

ORDINANCE 22-26

AN ORDINANCE TO AMEND ORDINANCE NO. 18-21, THE SAME BEING THE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF SPRING HILL, BY REZONING APPROXIMATELY 499.68 ACRES OF PROPERTY, KNOWN AS MAURY COUNTY TAX MAP PARCEL NUMBERS 045 001.00 027 018.00, 044 013.02, 044020.00, 027 009.00, 027 008.10, AND 044 015.00 FROM I-2 ZONING TO PLANNED DEVELOPMENT WITH A BASE ZONING OF I-2 (INDUSTRIAL USE).

PDP 1323-2022 (TAX MAP PARCEL NUMBERS 045 001.00, 027 018.00, 044 013.02, 044020.00, 027 009.00, 027 008.10, AND 044 015.00)

WHEREAS, the City of Spring Hill Ordinance No. 18-21, the same being the Official Zoning Map of Spring Hill is hereby amended by rezoning the 213 acres of property described herein, and known as, Maury County tax map parcel numbers 045 001.00, 027 018.00, 044 013.02, 044020.00, 027 009.00, 027 008.10, and 044 015.00 from I-2 to Planned Development with a base Zoning of I-2 (Industrial Use); and

WHEREAS, said portion of property to be rezoned from I-2 to Planned Development with a base Zoning of I-2 (Industrial Use), is located within the corporate limits of the City of Spring Hill.

WHEREAS, the request has been found to meet the Approval Standards of Section 13.5.E.4.e of the Unified Development Code and included the following attached Exhibits, Entitlements, and Exception request:

1. EXHIBITS:

- a. EXHIBIT A – Project Pattern Book this includes the requested uses, bulk and area requirements, and design requirements of the architecture. The pattern book establishes the base regulations of the development, where the pattern book is silent the base zoning standards of I-2 and standards of the UDC control.

2. ENTITLEMENTS:

- a. 5,727,650 square feet of industrial and commercial building development
- b. Ten development sites limited to the scope presented with in the submitted pattern book.

3. EXCEPTIONS:

- a. Site specific bulk and area standards for (Included within Exhibit B). One specific bulk area request is a 120' building height maximum. Other bulk standards have also been requested.
- b. Development specific permitted uses. A table of uses has been included within the provided Pattern Book.
- c. A tracked/redline version of the pattern book was submitted, which annotates the request exceptions from the UDC base standards. Exceptions range from landscaping to sign exceptions (Included within Exhibit A).

WHEREAS, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on December 12, 2022 to be recommended for approval in accordance with the conditions identified within exhibit B as provided; and

WHEREAS, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on December 12, 2022 with a recommendation for approval; and

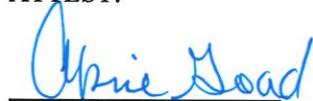
NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, WHILE IN REGULAR SESSION JANUARY 3, 2023, to amend Ordinance No. 18-21, the same being the Zoning Map of the City of Spring Hill, adopted August 20, 2018, by rezoning 499.68 acres of property described herein, and known as, Maury County tax map parcel numbers 045 001.00, 027 018.00, 044 013.02, 044020.00, 027 009.00, 027 008.10, and 044 015.00 from I-2 to Planned Development with a base Zoning of I-2 (Industrial Use), as depicted on sheet 53 and 57 pf the submitted pattern book (Exhibit A).

NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 1: The rezoning of the referenced tax parcels shall be as displayed as shown within the Plan Development request package.


Jim Hagaman, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney

Passed on First Reading: December 19, 2022

Passed on Second Reading: January 3, 2023

BOMA MEMORANDUM



DATE: January 3, 2022
TO: Board of Mayor and Aldermen (BOMA)
FROM: Pete Hughes, Interim Director
SUBJECT: Ordinance 22-26 (PDP 1323-2022) Preliminary Plan Development for South Nashville Commerce

Request: Submitted by the Richmond Company for South Nashville Commerce Preliminary Plan Development. The applicant is proposing a regional industrial and commercial development and is seeking plan development approval from the Board of Mayor and Alderman. The proposal includes 5.7 million square feet of industrial and commercial buildings and uses. The provided plan illustrates a large office park with an unspecified number of structures and a total of nine large industrial buildings (or a total of 10 proposed development sites). The total proposed parking is 7,348 spaces and the total site coverage is proposed to be 15 percent. This application is being review under the current Unified Development Code last amended September 2022.

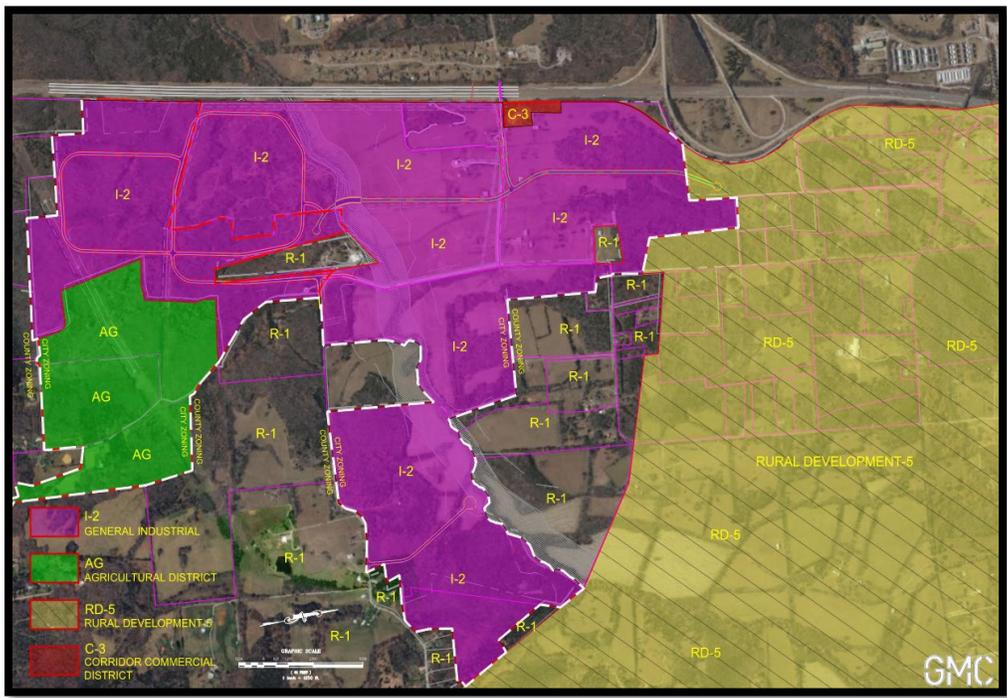
PROJECT BREAKDOWN
Total Area +/- 499.68 acres
Existing Zoning I-2 General Industrial Zoning District
Total Building SF 5,727,650
General Building Uses Commercial, Industrial (See Page 6-7)
Current UDC Adopted: September 19, 2022
General Entitlements Requested:
Reduction in height and caliper of plantings
Increase in spacing of plantings
Increase of maximum building height
Reduction of the facade projections and recesses required
Reduction of required bicycle parking
No maximum off-street loading spaces or off-street parking
Allowance of barbed wire
Reduction in tree removal requirements

Project Narrative (provided by the applicant): The property subject of applicant’s Planned Development application is located easterly of the northbound travel lane of Interstate-65 and is generally off of Jim Warren Road, in proximity to the interchange with Saturn Parkway in both Maury County and Williamson County. The subject property consists of +/- 943.56 acres in total and is owned by GV Spring Hill, LLC, a limited liability company organized under the laws of the State of Delaware. In advance of submission of this Planned Development, applicant’s requests to rezone +/- 706.46 acres of the subject property to I-2 zoning classification was approved by the City of Spring Hill. Applicant proposes a Planned Development to be known as the “South Nashville Commerce Center” permitting a large-scale mixed-use redevelopment of the former agricultural uses consistent with applicant’s master plan of industrial, commercial, retail, office, and logistics uses. The focus of the South Nashville Commerce Center is to promote the economic development of the City of Spring Hill and its surrounding communities by attracting a base of large and mid-sized corporate employers and to implement the Planned Development in a phased manner in order to achieve stable long-term regional growth.

Property Description and History: The subject project is currently multiple undeveloped lots that were recently annexed into city limits and zoned I-2 (industrial). The general location of the project area is South of Saturn Parkway, East of I-65, and adjacent to the area where Jim Warren Road intersects with Rutherford Creek.



Project Proximity Map (Sheet 4/68)



Project Zoning Map (Sheet 58/68)

Planned Developments: Planned Developments (PDs) 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.

NOTE: The application includes multiple exception requests and the applicant has provided a red-line copy annotated the requested changes. The planning commission recommended the plan development with conditions that removes some of the requested changes. Please refer to PC conditions below.

Analysis: The plan development proposes 5.7 million square feet of commercial and industrial development with a base zoning of I-2.

The applicant is requesting as part of this application site specific development standards included within their pattern book. The pattern book is essentially establishing the zoning standards by which future projects and developments within the plan development project area will be regulated.

