclusively from arterial or collector streets. If access from such streets is necessary for several adjoining lots, the Planning Commission as part of plat approval may require that the lots be served by a combined access drive in order to limit possible traffic hazards. Driveways must be designed and arranged to avoid vehicles having to back out onto arterial or collector streets public ways. Right-of-way design requirements are described in Article 16.

G. The Planning Commission may require lots be arranged so that further subdivision and the opening of future public ways can be in place where they would be necessary to serve potential lots, in compliance with the standards of the applicable zoning district and the subdivision requirements.

H. Lots must be laid out to provide positive drainage away from all buildings. Individual lot drainage must be coordinated with the overall storm water management for the development. Perimeter lot line drainage swales and/or storm piping may be required where it is necessary to achieve positive and adequate drainage runoff conveyance away from the buildings. Adequate and positive drainage must be provided by the developer and builder during grading and finished grading activities. No cross-lot drainage is allowed.

I. Lots should be arranged so that building sites maximize utilization of energy conservation measures, such as providing for solar access purposes.

J. Where a lot in any flood prone area must be improved to provide a building site free from flooding, such improvements must be made outside the floodway by elevation or fill to at least two feet above the regulatory flood protection elevation (100-year flood) for a distance extending at least 25 feet beyond the limits of intended structures and, additionally, extending a sufficient distance to include areas for subsurface sewage disposal if the lot is not to be connected to a public sanitary sewer system. Any fill must be protected against erosion by riprap, vegetative cover, or other methods deemed acceptable by the Planning Commission. In non-residential building sites outside a floodway but subject to flooding, the use of the structural flood proofing of these regulations, as an alternative to landfill, may be approved by the Planning Commission.
15.5 COMMON OPEN SPACE
Residential subdivisions require 15% of the total land area be set aside as common open space according to the following standards.

A. The minimum open space required must be owned and maintained as described in this section. The uses within the open space must be accessible to the residents of the development. These uses may also be available to the general public. The required open space must be conveyed to a Homeowners Association (HOA) for use by the HOA in perpetuity and may not be further divided or converted to a buildable lot without approval of a revised plat by the Planning Commission.

B. The following active and passive open space uses are counted as common open space:

1. Natural water features, wetlands, and conservation areas. This includes required buffers from natural resources that are not included as part of a private lot.

2. A trail system connecting open space areas. This includes hiking, biking, and equestrian trails. Where feasible, any trail system must connect and provide access to the proposed bicycle and greenway network, as shown in the Bicycle and Greenway Plan.

3. Recreational facilities containing hardscape or impervious surfaces such as swimming pools, tennis courts, and skateparks.

4. Parks and playgrounds.

5. Greenways. Where feasible, proposed greenways must connect and provide access to the citywide proposed bicycle and greenway network as shown in the Bicycle and Greenway Plan.


7. Reuse of structures existing on the site prior to development for community purposes (i.e. rehab of an existing barn or silo for the use of the residents, etc.).

8. Agricultural uses, including vineyards with wineries and stables.

9. On-site stormwater management facilities. No more than 10% of the required total open space area may consist of stormwater management facilities.

C. Yards on individual lots or yards that are reserved for the exclusive use of an individual property owner; dedicated streets, alleys, or other public rights-of-way; and vehicular drives, private streets, and parking, loading and storage areas do not count as common open space.

D. A management plan must be prepared and submitted for all common open space, including any man-made drainage facilities that serve more than one property, such as detention/retention ponds. The designated common open space and common facilities must be owned and maintained by one or a combination of the following and the management plan must meet the standards for each type:

1. **Homeowners Association/Property Owners Association**
   a. The developer must provide the City with a description of the association, proof of incorporation of the association, a copy of its bylaws, and satisfactory proof of adoption thereof, a copy of the declaration of covenants, easements, or restrictions or similar document(s) regulating the use of the property and setting forth methods for maintaining the open space.
   b. The association must be organized by the developer and operated with financial subsidization from the developer before the sale of any lots within the development.
   c. Membership in the association is mandatory for all homeowners and tenants therein and their successors. The conditions and timing of transferring control of the association from developer to the homeowners or tenants must be identified.
   d. The association is responsible for maintenance and insurance on open space owned by the association,
enforceable by liens placed by the homeowners or property owners association. Maintenance obligations also may be enforced by the City, which may place liens to recover its costs. Any governmental body with jurisdiction in the area where the development is located may place liens on the owners of the open space to collect unpaid taxes.

e. The members of the association must share equitably the costs of maintaining open space owned by the association. Shares must be defined within the association bylaws or declaration. Association dues must be structured to provide for both annual operating costs and to cover projected long-range costs relating to the repair of any facilities and must be reserved for such purposes.

f. The association must have or hire adequate staff to administer common facilities and to properly and continually maintain the open space.

g. The homeowners or property owners association may lease open space lands to any other qualified person or corporation for operation and maintenance of such lands, but such a lease agreement must provide:

i. That the residents of the development will at all times have access to the open space lands contained therein (except that access to land that is actively farmed).

ii. That the open space lands to be leased must be maintained.

iii. That the operation of open space facilities may be for the benefit of the residents only or may be open to the public, at the election of the developer and/or homeowners’ association, as the case may be.

h. A homeowners or property owners association must provide documentation approved by the City demonstrating compliance with these provisions must be recorded with the final subdivision, and proof of recording thereof must be provided to the City prior to the issuance of any building permits for the property. The applicant must provide draft homeowners or property owners association documentation with sufficient detail to demonstrate compliance with this section.

2. Condominium Association
To the degree applicable, condominium documents must comply with the regulations above for homeowners associations. Condominium documents must be recorded with the final plat. At the time of preliminary plat submission, the applicant must provide draft condominium documents with sufficient detail to demonstrate compliance with this section.

3. Private Conservation Organization
With the permission of the City, an owner may transfer either fee-simple title of the open space or easements on the open space to a private, conservation organization, among whose purposes is to conserve open space and/or natural resources, provided that:

a. The organization is acceptable to City, and is a bona fide conservation organization with perpetual existence.

b. The conveyance contains appropriate provision for proper reverter or retransfer in the event that the organization becomes unwilling or unable to continue carrying out its functions.

c. The open space is permanently restricted from future development through a conservation easement and the City is given the ability to enforce these restrictions.

d. A maintenance agreement acceptable to the City is entered into by the developer and the organization.

4. Private Ownership
An individual who will maintain the land for common open space purposes, as provided by a conservation easement. This option may be used only on a very limited basis for unique situations where no other options are feasible, as approved by the Planning Commission.
5. Assurances Involving the Provision of Common Open Space
The Planning Commission may require adequate assurance, in a form and manner which it approves, that the common open space shown in the final development plan will be provided and developed. The following methods of assurance are illustrative of the types of assurances which may be provided and used singly, in combination or in conjunction with other similar methods:

a. The City may accept a bond, corporate surety, or other acceptable financial guarantee in an amount sufficient to purchase the common open space shown in the final development plan or alternative acreage which is equivalent in size and character.

b. The title to the land shown as common open space may be put in escrow, the escrow agreement to provide that the land is to be held in escrow until the Planning Commission has certified to the escrow agent that the planned development has been completed, at which time the common open space is to be conveyed to a public agency or trustees provided in an indenture establishing an association, funded trust, or similar organization. The escrow agreement may provide for the release of common open space by the escrow agent in stages. In such instance, the Planning Commission is to certify the completion of each stage of the planned development to the escrow agent and the escrow agreement must provide that the open space may be conveyed in stages. In this event, the open space which is conveyed is to be of the same proportions to the open space provided on the final development plan as the dwelling units that have been built are to the total number of dwelling units which are allowable by the final development plan.

c. If any planned development which includes common open space is held by the developer on option, the developer shall assign to the city the right to exercise the option to acquire the common open space.

d. In general, the construction and provision of all common open spaces and public and recreational facilities which are shown on the final development plan must proceed at no slower rate than the construction of dwelling units. From time to time, the Planning Commission must compare the actual development with the development schedule. If the Commission finds that the rate of construction of dwelling units or other commercial or industrial structures is substantially greater than the rate at which common open spaces and public and recreational facilities have been constructed and provided, then the Planning Commission may either cease to approve any additional final plats or instruct the Building Inspector to discontinue issuance of building permits.

6. Dedication of Public Facilities
The Planning Commission and the Board of Mayor and Aldermen may, as a condition of approval and adoption, in accordance with the final development plan, require that suitable areas for streets, public rights-of-way, schools, parks, and other public areas be set aside, improved and/or dedicated for public use.

15.6 NATURAL LAND CHARACTERISTICS

A. Areas Unsuitable for Development and Hazardous Conditions

1. Land that the Planning Commission finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features that would be harmful to safety, health, and general welfare of residents and/or businesses cannot be subdivided or developed unless adequate methods are implemented by the developer and approved by the Planning Commission, upon recommendation of the Planning Department and/or other governmental representative, if any, to solve the problems created by the unsuitable land conditions. Such land should be set aside for uses, such as open space, which would not create a danger.

2. Each developer may be required to furnish and install fences wherever the Planning Commission determines that a hazardous condition exists. Such fences must be constructed according to standards established by the Planning Commission, as appropriate, and noted on the final plat as to height and required materials. No certificate of occupancy will be issued for any affected lot until such fence improvements have been installed.
B. Preservation of Natural Features and Amenities
Existing features that would add value to residential development or to the area as a whole, such as trees, watercourses and falls, areas of historic or cultural significance, and similar assets, must be preserved in the design of the subdivision when required by the Planning Commission. No grade change or removal of features are permitted until a preliminary plat has been approved by the Planning Commission.

C. Water Quality Buffer Zone Easements
1. On all preliminary and final plats, where a stream, as defined by Tennessee Department of Environment and Conservation (TDEC), is located on any lot or portion of a lot within a proposed subdivision, the developer must dedicate water quality buffer zone easements of 30 feet on each side for unimpaired streams and 60 feet for impaired streams, as measured from the edge of the top-of-bank, on both sides of the creek. This stream buffer must not encroach onto any platted lots created by subdivision. No structures or improvements, as defined by TDEC, are allowed in this area.
2. The easements must be in accordance with the City’s Storm Water Department MS4 Program requirements for floodways, public utilities, and riparian protection within which no use may be made or allowed of the area by the property owner that will cause change or damage to the creek or its banks and within which public authority may repair and restore damage to creeks and their banks.
3. The water quality buffer zones easements are designated so as not to disturb the natural vegetation and tree canopies of the creeks and water courses in order to preserve water quality of runoff and to prevent unwarranted sedimentation and pollutants entering the waters of the state. For the purpose of this section, the natural edge of any creek is determined by the City Engineer or the Storm Water Coordinator.
4. Water quality buffer zone easements must be indicated on all plats.

D. Water Bodies and Watercourses
1. If a subdivision contains a water body, or portion thereof, lot lines must be so drawn as to distribute the entire ownership of the water body among the adjacent lots. No more than 10% of the minimum lot area required by any zoning district may be satisfied by land that is under water.
2. The Planning Commission may approve an alternative plan whereby the ownership of and responsibility for safe maintenance of the water body is so placed that it will not become a governmental responsibility and become the responsibility of a homeowner’s association or similar.
3. Where a watercourse separates a buildable area of a lot from the public right-of-way by which it has access, provisions must be made for installation of a culvert or other structure approved by the Planning Commission and no certificate of occupancy will be issued for a structure on such a lot until the installation is completed and approved by the Planning Commission and/or the appropriate governmental representative.

E. Soil Preservation, Grading, Erosion Control, and Seeding
No certificate of occupancy will be issued until final grading has been completed in accordance with the approved construction plan. Unless approved by the City Engineer, topsoil cannot be removed from residential lots or used as spoil, but must be redistributed so as to provide cover on the lots and between any sidewalks and curbs, and must be stabilized by seeding or planting.

F. Karsts
When requested by the Planning Commission, the applicant must submit a geotechnical report that contains a summary of findings from a geotechnical analysis performed on the site along with recommendations to address any identified karst or other geotechnical features existing on the development site. In cases where the report finds evidence that karst features exist, no development is permitted to take place over such karst feature.

G. Disposal of Natural and Construction Waste Materials
No cut trees, timber, debris, junk, rubbish, or other waste materials of any kind may be buried in any land or left or deposited on any lot or public right-of-way. Removal of such waste is required prior to issuance of any certificate of occupancy. No such waste may be left behind or deposited in any area of the subdivision at the time of expiration of the performance bond or dedication of public improvements, whichever is sooner.
15.7 STORMWATER MANAGEMENT

A. Subdivision is subject to Title 18, Storm Water Management Ordinance of the Municipal Code. Per Section 18-404, Land Disturbance Permits, are required prior to the start of construction. Per Title 18, a performance agreement or letter of credit may be required.

B. Maintenance of onsite stormwater facilities must execute an inspection and maintenance agreement that operates as a deed restriction binding on the current property owner or the applicable management association, such as a Homeowners or Property Owners Association, or Condominium Association. The maintenance agreement must:

1. Assign responsibility for the maintenance and repair of the stormwater facility and landscaping to the owner or management association.

2. Provide for a periodic inspection.

3. Provide for minimum maintenance and repair needs that include, but are not limited to, removal of silt, litter and other debris, cutting of grass, and vegetation removal, and replacement of landscape vegetation in detention or retention ponds and inlets and drainage pipes and any other storm water appurtenance.

C. The City will not be responsible for maintenance of the open ditches, swales, or swales between properties. The City will be responsible for maintenance of physical structures such as, but not limited to, headwalls, catch basins, and piping.

15.8 PUBLIC RIGHTS-OF-WAY

Public rights-of-way must be constructed and designed in accordance with Article 16 of this Code.

15.9 DRAINAGE AND STORMWATER SEWERS

All stormwater drainage systems must be separate and independent from any wastewater sewer.

A. Accessibility to Public Stormwater Sewers

1. Where a public storm sewer is accessible, generally within 300 feet, the developer must install connections to stormwater sewer facilities. Stormwater sewer lines must be extended through and to the end of the development as determined by the City Engineer.

2. If a connection to a public stormwater sewer will be provided eventually, as verified by the City Engineer, the developer must make arrangements for future stormwater disposal by that public system at the time the plat receives final approval. Provisions for such connection must be incorporated into the performance bond required for the final plat.

3. All underground stormwater conveyances will be inspected by the City to ensure proper installation prior to acceptance by the City. All DVD recording, or other electronic format acceptable to the City, and inspection must be performed by the developer for verification.

4. All underground stormwater conveyances that are found to be contaminated with sediment must be cleaned by equipment suitable for the work performed and by the Public Works Director and all material or installation defects must be repaired to the satisfaction of the City at the developer’s expense. All final work will be re-verified by pipe camera inspection on DVD recording, or other electronic format acceptable to the City, by the developer.

5. If no access to public stormwater sewers are within a reasonable distance, adequate provision must be made for the disposal of stormwater, in compliance with the Storm Water Management Ordinance.

6. Storm sewer lines must be extended through and to the end of the development when requested by the City Engineer to service future development.

7. Public stormwater sewer pipe must be installed in public rights-of-way or public dedicated easements. Pipe or other stormwater structures must be placed in the center of easements and no closer than five feet from the edge of any public right-of-way.
8. Surface swales draining multiple lots cannot flow over sidewalks or curbs. Surface water flow must be intercepted by area drains or headwalls and piped to the nearest underground storm sewer system.

B. Storm Water Drainage Calculations Specifications
All stormwater drainage calculations must be submitted to the City Engineer as part of the plan approval process for site plans, preliminary plats, and planned developments. Calculations must include the following:

1. Surface water drainage calculations for each drainage sub-basin within the development. This must include the 100-year and 25-year maximum discharge in accordance with Title 18 of the Municipal Code. Other information must include runoff coefficients and time of concentration for each drainage sub-basin associated with stormwater inlets or other conveyance systems to channel and or intercept surface water flows.

2. Inlet capacity of stormwater inlets along with any storm water bypass. Inlets capacity calculations must include the clogging factor used by the engineer in the design.

3. Width of surface water spread on streets prior to interception of flows by inlets.

4. Maximum flow capacity for each stretch of stormwater sewer pipe between manholes along with the HGL associated with anticipated flows.

5. Pipe roughness coefficient used for design.

6. Sub-basin characteristics such as max flow, runoff coefficients, time of concentration, peak discharge.

7. Hydrological methods used for surface water calculations must follow the methodologies and practices outlined in the Tennessee Department of Transportation Division Drainage Manual, except where design standards are otherwise described in this article.

C. Dedication of Drainage Easements

1. Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, either a stormwater easement or drainage way conforming substantially to the lines of such watercourse, and of appropriate width and construction, must be provided. Where open drainage ways are utilized, they must be designed for a 25-year flood. In addition, the 50-year and 100-year storm events must be evaluated by the developer’s engineer to determine if additional capacity is necessary due to the potential of flooding during high intensity storm events.

2. Where topography or other conditions make the inclusion of drainage facilities within a public way impractical, perpetual unobstructed easements are required. Such easements must be 20 feet wide. Easements containing storm sewer, sanitary sewer and or water lines must have a minimum width that is adequate to provide for a ten foot separation between pipelines and allow ten feet from the centerline of the outside pipes to the easement boundary. Easements must be indicated on the preliminary and final plats. Drainage easements must be carried from the public way to a natural watercourse or other drainage facilities.

3. When a new drainage system is to be constructed that will carry water across private land outside the subdivision, appropriate drainage rights and easements must be secured and indicated on the plat.

4. The applicant must preserve an area, parallel to the watercourse, containing a width equal to and not less than two times the water course width (as measured from top-of-bank to top-of-bank). This area will be designated as a water quality buffer zone easement and cannot be disturbed by the proposed development. Details of this requirement are located within the City’s Water Quality Buffer Zone Policy.

5. Along watercourses, low-lying lands within any floodway, as determined by the Planning Commission whether or not included in areas for dedication, must be preserved and retained in their natural state as drainage ways.

D. Accommodation of Upstream Drainage Areas
A culvert or other drainage facility must be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision. Necessary facilities will be sized based on the construction specifications and assuming conditions of maximum potential watershed development permitted by any zoning regulations.
E. Effect on Downstream Drainage Areas
The Planning Commission will also study the effect of each subdivision on existing downstream drainage facilities outside the area of the subdivision. Where it is anticipated that the additional runoff incident to the development of the subdivision will overload an existing downstream drainage facility, the Planning Commission may withhold approval of the subdivision until provision has been made for adequate improvement of such drainage facilities in such sum as the Planning Commission determines. No subdivision will be approved unless adequate drainage is provided to an adequate drainage watercourse or facility.

F. Spring or Surface Water On Site
The developer may be required by the Planning Commission to transport by pipe or open ditch any spring or surface water that may exist prior to or as a result of the subdivision. Such drainage facilities must be located in the public way, where feasible, or in perpetual unobstructed easements of appropriate width, and must be constructed in accordance with the storm water construction specifications.

G. Floodplain Areas
The Planning Commission may prohibit, when it deems it necessary for the health, safety, or welfare of the present and future population of the area or necessary to the conservation of water, drainage, and sanitary facilities, the subdivision of any portion of the property that lies within the floodplain of any stream or drainage course. The regulatory floodway must be preserved from any and all destruction or damage resulting from clearing, grading, or dumping of earth, waste material, or stumps.

H. Areas of Poor Drainage
Whenever a plat is submitted for an area which is subject to flooding, the Planning Commission may approve such subdivision provided that the applicant fills the affected floodway fringe area of said subdivision so that public right-of-way elevations are at no less than two feet above the regulatory flood elevation and first floor elevations (including basements) at no less than two feet above the regulatory flood elevation. The plat of such subdivision must provide for a floodway along the bank of any stream or watercourse of width sufficient to contain or move the water of the regulatory flood, and no fill may be placed and no building nor flood-restrictive structure may be erected or placed in the floodway.

I. Design Standards

1. Detention Volume
The required detention volume must be that volume necessary, given the hydraulic characteristics of the primary outlet structure, to attenuate the post-development of mass outflow of water from the structure from hour 11 to hour 18 of the 24-hour storm to a level not to exceed the pre-development mass outflow for the same time period for both the 2-year and 5-year 24-hour storms. Detention storage volume must be drained within 72 hours.

2. Maximum Release Rate
The release rate from any detention pond must be for the site for the same storm prior to the proposed development. The peak outflow rate from the 2-year 24-hour storm, 10-year 24-hour storm, and 25-year 24-hour storm cannot exceed that of the site prior to development. Detention facilities must have a primary discharge structure capable of accommodating the 24-hour storms up through the 25-year with an emergency overflow capable of handling at least the 100-year 24-hour post development discharge unless waived by the Planning Commission.

3. Storm Sewer Design Requirement
Design storm frequency for land use/development type for storm systems must be as follows:
   a. Residential 25-year storm
   b. Commercial/Business/industrial 25-year storm
   c. For drainage swales, lined channels and natural channels, the system must be designed to carry the 100-year storm and have the capacity to convey storm runoff without life hazard or property damage.

4. Existing Water Facilities
   a. Existing streams, lakes, and wetland cannot be modified for use as stormwater detention or retention ponds.
   b. On-stream impoundments are prohibited.
5. **Stream Buffer Requirements**
No stormwater management facilities may be located within streamside buffers, nor can they be detrimental to such buffers, unless a plan with appropriate mitigation is authorized by the City Engineer.

6. **Stormwater Detention and Surface Infiltration Basins**
Stormwater detention and surface infiltration basins must be design as naturalized basins for multiple uses, including stormwater detention, habitat enhancement and passive recreation use. Basins cannot be designed solely for stormwater detention purposes.

   a. Stormwater basins must be designed and incorporated into usable open space, accessible and open to the public.

   b. Water level fluctuations between the normal and high water level cannot exceed 18 inches for the 2-year design event and cannot exceed five feet for the 100-year design event.

   c. If fish are to be supported at least 25% of the permanent pool of water must be a minimum of ten feet in depth.

   d. Detention and outlet structure must be located at opposite ends of the basin to maximize water quality benefits.

   e. For wet detention basins, water entry slopes between one foot above and one boot below cannot exceed ten to one (10:1) to minimize shoreline erosion. Shallow entry angle will improve water quality treatment and increase aquatic habitat.

   f. Drainage area for wet detention ponds is a 15 acre minimum, to ensure hydrologic input sufficient to maintain permanent pool. Ten acres or less may be acceptable, particularly if the groundwater table is intercepted and a water balance indicates that a permanent pool can be sustained.

7. **Stormwater Inlets**

   a. Stormwater Inlets must be John Bouchard 3103 V Curb inlet or 3300-V Curb Inlet.

   b. Clogging factor for design and spacing must be 50%.

   c. Inlets cannot be spaced in the pathway or ADA ramps and must intercept surface water before ADA ramps.

   d. All stormwater inlet boxes must be precast with inlet and outlet pipes grouted inside and outside to make the joint water tight.

8. **Stormwater Manholes**

   a. Manholes must be installed at the end of each line, at all changes in grade, size or alignment at all sewer main intersections and at distances not greater than 400 feet apart for sewers 18 inches in diameter and not greater than 450 feet apart for sewer greater than 18 inches in diameter.

   b. Floor troughs must be furnished for all sewers entering manholes. A larger diameter manhole must be utilized in order to properly construct floor troughs where the incoming sewer inverts are substantially higher than the outgoing sewer invert. At all manholes with a change of direction, a drop from the entrance to the outlet of at least 0.1 feet must be provided to account for head loss through the manhole. Additional drop in elevation may be required for sewer mains 12 inches and larger. Inverts must be U-shaped to the pipe crown before sloping at a one to twelve (1:12) slope to the manhole walls.

   c. Four foot diameter manholes can be used for pipes up to 18 inches. Five foot diameter manholes must be used for pipes 21 inches in diameter and larger.

   d. Manhole frame and cover must be John Bouchard 1111 or approved equal.
9. **Stormwater Pipe, Manholes, Catch basins, Inlets and Pipe End Walls, and Bedding Aggregate**

   a. Reinforced concrete pipe must conform to the minimum standards for Class III, ASTM C76, and must be 18-inch minimum diameter when utilized under roadways and all paved areas whether public or private development. All RCP stormwater pipe and structure joints and connections must be grouted with non-shrink grout and/or otherwise sealed both inside and out. Butylene gasket materials must also be utilized within pre-cast manholes and structures to further seal the joints and connections.

   b. Concrete and HDPE storm piping connections must be sealed with proper collar rings when applicable and directed by the City.

   c. Dual wall polypropylene (PP) storm drainage pipe (18” to 60”) is also allowed for use within paved areas (public and private) only if the installation requirements and backfill materials are utilized as recommended by the manufacturer. Dual walled smooth interior PP pipe must be in accordance with AASHTO HB Section 30, T-341, R-16 and MP-21-11 along with ASTM C969, C1103, D2321, D3212, F477, F1417, F2487, F2736, and F2881. Detectable warning tape must be utilized in the trench of the PP pipe when installed.

   d. HDPE pipe is permitted outside of paved areas as long as its installation is in accordance with the manufacturer’s recommendations.

   e. All stormwater piping must have a minimum velocity of three feet per second.

   f. All pipe headwall must be of TDOT Class A Concrete. Poured in place headwalls cannot be less than 12 inches thick for pipes 18 inches through 30 inches. Precast discharge structures must meet the requirements of TDOT standard drawings.

   g. Nyloplast (H20) structures is permitted in turf areas.

10. **Excavation, Bedding, and Backfill**

    a. A minimum cover of two feet is required on all PP pipe. Six inches of pipe bedding of TDOT No. 67 stone is required for all PP pipe.

    b. A minimum cover of two feet is required for all storm drainage pipe installation whether RCP or PP pipe. Approved backfill soil material, free of any rock material greater than two inches or total depth backfill with TDOT No. 67 stone allowed. Approved soil backfill must be at maximum lifts of eight inches compacted to 98% density.

    c. Where in public or private roadway, if soil backfill is utilized an additional two year maintenance bond is required above the standard one year maintenance bond to assure no settlement or pipe failures occur.

    d. Pipe bedding for HDPE must be as per manufacturer’s requirements. Backfill for HDPE pipe must be free of rocks. Minimum cover above HDPE pipe is two feet.

    e. Drainage and stormwater utility trenches excavated into existing public arterial or collector streets shall be backfilled with flowable fill as directed by the City Engineer. Trench limits shall be saw-cut into the existing pavement the width of which shall be limited to the minimum required to perform the work and accomplish backfilling. The use of flowable fill shall meet the requirements of Section 204 of the TDOT “Standard Specifications for Road and Bridge Construction”. Streets, concrete curbs, gutters, driveways, median pavement, and sidewalks shall be restored as required to match existing construction. Base stone and asphalt paving shall be placed over the trench backfill with thicknesses and gradations equal to the existing pavement section. Each course of base stone and asphalt shall be thoroughly compacted with mechanical tampers. All repairs shall include full lane width resurfacing except when utilizing infrared technology as approved by the City Engineer.

11. **Roadway Drainage Systems**

    Drainage structures to be constructed within streets and driveways are to be installed prior to construction of the pavement base. Roadway drainage systems must provide adequate capacity so that the spread of water in the roadway:

    a. Be limited so that not more than one traffic lane is inundated in either direction for arterial roadways.
b. Leave at least one lane free of water in each direction for collectors.

c. Be limited so as to maintain a minimum of one lane (eight feet total) free of water for local roads.

12. Culverts
The design flow for culverts is based on the following return frequencies:

a. 100-year, 24-hour for residential collector and commercial road crossings.

b. 25-year, 24-hour for residential roads and crossings.

13. Drainage Ditches

a. Through lot drainage ditches must be built to a grade that will provide positive drainage, and in no case may the slope of the ditch be less than 0.5% slope with a preferred slope of 1%.

b. Stormwater cannot be directed in such a manner that it flows outside of the designated easements or rights of way during a 25-year rainfall event.

c. If excessive grades or elevations dictate, gutters and downspouts must be directed in a manner to prevent stormwater drainage onto neighboring property at lower elevations.

d. All drainage ditches must be stabilized to prevent erosion as indicated by the protection shown in the Table 15-1: Erosion Protection.

<table>
<thead>
<tr>
<th>Upstream</th>
<th>Seed</th>
<th>Sod</th>
<th>Concrete Lined</th>
</tr>
</thead>
<tbody>
<tr>
<td>18&quot; pipe</td>
<td>Grades less than 3%</td>
<td>Grades 3 to 12%</td>
<td>Grades greater than 12%</td>
</tr>
<tr>
<td>21&quot; to 24&quot; pipe</td>
<td>Grades less than 1.5%</td>
<td>Grades 1.5% to 7%</td>
<td>Grades greater than 7%</td>
</tr>
<tr>
<td>30&quot; to 36&quot;</td>
<td>Grades less than 1%</td>
<td>Grades 1% to 4%</td>
<td>Grades greater than 4%</td>
</tr>
<tr>
<td>42&quot; and greater</td>
<td>Not applicable.</td>
<td>Grade 1% to 2.5%</td>
<td>Grades greater than 2.5%</td>
</tr>
</tbody>
</table>

Table 15-1: Erosion Protection

e. Ditches that require lining with concrete must be lined to a height above the bottom of the ditech no less than one-half the diameter of the nearest culvert (upstream). However, in no case can the lining extend less than one foot above the bottom of the ditch.

f. Lined ditches must be constructed of TDOT Class A. Concrete

g. Ditches that require sodding must be sodded to the top of the slope of the ditch. The sod must consist of a live, dense, well rooted growth of permanent grasses free from Johnson grass and other objectionable grasses, and suitable for the soil in which it is to be placed.

15.10 WATER FACILITIES

A. Necessary action must be taken by the developer to extend a water supply system capable of providing domestic water use and fire protection through the development and providing connection of the system to adjoining properties, as required by the Planning Commission.

B. Where a public water main is within reasonable access of the subdivision, as determined by the Planning Commission and verified by the City Engineer, the developer must install adequate water facilities that are capable of providing the minimum protection flows (750 GPM @ a minimum residual psi of 30), including fire hydrants, subject to construction and material specifications of the Tennessee Department of Environment and Conservation and Spring Hill’s Standard Specifications for Water Additions, and by any other applicable standards and specifications and additional requirements of the Planning Commission.

C. Water lines must be extended to the property boundaries of the development as to allow future connection of the adjacent property. An end-of-line fire hydrant with a line sized gate valve and reverse thrust blocking must be installed as to allow uninterrupted water service when the future connection is made. If an existing water line, extended to boundary from the adjacent property, is present, then the proposed development must connect to the existing water line.
D. All water line plans and calculations are required to be first submitted to the Spring Hill's Water Department for review and approval prior to submitting to the Tennessee Department of Environment and Conservation. The City’s Water Department representative is required to sign-off on the signature block indicating the City has reviewed and approved the proposed water line additions of the development prior to submittal to the Tennessee Department of Environment and Conservation, whether the additions are proposed as private or public. TDEC stamped approved plans must be submitted to the City's Water Department prior to any installation activities begin for the proposed water additions.

E. All water systems, whether public or private, located in a flood prone area must be floodproofed to the regulatory flood protection elevation. All water supply facilities located below the regulatory flood protection elevation must be designed to prevent the infiltration of floodwaters into the water supply system and discharges from the system into floodwaters.

F. All water lines must be located outside the pavement and curbing of roadways and are allowed only within the roadway rights-of-way or within a designated water utility easement a minimum of 20 feet in width unless otherwise required by the City Engineer.

G. Water lines must be designed and constructed to provide a minimum of two water feeds to each development, as to allow uninterrupted water conveyance to the development should one feed connection line experience a break.

H. Water mains must be no less than eight inches in diameter, except for fire hydrant leads. The Planning Commission may make exceptions to this subject to verification by the City Engineer.

I. Fire hydrants are required in all subdivisions. They must be located no more than 1,000 feet apart and be within 500 feet of any part of a building. All hydrants must be located a minimum of 1,000 feet apart. However, the Planning Commission may require closer spacing where physical conditions or types of structures so warrant. Fire hydrants must remain at the end of water mains in all cul-de-sacs. To eliminate future public way cutting or openings, all underground utilities for fire hydrants, together with the fire hydrants themselves, and all other water supply improvements must be installed before any final paving of a public right-of-way shown on the subdivision plat, unless otherwise approved by the Planning Commission.

J. Individual (separate) water service lines and water meters will be required for each unit in a PUD or cluster type development, regardless of operation and maintenance responsibilities for water lines within the development. Water service lines may be connected together into one service line extending to a water main, if each service line has it’s own curb stop installed in a street or right of way granted to the city for access, and a curb stop exists on the one service line extending to the main.

K. The City is not responsible for the operation and maintenance of water and sewer mains in a private street, unless such utilities are located within a dedicated public utility easement and the responsibility has been formally accepted by the City and subsequently is recorded as part of the plat.

L. Water pipelines and ancillary materials are subject to the following:

1. The type of water pipe for distribution pipelines is specified within the City of Spring Hill, Standard Specifications for Water Additions.

2. The type of water valves and hydrants is specified within the City of Spring Hill, Standard Specifications for Water Addition.

3. The type of service assemblies, such as corporation cocks, service pipes, meter yokes, and water meters, are specified within the City of Spring Hill, Standard Specifications for Water Addition.

M. All pipelines and ancillary materials must be furnished and installed in accordance with the City of Spring Hill, Standard Specifications for Water Additions.

N. Master water metering: a master meter is required for multi-tenant complexes. These meters must be placed inside public rights-of-way at the City’s main point of service. There must also be a secondary point of connection with backflow device for emergency uses only if the primary source fails.

O. Utility trenches excavated into existing public arterial or collector streets shall be backfilled with flowable fill as directed by the City Engineer. Trench limits shall be saw-cut into the existing pavement the width of which shall be
Article 15. Subdivision Regulations – Required Public Improvements and Bonds

The use of flowable fill shall meet the requirements of Section 204 of the TDOT “Standard Specifications for Road and Bridge Construction”. Streets, concrete curbs, gutters, driveways, median pavement, and sidewalks shall be restored as required to match existing construction. Base stone and asphalt paving shall be placed over the trench backfill with thicknesses and gradations equal to the existing pavement section. Each course of base stone and asphalt shall be thoroughly compacted with mechanical tampers. All repairs shall include full lane width resurfacing except when utilizing infrared technology as approved by the City Engineer.

15.11 SANITARY SEWER FACILITIES

All subdivisions require a connection to sanitary sewers. No new subdivisions are permitted connected to individual disposal systems. This does not apply to existing lots in residential subdivisions or lot splits.

A. The applicant must install sanitary sewer facilities in a manner prescribed by the regulations of the Tennessee Department of Environment and Conservation, Spring Hill’s Standard Specifications for Sewage Addition, and by any other applicable standards and specifications, including requirements of the Planning Commission. All plans must be designed and approved in accordance with the rules, regulations, specifications, and standards, of any applicable governmental agency or appropriate unit thereof.

B. Gravity flow must be used with lift stations and force mains only considered when necessary, such as in order to deal with extreme terrain or the protection of significant natural resources. The developer must bear the cost of lift stations.

C. When public sanitary sewers are within reasonable access of the subdivision, as determined by the City Engineer, the developer must provide sanitary sewer facilities to each lot therein and connect the facilities to the public system.

D. All sanitary sewer facilities located in a flood hazard area must be flood-proofed to the regulatory flood protection elevation. All sewer facilities located below the regulatory flood protection elevation must be designed to prevent infiltration of floodwaters into the sewer system and discharges from the system into floodwaters.

E. Sewer lines must be extended to the property boundaries of the development as to allow future connection of the adjacent property. An end-of-line manhole must be installed as to allow uninterrupted sewer service when the future connection is made. If an existing sewer line, extended to boundary from the adjacent property, is present then the proposed development must connect to the existing sewer line.

F. All sewer line, pump station, and force main plans and calculations are required to be first submitted to the City’s Sewer Department for review and approval prior to submitting to the Tennessee Department of Environment and Conservation. The City’s Sewer Department representative is required to sign-off on the signature block indicating the City has reviewed and approved the proposed sewage additions of the development prior to submittal to the Tennessee Department of Environment and Conservation, whether the additions are proposed as private or public. TDEC stamped approved plans must be submitted to the City’s Sewer Department prior to when any installation activities begin for the proposed water additions.

G. All underground sanitary sewer conveyances must be inspected by the City to ensure proper installation prior to acceptance by the City. DVD or other video recording must be completed by the developer and submitted to the City for verification.

H. All underground sanitary sewer conveyances that are found to be contaminated with sediment or debris must be cleaned by equipment suitable for the work performed and by the City Engineer or their designee and all material and installation I defects must be repaired to the satisfaction of the Spring Hill Sewer Department at the developer’s expense. All final work must be re-verified by pipe camera inspection recorded on DVD or other video recording and inspection must be completed by the developer and submitted to the City for verification.

I. These design criteria are not intended to cover extraordinary situations. Deviations may be allowed in those instances when approved by the City Engineer.

1. Sanitary sewer systems must be designed for the ultimate build out conditions within the proposed development sanitary sewer basin and projected development served within the basin based upon appropriate plans and zoning regulations. Due consideration may be given to any current zoning regulations and approved planning reports, where applicable.
2. Sewer capacities must be adequate to accommodate the anticipated maximum hourly flow of sewage and industrial wastes, together with an adequate allowance for infiltration and other extraneous flow. Design basis for wastewater flow and loadings must be acquired from TDEC Chapter 2, Sewers and Wastewater Pumping Stations.

J. Sewer lines must be located as follows:

1. Sewer lines must be located under the pavement in the center of roadways and, where possible, located outside of areas subject to flooding. Where manholes lie within the natural flow of stormwater within the roadway, an inflow preventer must be installed in the manhole to prevent stormwater inflow.

2. Sewer lines and manholes located within flood prone areas must be watertight and contain watertight manhole casings. Sewer manholes installed by others shall be fitted with water tight manhole inserts provided by the City at their expense.

3. Sewers lines and manholes shall not be located within or inside detention basins.

4. Manhole casings shall be at final topping grade exposing only enough casting to accommodate thickness of final asphalt wearing course. Acceptable materials to adjust manhole casings to fit the grade of the asphalt surface wearing course consists of metal riser ring adjusters or approved equals; brick, grout, or precast adjusters are not allowed.