Significant requests include but are not limited to:

Bulk and Area

- 120' maximum height → UDC standard is 50'
- 20' Side and rear setback when abutting residential → UDC standard 40'

Lighting

- 35' max pole height → UDC standard 25'

Landscaping

- Plant spacing Parking lot perimeter
 - 1 shrub every 10 linear feet ☐ UDC 1 per 3 linear feet
 - one shade tree must be provided for every 50 linear feet ☐ UDC 30'
 - Two Ornamental trees must be provided for every 25 linear feet ☐ UDC 15'
- Removal of Trees
 - Significant tree removal and the approval by the planning commission has been removed as a standard.
- Interior Parking Standards
 - Parking lot islands
 - For industrial uses; Where more than 50 parking stalls are provided in a row, one parking lot island must be provided → UDC doesn't specify use and 15 parking stalls is the standard
 - For non-industrial uses; Where more than 15 parking stalls are provided in a row, one parking lot island must be provided → UDC doesn't specify use and 15 parking stalls is the standard
 - Double parking lot islands require one shade tree → UDC requires double parking lot islands to have 2 or 1 per standard parking lot island.
 - a minimum of 30% of the area of every parking lot island must be planted in shrubs, live groundcover, perennials, or ornamental grasses → UDC 60%

Signs

- Billboard size 1200 SF → UDC standard 672 SF
- Billboard spacing 500' → UDC standard 1000'

Public Benefit: The applicant has provided a public benefit statement and breakdown which has been included below.

PUBLIC BENEFITS

The South Nashville Commerce Center and its PDP has the potential benefit the City of Spring Hill, both Maury and Williamson Counties, the local residents of the before mentioned communities, along with the region by potentially providing 10,000 or more new jobs spanning all income ranges. Along with the jobs, over time the project will facilitate critical infrastructure improvements, like transportation connectivity, roads, bridges, water distribution systems and sanitary sewer systems. The project also seeks to continue the City's vision of greenways and bike paths by extending their existing systems thru the project along Rutherford Creek.

PROJECT IMPACTS

LONG TERM / ANNUAL

Direct Employment	5,867
Total Employment	9,041
Direct Income	\$423,141,472
Total Income	\$550,874,480
Income/Employee (Direct)	\$72,122
Total Output	\$1,350,450,093
Local Taxes	\$15,148,916
State Taxes	\$27,369,589

CONSTRUCTION / TEMPORARY

Direct Employment	10,782
Total Employment	14,756
Direct Income	\$827,051,200
Total Income	\$998,735,100
Income/Employee (Direct)	\$76,707
Total Output	\$2,055,227,400
Local Taxes	\$16,681,600
State Taxes	\$30,368,000

Planning Commission Action: At the December 5, 2022 Planning Commission voting Meeting, Commissioner Duda made a motion and Alderman Matt Fitterer seconded to favorably recommend PDP 1323-2022 to the BOMA for approval with the fifty-three (53) Staff provided conditions of approval and six (6) Planning Commission conditions. The motion to favorably recommend PDP 1284-2022 to the Board of Mayor and Aldermen with the Staff associated conditions of approval passed by a vote of 5-1. The nay vote was by Liz Droke.

Planning Commission Conditions:

1. Design standards table (PDP page 9), insert original UDC Table 6-2 Standard “Building materials of natural, earth tone colors are required on all facades.”
2. Building Materials Restrictions (PDP Page 10), remove “split face block” as primary material.
3. Landscape Design Standards (PDP Page 36), comply with the original UDC 11.4.A standards.
 - a. Plant sizes
4. Parking lot perimeter landscape yard (PDP Page 37), comply with the original UDC 11.5 standards.
5. Interior Parking Lot Standards (PDP Page 38) comply with original UDC 11.6.F standards.
6. Site Landscape (PDP Pages 38&39), comply with UDC 11.7.C.2 standards.

Development Services:

1. Approval of this preliminary plan development will be valid and vesting in accordance with the vesting Table 3-2 from the date of Planning Commission approval. Modification to the approved plan may require Planning Commission approval or BOMA approval.
2. If Modification of this plan is required, the process identified within Article 13.5 of the UDC will control.
3. Where the PDP pattern book and proposed ordinance is silent the UDC base standards will apply, this includes but is not limited to Articles 1, 2, 6, 8, 10, 11, 12, 13, 15, and 17 of the UDC.
4. The final revised preliminary development plan as approved by the Planning Commission and BOMA must be provided to the Planning Department within 30 days of final approval.
 - a. The plan must include the provided pattern book, a copy of the adopted ordinance, a sheet within the pattern book with all listed conditions, and copies of the TIS and water and sewer analysis.
5. This plan was approved under the September 2022 Unified Development Code. The plan is vested under the proposed standards of this PDP and the standards in place within the UDC at the time of approval.
6. The definition section of the UDC will be the basis for which uses are defined.
7. Adherence to all applicable state and federal laws and regulations is required.
8. Photometric Plans will be required to be submitted at the time of Plan Development Final.
9. Prior to the issuance of a grading permit or development permit the applicant and developer must coordinate with the city to ensure all floodplain and NFIP standards have been satisfied. Phased grading permits that do not impact the floodplain following coordination with the City may be an option.
10. As each individual lot is developed, that applicant will be required to provide the following: go through the final site plan approval that is required by the UDC, submit an individual traffic impact study and water and sewer capacity analysis for each phase, development, or building (however the subsequent applications are submitted).
11. Proposed total parking of 7,348 will not be vested by this proposed plan. The total parking will be based on each individual site or phase that has designated specific uses and parking will be calculated based on the adopted/proposed parking standards within the Nashville South Commerce PDP.
12. Landscape Plans in accordance with the standards established by the approved PDP will be required at the time of the Plan Development Final. The landscape plans shall include a table/or list that specifies the required planting standards.
13. The applicant has prepared a tree canopy analysis for this PDP. As a result, a tree survey will be required with each Plan Development Final.

14. Clear cutting the site/mass grading is not permitted. A grading permit is required and reasonable protection and preservation of exiting mature tree growth will be required.
15. 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.
16. All rooftop equipment must be screened in accordance with the UDC.
17. The proposed project is located adjacent to Rural or Residential property not located within the city. Any lot within this project that abuts a residential lot, must provide a 15' landscape buffer as described in the UDC. This condition is needed because of the potential impact of an industrial use may have on a neighboring residential use located within Maury County.
18. The applicant has provided representative elevations. Fully dimensioned elevations the meet the design requirements and listed bulk and area requirements will be required at the time of Plan Development Final Submittal for each individual proposed building.
19. At the time of this staff report Jim Warren Road is a county road. Prior to the issuance of a development permit this road will need to be annexed into the city.
20. At the time of Planned Development Final submittals, sidewalks will be required as described in the UDC, unless otherwise allowed per Planning Commission approval.
21. Curb and gutter are required on both sides of streets in accordance with the UDC.
22. The plan development final plans must detail crosswalks and ADA ramps at the applicable locations, and there must be ADA access from the sidewalk to all buildings, commercial sites, and public amenity spaces.
23. The applicant must provide complete and sufficient information in the applicable design satisfactorily addressing the City Engineers comments before any permits or a pre-con meeting can occur. Any disagreement on information, design or accuracy of information between the City Engineer and applicant that cannot be resolved must be heard by the Planning Commission for a final determination.
24. If the developer happens to acquire additional land that can permit the extension and connection of the cul-de-sac identified below, the developer will be responsible for making that connection. This condition will be reviewed with each phased submittal.



Water and Sewer/Utility Department Comments:

1. The applicant is limited to 80,000 gallons a day of water and sewer based on the communicated primary use of logistical warehousing. With each future submittal the applicant shall provide the requested amount of gallons per day and the remaining balance of gallons from the initial 80,000. If the development exceeds 80,000 allotment they will be required to go before BOMA for re-approval and modification of this conditions.
2. Based on the preliminary status of the water and sewer analysis, more specific and detailed analysis will be required at the time plan development submittal (site plan submittal). Each new submittal will be required to submit full water and sewer analysis for each proposed building, development, and/or phase.
3. The extension of existing utility lines will be required and the size and specifications of the lines will need to adhere to the City of Spring Hill water and sewer specifications. Additionally, coordination of these extension's will be required with the city and all water and sewer plans will require TDEC approval.
4. The method and means of metering of each of these buildings will be determined by the city at the time of plan development final. Cost of said metering will be the responsibility of Developer.
5. All sewer and water lines must be situated within a 20' wide easement.
6. At this time a master utility summary plan has been submitted. Additional water and sewer conditions and requirements will be provided once full technical sheets are submitted. If there is disagreement between the developer and the city staff regarding any conditions or requirements those disagreement will be required to go before BOMA for evaluation and approval.
7. The bore underneath I-65 for the water line extension will require coordination with TDOT and approvals from TDOT to bore. The casing pipe for the proposed bore under I-65 along Jim Warren Rd must be sized to accommodate an 18" pipe. (The bore will require a 36" steel casing pipe)
8. See the attachment below within the "BLUE" circle is where the proposed "MASTER METER" will be located IF required in the future. This would be the WEST side of I-65.



9. The 18" main extension and bore under I-65 along Derryberry Ln will be required to be installed and on-line prior to phase 3 of the development obtaining a building permit.
10. If an 18" "MASTER METER" is required for the 18" main extension along Derryberry Ln, the "MASTER METER" must be located on the WEST side of I-65.
11. All utility installation costs and material costs will be the responsibility of the owners/developers of the proposed project. Not the City of Spring Hill.