K. Utility trenches excavated into existing public arterial or collector streets shall be backfilled with flowable fill as directed by the City Engineer. Trench limits shall be saw-cut into the existing pavement the width of which shall be limited to the minimum required to perform the work and accomplish backfilling. The use of flowable fill shall meet the requirements of Section 204 of the TDOT “Standard Specifications for Road and Bridge Construction”. Streets, concrete curbs, gutters, driveways, median pavement, and sidewalks shall be restored as required to match existing construction. Base stone and asphalt paving shall be placed over the trench backfill with thicknesses and gradations equal to the existing pavement section. Each course of base stone and asphalt shall be thoroughly compacted with mechanical tampers. All repairs shall include full lane width resurfacing except when utilizing infrared technology as approved by the City Engineer.

L. The City will not have responsibility for the operation and maintenance of wastewater sewer mains in private streets located within PD or cluster-type development, unless responsibility is formally accepted by the City and subsequently is established through a maintenance agreement and public utility easement.

M. Sewer pipelines and appurtenances:

1. The type of pipe for sanitary sewers is specified within the City of Spring Hill, Standard Specifications for Sewage Additions.

2. The type of manholes for sanitary sewers is specified within the City of Spring Hill, Standard Specifications for Sewage Additions.

3. The type of pipe for sewage force mains is specified within the City of Spring Hill, Standard Specifications for Sewage Additions.

N. All pipelines must be furnished and installed in accordance with the City of Spring Hill, Standard Specifications for Sewage Additions.

O. Testing of sewage additions:

1. Wastewater sewers must be air tested when installation of the improvements including service lines and all remaining underground utilities, including water, electric, gas and telephone are installed complete.

2. Wastewater sewer manholes must be air tested after the base course of the roadway is installed.

3. All air testing must be in accordance to the City of Spring Hill, Standard Specifications for Sewage Additions.

P. Wastewater sewer flow study:
1. The developer must prepare a wastewater sewer flow study to determine average daily flow and maximum daily flow for all commercial and industrial units and residential developments consisting of 20 or more dwelling units. The study must provide information on the increased demand from the development on the existing capacity of the City’s sanitary sewer system. The study’s extent must include all collection pipes up to when the sewer system expands to the next available larger diameter pipe downstream. The City will evaluate the findings of the study and make a determination as to whether the City’s sewer system has the capacity to meet the new demand.

2. The study must provide the following information.
   a. Table of estimated sewage flows (peak and average daily flows) for the development as a whole and for each land use. The table must include the number of dwelling units and commercial units.
   b. The City will provide average daily and maximum daily wastewater flows for residential units. Other design values must be acquired from the Tennessee Department of Environment and Conservation (TDEC).
   c. Depth of sewer flow in the downstream manhole from the proposed connection during the max flow of day normally between the hours of 8:00 to 10:00 am.

Alignment:
1. General Wastewater Sewer Alignment: In general, wastewater sewers must be designed for uniform slope and alignment between manholes, and located in the center of the street pavement whenever possible. All sewers must have a clear minimum distance of ten feet separation between water lines.

2. Energy Gradient Line: The energy gradient line must be maintained whenever a small sewer joins a larger sewer. This must be approximated by placing the 0.8 depth of both sewers at the same elevation (not considering the head loss through the manhole).

Manholes:
1. Manholes must be installed at the end of each line, at all changes in grade, size, or alignment at all sewer main intersections and at distances not greater than 350 feet apart for sewers 15 inches in diameter or less and not greater than 400 feet apart for sewer 18 inches in diameter and larger.

2. Lampholes are not acceptable as a substitute for manholes.

3. Drop manholes cannot be used unless the invert elevations between the receiving pipe and the discharging pipe is more than three feet. If the discharging pipe has less than five feet of bury to the top of the pipe at the proposed drop manhole, the pipe must be laid at a uniform grade to the manhole invert and no drop manhole are permitted.

4. Floor troughs must be furnished for all sewers entering manholes. A larger diameter manhole must be utilized in order to properly construct floor troughs where the incoming sewer inverts are substantially higher than the outgoing sewer invert. At all manholes with a change of direction, a drop from the entrance to the outlet of at least 0.1 feet must be provided to account for head loss through the manhole. More drop may be required for sewer mains 12 inches and larger. Inverts must be U-shaped to the pipe crow before sloping at a one to twelve (1:12) slope to the manhole walls.

5. All manholes located in areas of special flood hazards must be flat top manholes. All manhole ring and covers must be water tight.

6. Four foot diameter manholes can be used for pipes up to 18 inches. Five foot diameter manholes must be used for pipes 21 inches in diameter and larger.

7. All new and existing manholes receiving sewage from force mains must have its interior epoxy lined. Should the existing manhole not be suitable for epoxy lining, the manhole must be replaced and a new epoxy lined manhole installed.

Service connections:
1. Service connections to any wastewater sewer must be made only to a wye connection installed at the time of the sewer main installation or by machine tap and approved saddle appropriate to the main line sewer material. All connections to existing public sewer must be made at the 10:00 or 2:00 o’clock position.

2. All sewer connection must be sized in accordance with the Uniform Plumbing Code.

3. Only one residence, structure, or building may be served by each lateral connected to the public or private sewer main, unless otherwise approved of by the City.

4. Commercial and industrial waste must comply with the City’s Municipal Code relative to the use of public sewers and the requirements for discharge of certain materials (pretreatment).

5. An inspection manhole or other suitable structure are required on the service line for any use other than normal domestic use.

6. In addition to the above requirements, acceptable grease interceptors are required of all restaurants, food preparations centers, or for any other discharge containing oil and grease.

7. In addition to the above requirements, acceptable sand and oil interceptors must be provided for all car washes and similar facilities, which may discharge sand or dirt into the sewer.

8. Townhouse developments may use a “manifold” sewage collection system for service to individual properties, if a valid Homeowners or Property Owners Association exists among all property owners. The manifold system is restricted to only townhouse developments and must conform to the following requirements:
   a. The “manifold” system must be owned and maintained by a viable Homeowners or Property Owners Association. The association is responsible for the manifold to the point of connection to the sewer main.
   b. No more than five privately owned units may be placed on any “manifold.”
   c. The “manifold” must be located at the back side of the front lot utility easement.
   d. The common header pipe to the main must be six inches in size and must be provided with cleanouts at the ends and at all bends.
   e. The “manifold” must meet all requirements of the local Plumbing Code, as adopted by the City.
   f. The City will extend the wastewater sewer service line to the street right-of-way line and cap it off for future connection. The builder is responsible for extending the service from the building to the street right-of-way and install the proper cleanout according to the City’s Sewer Specifications. The maximum spacing between sewer cleanouts is 75 lineal feet.

### Sewage lift stations:

1. Total dynamic head rating of pumping units is based on pipe friction, pressure losses from piping entrances, exits, appurtenances, (bends, valves, etc.) and static head at the rated flow.

2. Design considerations:
   a. Where no grit removal is provided ahead of the pumping station, equipment and piping design must minimize the deleterious effects of grit in the sewage.
   b. Screens or comminutors must be provided ahead of the pumps where the average daily flow is in excess of one million gallons per day (mgd) to prevent solids larger than 2.5 inches from entering the pump.
   c. Except for grinder pumps, raw sewage pumps must be capable of passing spheres of at least three inches in diameter. Pump suction and discharge piping in all sewage and sludge services must be no smaller than four inches in diameter.
   d. Intermittently operated pumps must be designed to start no more often that one every ten minutes at the minimum operating interval.
e. Pumping stations must be designed to permit removal of all items of equipment including pumps, valves, electrical and control equipment. Equipment located in wet wells must be removable without entering the wet well.

f. Piping systems must be designed to withstand the maximum possible surge from the pumping station or adequate surge control provided to protect the piping. Pressure relief valves are not acceptable surge controls.

g. Pumps must be selected so that the net positive suction head required at the maximum flow (NPSHR) is less than the NPSH available minus four feet based on the hydraulic conditions and altitude of the lift station.

h. The pumping station chambers must resist hydrostatic uplift pressures.

3. Siting requirements:

a. Pumping stations must be located so that they are readily accessible to operating and maintenance personnel at all times of day or night, and under all weather conditions. Pumping stations must be located off of traffic ways.

b. Pumping stations must be designed so there is no equipment or structural damage in the 100-year floodplain and so that the pumping station’s operation is uninterrupted by the 25-year flood.

c. The pumping station must be surrounded by a six foot high chain link fence with appropriate gates to access the facility for maintenance. Outdoor security lighting must be provided.

4. The City of Spring Hill only permits suction lift pumping stations. Pumping stations utilizing suction lift pumps must have adequate priming means to prime the pumps quickly and designed for priming the pumps when the water level in the wet well is one foot below the lead pump starting elevation in the suction wet well and for maintaining prime when the wet well level is one foot below the lead pump stopping level. Valving cannot be located in the wet well.

5. Reliability:

a. Multiple units: every pumping station must have no less than two pumping units. The number of units and their size must be sufficient to permit pumping the maximum design flow with the largest pumping unit out of service.

b. Where the pumping station serves more than 150 residential homes or equivalency, permanently installed or portable engine driven pumps or a separate independent utility source must be provided. Where annual starting is required sufficient storage must be provided to allow notifying the operator and performing whatever it task are necessary to get the pumping station in service.

6. Electrical:

a. All electrical equipment including motors, motor starters, and controls must be located so as to be undamaged by the 100-year flood.

b. The lift station must be equipped with a SCADA system compatible with the City of Spring Hill.

c. All motors must be 3-phase unless waived by the City Engineer.

7. Complete design criteria for the proposed pumping station includes, but is not limited to, the following:

a. Topographic map with the drainage area clearly defined and the acreage.

b. Complete information concerning the proposed area of service, including the number and type of proposed units.

c. Complete anticipated flow data based on Tennessee Department of Environment and Conservation design criteria and utilizing a peak factor 2.5.

d. Complete details of possible alternate gravity sewers to serve the same area, including cost estimates of both type systems.
UT. Sewage force mains:
   a. Sewage force mains must be buried a minimum of 36 inches to the top of the pipe.
   b. Sewage force mains must be four inches in diameter or greater.
   c. Sewage force mains minimum velocity must be 2.5 fps with a maximum permitted velocity of 10 fps.
   d. Air release valves must be provided at the high point in the piping whenever the pipe crown elevation falls below the pipe invert elevation. Access to air release manholes must not be in traffic ways.
   e. Sewage force mains must be ductile iron pipe class 200 or AWWA C 900 PVC pipe.

15.12 UTILITIES AND UTILITY EASEMENTS

A. Utility services should be clustered within a single easement when feasible.

B. Utilities must be buried/installed underground unless the Planning Commission, subject to verification from the City Engineer and Department of Public Works, deems it infeasible. New residential subdivisions must be designed for underground distribution of electrical service. Non-residential subdivisions must give preference to design and construction of underground distribution of electric service provided existing facilities in the project location and electrical loading requirements allow for a full underground distribution system. Non-residential subdivisions and lots located therein may be served from overhead power distribution systems using underground risers to connect to new underground lines when serving solely by full underground distribution system is impractical due to site considerations.

C. On all preliminary and final plats, developers are required to dedicate easements for public utilities. Such easement must be at least ten feet wide along all street rights-of-way and along all rear lot lines, except for across-lot easements, which must be at least 20 feet wide. Such easements are also required along all side lot lines and must be at least five feet wide. The subdivider must take such actions as are necessary to ensure the coordination and continuation of utility easements established on adjacent properties with those proposed within his/her development. Easements must be indicated on the plats.

D. Temporary construction easements exceeding the width of permanent easements may be required as necessary until completion of any one project. Developers are required to install a stone base a minimum of 100 feet from an existing roadway along any temporary construction entrance, meeting the City’s Storm Water Department’s MS4 Program requirements.

E. In the case of electric transmission lines where easement widths are not definitively established, a minimum building setback line from the center of the transmission line must be established as follows:
   1. Voltage of Line – 46KV: Building setback of 37.5 feet
   2. Voltage of Line – 69KV: Building setback of 50 feet
   3. Voltage of Line – 161KV: Building setback of 75 feet

F. Within these easements, the right is also granted to cut down and trim or remove any fences, temporary structures, trees, shrubs, or other plants, without compensation, that interfere with operation of the utilities.

15.13 PUBLIC USES

A. Plat to Provide for Public Uses
   1. Whenever a subdivision, or any portion thereof, includes a school, recreation use, a portion of a major public right-of-way, greenway, or other public use, as indicated on the Comprehensive Plan, Major Thoroughfare Plan, Bicycle and Greenway Plan, Parks Master Plan, or any other duly approved City planning document, such tract must be suitably incorporated into the plat when first presented for review by the Planning Commission.
2. After proper determination of its necessity by the Planning Commission and the appropriate representative(s) involved in the acquisition and/or dedication, and use of such site, and after a determination has been made to acquire the site by the public agency, the site must be suitably incorporated into the plat prior to final approval by the Planning Commission and recording of the plat.

B. Referral to the Governmental Agency Concerned

1. The Planning Commission may refer any plat presented in accordance with these subdivision regulations to the agency concerned with acquisition and/or dedication of the land. The Planning Commission may propose alternate areas for such acquisition and must allow the appropriate governmental agency 30 days for reply.

2. Among the areas that the Planning Commission may propose for public acquisition, when the Commission deems it appropriate and consistent with the policies and purposes set forth in these regulations, is any land within a floodway or floodway fringe.

3. The acquiring agency’s recommendation, if affirmative, must include a map showing the boundaries and area of the parcel to be acquired and an estimate of the time required to complete the acquisition. Documentation memorializing the recommendation as well as the actions of acquisition and/or dedication whereby the property is being transferred and any terms and conditions is required.

C. Notice to Property Owner

Upon receipt of an affirmative report, the Planning Commission must notify the property to be acquired by any agency. Upon such designation by the Planning Commission, any reserved portion of any floodway or floodway fringe cannot be altered from its natural state by the development in any manner whatsoever, except upon written approval of the Planning Commission.

D. Duration of Land Reservation

The acquisition of land reserved by an agency on the final plat must be initiated within 24 months of notification, in writing, from the owner that he/she intends to develop the land unless the Planning Commission allows or a longer period of time. Such letter of intent must be accompanied by a plat of a proposed development and a tentative schedule of construction. Failure on the part of the governmental agency to initiate acquisition within the prescribed 24 months will result in the removal of the “reserved” designation from the property involved and the freeing of the property for development in accordance with these regulations.

15.14 EASEMENTS GENERALLY

Where easements are required by these regulations, the following apply.

A. Easements are reserved for the City for the performance of governmental services, including water, storm, and sanitary sewer service and maintenance, and to those public utility companies that operate under franchises from the City, and their successors and assigns.

B. The City and public utility companies have the perpetual right, privilege, and authority to construct, reconstruct, repair, inspect, maintain, and operate the variety of utility transmission and distribution systems within such easement, together with right of access across the property for necessary personnel and equipment to do work.

C. Within these easements, the right is also granted to cut down and trim or remove any fences, temporary structures, trees, shrubs, or other plants, without compensation, that interfere with operation of the utilities.

D. No permanent buildings are permitted within the easement, but the easement may be used for gardens, shrubs, landscape, and other purposes that do not interfere with the utility and its maintenance. HVAC equipment on a single-family lot may not be located within a public utility and drainage easement containing a buried pipe or similar physical improvement.

E. The City may vacate such easements dedicated when the utility companies or other affected governmental units have agreed to the release of the easement. In order to vacate a utility easement, the City Engineer must receive written confirmation from all utility companies and other governmental units that provide infrastructure at that location indicating there is no objection to the vacation. An easement may be vacated by a re-plat of the plat that originally dedicated the easement.
**15.15 SUBDIVISION NAME**
The proposed name of the subdivision and any rights-of-way cannot duplicate or too closely approximate phonetically the name of any other subdivision or rights-of-way in the City. These names shall be submitted to the County’s Emergency Communication Office, which has the authority to designate the name of the subdivision and rights-of-way. These names will be determined at neighborhood concept plan or preliminary plat approval.

**15.16 MONUMENTS**
The developer must place permanent reference monuments on the subdivision when new streets are to be constructed and as required herein by a licensed surveyor in the State of Tennessee. Monuments must be located and set as described in this section.

A. All monuments must be placed on property corners or referenced to property lines or road alignments.

B. The external boundaries of a subdivision must be monumented in accordance with Chapter 0820-03 Standards of Practice, Rules of Tennessee State Board of Examiners for Land Surveyors, except that metal monuments must be no less than five-eighths of an inch in diameter. One permanent control monument, both vertical and horizontal, must be placed within each subdivision where roads are to be constructed. Control monuments must be located within dedicated right-of-way near the entrance of the subdivision and, if possible, in non-fill areas or affixed to a natural rock outcrop and shall comply with the following:

2. Field ties and reference notes defining magnetic north bearings and distances to the nearest established street line or official benchmark must be accurately described on the final plat.
3. A description must be included on the final plat using words and/or symbols as to allow it to be easily located at the site.
4. Azimuth information provided to either a second monument or a substitute such as an antenna, church steeple, or other natural object of which disturbance is unlikely, must be included on the final plat.

C. Internal monuments and lot pins are required as follows:

1. One monument for each four lots, or fraction thereof, and placed within sight distance of one another.
2. Lot corners and lot line breaks must be staked with iron surveyor’s pins.
3. All internal boundaries and those corners and points, not referred to in the preceding paragraphs, must be monumented in the field by like monuments as described above. Such monuments must be placed at each end of all curves, at a point where a river changed its radius, and at all angle points in any line. All lot corners not falling on any of the above described points must be marked by iron surveyor pins at least 18 inches long and 5/8 inch in diameter.
4. The lines of lots that extend to rivers or streams must be monumented in the field by iron surveyor pins at least 18 inches long and 5/8 inch in diameter. Such pins must be placed at the point of intersection of the river or stream and lot line, with a meander line established not less than 20 feet back from the bank of the river or stream.
5. All monuments and pins must be properly set in the ground and approved by a surveyor prior to the time the Planning Commission recommends approval of the final plat or release of the bond where bond is made in lieu of improvements.

**15.17 IMPROVEMENT COSTS AND PERFORMANCE BONDS**

A. Costs of Improvements
All required improvements must be constructed and/or installed by the applicant at his/her expense. Any provisions for reimbursement by the governing body or any utility agency must be stipulated clearly in the provisions of any bonds.

B. Temporary Improvements
The applicant must build and pay for all costs of temporary improvements required by the Planning Commission, and must maintain such improvements to a reasonable satisfaction for the period specified by the Planning Commission. Prior to construction of any temporary facility or improvement, the applicant must file with the City a separate suitable bond for temporary facilities, which ensures that the temporary facilities will be properly constructed, maintained, and removed.

C. Performance Bond
A performance bond or insurance bond is required in the amount of 110% of the cost of the following required improvements: final asphalt pavement, curbs, gutters, stormwater systems, sidewalks, traffic control devices, street lights, utilities, ditches and/or drainage system including detention and retention facilities, and amenities and open space (if required).

1. The performance bond or insurance bond must be secured by a letter of credit or a certified check, either of which must be from an approved financial institution chartered by the State of Tennessee with an office or branch authorized to accept a demand or "call" on the securing document within 50 miles of Spring Hill, Tennessee.

2. Such performance bond or insurance bond must comply with all statutory requirements and must be satisfactory as to form, sufficiency, and manner of execution as set forth in these regulations. Bonding instruments must include an automatic renewal or evergreen clause. The Planning Commission must specify the period within which required public improvements must be completed in the approval of the bond, but the time period cannot exceed two years from date of recording of final plat. The bond must be reviewed at least once every two years by the Planning Commission, at which time it may be reduced, if significant work has been accomplished.