12. If any future “water tanks” or similar improvements are needed/required as future phases and demands come along with this project a “Developers Agreement” with the City of Spring Hill shall be required. This agreement will assist with the costs associated with any future water storage tanks this project may need.
13. Sanitary Sewer is available at the property. Developer will be responsible all infrastructure extension and improvements, including boring under I-65.
14. This preliminary development plan is presented with a proposed primary use of warehousing and logistics. These uses, as presented by the applicant, do not appear to have any discharges that would require industrial pretreatment. Any change in primary use as presented will be required to be reevaluated for discharge impacts to the system and will be treated as a major modification, which requires BOMA approval.

Road Way Improvement Conditions:

1. A fully improved connection to Port Royal, that is sized appropriately, designed to city standards, and can facilitate the future industrial traffic load will be required, prior to the issuance of a certificate of occupancy for any structure.
2. Given the scope and undetermined final use of these proposed building sites, a general traffic analysis has been performed. A detailed traffic study will be required with each Plan Development Final application to ensure that necessary roadway improvements and access management is implemented and constructed. These improvements could include limited access ingress/egress, signalization of intersections, addition of turning lanes, and other relevant roadway improvements as determined by the TIS and city requirements.
3. All future TIS may require improvements, which will then generate additional conditions for each Plan Development Final Plan submittal.
4. Once 1.5 million square feet of development has occurred a master TIS will need to be conducted to determine if the Port Royal connection satisfies the traffic demands for future development. If future road improvements are identified the developer must make the improvements prior to receiving any additional certificate of occupancy for any additional building and/or square footage.
5. The assessment of Jim Warren Road must be conducted for its entirety from Port Royal Road to US 431 (SR 106, Lewisburg Pike). The assessment will take into account all master development plan traffic not just this initial development phase.
6. Based on review of the data from this initial proposed development phase and the likelihood of additional development phases to occur, Jim Warren Road must be a 5-lane typical section from Port Royal Road across the I-65 bridge and to the primary north-south internal roadway within the proposed development.
7. All primary internal development roadway typical sections must be presented to the City for approval. The submittal should include projected traffic, passenger vehicles, and trucks.
8. The road way cross section dimensional layout must match the UDC standards as identified within Article 16. The applicant must revise the pattern book accordingly.
9. The internal roadway network shown on the Site Plan in Appendix A of the study, must provide direct connection and not require circuitous routing around buildings to be able to traverse from the western side of the site (I-65) to the eastern end of Jim Warren Road at US 431 (SR 106, Lewisburg Pike).
10. Additional conditions based on site specific Traffic Impact Studies for each phase, building, and or site will be added if warranted. The addition and cost of these improvements will be the responsibility of the developer.
11. The proposed ROW sections cannot be varied because the PDP process does not allow exceptions/variance from standards within Articles 15, 16, and 17. City standard street cross sections are identified in Article 16.

Parks and Rec Conditions:

1. The construction and detail standards of the proposed MUT must comply with the adopted Bike and Greenway Plan.

Fire Safety Conditions:

1. Individual fire suppressing methods are required for each building/parcel and will be the responsibility of the developer. These requirements will need to be determined by the fire department at the time of Plan Development Final. These requirements could include but are not limited to internal building pump mechanisms and on-site water storage tanks.
2. Fire access and or two remote access point to all parts of the development will be required.
3. Where there is conflict between the proposed PDP ordinance and the fire code, the fire code as a life safety document will rule.

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.

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.

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

Staff Recommendation: *Staff recommends approval of PDP 1323-2022 South Nashville Commerce with the conditions listed above.*

ADMINISTRATIVE: CHANGE TRACKING DOCUMENT

Green Text highlights language that has been changed, added, or removed.

Red Text provided specific information about the highlighted changes.



SPRING HILL, TENNESSEE SOUTH NASHVILLE COMMERCE CENTER

A PLANNED DISTRICT DEVELOPMENT

DEVELOPER/OWNER

GV Spring Hill, LLC
18301 Von Karman Avenue
Irvine, CA 91612

The Richmond Company, INC
23 Concord Street
Wilmington, MA 01887
978.988.3900

APPLICANT:

The Richmond Company, INC
23 Concord Street
Wilmington, MA 01887
978.988.3900

FIRMS

Civil Engineer
Cole Williams
Vice President, Engineering
Goodwyn Mills Cawood
2400 5th Avenue South
Birmingham, AL 35233
205.903.1153

Architect
Ware Malcomb
10 Edelman
Irvine, CA 92618
949.660.9128





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OVERVIEW

Spring Hill's South Nashville Commerce Center is a high-quality employment hub for the city and the surround region. The Nashville Commerce Center will be the home on the modern light industrial and commercial companies.

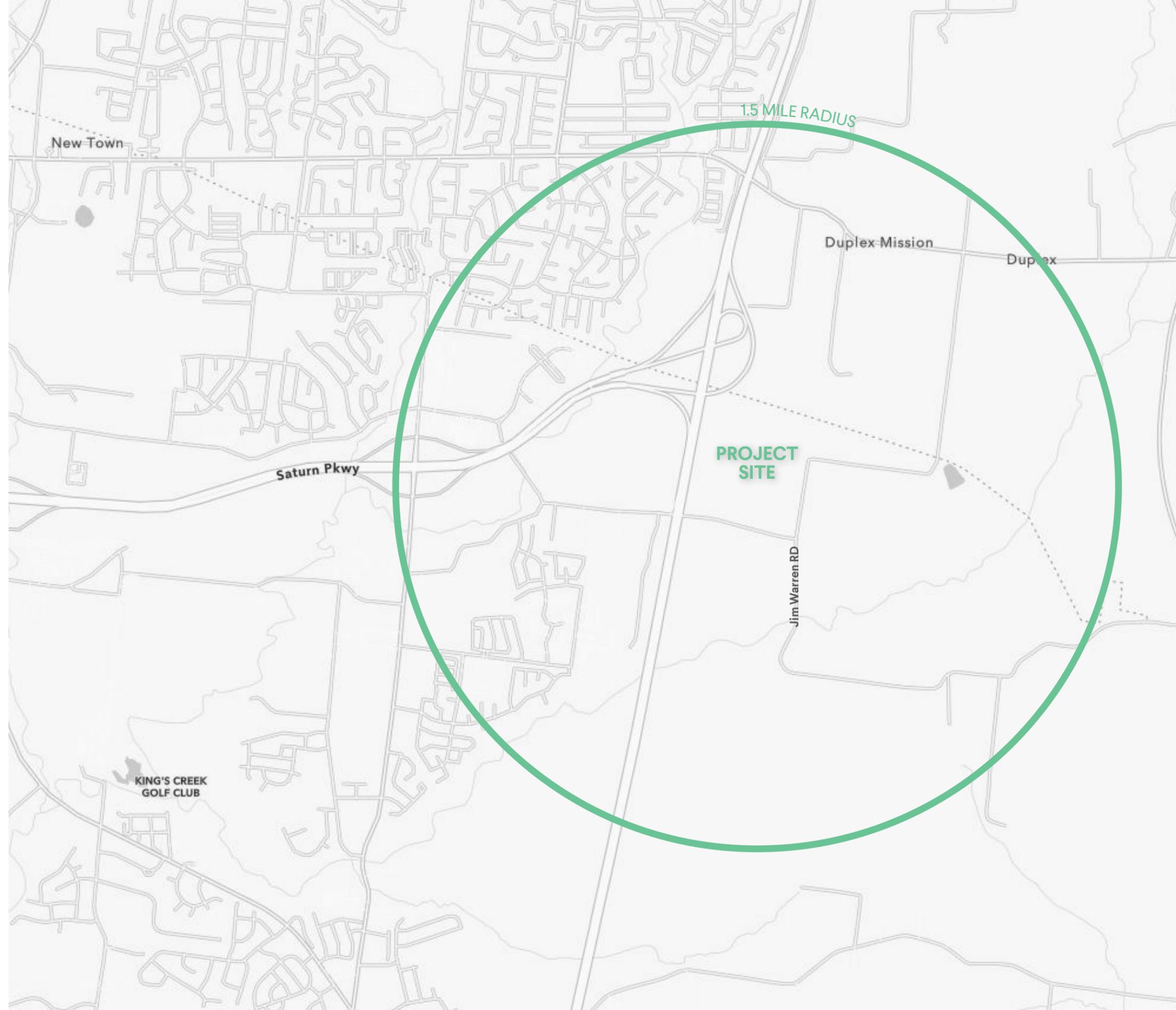
Due to the flexible nature of the development, this Planned Development document and process must be able to evolve in terms of parcels and general project areas. Individual elements and standards shall be evaluated on a case-by-case basis.

PROCESS

This document is a Preliminary Development Plan with an underlying zoning classification of I-2. Any item not specifically addressed by this document will default back to the base zoning and the UDC as a whole as it stands at the time this document is submitted for acceptance. As each individual lot is developed, that applicant will be required to provide the following: go through the final site plan approval that is required by the UDC, submit an individual traffic impact study, and verify utility availability.

This final process is not anticipated to be an approval/denial type action, but is more an effort to continue to validate the base PDP and adjust as required. It also needs to be understood that this is a living document that will require change over time, whether it be to add property, adjust uses, or make specific adjustments to address specific market changes. The master developer will issue a letter of conformity for each project that is developed within the PD limits.