3. The Planning Commission may extend the completion date set forth in the bond for a maximum of two years at its discretion. Any extension of the performance period may necessitate an increase in the bond amount.

4. This performance bond or insurance bond must also be used as a guarantee for any repairs which may be required to City roads that have been identified or designated during the review process by the City Engineer as having been damaged as a result of any construction vehicle or equipment or other means during the construction by the developer/owner.

5. If the applicant has properly constructed final asphalt pavement, curbs, gutters, stormwater systems, sidewalks, traffic control devices, street lights, utilities, ditches and/or drainage system including detention and retention facilities, and amenities and open space (if required), and has obtained a satisfactory inspection by the City, the development may convert the bond to an appropriate maintenance bond to be 30% of performance bond. This maintenance bond is required for a minimum of a one or three year period depending upon the backfill material used, prior to the final inspection and release of the bond by the City.

D. Failure to Complete Improvements

1. Where a performance bond has been posted and required improvements have not been installed within the terms of such performance bond, the Planning Commission may thereupon declare the development to be in default. The City requires that all the improvements be installed regardless of the extent of the building development, or build-out, at which time the bond may be called by the City to complete the public improvements and open space and amenities (if required). Vacation of the plat may be considered by the Planning Commission if no building has occurred or lots sold.

2. Should the bond(s) and supporting surety not be renewed or extended as approved by the City within 14 days of the expiration date, or if the new documentation is not in accordance with the requirements set forth herein, then the bond will be assumed to be in default and will be "called" in its full amount by the City. Further, building permits may be suspended for remaining lots in the subject subdivision until all required public infrastructure has been completed and accepted by the City.

E. Building Performance Bond
In a phase of a subdivision where public improvements have been fully completed, dedicated, and accepted by the City, but for which undeveloped lots remain, the builder is required to post with the City a continuous non-revocable surety bond in the amount of $10,000.00 prior to issuance of a building permit. This bond may be posted to provide for two outstanding building permits at any time. This bonding will be used to ensure that damage caused to, but not limited to, the road and drainage system and/or other installed improvements such as curbs, gutters, headwalls, pipes, sidewalks and driveways by a builder are repaired to the satisfaction of the City at the sold cost of said builder. This bond may be released when the last structure intended to be built as part of said building performance bond is completed and a Certificate of Occupancy has been issued by the Building Official.
15.18 MAINTENANCE OF IMPROVEMENTS

A. The applicant must maintain all completed public improvements until they are formally accepted for maintenance by the City.

B. A maintenance bond to guarantee the asphalt binder course, curbs, gutters, stormwater infrastructure systems, and utilities, secured by a letter of credit, certified check, cash account, or insurance bond from an approved financial institution, is required of each applicant for a minimum period of one or three years depending upon the backfill material used, prior to the final inspection, a signed Certificate of Satisfactory Completion approved by the City Engineer, Public Works Department representative, and Utility Inspector and release of the bond by the City. During the final inspection, the City Engineer shall identify all needed repairs for the asphalt binder course, curbs, gutters, stormwater infrastructure systems, and utilities. The maintenance bond will not be released until such repairs are satisfactorily completed as determined by the City Engineer.

C. A maintenance bond to guarantee the final layer of asphalt wearing course, sidewalks, street lighting, traffic control devices, and stormwater management facilities, secured by a letter of credit, certified check, cash account, or insurance bond from an approved financial institution, is required of each applicant for a minimum period of one or three years depending upon the backfill material used, prior to the final inspection, a signed Certificate of Satisfactory Completion approved by the City Engineer, Public Works Department representative and Utility Inspector and release of the bond by the City. During the final inspection, the City Engineer will identify all needed repairs for the asphalt wearing course, sidewalks, street lighting, traffic control devices, and stormwater management facilities. The maintenance bond cannot be released until such repairs are satisfactorily completed.

D. The maintenance bond must be 30% of the actual construction cost of all public improvements. At 80% build out (80% of houses within the development or particular phase to be bonded have received their certificate of occupancy), unless otherwise allowed by the Planning Commission, the applicant must install the final asphalt layer.

E. The maintenance period begins when the roadway is constructed to binder and all other public improvements have been properly constructed by the developer, and a Certificate of Satisfactory Completion has been approved by the City Engineer, Public Works Department representative, and Utility Inspector, and also the Planning Commission formally approves a resolution establishing the maintenance bond.

F. If the developer chooses to install the final asphalt layer/topping prior to 80% build out, then he/she must be required to post the maintenance bond at the time of final asphalt layer installation. The maintenance bond must be continuous until a minimum of one year after the 80% build out has been complete. The release of the maintenance bond must be contingent upon the completion of the above and, in the case of road construction and/or improvements, acceptance of the dedication by the Board of Mayor and Aldermen.

15.19 INSPECTION OF IMPROVEMENTS

A. A pre-construction conference between the applicant, City Engineer, and any affected department head must be held prior to any work being initiated. The applicant must furnish the required number of full size copies of the approved overall construction plans, TDEC approved sanitary sewer and water main plans, SWPP, and all TDEC issued permits required for the project. This includes the implementation of the erosion control plan. A grading permit is required prior to commencement of any grading work.

B. It is the responsibility of the applicant to properly notify the City Engineer and each affected department of City of Spring Hill to inspect the required improvements, which will eventually become the maintenance responsibility of that department. All required improvements that will not be the responsibility of a specific department of the City will be inspected by the Planning Department staff with assistance, as necessary, from other departments and the City Engineer, or the affected utility vendors. Upon inspection, if any of the required road improvements have not been constructed in accordance with the applicable construction standards and specifications, the applicant is responsible for completing the improvements to the required standards. Whenever the cost of improvements is covered by a performance bond, the applicant and the bonding company are severally and jointly liable for completing the improvements according to specifications.

C. The City will inspect the required improvements during construction to ensure their satisfactory completion, per City standards. Inspection of improvements by City representatives will not be the basis of the applicant’s evaluation of the work performed by his/her contractors. The applicant’s design engineer for the development must ensure
Article 15. Subdivision Regulations – Required Public Improvements and Bonds

compliance of the improvements in a certification to City. If the appropriate governmental representative finds upon inspection that any of the required improvements have not been constructed in accordance with the governing body’s construction standards and specifications, the applicant is responsible for completing the improvements to the required standards and specifications. Whenever the cost of improvements is covered by a performance bond, the applicant and the bonding company are liable severally and jointly for completing said improvements according to specifications.

D. Prior to release of the performance bond, the applicant must provide a letter from the design engineer indicating that he/she has inspected the project and attest that it has been constructed, as per the approved design. This letter must be signed and sealed by the design engineer.

E. Incidental improvements and appurtenances not constructed under the performance bond (i.e. driveway pipes and headwalls) must be included in the building performance bond.

F. The performance and maintenance bonds may be reduced or released by authorization of the Planning Commission as recommended by the City Engineer, as follows:

1. Reducing a performance bond to a maintenance bond and releasing maintenance bonds may be considered only upon written request by the developer/owner for a walk-through site inspection. Reducing and releasing bonds may be recommended by the developer to the City Engineer and approved by the Planning Commission and will be based upon satisfactory completion of the work items included in the particular bond under consideration. The final release of any maintenance bonds must be made by the Planning Commission one year after the acceptance of the public improvements. This one year period is a maintenance guarantee for the public improvements.

2. If the developer/owner fails to complete or construct the public improvements as originally planned and as approved by the City Engineer or if there has been unsatisfactory installation of the required improvements, the City will proceed to withdraw funds from the financial institution and use the funds for the purpose of paying for the construction and engineering associated with the completion of the public improvements as originally planned and approved.

3. The City Engineer cannot make a recommendation to reduce a performance bond or release a maintenance bond prior to the satisfactory installation of all required improvements, as determined by the following:

   a. One year after the completion of all improvements required for the approved final plat.

   b. After the submission of the project engineer’s certification that the project installation has been observed in the field and completed in substantial compliance with the plans and specification and with all applicable ordinances and laws.

   c. After the submission of a record drawing prepared by the project engineer that shows improvements, and clearly designates any and all changes from the approved plans and specifications.

4. After acceptance of the improvements, the applicant is responsible for the maintenance of all improvements until the release of the maintenance bond. Where a development has been improved in phases, the applicant is responsible for the proper functioning of drainage improvements for the entire development site.

5. In the event the City Engineer denies release or reduction of existing bonds, the developer may apply for an appeal to the Planning Commission. The City Engineer will present a discussion item to the Planning Commission, detailing the developer’s request and the City Engineer’s findings. The Planning Commission has the authority to approve the request only with a two-thirds majority vote of the full membership.
ARTICLE 16. SUBDIVISION REGULATIONS – RIGHT-OF-WAY DESIGN AND ACCESS MANAGEMENT

16.1 APPLICABILITY

A. All new construction, reconstruction, and reconfiguration of City rights-of-way must comply with this Article; however, any standard may be modified as needed by the Planning Commission and verified by the City Engineer to address specific site conditions. A right-of-way must be designed in relation to topographic and drainage conditions, public convenience and safety, and the existing and proposed development served by the right-of-way.

B. Right-of-way design and construction is subject to or may reference standards outside of this Code. These include but are not limited to most recent editions and as updated:

1. Standards issued by the Tennessee Department of Transportation (TDOT)
2. Manual on Uniform Traffic Control Devices (MUTCD)
3. Standards issued by American Association of State Highway and Transportation Officials (AASHTO)
4. Standards issued by National Association of City Transportation Officials (NACTO)

16.2 GENERAL RIGHT-OF-WAY ARRANGEMENT

A. Public rights-of-way must be properly integrated with existing and proposed system of public rights-of-way and dedicated rights-of-way as established in the Major Thoroughfare Plan.

B. Public right-of-way design and capacity must take into consideration land use traffic generators, such as industrial uses, commercial districts and retail centers, schools, and places of worship, as well as the density of residential neighborhoods.

C. Public rights-of-way must be laid out to conform as much as possible to the topography, permit efficient drainage and utility systems, and provide convenient and safe access to abutting lots.

16.3 REQUIRED CONNECTIVITY

A. New public rights-of-way must extend to the boundary lines of the tract to be subdivided to connect to abutting rights-of-way. The Planning Commission may require construction easements to be established on the plat to allow the adjacent development to construct and adjoin the streets in the future onto the property currently under consideration for development. When proposed streets are extended by dedication to the boundary of such property, stub streets must be provided with a temporary turnaroud easement and constructed of hard surfacing.

1. The turn-around must be constructed to the same standards as streets aggregate base course, asphalitic concrete binder course, and asphalitic concrete surface course, and Portland cement concrete curb and gutter or extruded curb.

2. All turn-arounds must be maintained by the developer until the release of the maintenance bond by the City.
3. A sign must be placed at the end of the turnaround or stub street stating: “STREET TO BE EXTENDED BY THE AUTHORITY OF THE CITY OF SPRING HILL.” The sign must be similar in size and design to a typical speed limit sign with a white background and black lettering on metal sheeting erected on wood or metal post.

B. Extensions must include street construction and dedication of rights-of-way to the property lines. If the street cannot be constructed without the use of retaining walls or other special features it is the responsibility of the owner/developer to construct such features to facilitate construction of the roadway to the property line for a future connection by adjoining property development. In lieu of designing and constructing such improvement, the developer/applicant may request to pay a fee-in-lieu of with the approval of the Planning Commission.

C. All major subdivisions must provide a minimum of two separate remote means of ingress and egress for emergency apparatus access unless topography or land acquisition creates a difficulty. Such difficulty must be approved by the Planning Commission and verified by the City Engineer. Major subdivisions are considered to include the following:

1. Multi-family developments exceeding 100 dwelling units.
2. Single-family and two-family residential developments exceeding 30 dwelling units.
3. Non-residential developments with one or more structures exceeding 30 feet or three stories in height. For developments with multiple structures, a minimum of two means of access to each structure, including cross-access within the site, must be provided for each structure exceeding 30 feet or three stories in height; the development site as a whole must have two separate remote means of ingress and egress.

D. The creation of reserve strips adjacent to any existing or proposed public right-of-way to deny access from adjacent property to the right-of-way are prohibited.

E. Blocks must connect to and extend the existing block network where possible. This requirement does not apply when connections cannot be made because of a natural or man-made barrier, such as existing structures, steep slopes, waterbodies, railroad and utility rights-of-way, and parks.

F. All rights-of-way must terminate at other rights-of-way, forming a network. The Planning Commission may approve, with verification from the City Engineer, cul-de-sacs and dead-end streets when a natural or man-made barrier, such as a waterway, railroad, limited-access expressway, or unusual topography exists that prevents connection. Any cul-de-sac or dead-end street must meet the following:

1. The cul-de-sac or dead-end street has a length of no more than 750 feet in length, as measured along the centerline from the closest intersection to the center of the cul-de-sac.
2. If a cul-de-sac or dead-end street is allowed, a 96-foot minimum diameter measured to the front face of the curb is required for the paved area of the turnaround. The minimum right-of-way diameter for a cul-de-sac shall be 110 feet.

G. Fire apparatus access roads must be designed as follows:

1. Fire apparatus access roads must be paved or constructed with a hard compacted surface that can support the load of fire apparatus at a minimum of 75,000 pounds.
2. The minimum fire apparatus access roads width is 25 feet exclusive of shoulders unless otherwise allowed by the City Engineer.
3. Fire apparatus access roads cannot exceed 10% in grade.
4. The minimum turning radius must be 25 feet on the inside and 50 feet on the outside.
5. Dead end fire apparatus access roads must meet the standards of Table 16-1: Turnaround Requirements:

#### 16.4 BLOCKS

**A.** Blocks must be of a sufficient width to provide for two tiers of lots of appropriate depth. Exceptions to this prescribed block width may be permitted in blocks adjacent to major public rights-of-way, railroads, or waterways.

**B.** Residential blocks must not exceed 1,400 feet in length in the R-A, R-R, AG, PR, and NA Districts and 1,000 feet in length in all other districts, unless the Planning Commission approves a longer length due to unique conditions.

**C.** Non-residential blocks must be of such length and width as may be deemed necessary by the Planning Commission.

**D.** The shape of a new block must conform to natural features, highway and rail rights-of-way, park boundaries, or site constraints. Where blocks curve, they must generally maintain their general orientation of north/south and east/west over their trajectory.

#### 16.5 RIGHT-OF-WAY DESIGN

In order to provide public rights-of-way of suitable location, width, and improvement to accommodate prospective traffic and afford satisfactory access to emergency services, sanitation, and road maintenance equipment, and to coordinate public ways so as to compose a convenient and safe system and avoid undue hardships to adjoining properties, public right-of-way design standards are set forth in this section.

**A. Right-of-Way Construction**

1. All street right-of-way construction and repair must be in accordance with City’s Standard Specifications for Roadway Construction or the latest edition of the Tennessee Department of Transportation Standard Specifications for Road and Bridge Construction. The road construction specifications are the minimum standards for any subdivision within the jurisdictional area. Design standards must also be in accordance with standards of TDOT, AASHTO, and MUTCD.

2. Drainage, stormwater, and utility trenches including water, sanitary sewer, electrical, natural gas and telecommunications excavated into existing public arterial or collector streets shall be backfilled with flowable fill as directed by the City Engineer. Trench limits shall be saw-cut into the existing pavement the width of which shall be limited to the minimum required to perform the work and accomplish backfilling. The use of flowable fill shall meet the requirements of Section 204 of the TDOT “Standard Specifications for Road and Bridge Construction”. Streets, concrete curbs, gutters, driveways, median pavement, and sidewalks shall be restored as required to match existing construction. Base stone and asphalt paving shall be placed over the trench backfill with thicknesses and gradations equal to the existing pavement section. Each course of base stone and asphalt shall be thoroughly compacted with mechanical tampers. All repairs shall include full lane width resurfacing except when utilizing infrared technology as approved by the City Engineer.

3. Roads whether public or privately maintained located within public rights of way must be graded and improved in accordance with design and constructions specified herein. No asphaltic concrete binder course or Portland cement concrete or other hard surfacing may be applied to the aggregate base course prior to the approval of any section of the subdivision in question without having been properly inspected and accepted by the City.

4. Grades of public rights-of-way must conform as closely as possible to the original topography. A combination of steep grades and curves is not permitted. The maximum grade is 15% for local and 8% for collector and arterial streets unless otherwise approved by the Planning Commission and verified by the City Engineer.

**B. Right-of-Way Surfacing**

<table>
<thead>
<tr>
<th>Length of Dead End Road</th>
<th>Minimum Width</th>
<th>Turnaround Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>0’ to 150’</td>
<td>20’</td>
<td>None</td>
</tr>
<tr>
<td>151’ to 500’</td>
<td>20’</td>
<td>120’ hammerhead, 60’ &quot;Y-bar,&quot; or 96’ cul-de-sac</td>
</tr>
<tr>
<td>501’ to 750’</td>
<td>25’</td>
<td>120’ hammerhead, 60’ &quot;Y-bar,&quot; or 96’ cul-de-sac</td>
</tr>
<tr>
<td>Over 750’</td>
<td>City Engineer Recommendation and Planning Commission approval</td>
<td>City Engineer Recommendation and Planning Commission approval</td>
</tr>
</tbody>
</table>
1. No street section may be surfaced until the preliminary plat is approved. The depth of the pavement and bases courses must be of such character as is suitable for expected traffic. Types and methods of paving must be according to the specifications of the plat approval.
   
   a. For local streets, the paving section must consist of 1.5 inches of asphaltic concrete surface course over 2 inches of asphaltic concrete binder, over 8 inches of aggregate base course.
   
   b. For collector streets, the paving section must consist of 1.5 inches of asphaltic concrete surface course over 3 inches of asphaltic concrete binder, over 10 inches of aggregate base course.
   
   c. For arterial streets, the paving section must consist of 2 inches of asphaltic concrete surface course over 4 inches of asphaltic concrete binder, over 10 inches of aggregate base course.
   
   d. Alternate paving sections may be substituted in lieu of the above with approval of the Planning Commission and verified by the City Engineer.

2. After underground utilities have been installed, the developer shall construct the pavement section and curbs or curbs with gutters, where required.

3. All right-of-way pavements, shoulders, drainage improvements and structures, curb turnabouts, and sidewalks must conform to City construction standards and specifications, and must be incorporated into the construction plans required to be submitted by the developer for plat approval.

4. Adequate provisions must be made for culverts or other drains and bridges, as required.

5. The asphalt binder course must be installed to grade with the stormwater catch basins, manhole castings, or other castings within the roadway as to allow proper surface water drainage. Prior to installation of the asphalt concrete surface course. The asphaltic concrete wearing course must be installed within three years after the final plat is recorded, unless waived by the Planning Commission.

6. Collector and arterial roadways must have 24 inch concrete curb and gutter. Local roadways may utilize either 24 inch concrete curb and gutter or eight inch extruded concrete curb.

7. All curb, gutter and sidewalk concrete materials must be Class A as per Tennessee Department of Transportation Standard Specifications for Road and Bridge Construction, Section 604.03.

8. Where a subdivision adjoins an existing narrow paved street not meeting the street section called out for in the Major Thoroughfare Plan, the developer is responsible for the design and construction of that part of the roadway lying in front of the subdivision. This includes asphalt concrete pavement, base course, binder, bicycle lanes, curb and gutter and sidewalks. In lieu of designing and constructing the street section, the developer/applicant may request to pay a fee in lieu of with the approval of the Planning Commission.