The intent of this process is to entitle up to the included square footage and uses included in the planned development and that variations in the uses, site concepts, and modifications to the proposed drives will not require a modification to the base approved planned development, and will be updated with the individual final site plan submittals.





PUBLIC BENEFITS

The South Nashville Commerce Center and its PDP has the potential benefit the City of Spring Hill, both Maury and Williamson Counties, the local residents of the before mentioned communities, along with the region by potentially providing 10,000 or more new jobs spanning all income ranges. Along with the jobs, over time the project will facilitate critical infrastructure improvements, like transportation connectivity, roads, bridges, water distribution systems and sanitary sewer systems. The project also seeks to continue the City’s vision of greenways and bike paths by extending their existing systems thru the project along Rutherford Creek.

PROJECT BREAKDOWN

Total Area	+/- 499.68 acres
Existing Zoning	I-2 General Industrial Zoning District
Total Building SF	5,727,650
General Building Uses	Commercial, Industrial (See Page 6-7)
Current UDC	Adopted: September 19, 2022

General Entitlements Requested:

- Reduction in height and caliper of plantings
- Increase in spacing of plantings
- Increase of maximum building height
- Reduction of the façade projections and recesses required
- Reduction of required bicycle parking
- No maximum off-street loading spaces or off-street parking
- Allowance of barbed wire
- Reduction in tree removal requirements

ESTIMATED PHASING TIMELINE	
Phase (Reference Phasing Map)	Timeline
Phase 1	2023-2024
Phase 2	2024-2025
Phase 3	2025-2028

PROJECT IMPACTS

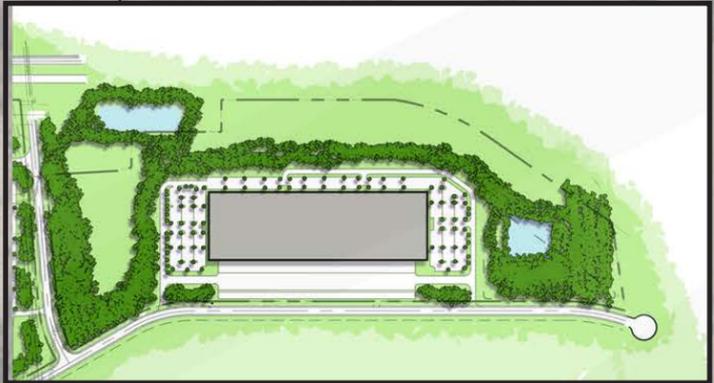
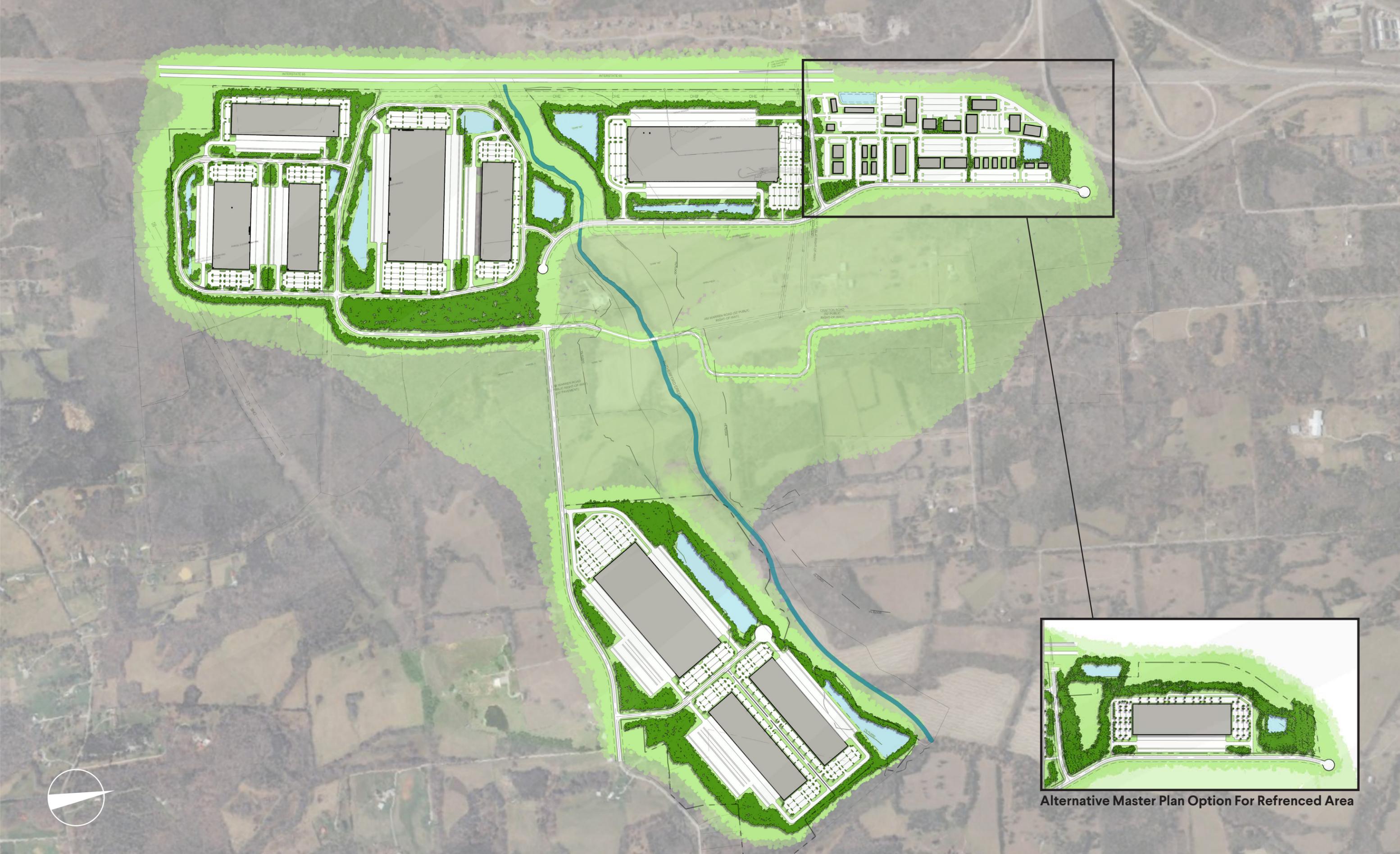
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Alternative Master Plan Option For Refrenced Area

In the table, a “P” indicates that the use is permitted in the project indicated. The absence of a “P” indicates that the use is not permitted in the project.

PROPOSED LAND USE TABLE			
Principal Uses:	Industrial/Commercial Use	Regulating District Standards	Special Criteria (if any)
All Industrial Uses Per Spring Hill UDC Table 8-1	P	Industrial District	Auto manufacturing and related uses
Amusement Facility - Indoor	P	Commercial District	
Amusement Facility - Outdoor	P	Commercial District	
Animal Care Facility - Large Animal	P	Commercial District	
Animal Kennel / Breeder & Care Facility (Veterinarian)	P	Commercial District	
Broadcasting Facility TV / Radio - With Antennas	P	Commercial District	
Broadcasting Facility TV / Radio - No Antennas	P	Commercial District	
Campground	P	Commercial District	
Car Wash	P	Commercial District	
Contractor's Yard	P	Commercial District	
Day Care Center	P	Commercial District	
Drive-Through Facility	P	Commercial District	
Financial Institution	P	Commercial District	
Financial Institution, Alternative	P	Commercial District	
Funeral Home	P	Commercial District	
Gas Station	P	Commercial District	
Government Office / Facility	P	Commercial District	
Greenhouse / Nursery - Retail	P	Commercial District	
Healthcare Facility / Institution / Hospital	P	Commercial District	
Heavy Retail, Rental, and Service	P	Commercial District	
Hotel	P	Commercial District	
Industrial - Light	P	Industrial District	
Industrial Design	P	Industrial District	
Live Entertainment - Secondary Use	P	Commercial District	
Live Performance Venue	P	Commercial District	
Medical / Dental Office	P	Commercial District	
Micro-Brewery / Distillery / Winery	P	Commercial District	
Office	P	Commercial District	Including institutional government uses
Outdoor Dining	P	Commercial District	
Parking Lot (Principal Use)	P	Commercial District/ Industrial District	
Parking Structure (Principal Use)	P	Commercial District/ Industrial District	
Personal Service Establishment	P	Commercial District	nail salon, barbers, etc.