9. The construction of a half street prohibited unless approved by the Planning Commission and verified by the City Engineer in unusual circumstances that make it essential and where satisfactory assurance for dedication of the remaining part of the street is provided.

C. Deceleration and Left-Turn Lanes
A deceleration lane and left-turn lane is required as follows:

1. Developers of subdivisions containing more than 50 dwelling units and other type developments exiting onto a collector or arterial roadway are required to construct deceleration and left turn lanes generally in accordance with the guidance provided in Table 16-2: Deceleration/Left Turn Lanes. Table 16-2 was developed using the latest edition of Trip Generation, An Informational Report by the Institute of Transportation Engineers.

2. The dimensional standards and construction requirements for deceleration and left turn lanes must conform to the AASHTO Policy on Geometric Design of Highways and Streets, latest edition.
Table 16-2: Deceleration/Left Turn Lanes

<table>
<thead>
<tr>
<th>Use</th>
<th>Weekday Trip Generation</th>
<th>Deceleration/Left Turn Lanes Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Single Family</td>
<td>9.55/Unit</td>
<td>&gt; 50 Units</td>
</tr>
<tr>
<td>Apartments</td>
<td>6.47/Unit</td>
<td>&gt; 75 Units</td>
</tr>
<tr>
<td>Condo/Townhome</td>
<td>5.86/Unit</td>
<td>&gt; 80 Units</td>
</tr>
<tr>
<td>Offices</td>
<td>11.01/1,000sf GFA</td>
<td>&gt; 43,300sf</td>
</tr>
<tr>
<td>Retail</td>
<td>40.67/1,000sf GFA</td>
<td>&gt; 11,800sf</td>
</tr>
<tr>
<td>Supermarket</td>
<td>177.59/1,000sf GFA</td>
<td>&gt; 2,700sf</td>
</tr>
<tr>
<td>Restaurant</td>
<td>2.86/Seat</td>
<td>&gt; 165 Seats</td>
</tr>
</tbody>
</table>

Example: 50 Unit Single Family Units x (9.55 Trips per day for Weekdays)/Unit = approx. 480 Trips/Day

D. Curb Cuts

1. Industrial and Commercial Districts
   a. The minimum width of a curb cut is 12 feet and a maximum width of 35 feet.
   b. Each platted lot is allowed either one two-way curb cut or two one-way curb cuts, with the following exceptions:
      i. Property frontages are too narrow to satisfy minimum driveway spacing requirements. Common access at property lines, frontage roads, restricted curb cut designs, or other modifications may be required contingent on the approval of the Planning Commission and verified by the City Engineer.
      ii. Additional driveways may be allowed if shown to be warranted through traffic impact studies.
      iii. If traffic impact studies indicate traffic volumes will meet any signal warrant, access traffic must be consolidated to a single signalized point.
      iv. Where a property has frontages on more than one street, accesses are allowed on only the frontages where standards can be met. If access standards cannot be met on any frontage, access points will be designated by the City Engineer based on traffic safety, operational needs, and traffic impact studies.

2. Curb Cuts on Collector and Arterial Streets
   a. Curb cuts on opposite sides of collector and arterial streets must be placed as to not interfere with each other as follows:
      i. Placed directly opposite is the most desirable.
      ii. If this is not possible, a minimum spacing of the resulting "T" must be as follows:
          (A) 100 feet on collector streets.
          (B) 200 feet on arterial streets.
   b. The City Engineer may modify these spacings based on existing through traffic and site trip generation.

3. Driveway Spacing for Collector and Arterial Streets in Urban Development
   a. The following minimums of Table 16-3: Driveway Spacing apply:
b. Additional lanes may be required to provide for turning and exiting vehicles.

c. There must be a minimum of 1,200 feet between any two signalized intersections.

E. Intersections

1. Public rights-of-way must be laid out to intersect as nearly as possible at right angles. A proposed intersection of two new public ways at an angle of less than 80 degrees is prohibited.

2. An oblique public right-of-way should be curved approaching an intersection and should be approximately at right angles for at least 100 feet there from. Not more than two public rights-of-way can intersect at any one point unless specifically approved by the Planning Commission.

3. Proposed new intersections along one side of an existing public right-of-way must coincide, wherever feasible, with any existing intersections on the opposite side of such public right-of-way. Jogs within public ways having centerline offsets of less than 125 feet are prohibited, except where the intersected public ways have separated dual drives without median breaks at either intersection. Where rights-of-way intersect arterial or collector streets, their alignment must be continuous. Intersections of arterial or collector streets must be at least 800 feet apart.

4. Minimum curb radius at the intersection must be as follows:
   a. For local streets connected to collector or arterial: 12.5 foot radius
   b. For connector streets connected to connector or arterial streets: 25 foot radius

5. Alley intersections and abrupt changes in alignment within a block must have the corners cut off in accordance with standard engineering practice to permit safe vehicular movement.

6. Where a public way intersection will involve earth banks or existing vegetation inside any lot corner that would create a traffic hazard by limiting visibility, the developer must cut such ground or vegetation (including trees) in connection with the grading of the public right-of-way to the extent necessary to provide adequate sight distance.

7. Intersections must be designed with a flat grade wherever feasible. In hilly or rolling areas, at the approach to an intersection, a leveling area must be provided having not greater than a 2% grade for a distance of 60 feet, measured from the nearest right-of-way line of the intersecting right-of-way.

8. The cross-slope on all public rights-of-way, including intersections, must be 3% or less.

9. For vertical alignment, an extension of the through street cross slope must be provided as follows:
   a. This cross slope must be carried back 100 to 200 feet each way from the intersection of the two street centerlines.
   b. An allowance of 2% maximum intersection grade is permitted.

10. The curb radius at intersections involving alleys must meet driveway curb radius requirements.
F. Railroads and Limited Access Highway
Railroad right-of-way and limited access highways, where located so that they affect the subdivision of adjoining lands, must be treated as follows:

1. In residential areas, a buffer strip of at least 25 feet in depth may be required adjacent to the railroad right-of-way or limited access highway. This strip must be designated on the plat: "This strip is reserved for screening; the placement of structures hereon is prohibited." The strip must be part of common areas and cannot be part of individual lots.

2. In commercial or industrial areas, the nearest public way extending parallel or approximately parallel to the railroad must, wherever feasible, be at a sufficient distance there from to ensure suitable depth for commercial or industrial use.

3. Public ways parallel to a railroad, when intersecting a public right-of-way which crosses the railroad at grade, must, to the extent feasible, be at a distance of at least 150 feet from the railroad right-of-way. Such distance is determined with due consideration of the minimum distance required for future separation of grades by means of appropriate approach gradients.

G. Excess Right-of-Way
A slope easement in excess of the right-of-way designated in these regulations may be required whenever, due to topography, additional width is necessary to provide adequate earth slopes. Such slopes cannot be steeper than 3:1. Where solid rock is encountered slopes cannot be steeper than 2:1.

H. Headwalls
The developer must impose by subdivision restrictions and by plat notations, a requirement that all headwalls in or near public rights-of-way will comply with Tennessee Department of Transportation requirements. The construction specifications of headwall details for driveway and storm drainage culverts are as required by the City. These specifications are the minimum standards for any subdivision within the jurisdictional area.

I. Improvements in Floodable Areas
The finished elevation of proposed public rights-of-way subject to flood must be no less than two feet above the one 100-year regulatory flood protection elevation. The Planning Commission may require profiles and elevations of public ways to determine compliance with this requirement. All drainage structures must be sufficient to discharge flood flows without increasing flood height. Where fill is used to bring the finished elevation of any public right-of-way to the required elevation, such fill cannot encroach upon a floodway except for such crossing of floodway by means of a bridge or culvert, and the fill must be protected against erosion by rip-rap, vegetative cover, or other methods deemed acceptable by the Floodplain Administrator.

J. Right-of-Way Dimensions
Rights-of-way must be designed in accordance with Section 16.9 below.

16.6 SIDEWALKS AND PEDESTRIAN ACCESS DESIGN

A. Sidewalks, multi-use trails, or other pedestrian access improvements must be included as part of any arterial, collector, or local street, and as shown on the Major Thoroughfare Plan, Bicycle and Greenway Plan, or as determined by the Planning Commission during subdivision approval. Sidewalks are not required in the AG, R-A, and R-R Districts.

1. Residential Districts (Excluding AG, R-A, RR Districts)
Curb and gutter with sidewalk or extruded curb with sidewalk is required on both sides of local and collector streets except as follows:

   a. Sidewalks are not required on either side of the street where lot density development is less than 0.75 dwelling units per acre.

   b. Sidewalks are required on only one side of the street or cul-de-sac where lot density development is between 0.76 and 2.0 dwelling units per acre.

   c. As otherwise determined by the Planning Commission.

2. Commercial Districts
Curb and gutter with sidewalk are required on both sides of the street in all commercial districts except when the requirement is waived by the Planning Commission.

3. **Industrial Areas**
Curb and gutter is required on both sides of streets. Sidewalks are not required except as determined by the Planning Commission.

B. Sidewalks are required to be installed along private roadways and developments to allow the general public access to these sites and developments, unless otherwise exempted by the Planning Commission, to be determined on a case-by-case basis. If the Planning Commission exempts sidewalks, a fee-in-lieu of must be paid to the City. Fee-in-lieu of must include costs of engineering, design, geotechnical, grading, clearing, excavation and embankment and material placement for a five foot wide or a width otherwise required for the sidewalk.

C. All sidewalk construction and repair must be in accordance with City standards and specifications. In addition, sidewalks must meet the following standards:

1. The minimum width of any sidewalk located on a local street in a Residential District must be five feet and must meet all standards of the Americans with Disabilities Act (ADA), including properly constructed accessibility ramps with installation of truncated/bubble tread plate brick inserts constructed as part of the ramp. The minimum width of any sidewalk located on a collector or arterial street in any district must be five feet and must meet all standards of the Americans with Disabilities Act (ADA), including properly constructed accessibility ramps with installation of truncated/bubble tread plate brick inserts constructed as part of the ramp. The Planning Commission reserves the right to require wider sidewalks when necessary to serve existing and anticipated pedestrian traffic, especially in the C-D and C-G Districts.

2. Concrete curb and gutters or extruded concrete curbs are required for all public rights-of-way where sidewalks are to be constructed. Permissions for when curb and gutter or extruded curb design may be used is found in Section 16.5.B.6 above.

3. Concrete curbing widths are not calculated as part of the required sidewalk width. The curb of a curb and gutter section must contain an expansion joint between the curb and the sidewalk when the sidewalk is constructed against the back of curb and gutter section. The expansion joint is not calculated as part of the required sidewalk width.

4. Sidewalks must be constructed of concrete or other masonry material (brick, stone, etc.) approved by the Planning Commission and verified by the City Engineer.

D. Sidewalk location, width, and material must be delineated on the neighborhood concept plan, preliminary plat, and final plat. Sidewalks must be completed within all subdivisions within four years of the recording of the final plat for that particular phase/section of the development, unless the Planning Commission approves a longer time period. The builder is responsible for the installation of sidewalks along the frontage of recorded lots, as illustrated on the approved development plans. The developer is responsible for the installation of sidewalks along portions that do not front upon recorded lots, such as along common open space.

E. Final completion of public improvements prior to end of warranty period is: Four years after the issuance of the first building permit, all defects of public improvements must be corrected and completed, regardless of the percentage of subdivision lots having received building permits, including, but not limited to, installing the remaining sidewalks for the phase.

F. A multi-use path extending from a public way to schools, parks, playgrounds, or other nearby public rights-of-way, should be a minimum of 12 feet in width and be accommodated within a dedicated common open space or an easement with the exception of lots within residential districts. Easements must be indicated on the preliminary and final plat. These multi-use paths may include both sidewalks and bike paths, must be constructed to City construction standards and specifications and the regulations of this Code, as well as any ADA requirements.
EXAMPLES OF MULTI-USE PATHS

Paved Multi-Use Path

Unpaved Multi-Use Path

12’ Min.
16.7 BICYCLE LANE DESIGN

Where bicycles lanes are required per Bicycle and Greenway Plan and/or included in right-of-way construction, appropriate designs include, but are not limited to, the types of design described in this section. Where installed, bicycle facilities should be constructed in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) and the Urban Bikeway Design Guide published by the National Association of City Transportation Officials (NACTO).

A. **Shared**: A marking placed in a vehicular travel lane to indicate that a bicyclist may use the full lane. Also called a shared-lane marking.

B. **Bike Lane**: A portion of the roadway that has been designated by striping, signs, and pavement markings for the preferential or exclusive use of bicyclists, typically located adjacent to motor vehicle travel lanes and flowing in the same direction as motor vehicle traffic.

C. **Buffered Bike Lane**: A conventional bicycle lane paired with a designated buffer space separating the bicycle lane from the adjacent motor vehicle travel lane and/or parking lane.

D. **Side Bike Lane**: A conventional bike lane.

E. **Cycle Track**: An exclusive bike facility that combines the user experience of a separated path with the on-street infrastructure of a conventional bike lane. A cycle track is physically separated from motor traffic and distinct from the sidewalk.

F. **Raised Cycle Track**: A bicycle facility that is vertically separated from motor vehicle traffic, typically paired with a furnishing zone between the cycle track and motor vehicle travel lane and/or pedestrian area, and allowing for one-way or two-way travel by bicyclists.

G. **Two-Way Cycle Track**: A physically separated cycle track that allows bicycle movement in both directions on one side of the road.

**EXAMPLES OF BICYCLE FACILITIES**

**Shared Lane**
EXAMPLES OF BICYCLE FACILITIES

Bike Lane

Cycle Track
16.8 STREET SIGNS AND STREET LIGHTS

A. Street Signs

1. Street signs designating the name of streets in the subdivision are required in all subdivisions. Street signs designating the name of streets are required at each intersection within the subdivision and must be placed at the point of street intersection.

2. Street signs must be constructed and be of the same size as street signs currently placed and in use by the City of Spring Hill, or such design as may be approved by the Planning Commission.

3. Street signs, traffic control signs and pavement markings must meet the current standards as listed in the MUTCD in size, lettering size, and nighttime visibility (retro-reflectivity). The Planning Commission may allow decorative sign posts and street signs that meet MUTCD standards so long as the costs for installation are borne by the developer and the homeowners associations or property owners associations maintains such signs following installation.

B. Street Lights

1. The applicant must arrange with the local electric power company for electric service and bear the expense of any charge by the electric power company to furnish the service connection.

   a. The location of any service connection and the control equipment must be shown on the construction drawings.

   b. Conduit must be placed for all street lighting prior to pavement construction.

2. Street lights are required in all subdivisions.

3. Guidelines for street lighting:
a. Street Light Requests

i. The local power company is responsible for providing street lighting as requested by the City.

ii. Before considering new or additional local street light request, the City requires unanimous consent of all affected property owners within 100 feet of proposed street light locations and the support of at least 51% of the total number of owners of properties within 300 feet of proposed locations.

b. Costs

The installation of costs of street light fixtures, excluding those that provide demonstrated safety need, will be paid for by the applicant requesting the installation or relocation. The City will assume continued maintenance and energy costs associated with new installation.

c. Design

Street lights installed in public rights-of-way or private streets must have a LED light be an energy efficient lighting source with a minimum of ambient or reflected light (full cut-off fixtures) except in the case of a subdivision where prior phases utilized a different type of lighting source in which case the same lighting source will be utilized for subsequent phases in order to provide consistent lighting quality throughout the subdivision. All street lighting must be in accordance with the Illuminating Engineering Society’s (IES) American National Standard practices for roadway lighting as the design standard for all City streets with the following modifications. The applicant shall furnish to the City Engineer a lighting plan illustrating the location, type and height of all lighting and associated specifications and details for street light fixtures. The final installation location and quantity of all street lights to be installed shall be approved by the City Engineer prior to installation by the utility provider.

i. Arterials: Street lighting is based on I.E.S standards.

ii. Other Streets: Street lighting may be provided at intersections and identified pedestrian crossings only. Lighting may be considered at locations with demonstrated needs based on changes in horizontal or vertical alignments.

iii. Alleys: Except for alleys in commercial areas with significant night time pedestrian activity, the City will not provide alley lighting.

iv. All poles must be metal. The minimum luminaire sizing must be 9,500 lumens for local and collector streets. The minimum luminaire sizing shall be 22,000 lumens for arterial streets. All power conductors must be buried in accordance with standards issued by the power company.

v. Street light poles should be located along lot lines whenever possible. Poles shall be placed a minimum of ten (10) feet from driveway aprons.

vi. Minimum requirements for street lighting per Table 16-4: Street Lighting:

<table>
<thead>
<tr>
<th>Street Type</th>
<th>Design Traffic Volume (ADT)</th>
<th>Luminaire Size</th>
<th>Lighting Height (ft.)</th>
<th>Pole Type</th>
<th>Spacing (ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local</td>
<td>NA</td>
<td>9,500</td>
<td>20' - 26'</td>
<td>Metal</td>
<td>250' – 300'</td>
</tr>
<tr>
<td>Collector</td>
<td>2,000 – 5,000</td>
<td>9,500</td>
<td>26'</td>
<td>Metal</td>
<td>200' – 250'</td>
</tr>
<tr>
<td>Arterial</td>
<td>10,000 – and higher</td>
<td>22,000</td>
<td>30'</td>
<td>Metal</td>
<td>100’ – 130’</td>
</tr>
</tbody>
</table>

vii. Street lighting shall be placed in every cul-de-sac and dead end street including temporary turnarounds.

4. Street lighting within the City of Spring Hill shall have a light temperature of 4,000 Kelvin.

54. Street lights must be consistent (the same type) throughout a subdivision. Street lighting shall be installed with underground electric service on all newly developed dedicated public streets in the City.

66. In cases where the developer elects to install decorative poles and/or lighting not mounted on standard wooden poles as provided by the electrical utility or metal poles considered standard by the City, the developer is responsible for the cost of such poles and lights and related improvements including metering devices. The
homeowners or property owners associations is responsible for the cost of maintenance and maintenance of such decorative poles and lights. Unless privately owned or otherwise agreed upon between the applicant and the City, the energy expense for street lights is the responsibility of the City. Any non-standard alternative fixture must provide the same intensity and lighting radius as street lights provided by the City.

76. After all approved installations of standard City street lights, the developer must give title of ownership of the system to the City.

87. All street lights must be installed prior to the first certificate of occupancy being issued. The installation of street lights must be completed within the same time frame, as well as meeting the same satisfaction requirement, as the completion of all other improvements. The street lights must be operational upon the issuance of the first certificate of occupancy in each subdivision phase.

16.9 RIGHT-OF-WAY DIMENSIONS

All rights-of-way must meet the right-of-way dimensions of this section, which may be modified as needed by the Planning Commission and verified by the City Engineer to address specific site conditions. Right-of-way dimensions and designs must implement the policies of the Major Thoroughfare Plan.

A. Right-of-Way Types

The right-of-way classifications are divided into the following types:

1. Arterial streets are designed to move traffic and provide some access to major developments.

2. Collector streets collect traffic from local streets and other collectors and distribute the traffic to roadways with higher classifications.