PROPOSED LAND USE TABLE			
Principal Uses:	Industrial/Commercial Use	Regulating District Standards	Special Criteria (if any)
Public Park	P	N/A	
Reception Facility	P	Commercial District	
Recreational Vehicle (RV) Park	P	Commercial District	
Research and Development	P	Commercial District	
Restaurant	P	Commercial District	
Retail Goods Establishment	P	Commercial District	
Retail Liquor Store	P	Commercial District	
Self-Storage Facility: Enclosed	P	Commercial District	
Self-Storage Facility: Outdoor	P	Commercial District	
Non carbon based power generation	P	Industrial District	
Social Service Center	P	Commercial District	
Specialty Food Service	P	Industrial District	
Storage Yard - Outdoor	P	Commercial District	
Vehicle Dealership - Enclosed	P	Commercial District	
Vehicle Dealership - With Outdoor Storage / Display	P	Commercial District	
Vehicle Operation Facility	P	Commercial District	
Vehicle Rental - Enclosed	P	Commercial District	
Vehicle Rental - With Outdoor Storage / Display	P	Commercial District	
Vehicle Repair / Service - Major	P	Commercial District	
Vehicle Repair / Service - Minor	P	Commercial District	
Warehouse	P	Industrial District	
Wholesale Establishment	P	Commercial District	
Winery	P	Commercial District	
Wireless Telecommunications - Colocation, Antenna	P	Industrial District	
Wireless Telecommunications - New Towers	P	Industrial District	
Wireless Telecommunications - Small cell & DAS Colocation	P	Industrial District	
Wireless Telecommunications - Small cell & DAS New Pole	P	Industrial District	
Farmers' Market	P	Commercial District	
Mobile Food Sales	P	Commercial District	
Real Estate Project Sales Office / Model Unit	P	Commercial District	
Temporary Contractor Office and Contractor Yard	P	Commercial District	
Temporary Outdoor Entertainment	P	Commercial District	
Temporary Outdoor Sales	P	Commercial District	
Temporary Outdoor Storage Container	P	Commercial District	

INDUSTRIAL DISTRICT

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.

DIMENSIONAL STANDARDS

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

INDUSTRIAL DISTRICTS DIMENSIONAL STANDARDS	
	I-2
Bulk	
Minimum Lot Area	10,000sf
Minimum Lot Width	100'
Maximum Building Height	120' (Changed From 50')
Maximum Impervious Surface	80%
Setbacks	
Minimum Front Setback	30'
Minimum Interior Side Setback	10', unless abutting a residential district, then 20' (Changed From 40')
Minimum Corner Side Setback	30'
Minimum Rear Setback	10', unless abutting a residential district, then 20' (Changed From 40')

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.

Design Standards

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.

INDUSTRIAL DISTRICTS DESIGN STANDARDS	
	I-2
Façade Design	
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.	
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.	
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.	
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.)	
Building forms must be tailored to fit within the existing topography of the site and other site features specifically existing trees and vegetation.	
Building materials of natural, earth tone colors are required on all facades. (Removed Statement)	
Roof Design	
Green roof, blue roof, and white roof designs are encouraged.	•
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.	•
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.	•
Entrance Design	
Public entrances and primary building elevations must be oriented toward public streets. Main entrances to the buildings must be well defined.	
Entries to office or guest facilities must address the street, with direct access to office or guest facilities from street frontages and parking areas.	
Site Design	
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.	•
Development sites with multiple buildings must incorporate a strong visual relationship between buildings. A consistent architectural style or theme should be used throughout.	
Parking lots must be adequately buffered from the primary roadway, and no parking is allowed within the required front setback.	•
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.	•
Site Elements	
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.	
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.	

Building Material Restrictions

- I-2 District Building Materials
 - No more than **75% (Changed From 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. Other primary materials include, but are not limited to, split face block (Additional Statement)
 - 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,
 - 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.
- 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:
 - Corrugated metal
 - Aluminum, steel, or other metal sidings
 - T-111 composite plywood siding
 - Vinyl
 - Exterior insulating finish systems (EIFS)
- 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. Acceptable building materials include, but are not limited to, tilt-up concrete, split face block and concrete fiber board products. (Additional Statement)

COMMERCIAL DISTRICT

C-5 Regional Commercial District

The C-5 District is intended to 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

DIMENSIONAL STANDARDS

In the C-5 Districts, additional height (above what is allowed in Commercial Districts Dimensional Standards Table) 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.

COMMERCIAL DISTRICTS DIMENSIONAL STANDARDS	
	C-5
Bulk	
Minimum Lot Area	20,000sf
Minimum Lot Width	80'
Maximum Gross Floor Area	None
Maximum Building Height	50' unless meeting the standards of above exception
Minimum Building Height	None
Maximum Impervious Surface	80%
Setbacks	
Front Setback	30'
Interior Side Setback	15', unless abutting residential district, then 25'
Corner Side Setback	25'
Rear Setback	15', unless abutting residential district, then 25'

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. 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.

Commercial Districts Design Standards

Commercial Districts Design Standards Table: 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.

COMMERCIAL DISTRICTS DESIGN STANDARDS

C-5

COMMERCIAL DISTRICTS DESIGN STANDARDS	
	C-5
Façade Design	
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	•
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.	•
Buildings should be designed with a defined base and cap.	•
Building forms must be tailored to fit within the existing topography of the site and other site features specifically existing trees and vegetation.	•
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.	•
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.)	•
Building materials of natural, earth tone colors are required on all facades.	•
“Stage set” facades are prohibited.	•
Fenestration & Entryway Design	
The ground floor of the front façade must maintain a transparency of 50%, measured between two and ten feet in height from grade.	
The ground floor of the front façade must maintain a transparency of 35%, measured between two and ten feet in height.	•
Upper floors of the front façade must maintain a transparency of 15% of the wall area of the story.	•
Door and window framing systems color should blend with the overall design of the building.	•
Roof Design	
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.	•
Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops to provide visual interest.	
Any roof that is visible from a public right-of-way must be architectural shingle or colored standing seam metal roofing.	•
Green roof, blue roof, and white roof designs are encouraged.	•
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.	•
Commercial Center Site Design	
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.	•
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 rightof-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 districtexcluding 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.	•

COMMERCIAL DISTRICTS DESIGN STANDARDS

COMMERCIAL DISTRICTS DESIGN STANDARDS	
	C-5
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.	•

Building Material Restrictions

The following building material restrictions apply in the commercial districts. Building material restrictions apply to the face of drive through canopies, supporting columns, and accessory buildings.

- The following building materials are prohibited on any part of a façade:
 - Plain concrete block
 - Plastic
- 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 any one the façade (calculated in the aggregate):
 - Corrugated metal
 - Aluminum, steel or other metal sidings
 - Exposed aggregate (rough finish) concrete wall panels
 - T-111 composite plywood siding
 - Vinyl (limited use on soffits and eaves is subject to city approval)
 - Exterior insulating finish systems (EIFS)
- 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.

ON-SITE DEVELOPMENT STANDARDS

Applicability of Bulk Requirements

- 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 it is located unless a variance or planned unit development is approved.
- 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.
- All non-residential lots must be connected to the Spring Hill sanitary sewer system. Use of individual sewage disposal systems/septic tanks is prohibited.

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.

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:

- Parking lots, principal and ancillary.
- Public park, conservation areas, community garden, golf course/driving range, and similar open space uses.
- 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.
- Permitted accessory outdoor storage, and outdoor sales and display areas.
- Permitted outdoor temporary uses.

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

EXTERIOR LIGHTING

The following exterior lighting requirements apply to lighting on private property.

Lighting Plan Required

- 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.
- A lighting plan must include the following:
 - A plan showing all light poles, building-mounted lights, bollard lights, and any other lighting.
 - Specifications for luminaires and lamp types, and poles, including photographs or drawings of proposed light fixtures.
 - Pole, luminaire, and foundation details including pole height, height of building-mounted lights, mounting height, and height of the luminaire.
 - 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.
 - 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.

Maximum Lighting Regulations

- The maximum allowable footcandle at any lot line is as follows:
 - Any use abutting a residential use: Zero footcandles.
 - Where a nonresidential use abuts a nonresidential use: One footcandle.
 - Any use at the lot line abutting a street, as measured at the curb line: One footcandle.
- 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.
- No glare onto adjacent properties is permitted.

Permitted Lighting

- 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.
- The maximum total height of a cut off luminaire, either freestanding, wall-mounted, or attached to a structure, is **35 feet. (Changed From 20 Feet)**
- 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.

Exceptions to Lighting Standards

- Public roadway illumination is not subject to the requirements of this section.
- All temporary emergency lighting required by public safety agencies, other emergency services, or construction are not subject to the requirements of this section.
- Holiday and seasonal lighting is not subject to the requirements of this section.
- 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.
- Park and common open space lighting must conform to the following:
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.

Prohibited Permanent Lighting

- Semi-cut off or non-cut off luminaires.
- Flickering or flashing lights are prohibited.
- Searchlights, laser source lights, or any similar high intensity lights are prohibited.
- Lighting by exposed bulbs is prohibited (may be used as part of a temporary use).
- 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.
- Mercury vapor lighting.
- Unshielded LED rope lighting.

ACCESSORY STRUCTURES AND USES

All accessory structures and uses are subject to the requirements of this section

General Regulations for Accessory Structures

All accessory structures are subject to the following regulations, in addition to any other specific regulations within this section.

- No accessory structure may be constructed prior to construction of the principal building to which it is accessory.
- All accessory structures require a building permit unless the City’s adopted building codes exempt such structures.
- 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.

- 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.
- If a structure is permitted within a yard, it is permitted within the required setback but may be subject to additional limitations.
- Unless otherwise specifically permitted by the Code, accessory structures are prohibited in a front setback or yard.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

Amateur (HAM) Radio Equipment

- 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).
- 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.
- 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).
- 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.
- 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.
- Any such antennas and/or towers owned or operated by the City are exempt from these requirements.

Apiary

- Apiaries are permitted only in the rear yard and must be located ten feet from any lot line and the principal building.
- All bee colonies must be kept in a removable frame hive, which must be kept in sound and usable condition.
- 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.
- Each beekeeper must provide a convenient source of water available to the bees at all times.
- 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.
- Apiaries do not require a building permit.