3. Local streets primarily provide direct access to abutting land and are lower speed facilities.

4. This Code also provides for special right-of-way types:
   a. Alleys are a vehicular drive located to the rear of lots providing access to service areas, parking, and outbuildings, and often containing utility easements.

B. Right-of-Way Dedication

Right-of-way dedication is required where a subdivision or site plan adjoins an existing public right-of-way or future public right-of-way as depicted on the Major Thoroughfare Plan, Bicycle and Greenway Plan, or any other regulations that indicate plans for realignment or widening of a public way that would require use of some of the land in the subdivision. The applicant must dedicate, at his/her expense, areas for widening or realigning such public way as set forth below:

1. The entire right-of-way width must be provided where any part of the subdivision is on both sides of the existing public way.

2. When the subdivision is located on only one side of an existing public way, 1/2 of the required right-of-way width, measured from the centerline of the existing pavement, must be provided.

3. The Planning Commission may request additional rights of way within 100 feet of the following types of intersections: arterial to arterial; collector to arterial; or collector to collector.

C. Right-of-Way Dimensions

1. This section provides the minimum dimensions for rights-of-way types and well as the components that make up these rights-of-way. The minimum right-of-way width for each type must be reserved, however the components within that area are determined by the applicant and the Planning Commission, verified by the City Engineer, subject to the requirements of this Code. Larger minimum right-of-way width reservation as well as increase in the size of the components is permitted. The Planning Commission may modify and the City Engineer verify the minimum width for the right-of-way and any component based on site specific conditions.

2. Local streets should incorporate the City’s Neighborhood Traffic Calming Program (NTCP).
3. Utility, drainage, and stormwater easements may be located within the right-of-way area.

4. Right-of-way types must meet the following minimum widths of Table 16-5: Minimum Right-of-Way Widths:

<table>
<thead>
<tr>
<th>Right-Of-Way Types</th>
<th>Minimum ROW Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alley</td>
<td>20'</td>
</tr>
<tr>
<td>Local Street</td>
<td>50'</td>
</tr>
<tr>
<td>Collector Street</td>
<td>75'</td>
</tr>
<tr>
<td>Arterial Street</td>
<td>95'</td>
</tr>
</tbody>
</table>

5. Street trees are required as per Section 11.9 of this Code.

6. Table 16-6: Minimum ROW Component Widths are the minimum widths for the components of rights-of-way:

<table>
<thead>
<tr>
<th>Street Type</th>
<th>Local</th>
<th>Collector</th>
<th>Arterial</th>
<th>Alley</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Capacity</td>
<td>Less than 1,000 vehicles/day</td>
<td>5,000 to 10,000 vehicles/day</td>
<td>Greater than 10,000 vehicles/day</td>
<td>Less than 200 vehicles/day</td>
</tr>
<tr>
<td>Minimum Right-of-Way Width</td>
<td>50'</td>
<td>75'</td>
<td>95'</td>
<td>20'</td>
</tr>
<tr>
<td>Lane Width</td>
<td>11'</td>
<td>12'</td>
<td>12'</td>
<td>18'</td>
</tr>
<tr>
<td>Bicycle Lane Width</td>
<td>Shared</td>
<td>4' – 6'</td>
<td>4' – 6'</td>
<td>Shared</td>
</tr>
<tr>
<td>Travel Lane</td>
<td>1 each direction</td>
<td>1 each direction, with or without center turn lane</td>
<td>2 each direction, with or without center turn lane</td>
<td>Shared</td>
</tr>
<tr>
<td>Center Turn Lane</td>
<td>Not permitted except at intersections with collector or arterial</td>
<td>10' to 12' may be used in lieu of median for left turn only</td>
<td>10' to 12' may be used in lieu of median for left turn only</td>
<td>None</td>
</tr>
<tr>
<td>Parking Lanes</td>
<td>All parking must be parallel</td>
<td>None permitted</td>
<td>None permitted</td>
<td>Shared with travel lane</td>
</tr>
<tr>
<td>Type of Curb</td>
<td>12' extruded or 18' curb and gutter</td>
<td>24' curb and gutter</td>
<td>24' curb and gutter</td>
<td>No curb and gutter</td>
</tr>
<tr>
<td>Sidewalk Distance from Curb Face</td>
<td>0' to 5'</td>
<td>0' to 6'</td>
<td>0' to 6'</td>
<td>None</td>
</tr>
<tr>
<td>Sidewalk Width</td>
<td>5'</td>
<td>Varies, 5' minimum</td>
<td>Varies, 5' minimum</td>
<td>None</td>
</tr>
<tr>
<td>Median</td>
<td>None</td>
<td>0' to 12'; Median may be used for left turn lanes only</td>
<td>0' to 12'; Median may be used for left turn lanes only</td>
<td>None</td>
</tr>
</tbody>
</table>
RIGHT-OF-WAY COMPONENTS

Sidewalk  Curb Lawn  Lane  Bicycle Lane  Travel Lane  Turn Lane  Median
EXAMPLE OF RIGHT-OF-WAY TYPE DESIGN

The following examples contain a variety of permitted right-of-way components. Providing more right-of-way components may require more right-of-way width than dictated by this Code as a minimum width.

Local Street
EXAMPLE OF RIGHT-OF-WAY TYPE DESIGN
The following examples contain a variety of permitted right-of-way components. Providing more right-of-way components may require more right-of-way width than dictated by this Code as a minimum width.

Collector Street

Collector Street Minimum ROW Width: 75'

All dimensions labeled are the minimum required width for each right-of-way component
EXAMPLE OF RIGHT-OF-WAY TYPE DESIGN
The following examples contain a variety of permitted right-of-way components. Providing more right-of-way components may require more right-of-way width than dictated by this Code as a minimum width.

Arterial Street

All dimensions labeled are the minimum required width for each right-of-way component.
ARTICLE 17. SUBDIVISION REGULATIONS – APPROVAL PROCESS

17.1 PURPOSE AND INTENT

All subdivisions must conform and relate to the principles and policies of the Comprehensive Plan, Major Thoroughfare Plan, Bicycle and Greenway Plan, Official Zoning Map and all zoning regulations, and the Capital Budget and programs of the City. In accordance with the laws of the State of Tennessee, TCA Sections 13-4-101, et seq. these regulations are adopted for the following purpose:

A. To protect and provide for the public health, safety, and general welfare of the City.
B. To guide the future growth and development of the City in accordance with the Comprehensive Plan or any other adopted plan.
C. To provide for adequate light, air, and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population.
D. To protect the character and the social and economic stability of all parts of the City, and to encourage the orderly and beneficial development to all parts of the City.
E. To protect and conserve the value of land throughout the City and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings.
F. To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public requirements and facilities.
G. To establish reasonable standards of design and procedures for subdivisions and re-subdivisions, in order to further the orderly layout and use of land, reduce traffic congestion; and to insure proper legal descriptions and monumentation of subdivided land.
H. To ensure that public facilities are available and will have a sufficient capacity to serve the proposed subdivisions.
I. To prevent the pollution of air, streams, and ponds, to assure the adequacy of drainage facilities, to safeguard the water table, and to encourage the wise use and management of natural resources throughout the City in order to preserve the integrity, stability, and beauty of the community and the value of the land.
J. To preserve the natural beauty and topography of the City and to ensure appropriate development with regard to these natural features.
K. To encourage subdivision design that maximizes the conservation of all forms of energy.
Article 17. Subdivision Regulations – Approval Process

17.2 APPLICABILITY AND AUTHORITY

A. Applicability
These subdivision regulations apply to any subdivision located within the City of Spring Hill, Tennessee; however, modifications or waivers of any applicable requirements may be made by the Planning Commission only where unique and inherent characteristics of the land proposed for development warrant such deviations. It is the sole responsibility of the property owner to request and justify such waivers to the Planning Commission.

B. Previously Granted Plats
All sketch plat, preliminary plat, and final plats approved prior to the effective date of this Code, or any subsequent amendment to this Code, remain in full force and effect. The recipient of the approval may proceed to develop the property in accordance with the approved plans and all applicable conditions.

C. Authority
1. These subdivision regulations are adopted by the Planning Commission in pursuance of the authority and powers granted by Tennessee Code Annotated (TCA), 13-4-301, et seq. No land can be subdivided within the jurisdictional area until the subdivider submits a plat as required by these regulations, obtains Planning Commission approval of the plat, and files the approved plat with the appropriate County register.

2. Having adopted a Major Thoroughfare Plan for the jurisdictional area, and filed a certified copy of the plan with the County Register of Deeds (hereinafter referred to as "county register"), as required by TCA Section 13-4-302, and having held a public hearing as indicated in these regulations and as required by TCA Section 13-4-303 the Planning Commission has fulfilled the requirements set forth in state law as prerequisites to the adoption of these regulations.

3. These regulations may be amended by the Planning Commission as the public health, safety, and general welfare require. A public hearing on any amendments are held by the Planning Commission in a manner provided by TCA 13-4-303. This includes the following sections of this Code:
   a. Article 15. Subdivision Regulations – Required Public Improvements and Bonds
   c. Article 17. Subdivision Regulations – Approval Process

D. The Planning Director may designate one or more City staff persons to act as a designee for his/her authority in the subdivision approval processes; however, a decision may only be rendered once.

17.3 APPLICABILITY OF ADDITIONAL STANDARDS

A. Applicability of Other Standards
In addition to the requirements established herein, all subdivision plats must comply with all applicable laws, ordinances, resolutions, rules, or regulations, including, but not limited to the following. Plat approval may be withheld if a subdivision is not in conformity with the above rules or with the provisions set forth herein.

1. The adopted Comprehensive Plan, Major Thoroughfare Plan, Bicycle and Greenway Plan, and other adopted plans and policies of the City.

2. The zoning ordinance, all applicable codes, and other applicable laws of the City of Spring Hill.

3. All applicable provisions of Maury and Williamson County ordinances and codes.

4. All applicable provisions of Tennessee Law, regulations, or policy.

5. The rules of the County Health Department and the Tennessee Department of Environment and Conservation.

6. The rules, as applicable, of the Federal Highway Administration or Tennessee Department of Transportation, and/or the Maury and Williamson Counties if the subdivision or any lot contained therein abuts a non-local highway.

7. The standards and regulations adopted by all other boards, commissions, and agencies of the Planning Commission, where applicable.
B. Homes of Historical Significance

1. Development near or contiguous to National Register of Historic Sites, as identified in the book of “National Register Properties 1995” with subsequent amendments, and/or as determined by the Board of Mayor and Aldermen and the Planning Commission to have Historical Value to the City, community, or neighborhood, must be developed in accordance with the approval requirements of the Planning Commission.

2. Any site the subject of a subdivision application that is located within 300 feet of a property designated a historically significant site, as designated by the Board of Mayor and Aldermen or on the National Register of Historic Places, must be reviewed and a recommendation made by the Spring Hill Historic Commission prior to the final decision on the application.

C. Conditions on Approval

Regulation of the subdivision of land and the requirement of reasonable conditions determined during approval to land subdivision is an exercise of valid police power delegated by the State to the City. The applicant must comply with any such conditions determined during approval in order to conform to the physical and economic development goals of the City and to preserve the safety and general welfare of the City’s present and future population.

D. Self-Imposed Restrictions

If the owner places restrictions on any of the land contained in the subdivision greater than those required by any ordinance or these regulations, such restrictions or reference thereto must be recorded with the County Registrar on the final plat. These restrictions will not be enforced by the City, unless a stricter standard for a public improvement is included on the plat. Only those shown on the plat will be enforced by the City.

17.4 CLASSIFICATION OF SUBDIVISION TYPES

A. Administrative Subdivision

Administrative subdivisions may be approved by the Planning Director as follows:

1. The division of a single lot into no more than two lots, which front on an existing right-of-way, are served by existing utilities, and do not involve the extension of any public utilities, or the dedication of land for public rights-of-way, parks, or other public purposes. Lot divisions may include new easements and this provision authorizes the administrative review of dedication said plats.

2. The consolidation of lots or a change in boundary between adjoining lots.

B. Minor Subdivision

Minor subdivision is the division of a parcel or parcels into a maximum of four lots all of which front on an existing street and do not involve: the extension of any public utilities; the dedication of land for public rights-of-way, parks, or other public purposes; the creation of any public improvements; or the dedication of easements.

C. Major Subdivision

Major subdivision is any subdivision not classified as a minor or administrative subdivision, including, but not limited to:

1. Subdivisions of five or more lots.

2. Any subdivision of any size requiring the creation of any new street, the installation of any public improvements or utilities, the extension of any public utilities; the dedication of land for public rights-of-way, parks, or other public purposes, the creation of any public improvements, or the dedication of easements. A major subdivision that does not include the extension or improvement of any utilities or public facilities and/or roads may proceed straight to final plat (without a preliminary plat).
17.5 Subdivision Process Steps

A. Subdivision Process Summary

Table 17-1: Subdivision Process describes the required process steps for each of the types of subdivision application.

<table>
<thead>
<tr>
<th>Type of Subdivision</th>
<th>Administrative Subdivision: (Maximum of 2 lots)</th>
<th>Minor Subdivision: (2 to 4 lots)</th>
<th>Major Subdivision: (5 or more Lots)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-Application Conference</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Neighborhood Concept Plan</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Preliminary Plat</td>
<td>•</td>
<td>•</td>
<td>A</td>
</tr>
<tr>
<td>Final Plat</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
</tbody>
</table>

Note: For subdivisions containing 25 or more lots.

B. Determination of Official Submittal Dates

1. For an administrative subdivision, the date the Planning Department certifies that the preliminary plat application is complete is the official submittal date.

2. For a minor or major subdivision, the date of the regular meeting of the Planning Commission at which the preliminary or final approval of the subdivision plat is first considered is the official submittal date.

C. Subdivision Application Requirements

Table 17-2: Subdivision Application Submittal Requirements lists the requirements for subdivision applications. Plans and plats must be drawn in a legible manner, at a scale suitable to the size of the lot being developed or subdivided. All plans must be drawn at a standard engineering scale, and submitted in paper and digital form, as listed on the application. The following information must be submitted to the Planning Department for review, unless waived by the Planning Director and/or Planning Commission:

<table>
<thead>
<tr>
<th>Submittals</th>
<th>Neighborhood Concept Plan</th>
<th>Preliminary Plat</th>
<th>Final Plat</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Information</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Name, address, zoning, and property lines of all property owners adjacent to the exterior boundaries of the project</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Name, address, phone numbers of owner(s), developer(s), and representative(s)</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>North arrow, scale, date of preparation, zoning classification, map/parcel numbers, total acreage, and proposed use</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Title block located in the lower right hand corner indicating the name and type of project, scale, firm/individual preparing drawing, date, and revisions</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Legend containing all symbols and lines shown in the drawing</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>A purpose statement for subdivision</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>A vicinity map of the project with a radius of 1.5 miles from the project, any Major Thoroughfare Plan streets, and the 100-year floodplain boundary</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>The location and type of all existing structures on the property</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Site coverage note indicating the percentage of the site that is currently covered by impervious surface</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>A concept plan showing the design of the entire site, including lots and rights-of-way</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Title, name, address, stamp, and signature of the design professional(s) licensed to prepare the required plans and plats</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>The current date of the Unified Development Code in effect at the time of submittal</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Floodplain/Floodways/Wetlands</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Show 100-year floodplain and/or floodway and base flood elevations. Reference the FIRM panel number and effective date.</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
</tbody>
</table>
### Table 17-2: Subdivision Application Submittal Requirements

<table>
<thead>
<tr>
<th>Submittals</th>
<th>Neighborhood Concept Plan</th>
<th>Preliminary Plat</th>
<th>Final Plat</th>
</tr>
</thead>
<tbody>
<tr>
<td>Note and delineate wetlands on the property</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Existing and proposed topographic information with source of information noted</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Show stream buffers</td>
<td></td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Plans showing the nature, location, dimensions, and elevation of any part of the property within a flood prone area, existing or proposed structures or building sites, fill storage of materials and flood proofing measures, the relationship of the above to the location of the stream channel, floodway, floodway fringe, regulatory flood elevations, and the regulatory flood protection elevation; and specifications for building construction and materials, flood proofing, filling, dredging, grading, storage of materials, water supply, and sanitary facilities</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by a development in a flood prone area, and high-water information, if required by the Planning Commission</td>
<td></td>
<td></td>
<td>•</td>
</tr>
<tr>
<td>Tree Protection and Landscaping</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Delineate trees to be retained on-site and the measures to be implemented for their protection</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Depict the limits of soil disturbance to include all areas to be graded both on- and off-site</td>
<td></td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Landscaping proposals for parking lots, streets, greenspace, and required screening or buffer yards, including proposed plant size and species. Show existing and proposed utility lines, and state the method for irrigation</td>
<td></td>
<td></td>
<td>•</td>
</tr>
<tr>
<td>Utilities, Existing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility flow and capacity analysis for water and sewer services</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Conceptual utility layout, including connection points for water, sewer, location of stormwater detention ponds, and stormwater sewer outfalls</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Preliminary service demand analysis</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Show, note, and dimension all known existing on- and off-site utilities and easements</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Show invert and rim elevations of all existing sanitary sewer, stormwater drains, and fire hydrants</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Existing easements shall show the name of the easement holder and the purpose of the easement. If an easement is blanket or indeterminate in nature, a note to this effect shall be added to the plat/plan</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Utilities, Proposed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Show all storm sewer structures, sanitary sewer structures, and drainage structures. Provide structure locations and types. Provide pipe types and sizes.</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Stormwater drainage plans and calculations</td>
<td></td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Sanitary sewer systems: show manhole locations and provide pipe locations, sizes, and types</td>
<td></td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Show invert elevations and connections of all proposed sanitary sewer, stormwater drains, and fire hydrants</td>
<td></td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Note the occurrence of previous water, sewer, or storm sewer overflow problems on-site or in the proximity of the site</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>If a septic system is to be utilized, provide a table of the acreage and percolation rates</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Water systems, on or near the site: provide pipe locations, types, and sizes; note the static pressure and flow of the nearest hydrant; show location of proposed fire hydrants and meters</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Underground or surface utility transmission lines: locations of all related structures, locations of all lines; a note shall be placed where streets will be placed under existing overhead facilities and the approximate change in grade for the proposed street</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>State the width, location, and purpose of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
</tbody>
</table>
## Table 17-2: Subdivision Application Submittal Requirements