Aquaculture/Aquaponics

- Aquaculture/aquaponics facilities are permitted only in the rear yard and must be located ten feet from any lot line.
- 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.
- 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.

Chicken Coops

The keeping of chickens is regulated by Section 10-102 of the Municipal Code.

Electric Vehicle Charging Station

The following standards apply to electric vehicle charging stations located on private property.

- Public electric vehicle charging stations are permitted as an accessory use within any principal or ancillary parking lot or parking structure, or gas station.
- 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.
- Electric charging station equipment may not be located in the public right-of-way.
- 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.
- 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.

Fences and Walls

- General Requirements
- 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.
- 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.
- 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.
- 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.
- The following materials are prohibited in the construction of fences and walls:
 - Scrap metal
 - Corrugated metal
 - Sheet metal
 - Electrical fences, unless used as part of livestock enclosures
 - Razor wire
 - Used or repurposed material
 - Chain link in non-residential districts, unless vinyl-coated
- 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.
- 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.

Heights of Fences and Walls

- Fence and Wall Height in Residential Districts
 - From five feet behind the front building line to the front lot line, fences and walls are limited to 36 inches.
 - 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.
 - In the rear yard, a fence or wall is permitted up to a maximum height of six feet.
- Fence and Wall Height in Non-Residential Districts
 - Fences are prohibited in the front and corner side yards.
 - In all other areas, a fence of any type, wall, or hedge is permitted up to a maximum height of six feet.

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.

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 and triple strand barbed wire is allowed. Chicken wire fences are only permitted in the AG Districts. Fences must be a minimum of seven feet in height.

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.

Flagpoles

- Flagpoles are limited to a maximum height of **75 feet (Changed From 50 Feet)**, as measured from the base to the top of the pole.
- 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.
- Flagpoles must be setback a minimum of five feet from any lot line.
- External illumination of flags is permitted but must be focused on the flagpole and flag.
- **Flagpoles are limited to the maximum of three poles. (Removed Statement)**

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:

- 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.
- 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.
- 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.
- 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.
- The roof must contain sufficient space for future building operation installations, such as mechanical equipment.

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.

- 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.
- Roofed livestock structures are prohibited in the required front or corner side yard.
- 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.
- 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.
- 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.
- 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.
- The following ancillary activities are permitted as part of keeping horses and other equine specifically:
 - Riding lessons
 - Boarding horses
 - Therapeutic riding

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.(Ord. 19-09, 4/15/19)

- Ground-Mounted Equipment
 - 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.
 - Mechanical equipment is permitted only in the corner side, interior side, or rear yard.
 - No mechanical equipment 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 drain-

age or utility improvements have been constructed.

- **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.

Outdoor Sales and Display (Ancillary)

- Retail goods establishments, heavy retail, rental, and service establishments, and vehicle dealerships are permitted to have accessory outdoor sales and display of merchandise.
- Outdoor sales and display of goods not offered for sale by the establishment is prohibited.
- 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.
- No outdoor sales and display is permitted in the public right-of-way. No parking area may be used as outdoor sales and display.
- Outdoor sales and display is prohibited in any required front, interior side, or corner side setback.
- All outdoor sales and display of vehicles for vehicle dealerships must comply with the parking lot perimeter landscape requirements.

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:

- 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.
- Outdoor storage is prohibited in any required front, interior side, or corner side setback.
- 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.

Dumpsters and Recycling Containers

These standards do not apply to lots under construction for residential or non-residential uses except as provided.(Ord. 19-09, 4/15/19)

- 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.
- 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.
- All dumpsters and recycling containers must have a cover/lid.
- 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.
- 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.

Satellite Dish Antennas

Requirements – All Satellite Dish Antennas

- Satellite dish antennas do not require a building permit.
- Satellite dish antennas must be permanently installed and cannot be mounted on a portable or movable structure.
- 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.
- Cables and lines serving ground-mounted satellite dish antennas must be located underground.
- Compliance with all federal, state, and local regulations is required in the construction, installation, and operation of satellite dish antennas.
- All exposed surfaces of the antenna must be kept clean and all supports must be painted to maintain a well-kept appearance.
- Antennas no longer in use must be immediately removed upon disconnection from the service provider.

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:

- 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.
- Roof-mounting is permitted only in the non-residential districts and must be setback six feet from the building walls.
- 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.
- 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.

Solar Panels (Private)

- General Requirements
 - A solar panel may be building-mounted or freestanding.
 - Solar panels must be placed so that concentrated solar radiation or glare is not directed onto nearby properties or roadways.
- Building-Mounted Systems
 - A building-mounted system may be mounted on the roof or wall of a principal building or accessory structure.
 - No solar panels may be mounted on the front façade, including any part of the roof.
 - On pitched roof buildings, the maximum height a roof-mounted solar panel may rise is 18 inches.
 - 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. (Statement Removed)
 - 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.
- Freestanding Systems
 - A freestanding system is permitted in the rear yard only and is limited to eight feet in height.
- 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

Wind Turbines (Private)

- 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.
- Wind turbines are subject to the following height restrictions:
 - 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.
 - The maximum height of any wind turbine mounted upon a structure is 15 feet above the height of such structure.
 - 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.
 - 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.
- 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.
- 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.
- 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.

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 the table below: Permitted Encroachments into Required Setbacks.

- Additional restrictions on permitted encroachments, including additional placement restrictions and dimensional standards. No accessory structure or architectural feature may encroach into the right-of-way.
- 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.
- Unless constructed concurrently with the principal building, attached or detached accessory structures or architectural features require a building permit, unless exempted by this section.
- 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.
- When an attached or detached accessory structure or architectural feature regulated by the table below is permitted to locate in a required setback, it also indicates permission to locate in the corresponding yard.
- When an attached or detached accessory structure or architectural feature regulated by the table below 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 the table below.

PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS				
Y= Permitted // N= Prohibited				
Max. = Maximum // Min. = Minimum				
	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Accessibility Ramp	Y	Y	Y	Y
Air Conditioner Window Unit Max. projection of 18" from building wall No building permit required	Y	Y	Y	Y
Arbor (Attached or Freestanding) No building permit required	Y	Y	Y	Y
Awning or Sunshade Max. of 3' into any setback No building permit required	Y	Y	Y	Y
Balcony Max. of 6' into front, interior side, or corner side setback for townhouse, multi-family, & non-residential (including mixed use) development Max. of 3' into front, interior side, or corner side setback for single-, two-, or three-family development Max. of 8' into rear setback Min. of 4' from any lot line Min. vertical clearance of 8'	Y	Y	Y	Y
Bay Window Max. of 3' into any setback Min. of 3' from any lot line	Y	Y	Y	Y

PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS

**Y= Permitted // N= Prohibited
Max. = Maximum // Min. = Minimum**

	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Canopy: Non-Structural (Non-Sign) Max. of 3' into any setback Min. of 3' from any lot line No building permit required	Y	Y	Y	Y
Canopy: Structural (Non-Sign) or Porte-Cochere Min. of 15' from front lot line Min. of 10' from all other lot lines Min. of 3' from any lot line Max. height of 15'	Y	Y	Y	Y
Chimney Max. of 24" into setback Min. of 4' from any lot line	Y	Y	Y	Y
Deck Prohibited in front yard Max. of 6' into interior side or corner side setback Max. encroachment into rear setback cannot exceed one-half of the required rear setback Min. of 5' from interior side or corner side lot line Max. height above ground cannot exceed ground floor height	N	Y	Y	Y
Eaves Max. of 3' into setback Min. of 3' from any lot line	Y	Y	Y	Y
Exterior Stairwell Prohibited in front or corner side yard	N	N	N	N
Fire Escape Prohibited in front or corner side yard, unless required by Fire Department Max. of 3' into setback Min. of 10' from any lot line	N	N	Y	Y
Gazebo or Pergola Prohibited in front yard Min. of 5' from side or rear lot lines	N	N	Y	Y
Greenhouse Min. of 10' from any lot line Prohibited in front yard	N	N	Y	Y
Lawn Furniture and Lawn Decorations No building permit required	Y	Y	Y	Y

PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS

**Y= Permitted // N= Prohibited
Max. = Maximum // Min. = Minimum**

	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Mailbox No building permit required	Y	Y	Y	Y
Outdoor Fireplace Prohibited in front yard Min. of 10' from any lot line No building permit required	N	N	N	Y
Patio Max. of 6' into front, interior side, or corner side setback Max. encroachment into rear setback cannot exceed one-half of the required rear setback Min. of 10' from front or corner side lot line Min. of 5' from interior side	Y	Y	Y	Y
Personal Recreation Game Court Prohibited in front yard Min. of 10' from any lot line This does not apply to basketball backboards or movable basketball nets, which are allowed in any yard	N	N	Y	Y
Playground Equipment Prohibited in front yard Min. of 10' from any lot line No building permit required	N	Y	Y	Y
Porch (Unenclosed) Max. of 6' into front, interior side, or corner side setback Max. of 8' into rear setback Min. of 10' from front or corner side lot line Min. of 5' from interior side or rear lot line	Y	Y	Y	Y
Retaining Wall Retaining walls over 3 feet must include plans from a licensed Engineer to be submitted as part of the building permit	N	N	Y	Y
Shed Prohibited in front yard Min. of 5' from any lot line	N	N	Y	Y
Sidewalk No min. setback from lot lines	Y	Y	Y	Y
Sills, belt course, cornices, and ornamental features Max. of 3' into setback	Y	Y	Y	Y

PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS				
Y= Permitted // N= Prohibited				
Max. = Maximum // Min. = Minimum				
	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Swimming Pool Min. of 10' from lot lines unless subject to additional City ordinance requirements	N	N	Y	Y
Steps and Stoops (roofed or unroofed, includes support posts) Max. of 6' into front, interior side, or corner side setback Max. of 8' into rear setback Min. of 5' from any lot line Steps encroaching into a required setback must follow the natural grade of the lot	Y	Y	Y	Y
Trellis No building permit required	Y	Y	Y	Y

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.