<table>
<thead>
<tr>
<th>Submittals</th>
<th>Neighborhood Concept Plan</th>
<th>Preliminary Plat</th>
<th>Final Plat</th>
</tr>
</thead>
<tbody>
<tr>
<td>Streets/Right-Of-Way/Easements</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Delineate, label, and dimension from centerline existing street right-of-way (ROW) lines and Major Thoroughfare Plan ROW lines</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Delineate, label, and dimension from centerline any required ROW dedication</td>
<td>•</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Show the location, widths, grades, and names of existing streets, alleys, paths, and other ROW, whether public or private, within and adjacent to the project</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Where a proposed road intersects an existing public way or ways, the elevation along the centerline of the existing public way within one hundred (100) feet of the intersection.</td>
<td>•</td>
<td></td>
<td>•</td>
</tr>
<tr>
<td>Show the general location and width of existing and proposed streets, alleys, paths, and other ROW, whether public or private within and adjacent to the project</td>
<td>•</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Show the location, widths, grades, and names of proposed streets, alleys, paths, and other ROW, whether public or private, within and adjacent to the project</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Show radii of all curves, lengths of tangents, and central angles on all public ways</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Provide a layout of adjoining property in sufficient detail to show the effect of proposed and existing streets (including those in the Major Thoroughfare Plan), adjoining lots, and off-site easements</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Plans and profiles indicating the locations and typical cross-section of public way pavements, including curbs and gutters, sidewalks, drainage, rights-of-way, manholes, and catch basins</td>
<td>•</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location of public way signs, including street extension and speed limit signs</td>
<td>•</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The location of all existing and proposed street lights</td>
<td>•</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Traffic impact study</td>
<td>•</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Description of how the Bicycle and Greenway Plan has been implemented</td>
<td>•</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subdivision of Land</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The lot layout, the dimensions of each lot, number of lots, and total area in square footage or acreage to the nearest one-hundredth acre of each lot</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Show the approximate finish grade where pads are proposed for building sites</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Number lots consecutively</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>For phased developments, identify all phase lines and the phase sequence</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Site Information</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Identify the location of known, existing, or abandoned water wells, sumps, cesspools, springs, streams, bodies of water, water impoundments, and underground structures within the project</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Show the location of known existing or proposed ground leases or access agreements (shared parking lots, drives, etc.)</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>The location of any potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas, and any means of mitigating hazards</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>For residential development, indicate the use and list in a table the number of dwelling units</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>For non-residential development, indicate the gross floor area, all proposed uses, and the floor area devoted to each type of use</td>
<td>•</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site amenity plan, if applicable</td>
<td>•</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pedestrian circulation plan</td>
<td>•</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Show location and size of existing or proposed signs, if any</td>
<td>•</td>
<td>•</td>
<td></td>
</tr>
<tr>
<td>Show general location and size of parking, loading areas, and traffic flow</td>
<td>•</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Show location, size, and construction details of parking and loading areas.</td>
<td>•</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Show the location, size, surfacing, landscaping, and arrangement of parking and loading areas. Indicate pattern of traffic flow. Include a table showing the required, provided, and handicapped accessible parking spaces</td>
<td>•</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Table 17-2: Subdivision Application Submittal Requirements

<table>
<thead>
<tr>
<th>Submittals</th>
<th>Neighborhood Concept Plan</th>
<th>Preliminary Plat</th>
<th>Final Plat</th>
</tr>
</thead>
<tbody>
<tr>
<td>Show location and width of curb cuts and driveways, Dimension driveways and curb cuts from side property lines and surrounding intersections</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Show location and dimensions of buffer strips, fences, or walls, if required</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Indicate location of and access to solid waste service</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provide a description of commonly held areas, if applicable</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Show required building setbacks. Provide a note of the current setback requirements for the property/project</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Show location of adjacent parks, cemeteries, structures, development, and historically significant properties</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Show location and dimensions of all property proposed to be set aside for park, playground, or other public/private use, with designation of the purpose and conditions of use</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Show contours at vertical intervals of not more than two feet</td>
<td>•</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street names and property addresses as assigned</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Preliminary grading and drainage plans and reports as required by the City Engineer</td>
<td>•</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Any other data or reports as deemed necessary for project review by the Planning Director, City Engineer, Planning Commission, or other approving authority</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>All required signature blocks</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

17.6 ADMINISTRATIVE SUBDIVISION PROCEDURE

A. Approval of an administrative subdivision requires only a final plat approval by the Planning Director.

B. Prior to formal submittal of an application, the applicant, and/or his/her representative, must meet with the Planning Director, or his/her designee. The purpose of the pre-application conference, which does not require a formal application or fees, is to provide informal advice and assistance to the applicant. Any opinions or advice provided are not binding with respect to any official action that may be taken on the formal application. At the pre-application conference, the Planning Department will verify that the application is an administrative subdivision. No decision will be made on the application.

C. The Planning Director, or his/her designee, will approve, approve with modifications and/or conditions, or deny the final plat.

D. When a final plat is approved without conditions, the plat is considered the final plat. When a final plat is approved with conditions, the applicant must revise the plat, incorporating all revisions based on such conditions, and present such revised plat to the Planning Department for approval. Following approval of all revisions, the plat is considered the approved final plat.

E. If the Planning Department denies final plat, the applicant may appeal the decision to the Planning Commission within 30 days of the date of the final decision.

17.7 MAJOR AND MINOR SUBDIVISION PROCEDURE

Table 17-1 in Section 17.5 describes which of the following steps in the application process are required for major and minor subdivisions.

A. Pre-Application Conference

Prior to formal submittal of an application, the applicant, and/or his/her representative, must meet with the Planning Director, or his/her designee. The purpose of such pre-application conference, which does not require a formal application or fees, is to provide informal advice and assistance to the applicant. Any opinions or advice provided are not binding with respect to any official action that may be taken on the formal application. At the pre-application conference, the Planning Department will identify the type of subdivision and the approval process under which the Planning Commission will consider the proposal. No decision will be made on the application.
Article 17. Subdivision Regulations – Approval Process

B. Neighborhood Concept Plan
Before submitting a formal application for a major subdivision of 25 or more lots, the applicant must present a neighborhood concept plan to the Planning Commission for the purpose of obtaining information and guidance prior to formal application. The neighborhood concept plan is optional for all other subdivision types. (The neighborhood concept plan is also known as a sketch plat.)

1. The review of the neighborhood concept plan will focus on the appropriateness of the subdivision from the viewpoint of timing, location, zoning, and overall development of the site. Thorough consideration will be given to the requirements that will have to be met for access, utilities, drainage, and other improvements, reservations, and dedications. The neighborhood concept plan review is intended to establish the direction and basis for the subdivision proposal before substantial amounts of time and money have been invested in a very detailed proposal that may contain elements that do not conform to these regulations.

2. The neighborhood concept plan must be submitted to the Planning Department prior to consideration of the neighborhood concept plan by the Planning Commission. Once the neighborhood concept plan is deemed complete, the Planning Director, or his/her designee, will call a staff review committee to review the neighborhood concept plan. Designated Planning Department staff will prepare comments as to the appropriateness of the subdivision as it relates to access, utilities, drainage, and other improvements, reservations, and dedications. The comments of the review committee will be forwarded to the Planning Commission.

3. The Planning Commission will review the neighborhood concept plan. The Planning Commission will approve, approve with modifications and/or conditions, or deny the neighborhood concept plan.

4. The developer must provide the City staff with two additional copies of the approved neighborhood concept plan with all modifications and conditions of approval from the Planning Commission noted thereon.

5. The applicant must submit a preliminary plat within three (3) years of the approval date of the neighborhood concept plan by the Planning Commission. Upon the end of this time period, the applicant may request the neighborhood concept plan be placed on the Planning Commission agenda for re-approval.

C. Preliminary Plat
1. An application for preliminary plat approval must be submitted to the Planning Department prior to consideration of the preliminary plat by the Planning Commission. The Planning Department will determine whether the application is complete and will take no steps to begin review of the application until such time as it is deemed complete. All filing fees are due with the submittal. No preliminary plat will be considered complete without the required fees.

2. Upon receipt of a complete preliminary plat application, the Planning Director, or his/her designee, will call a staff review committee to review the preliminary plat and prepare a recommendation to the Planning Commission regarding approval, approval with changes or conditions, deferral, or denial of the plat. The recommendation of the review committee will be forwarded to the Planning Commission.

3. The Planning Commission will approve, approve with modifications and/or conditions, or deny the preliminary plat.

4. The developer must provide the City staff with two additional copies of the approved preliminary plat with all modifications and conditions of approval from the Planning Commission noted thereon.

5. The applicant must submit a final plat within three (3) one year of the approval date of the preliminary plat by the Planning Commission. Upon the end of this time period, the applicant may request the preliminary plat be placed on the Planning Commission agenda for re-approval or an extension of the approval period not to exceed one year.

D. Final Plat
1. After the proposed subdivision has been approved and improvements made in accordance with the approved preliminary plat, or bond adequate in form and amount to assure the completion of the required improvements has been established, the final plat may be prepared and presented to the Planning Commission for final approval.

2. An application for final plat approval must be submitted to Planning Department staff for Planning Commission consideration. The Planning Department will determine whether the application is complete and will take no steps
Article 17. Subdivision Regulations – Approval Process

to begin review of the application until such time as it is deemed complete. All filing fees are due with the submittal. No preliminary plat will be considered complete without the required fees.

3. The final plat follows the approval of a preliminary plat. The final plat must conform substantially to the preliminary plat as approved.

4. Submission of a final plat may be done in phases. If desired by the subdivider, when the final plat follows the approval of a preliminary plat, the final plat may constitute only that portion of the approved preliminary plat that he/she proposes to record and develop at the time, provided, however, that such portion conforms to all requirements of these regulations and any approved phasing plan.

5. The Planning Commission must hold a hearing as required by TCA Section 13-4-304 on each final plat brought before it. The Planning Commission must approve, approve with modifications and/or conditions, or deny the final plat, which must set forth in detail any conditions to which the approval is subject, or reasons for denial.

6. The failure of the Planning Commission to act upon a plat within the prescribed time is deemed approval of the final plat and, in such event, a certificate of approval, entitling the subdivider to proceed as specified by these regulations. The applicant, however, may agree to a deferral or to an extension of the time for Planning Commission review.

7. After approval has been given, a mylar and/or prints of a suitable size for recording, must be furnished by the developer depending on the requirements of each county of recording. A "dwg" file based on the Tennessee State Plane Coordinate System must also be submitted in a recordable media format to staff prior to the plats recording.

8. A final plat must be accompanied by formal irrevocable offers of dedication to the public of all public ways and uses, utilities, open spaces, parks, and easements, in a form approved by legal counsel, as applicable. The subdivision plat must be marked with required notation indicating the formal offers of dedication.

9. A performance bond, if required, must be posted within 60 days of approval of final plat. The plat must be registered within 60 days after the performance bond has been posted if required or, if no performance bond is required, 60 days after approval.

10. Approval of the final plat by the Planning Commission does not constitute the acceptance by the City as well as the dedication of any streets or other public way or ground.

11. If a required performance bond and necessary surety have not been posted within the required time period or final plat has not been recorded with the Register of Deeds within prescribed time period, a re-approval is necessary. A re-approval final plat fee is equal to the original final plat fee and must be paid by applicant prior to consideration.

12. The approval of a non-recorded final plat expires within one (1) year if no further progress is made toward the development. An extension may be granted by the Planning Commission. A plat that does not have all required signatures and is not recorded at the Register of Deeds office shall not achieve vesting, since it has not fulfilled all applicable requirements, per Table 17-3.

E. Subdivision Exceptions

1. The Planning Commission may grant exceptions to the subdivision regulations of Articles 15, 16, and 17, where there are particular difficulties or unnecessary hardships in carrying out said standards and requirements.

2. However, in no case may an exception to any zoning regulation be granted as part of subdivision approval, which includes lot area, lot width, and use. Any exceptions to zoning regulations must be granted as administrative modifications or variances per Article 13 following subdivision approval.

3. In considering requests for exceptions, the Planning Commission may impose additional conditions as deemed necessary to protect the public health, safety, and welfare.

F. Reconsideration Fee

Failure of an applicant to appear before the Planning Commission for an item requiring notice to adjacent property owners or a public hearing will be charged a reconsideration fee, per the Municipal Code, each time the applicant fails to appear. Reconsideration of any other item when no representative was present will require an additional fee equal to the original fee. The Planning Commission may waive these fees if sufficient notice is given so that property owners can be notified or if the applicant could not attend for reasons beyond his/her control.
17.8 VESTING OF DEVELOPMENT

A. In accordance with TCA Section 13-4-310, Table 17-3: Vesting of Developments for Subdivision Applications. Table 17-3 provides for vesting within the City, under state law, for: the types of plans/plats approved, the vested right, and what action triggers the vesting. During the vesting periods listed below, the adopted standards in effect on the date of approval of the required preliminary approval or final development approval where preliminary approval is not required remain the development standards applicable to the property.

B. The applicable vesting periods are listed in Table 17-3: Vesting Timeline.

C. The vesting period outlined in Table 17-3 may be terminated upon the following conditions:

1. When the applicant violates the terms and conditions specified in the approved development plan or building permit. The applicant will receive 90 days from the date of the written notification to resolve the violation, unless provided additional time from the City.

2. Upon a finding by the City that the applicant intentionally supplied inaccurate information or knowingly made misrepresentations material to the issuance of a building permit or approval of a development plan or did not construct the development in accordance with the approved building permit or the approved development plan or an approved amendment for the building permit or the development plan.

3. Upon the written determination by the City of the existence of a natural or man-made hazard on or in the immediate vicinity of the subject property, not identified in the development plan or building permit, and which hazard, if uncorrected, would pose a serious threat to the public health, safety, or welfare and the threat cannot be mitigated within a reasonable period of time.

4. Upon enactment or promulgation of a State or Federal law, regulation, rule, policy, corrective action, or other governance that is required to be enforced by the City and that precludes development as contemplated in the approved development plan or building permit, unless modifications to the development plan or building permit can be made by the applicant, within 90 days of notification of the new requirement, which will allow the applicant to comply with the new requirement.

D. For Final Plats: Should the applicant obtain all necessary permits for site preparation and commences site preparation within three years of approval, the vesting period shall be extended an additional two years to commence construction from the date of the expiration of the three year period, for a total of five years. During the two year period, the applicant must commence construction and maintain any necessary permits to remain vested.

E. For Final Plats: Should the applicant commence construction during the five year period, the development standards applicable during the vesting period remain in effect until a final certificate of occupancy is issued; provided, the total vesting period of the project shall not exceed ten (10) years from the date of application approval, for non-phased development or fifteen (15) years for phased development, during which time the applicant must maintain all necessary permits during this period.
### Table 17-3: Vesting of Developments for Subdivision Applications

<table>
<thead>
<tr>
<th>Application</th>
<th>Approval</th>
<th>Vesting Period</th>
<th>Total Vesting Period</th>
<th>Required Actions</th>
<th>Phasing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Concept Plan</td>
<td>Planning Commission</td>
<td>3 years</td>
<td>3 years</td>
<td>Vesting Period: Site Preparations; Construction; Receive Final Plat Approval</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>Preliminary Plat</td>
<td>Planning Commission</td>
<td>3 years</td>
<td>3 years</td>
<td>Vesting Period: Site Preparations; Construction; Receive Final Plat Approval</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>Final Plat (requiring a Preliminary Plat)</td>
<td>Planning Commission</td>
<td>5 years</td>
<td>10 years</td>
<td>Vesting Period: Site Preparations; Complete construction; and maintain permits</td>
<td>15 years</td>
</tr>
<tr>
<td>Minor Subdivision</td>
<td>Planning Commission</td>
<td>5 years</td>
<td>10 years</td>
<td>Vesting Period: Site Preparations; Complete construction; and maintain permits</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>Major Subdivision (2-4 Lots)</td>
<td>Planning Department</td>
<td>5 years</td>
<td>10 years</td>
<td>Vesting Period: Site Preparations; Complete construction; and maintain permits</td>
<td>Not Applicable</td>
</tr>
</tbody>
</table>

F. An amendment or revision to an approved plat by the developer must be reviewed per this article, as applicable, and approved by the Planning Commission in order to retain the protections of the vested property right. An amendment or revision may be denied based upon a finding that the amendment or revision does one or more of the following:

1. Alters the proposed use
2. Increases the overall area of the development
3. Alters the size of any nonresidential structures included in the development plan
4. Increases the density of the development
5. Increases any local government expenditure necessary to implement or sustain the proposed use

If an amendment or revision is denied, the applicant may either proceed under the prior approved plan with the associated vested property right or allow the vested property right to terminate and submit a new application.

### 17.9 SIGNING AND RECORDING OF SUBDIVISION PLAT

A. Signing of Plat

When the conditions of this section are satisfied, the Secretary of the Planning Commission, or the Secretary’s designee per the Planning Commission bylaws, will sign the permanent reproducible original of the subdivision plat as the final signature. The Plat shall be considered fully approved and ready for recordation at the Williamson County Register of Deeds office once all signatures have been affixed. Signing and then recordation of the plat shall establish the effective date in order to fulfill vesting of a final plat under the Tennessee Code Annotated, per Table 17-13.

1. Bond Required
The Secretary of the Planning Commission will endorse approval on the plat after any required bond has been approved by the Planning Commission and after all the conditions of the resolution pertaining to the plat have been satisfied.

2. Improvements Required
The Secretary of the Planning Commission will endorse approval on the plat after all conditions of the resolution have been satisfied and all improvements satisfactorily completed. There must be written evidence that the required public facilities have been installed in a manner satisfactory to the governing body as shown on certifications by the appropriate governmental representative(s) that necessary land dedications and improvements have been accomplished.

B. Recording of Plat
It is the responsibility of the Enforcing Officer to file a plat with the County Register's office within 14 days of the date of signature. Simultaneously, with the filing of the plat, the Enforcing Officer must record the agreement of dedication together with such legal documents as required to be recorded by legal counsel. The applicant or his/her designated representative may record the plat instrument with the understanding that a copy of the recorded instrument must be returned to the City within 2 days. No building permits will be issued until such time as a copy of the recorded plat instrument has been provided to the City. Recording fees are paid by the applicant. The applicant must provide two copies to the Planning Department for their records. A final plat shall be recorded with the Register of Deeds within one (1) year of approval or it will be deemed void. A plat that does not have all required signatures and is not recorded at the Register of Deeds office shall not achieve vesting, since it has not fulfilled all applicable requirements, per Table 17-3.

C. Phasing of Major Subdivision Plats
Prior to granting final approval of a major subdivision plat, the Planning Commission may permit the plat to be divided into two or more sections and may impose such conditions upon the filing of each section as it may deem necessary to assure the orderly development of the subdivision. The Planning Commission may approve minor modifications to an approved phasing plan. The following is required of phased plats for bonds and dedication of public ways:

1. Performance Bond Required
The Planning Commission may require that a performance bond be filed in an amount commensurate with the section(s) of the plat to be filed. The Planning Commission may also defer the remaining required performance bond principal amount until the remaining sections of the plat are offered for filing.

2. Improvements Required
   a. The developer may file irrevocable offers to dedicate public ways and improvements in the section offered to be filed.
   b. Subject to any conditions placed by the Planning Commission, the developer may defer filing offers of dedication for the remaining sections until such sections are to be granted concurrently with final approval of the plat.

17.10 ACCEPTANCE OF DEDICATION OFFERS
Acceptance of formal offers of dedication of public ways and improvements to the City will be by the Board of Mayor and Aldermen after review by the Planning Commission. Planning Commission approval of a subdivision plat is not deemed to constitute or imply acceptance by the City of any public ways, public improvements, or required amenities shown on the plat.

17.11 MINOR REVISION TO APPROVED FINAL PLAT
A. A minor revision to final plat is defined as an adjustment that will not impact proposed or existing public improvements involving two or fewer building lots.

B. To facilitate minor revisions to final plats that have been previously approved by the Planning Commission, the Planning Department staff has the authority to recommend approval of the revision and to instruct the Secretary of the Planning Commission to sign the plat. A final plat must be recorded with the Register of Deeds within five years of approval or it will be deemed void. A final plat shall be recorded with the Register of Deeds within one (1) year of approval or it will be deemed void. A plat that does not have all required signatures and is not recorded at the Register of Deeds office shall not achieve vesting since it has not fulfilled all applicable requirements, per Table 17-3.
Article 17. Subdivision Regulations – Approval Process

C. The following procedure is required:

1. Before submission of the application and the revised final plat, the applicant must present a sketch of the proposed revisions to the Planning Department staff. The staff will review the revisions and within ten days determine if they are in fact minor revisions.