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.

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.

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.

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.

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.

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.

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.

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.

OFF-STREET PARKING AND LOADING

Existing Facilities

The existing number of off-street vehicle, bicycle, and loading spaces may not be reduced below the minimum requirements of this section.

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 section.

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 section.

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.

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:

- Parking that exceeds 125% of the minimum requires such excess parking area to be constructed of pervious paving.
- 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.
- Parking maximums do not apply to parking structures.

Use of Parking Facilities

- 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.
- The property owner is responsible for ensuring that parking and loading facilities are only used by tenants, employees, visitors, or other authorized persons.
- 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.

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.

- 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.
- A fraction of less than one-half is disregarded, and a fraction of one-half or more is counted as one space.
- 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.

REQUIRED OFF-STREET VEHICLE SPACES

General Requirements

- 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 the table below: Off-Street Vehicle Parking Requirements.
- The table below 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 are not listed in the table below and therefore do not have vehicle parking requirements.
- 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.

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).

Car- and Bike-Share Facilities, and Electric Vehicle Charging

- 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.
- 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.
- 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 section.

Parking Exemptions and Flexibilities

- 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 the table below.
- 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.
 - 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.
 - 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.
 - 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 the table below 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.

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 the table below: 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.

- The required number of spaces for each use is calculated according the table below.
- 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.
- The numbers are summed for all uses within each timeframe and the highest sum total in a timeframe is the required number of spaces.

SHARED PARKING CALCULATION						
Land Use Category	Weekday			Weekend		
	Mid-7am	7am-6pm	6pm-Mid	Mid-7am	7am-6am	6am-Mid
Commercial	0%	100%	80%	0%	100%	60%
Restaurant	50%	70%	100%	45%	70%	100%
Hotel/Motel	100%	50%	90%	100%	65%	80%
Indoor/Outdoor Recreation	0%	70%	100%	5%	70%	100%
Office/Industrial	5%	100%	5%	0%	40%	10%

Drive-Through Stacking Spaces

- All drive-through facilities must provide the minimum number of stacking spaces as required in the relevant section, unless additional stacking spaces are specifically required by the table below.
- 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 section.

OFF-STREET VEHICLE PARKING REQUIREMENTS	
Use	Minimum Requirement
Amusement Facility - Indoor	1 per 500sf GFA
Movie Theater	1 per 4 seats for first 400 seats + 1 per 6 seats after first 400
Amusement Facility - Outdoor	1 per 500sf of total site area
Animal Care Facility	1 per 500sf GFA
Animal Kennel/Breeder	4 spaces
Art Gallery	1 per 500sf GFA
Arts Studio	1 per 500sf GFA
Bar	1 per 100sf GFA
Bed and Breakfast	2 spaces + 1 per guestroom
Body Modification Establishment	1 per 500sf GFA
Broadcasting Facility TV/Radio	1 per 1,000sf GFA
Campground	2 per campsite
Car Wash	1 per car wash bay
Cemetery	1 per 200sf of GFA of office and/or chapel/parlor
Children's Home	1 per 300sf of office area
Community Center	1 per 500sf GFA
Contractor Yard	1 per 300sf of GFA of office
Country Club	Calculated as the cumulative number required per facilities offered (golf course, driving range, restaurant, bar, etc.)
Cultural Facility	1 per 500sf GFA
Day Care Center	1 per 300sf GFA
Drug/Alcohol Treatment Facility, Residential	1.5 per patient room
Educational Facility - Vocational	2 per classroom and office + 1 per 8 students of maximum enrollment
Financial Institution	1 per 500sf GFA
Financial Institution, Alternative	1 per 300sf GFA

OFF-STREET VEHICLE PARKING REQUIREMENTS

Use	Minimum Requirement
Food Bank	1 per 300sf of office area
Food Pantry	1 per 300sf of office area
Funeral Home	1 per 200sf GFA
Gas Station	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
Golf Course/Driving Range	4 per golf hole and/or 4 per tee of driving range
Government Office/Facility	1 per 300sf GFA
Greenhouse/Nursery - Retail	1 per 750sf of GFA (includes any outdoor display or storage)
Group Home	1 per 3 beds
Healthcare Institution/Facility	3 per patient room
Heavy Retail, Rental & Service	1 per 750sf GFA (includes any outdoor display or sales)
Homeless Shelter	1 per 300sf of office area
Hotel	2 per room
Industrial Design	1 per 500sf GFA
Industrial, General	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)
Industrial, Light	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)
Live Performance Venue	1 per 200sf GFA
Lodge/Meeting Hall	1 per 500sf GFA
Manufactured Home Park	2 per manufactured home site
Medical/Dental Office	1 per 300sf GFA
Micro-Brewery/Distillery/Winery	1 per 500sf GFA
Multi-Tenant Retail Center	1 per 250sf of GFA (See Section 10.3.A.3)
Office	1 per 300sf GFA
Personal Service Establishment	1 per 500sf GFA
Place of Worship	1 per 4 seats + 1 per 1,000sf of any residential living component (convent, rectory, etc.)
Reception Facility	1 per 100sf GFA
Research & Development	1 per 500sf GFA
Restaurant	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.
Retail Goods Establishment	1 per 500sf GFA
Self-Storage Facility: Enclosed	1 per 20 storage units
Self-Storage Facility: Outdoor	1 per 25 storage units
Social Service Center	1 per 300sf of office area
Specialized Food Service	1 per 500sf GFA
Vehicle Dealership	1 per 500sf GFA of indoor sales and display area + 4 per service bay
Vehicle Operations Facility	1 per 300sf of GFA of office
Vehicle Rental	1 per 300sf of GFA of office

OFF-STREET VEHICLE PARKING REQUIREMENTS

Use	Minimum Requirement
Vehicle Repair – Major or Minor	2 per service bay
Warehouse	1 per 300sf of GFA of office + 1 per 20,000sf of GFA of warehouse area
Wholesale Establishment	1 per 1,000sf GFA

**Parking Requirements to be established by June 2022 UCD.*

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.

- At a minimum, the development must provide one rack. At a maximum, the development will require five racks, unless a specific development chooses to require more. [\(Additional Statement\)](#)
- Non-residential development must provide one bicycle parking rack per 20 automobile parking spaces. At a minimum, the development must provide one rack. [\(Removed Statement\)](#)

REQUIRED OFF-STREET LOADING SPACES

- 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 the table below: 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.
- No structure is required to provide more than five loading spaces.
- Off-street loading space minimums will be met. Beyond minimums the off-street loading spaces will be determined by the development's needs. [\(Additional Statement\)](#)

OFF-STREET LOADING REQUIREMENTS

Use Type	Number of Spaces Required
Commercial & Institutional Use	
20,000 - 100,000sf GFA	1 loading space
100,001 - 200,000sf GFA	2 loading spaces
Each additional 50,000sf of floor area (This applies only for each additional full 50,000sf over 200,000sf)	1 additional loading space
Industrial Use	
20,000 - 40,000sf GFA	1 loading spaces
40,001 - 100,000sf GFA	2 loading spaces
Each additional 50,000sf of floor area (This applies only for each additional full 50,000sf over 100,000sf)	1 additional loading space

DESIGN OF VEHICLE PARKING FACILITIES

Location

- 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.

Dimensions of Vehicle Parking Spaces

Off-street vehicle parking space dimensions must meet the minimum dimensional standards of the table below: Off-Street Parking Space Minimum Dimensions. All vehicle parking spaces must have a minimum vertical clearance of seven feet six inches.

Circulation Requirements

- 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.
- All required off-street parking facilities must have vehicular access from a street, alley, driveway, or cross-access easement.
- Curb cuts must be included on landscaped areas or islands where any pedestrian crosswalks are located.
- 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.

OFF-STREET PARKING SPACE MINIMUM DIMENSIONS						
Parking Angle	Stall Width (A)	Stall Width (B)	Skew Width (C)	Aisle Width Two-Way (D)	Aisle Width One-Way (E)	Vertical Clearance
0° (Parallel)	9'	22'	18'	22'	12'	7' 6"
90° (Head-In)	9'	18'	9'	25'	25'	7' 6"
60°	9'	21'	10.8'	25*	18'	7' 6"
45°	9'	17'	12'	Prohibited	12.5'	7' 6"

* Two-way angled parking allowed for 60° or greater angle.

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.

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.

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.

Drainage

Off-street parking facilities must be drained to eliminate standing water and prevent damage to abutting property and/or public rights-of-way.