2. After determination that the revision is a minor revision, the applicant must submit the revised final plat or other appropriate document meeting all specifications contained within these regulations. The plat must use the same format as an original final plat except that it must state that it is a revision and the required certificates may be removed from the final plat, as applicable.

3. The Planning Department staff must have at least ten working days to review and dispose of the application for revised final plat approval. If the staff determines that certain information pertinent to the review is lacking, the staff will notify the applicant in writing within the initial ten day review period of such deficiency and hold the application in abeyance until the additional information is provided upon receipt of all required information, certificates, and fees, and upon the determination by the staff that the revised final plat meets the regulations in every respect, the Secretary of the Planning Commission may sign said plat on behalf of the Planning Commission and release it for recording.

4. The plat may then be recorded at the Register of Deeds Office. All revised plats approved and released in this manner must then be reported to the Planning Commission at its next regular meeting.

17.12 PROCESS FOR VACATION OF PLATS

A. Any plat or any part of any plat may be vacated by the owner of such, at any time before the sale of any lot therein, by a written instrument, to which a copy of such plat must be attached, declaring the same to be vacated. This instrument must be approved by the Planning Commission in like manner as plats of subdivision. The governing body may reject any such instrument that abridges or destroys any public rights in any of its public uses, improvements, or public ways.

B. Such an instrument must be recorded with the Register of Deeds in like manner as plats of subdivision. Being duly recorded must operate to destroy the force and effect of the recording of the plat so vacated, and to divest all public rights in streets, public grounds, and all dedications laid out or described in such plat.

C. When lots have been sold, the plat may be vacated in the manner herein provided by all owners of lots in such plat join in the execution of the instrument of vacation.

17.13 ENFORCEMENT AND PENALTIES

A. It is the duty of the Building Official (hereinafter referred to as “Enforcing Officer”) to enforce these regulations and to bring to the attention of legal counsel any violations or lack of compliance herewith.

B. Appropriate actions and proceedings may be taken in equity to prevent any violation of these regulations, to prevent unlawful construction, to recover damages, to restrain, correct, or abate a violation, or to prevent illegal occupancy of a building, structure, or premise. These remedies are in addition to the penalties described in herein.

C. No plat or plan of a subdivision located within the area of planning jurisdiction may be filed or recorded by the appropriate Register of Deeds until said plat or plan has received final approval in writing by the Planning Commission as provided in TCA Section 13-4-306.

D. No board, public officer, or authority may light any street, lay or authorize the laying of water mains or sewers, or the construction of the facilities or utilities in any street located within the area of planning jurisdiction unless such streets have been accepted, opened, or otherwise received the legal status of a public street prior to the adoption of these regulations or unless such street corresponds in its location and lines to a street shown on a subdivision plat approved by the Planning Commission, or on a street plan made and adopted by the Planning Commission as provided in TCA Section 13-4-307.

E. No building permit may be issued for the construction of any building or structure located on a lot or plat subdivided or sold in violation of any provision of these regulations.
F. No County Register may receive, file, or record a plat of a subdivision within the planning region without the approval of the Planning Commission as required in TCA Section 13-4-306 and any County Register so doing will be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.

G. TCA Section 13-4-306 provides that whoever being the owner or agent of the owner of any land, transfers or sells or agrees to sell or negotiates to sell such land by reference to or exhibition of or by other use of a plat of subdivision of such land without having submitted a plat of such subdivision to the Planning Commission and obtained its approval as required before such plat be recorded in the office of the appropriate county register, is deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law, and the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring is not exempt the transaction from such penalties.

H. The City, through its City attorney or other official designated by the Board of Mayor and Aldermen, may enjoin such transfer or sale or agreement by action or injunction. Any structure erected or to be erected in violation of the subdivision regulations is deemed an unlawful building or structure, and the City Attorney or other official designated by the Planning Commission may bring action to enjoin such erection or cause it to be vacated or removed as provided in TCA Section 13-4-306.

17.14 DEFINITIONS

The following definitions apply to Articles 15, 16, and 17. The definitions of Article 2 do not apply to these cited articles and in the case of any conflicts these definitions control.

100-Year Flood. A flood having a 1% chance of happening in any year. It is based on statistical analysis of stream flow records available for the watershed and analysis of rainfall and runoff characteristics in the general region of the watershed.

25-Year Flood. A flood having a 4% chance of happening in any year.

Agent. See developer.

Alley. A public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street.

Applicant. See developer.

Architect. An architect or landscape architect certified and registered by the State Board of Architectural and Engineer Examiners pursuant to TCA Title 62, Chapter 2 to practice in Tennessee.

Bicycle and Greenway Plan. A plan consistent with the Master Parks and Recreation Plan and City’s Major Thoroughfare Plan Update, that guides the implementation of projects that increase bicycle and pedestrian options, while also providing a continuous and safe non-motorized system that ensures easy access to jobs, services, and commerce. The Bicycle and Greenway Plan represents a commitment to design, construct, and maintain a network of safe, convenient, and attractive bicycle and pedestrian facilities for both commuting and recreational use throughout Spring Hill.

Block. A tract of land bounded by public ways or by public parks, cemeteries, railroad rights-of-way, or shorelines or waterways or a combination of such.

Bond. An instrument with a clause, with a sum of money fixed as a penalty, binding the parties to pay the same; conditioned, however, that the payment of the penalty may be avoided by the performance by some one or more of the parties of certain acts.

Construction Plan. The maps or drawings accompanying a subdivision plat and showing the specific location and design of improvements to be installed in the subdivision in accordance with the requirements of the Planning Commission.

Contractor. An individual, firm, or corporation with whom an owner or authorized agent has executed a work agreement.

County Environmentalist. An agent designated to administer local and/or state health regulations.
**Cul-De-Sac.** A minor street having only one outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement, definition includes dead end, turn-around, or turn-about.

**Design Specifications.** Written descriptions of a technical nature of materials, equipment, construction systems, standards, and workmanship required for a project intended for local government ownership or maintenance.

**Developer.** The owner of land proposed to be subdivided or his/her representative. One who, having an interest in land causes it, directly or indirectly, to be divided into a subdivision. Consent is required from the legal owner of the premises. Articles 15, 16, and 17 may also use the terms “agent,” “applicant,” or “subdivider,” which also mean developer per this definition.

**Driveway Easement.** A 25 foot wide easement from a public road for ingress and egress to one or more lot(s).

**Easement.** Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of their property.

**Enforcing Officer.** The Building Inspector of the City of Spring Hill, unless another person is designated by the Mayor or City Administrator to be responsible for enforcing the provisions of the subdivision regulations.

**Engineer.** An engineer certified and registered by the State Board of Architectural and Engineer Examiners pursuant to TCA Title 62, Chapter 2 to practice in Tennessee.

**Equal Degree of Encroachment.** The delineation of floodway limits so that floodplain lands on both sides of a stream are capable to conveying a proportionate share of flood flows. This is determined by considering the hydraulic conveyance of the floodplain along both sides of a stream for a significant reach.

**Escrow.** A fiduciary agreement with the local government in lieu of actual performance and intended to assure performance. An escrow account may be provided as a bond subject to agreement of the Planning Commission.

**External Subdivision Boundary.** All points along the periphery of a subdivision.

**Final Plat.** The final map or drawing and accompanying materials, as required and described in these regulations, on which the subdivider’s plan of the subdivision is presented to the Planning Commission for approval, and which, if approved by the commission, is recorded with the appropriate County Register of Deeds.

**Frontage.** That side of a lot abutting a public way ordinarily regarded as the front of the lot. It is not considered as the ordinary side of a corner lot.

**Governmental Agency.** Any public body other than the governing body.

**Governing Body.** The chief legislative body of any government.

**Governmental Representative.** An outside person or designated local official or employee authorized to act on behalf of the governing body in making determinations regarding legal, public works, utilities, planning, community development, or other public business.

**Grade.** The slope of a public or private way specified in percentage terms.

**Highway, Limited Access.** A non-local highway, freeway or expressway providing a traffic way for through traffic, in respect to which owners or occupants of abutting property(s) or lands and other persons have no legal right of access to or from the traffic way, except at such points and in such manner as may be determined by the public authority having jurisdiction over such traffic way.

**Individual Sewage Disposal System.** A septic tank, seepage tile sewage disposal system, or any other sewage treatment device other than a public treatment system approved by the appropriate governmental representative.

**Internal Subdivision Boundary.** All points within a subdivision that do not constitute external boundaries.

**Joint Ownership.** Joint ownership among persons shall be construed as the same owner for the purpose of imposing subdivision regulations.

**Jurisdictional Area.** Planning boundary(s) established in keeping with TCA Section 13-4-201.
Article 17. Subdivision Regulations – Approval Process

**Land Surveyor.** A land surveyor certified and registered by the State Board of Land Survey Examiners pursuant to TCA Title 62, Chapter 18 to practice in Tennessee.

**Legal Counsel.** The person, designated by the governing body to provide legal assistance for the administration of these and other regulations.

**Lot.** A tract, plot or portion of a subdivision or parcel of land intended as a unit for the purpose, whether immediate or future, or transfer of ownership, or for building development.

**Lot Improvement.** Any building, structure, place, work of art, or other object or improvement of the land on which they are situated constituting a physical betterment of real property, or any part of such betterment.

**Major Thoroughfare Plan.** The plan adopted by the Planning Commission, pursuant to TCA Section 13-4-302 showing, among other things, "the general location, character, and extent of public ways and the removal, relocation, extension, widening, narrowing, vacating, abandonment or change of use of existing public ways..."

**Monument.** A permanent surveying appurtenance that is utilized to verify location and elevation.

**Neighborhood Concept Plan.** A generalized concept plan of subdivision offering information in regard to proposed subdivision, public improvements, and natural features of the entire property in question prepared prior to preliminary plat.

**Off-Site.** Any premises not located within the property to be subdivided, whether or not in the ownership of the applicant for the subdivision approval.

**Owner.** Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the land sought to be subdivided under these regulations.

**Performance Bond.** A surety bond, letter of credit, or cash deposit submitted to the City as assurance for performance of construction of the public infrastructure and/or amenities as approved by the Planning Commission. Said performance bond represents a sum of money fixed as a penalty, binding the parties to pay the same conditioned, however, that the payment of the penalty may be avoided by the performance by someone of the parties of said improvements.

**Planning Commission.** A public planning body established pursuant to TCA Title 13, Chapter 4 to execute a partial or full planning program within authorized area limits.

**Pre-Application Conference.** A meeting held between applicant and Planning Department staff to discuss requirements of development and plat approval.

**Preliminary Plat.** The preliminary drawing or drawings, described in these regulations, indicating the manner or layout of the subdivision to be submitted to the Planning Commission for approval.

**Premise(s).** A tract of land together with any buildings or structures thereon.

**Public Improvement.** Any drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation or which may affect an improvement for which government responsibility is established.

**Public Road Standards.** Standards as listed within these regulations to provide adequate right-of-way, roadway width, compacted subgrade, compacted road base stone, bituminous prime coat, asphalt binder, bituminous tack coat, asphalt topping, and concrete curb and gutter or extruded curb, all of which are indicated for each roadway classification.

**Public Way.** Any publicly owned street, alley, sidewalk, or lane right-of-way that provides for movement of pedestrians or vehicles.

**Reach.** A hydraulic engineering term to describe longitudinal segments of a stream or river. A reach generally includes the segment of the flood hazard area where flood heights are influenced by a man-made area where flooding or natural obstructions occur. In an urban area, the segment of a stream or river between two consecutive bridge crossings typically would constitute a reach. A reach is also defined as the stream or river length located within a particular drainage basin.
Regulatory Flood. The 100 year flood.

Regulatory Flood Protection Elevation. The elevation of the regulatory flood plus one foot of freeboard to provide a safety factor.

Re-Subdivision. A change in a map of an approved or recorded subdivision plat if such change affects any street layout on such map or area reserved thereon for public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

Right-of-Way. A strip of land occupied or intended to be occupied by a public way, pedestrian way, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer line, or for another special use. The usage of the term “right-of-way,” for land platting purposes, means that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and is not included within the dimensions or areas of such lots or parcels.

Sale or Lease. Any immediate or future transfer of ownership, or any possessory interest in land, including contract of sale, lease, devise, or transfer, of an interest in a subdivision or part thereof, whether by metes and bounds, deed, contract, plat, map, lease, devise or other written instrument.

Same Owners. Ownership by the same person, corporation, firm entity, partnership, or unincorporated association or ownership by different corporations, firms, partnerships, entities, or unincorporated associations, in which a stockholder, partner, associate, or a member of his/her family owns an interest in each corporation, firm, partnership, entity, or unincorporated association.

Slope. The deviation of the land surface from the horizontal per unit horizontal distance changed, generally expressed in percent, i.e. vertical rise or fall per foot dividing the horizontal distance between contour lines into the vertical interval of the contours as required by the appropriate regulations.

Start of Construction. For purposes of subdivision control any alteration of the original surface area of the land, from and after the date of adoption of these regulations.

Subdivider. See developer.

Subdivision. The division of a tract or parcel of land into two or more lots, sites and other divisions requiring new street or utility construction, or any division of less than five acres.

Subdivision Agent. Any person who represents or acts for or on behalf of a subdivider or developer in selling, leasing, or developing or offering to sell, lease, or develop any interest, lot, parcel, unit, site, or plot in a subdivision, except in an instance where only legal counsel is provided.

Temporary Improvement. Any improvement built and maintained by a subdivider during construction of the subdivision and prior to release of the surety for completion of required improvements.

Utility. Any construction of public roads, public water, public drainage, public sanitary facilities or any other improvement that is or will be dedicated to public use.

Water Surface Elevation. The heights in relation to mean-sea-level expected to be reached by floods of various magnitudes and frequencies at pertinent points in the floodplain. Also means the level of natural flows or collectors or water which may be expected to be found above or below surface.

Zoning Ordinance. A statute, legally adopted pursuant to TCA Title 13, Chapters 4 or 7 for the purpose of regulating by district, land development or use for a designated area.
ARTICLE 18. DESIGN REVIEW

18.1 PURPOSE AND INTENT
The intent of incorporating design guidelines is not to limit growth or development within the City of Spring Hill or to restrict creative design solutions, but to encourage development that reinforces the vision of Spring Hill as a quality place to live, work, and raise a family while maintaining its uniqueness and an authentic sense of place. Implementation of design review guidelines serves the following general purposes:

A. Educate property owners, designers, developers, the public, and plan reviewers on what is expected and desired for all non-residential property, multi-family residential properties, and any entrance to a non-residential development throughout the City of Spring Hill.

B. Improve the overall quality of commercial and multi-family residential developments in Spring Hill.

C. Ensure the compatibility of new and revitalized developments with surrounding land uses.

D. Enhance pedestrian safety and walkability.

E. Present clear principles and priorities for achieving this vision.

F. Provide an objective and fair basis for reviewing projects whether administratively by staff or by the Design Review Commission.

18.2 BASIS FOR DESIGN REVIEW
A. Tennessee Code Annotated § 6-54-133 authorizes a municipality to create a Design Review Commission and develop general guidelines for the exterior appearance of non-residential property, multi-family residential properties, and any entrance to a non-residential development within the municipality.

B. Pursuant to Tennessee Code Annotated § 6-54-133, the Board of Mayor and Aldermen of the City of Spring Hill adopted Resolution 11-61, a resolution establishing a Design Review Commission.

C. As of the effective date of this Code, the City has previously designated the Planning Commission as the Design Review Commission.

18.3 APPLICABILITY
The Design Review Commission is charged with adopting, administering, and amending the following design standards:

A. Section 5.4 - Design Standards

B. Section 6.4 - Design Standards

C. Section 5.5.C – Design Standards

D. Section 5.6.B – Design Standards

E. Section 7.1.D - Design Standards

F. Section 7.3.D - Design Standards
Article 18. Design Review

G. Section 8.3.K - Dwelling - Multi-Family or Townhouse (design standards only as indicated)
H. Section 8.3.M - Dwelling - Two-Family or Three-Family (design standards only as indicated)
I. Section 11.3.A.5 – Recommended Plant List referenced therein.

18.4 APPLICATION AND CONSIDERATION FOR DESIGN REVIEW

A. Submittals
Prior to application for a building permit, all non-residential properties, multi-family residential, and any entrances to residential or non-residential development will be submitted to the Design Review Commission, along with plans, elevations, and landscape plans. A preliminary submittal prior to completion of detailed plans and specifications is recommended but not mandatory.

B. Consideration
1. Within 30 days after an application has been submitted to the Design Review Commission, the City staff will examine the application and forward it to the members of the Commission for examination and determination of whether the proposed structure conforms to the design standards and is conducive to the architectural development of the City as stated in the intent and purpose section of this Article.
2. At the meeting, the Design Review Commission will examine the plans, elevations, landscape plans, and any other specifications or evidence that may be pertinent or requested. The Chairman of the Design Review Commission may request the applicant or his/her representative appear at the meeting.
3. The Design Commission will act as expeditiously as practicable and in no event will any applicant be caused unreasonable delay.

C. Approval or Disapproval
1. At the meeting or any meeting within 15 days later, the Design Review Commission will approve the application if, in its opinion, the proposed development conforms to the design standards and is conducive to the architectural development of the City as stated in the intent and purpose section of this Article.
2. The Design Review Commission will deny and return the application if it determines that the proposed development is unsuitable in appearance or detrimental to the environment of the community. However, the Design Review Commission may make comments and recommendations to inform the applicant, the building official, the Planning Commission, and the Board of Mayor and Aldermen as to why the proposal is unsuitable and what might be done to help bring it into conformance.
3. The important consideration in the decision of whether a proposed project conforms to the design standards is how the project will be seen from adjacent public streets and bordering sites. Structures that are not visible from surrounding locations may be allowed to be more of a departure from these guidelines due to their context than those which are highly visible.
4. If the Design Review Commission approves the application, the City staff may submit the plans to the building official for issuance of the building permit. If the Design Review Commission returns the application with its disapproval and recommendations, the City staff will not submit the project for a building permit until such time that changes have been made and resubmitted in such form that, in the opinion of City staff, is in conformity with the approval of the Design Review Commission.

18.5 MODIFICATIONS

A. The Design Review Commission has sole discretion to grant modifications from the design standards in this Code provided that, in the opinion of the Design Review Commission, the intent and purpose section of this Article has been met.
B. The Design Review Commission may modify or entirely waive any design standard in this Code to encourage the implementation of alternative or innovative practices that implement the intent of the modified standard(s) and provide equivalent public benefits without significant adverse impacts on surrounding development.
C. In granting a modification or waiver, the Design Review Commission may require conditions that will substantially secure the objectives of the modified standard and that will substantially mitigate any potential adverse impact on the environment or on adjacent properties.

18.6 APPEALS
Pursuant to Tennessee Code Annotated § 6-54-133, any property owner affected by the guidelines may appeal a decision of the Design Review Commission to the Planning Commission or, if the Board of Mayor and Aldermen has designated the Planning Commission as the Design Review Commission, the Board of Mayor and Aldermen. In the event of an approval of an appeal of the Design Review Commission, the project may be submitted to the building official for issuance of the building permit.