Lighting

Parking lot lighting must meet the exterior lighting standards of lighting section.

Landscape and Screening

All parking lots must be landscaped and screened in accordance with landscape section

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.

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.

DESIGN OF OFF-STREET BICYCLE SPACES

Required bicycle racks must be designed as follows.

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.

Location

The following standards shall apply when determining the location of bicycle racks:

- 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.
- Bicycle racks must be positioned so as not to interfere with pedestrian or vehicular traffic.
- Bicycle racks must have a minimum clearance of six feet from the edge of fire hydrants.
- [Developments must provide one bicycle parking rack per 100 automobile parking spaces. At a minimum, the development must provide a one rack. \(Additional Statement\)](#)

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:

- Racks are to be constructed of 1.5 inch, Schedule 40 steel pipe.
- 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.

Anchoring

Bicycle racks must be anchored with one of the following methods:

- 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.
- 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.
- Alternative anchoring methods: Alternative methods of anchoring racks may be requested during site plan review.

DESIGN OF OFF-STREET LOADING SPACES

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.

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.

Surfacing

All off-street loading spaces must be paved with a durable, all-weather material paving.

Drainage

Off-street loading facilities must be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys.

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.

Lighting

Parking lot lighting must meet the exterior lighting standards of the lighting section.

Landscape and Screening

All loading areas must be landscaped and screened in accordance with the landscape section.

DRIVEWAY DESIGN

Non-Residential Driveways

- 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.
- Driveways are limited to a maximum width of 16 feet for one-way drives, and a maximum of 24 feet for two-way drives.

Curb Cuts

- All residential curb cuts require approval of the City Engineer. Curb cuts on numbered highways require permits from authorities having jurisdiction.
- 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.
- 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.
- 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.
- 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.

Cross-Access Easements

- 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.
- 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.
- Pursuant to this section, property owners who establish cross-access easements must:

- Record an easement allowing cross-access to and from properties served by the joint use driveways and cross-access easement.
- Any pre-existing driveways must be closed and eliminated after construction of the joint-use driveway.
- Record a joint maintenance agreement defining the maintenance responsibilities of each property owner.

OUTDOOR STORAGE OF COMMERCIAL VEHICLES

- 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.
- 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.
- 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.

LANDSCAPE STANDARDS

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. 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.

Content of Landscape Plan

- 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.
- 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.
- The location, quantity, size, and name, both botanical and common, of all proposed plant material. This includes lawn and turf applications.
- 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.
- Elevations of all proposed fences, stairs, and retaining walls.
- Existing and proposed street tree plantings in the curb lawn of the right-of-way.
- Any proposed irrigation plan, if irrigation is provided.
- Any other details as determined necessary by the review body.

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.

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.

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.

ENFORCEMENT OF LANDSCAPE PLAN

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.

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.

SELECTION, INSTALLATION AND MAINTENANCE

Selection

- 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.
- 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.
- The use of species native or naturalized is required. Drought tolerant species are encouraged.
- Invasive species are prohibited.
- Plants should be selected from the City of Spring Hill Recommended Plant List. Deviations from this list are subject to approval by the Planning Commission.

Installation

- 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.
- 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.
- No plantings may be installed to impede water flow.
- 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.
- 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.

Maintenance

- 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.
- 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.

LANDSCAPE DESIGN STANDARDS

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.

- Evergreen trees must have a minimum height of six feet (Changed From 8 Feet). Care shall be take in placement of trees not to impede pedestrian safety and flow.
- Shade trees must have a minimum clear trunk height of four feet above the ground with a 2 inch (Changed From 3 Inch) caliper.
- Single stem ornamental trees must have a minimum trunk size of 2 inches (Changed From 2.5 Inch) in caliper. Multiple stem ornamental trees must have a minimum height of 6 feet (Changed From 8 Feet). Care shall be take in placement of trees not to impede pedestrian safety and flow. (Additional Statement)
- Evergreen or deciduous shrubs of 18 inches (Changed From 30 Inches) in height.

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. The table below: 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.

PLANT DIVERSITY REQUIREMENTS		
Total Number of Plants per Plant Type	Maximum Number of One Species	Minimum Number of Species
1-4	100%	1
5-10	60%	2
11-15	45%	3
16-75	40%	5
76-500	25%	8
500-1,000	30%	10
1,000+	15%	15

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.

- Berms must be stabilized to prevent erosion.
- Berms must be a minimum of two feet in height.
- 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.
- Berms of six feet in height or more are limited to a maximum slope of 4:1, as measured from the lot line.
- Berms must undulate by height and/or width for visual interest.

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:

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 ten 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.

One shrub must be planted for every **ten feet (Changed From 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.

A minimum of one shade tree must be provided for every **50 linear feet (Changed From 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 **25 feet (Changed From 15 Feet)**. Trees may be spaced linearly on-center, or grouped to complement an overall design concept.

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.

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.

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.

INTERIOR PARKING LOT LANDSCAPE

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. (Removed Statement)

All parking lots consisting of 15 or more spaces require interior parking lot landscape as described in this section.

All rows of parking stalls must terminate in a parking lot island or landscape area.

Where more than 15 parking stalls are provided in a row, one parking lot island must be provided between every 15 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. (Removed Statement)

For industrial uses; Where more than 50 parking stalls are provided in a row, one parking lot island must be provided between every 50 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 50 spaces. (Additional Statement)

For non-industrial uses; 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. (Additional Statement)

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.

A minimum of one shade tree must be provided in every parking lot island or landscape area. In addition to the required shade trees, a minimum of 30% (Changed From 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. If a parking lot island extends the width of a double row, then two shade trees are required. (Removed Statement)

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.

SITE LANDSCAPE

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. (Ord. 19-09, 4/15/19)

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 40% (Changed From 60%) of the linear façade area. This percentage may be reduced to accommodate entry design and other building functional operations during landscape plan review.

- A single hedge row is required that is planted with one shrub every 36 inches on center, spaced linearly.
- Shade trees are required in the amount of one tree every 60 feet (Changed From 40 Feet). Two ornamental trees may be substituted for one shade tree and must be spaced one ornamental tree every 40 feet (Changed From 20 Feet).
- 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.
- Planted pots and/or planter boxes may be used to satisfy up to 30% of the total landscape area requirement.

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.

- 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.
- One shrub must be planted for every **70 feet (Changed From 3 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.
- A minimum of one shade tree must be provided for every **50 linear feet (Changed From 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 **30 feet (Changed From 60%)**.
- Trees may be spaced linearly on-center or grouped to complement an overall design concept.
- 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.

STREET TREES AND ON-SITE 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. The table below: Required Shade Tree Planting lists the requirements for each district. Existing trees are counted toward this required minimum number.

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.

Where on-site trees are required in the table below, such trees must be planted within the first 15 feet of front yard.

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.

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.

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.

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.

REQUIRED SHADE TREE PLANTING		
District	On-Site Trees	Along Arterial or Collector Streets: Trees in Curb Lawn per Linear Feet of Lot Abutting the Curb Lawn
I-1	2 per acre	1 per 35' linear feet
I-2	None	1 per 35' linear feet

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 the table below: Tree Preservation Ratio. These ratios indicate credit for trees preserved within required landscape areas. A tree may only be credited once.

TREE PRESERVATION RATIO	
Tree Location	Ratio Preserved Tree : Required Tree
Parking lot perimeter landscape yard	1:2
Parking lot interior landscape	1:2 (excluded landscape islands)
Site landscape	1:2
Buffer yards	1:1
Curb lawn trees	1:1
On-site trees	1:2

Construction Protection

The following standards must be followed during construction to protect significant trees:

- 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.
- 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.
- 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.
- No damaging attachment, wires, signs, or permits may be fastened to any protected tree.

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.

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.

SIGNAGE STANDARDS

The purpose of these regulations is to establish a comprehensive system of sign controls regarding the construction, installation, and maintenance of signs that will:

- Promote and protect the health, safety, and welfare of the City by ensuring the compatibility of signs with surrounding structures and land uses.
- Create a more attractive business and economic climate by enhancing and protecting the orderly and effective display of signs, and discouraging sign clutter.
- 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.

GENERAL SIGN STANDARDS

All signs constructed, erected, modified, or altered must comply with the following standards.

Prohibited Installations

- No sign may be erected in a location that violates the building code, fire code, and other applicable City codes or ordinances.
- No sign may obstruct the sight triangle.
- 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.
- 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.
- 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.
- No sign may be installed in a manner that obstructs stormwater flow for the stormwater system serving that lot.

Construction Standards

- Supports and braces must be designed as an integral part of the overall sign and obscured from public view to the extent technically feasible.
- 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.
- All signs must be designed and constructed in compliance with the building code, electrical code, and all other applicable codes and ordinances.
- All permanent signs must be constructed of rigid, weather-proof materials.
- Glass comprising any part of a sign must be safety glass.
- 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.
- Audio components are prohibited, with the exception of the following:
 - Menuboards, limited to communication between the customer and service window.
 - Drive through facility service windows, limited to communication between the customer and service window.
 - Permitted gas station pump video screens.

Electrical Wiring

- All electrical fixtures, devices, circuits, conduits, raceways, or similar features must be installed and maintained in compliance with the current City electrical code.
- 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.

Required Maintenance

- 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.
- 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.
- All unused sign hardware or wiring must be removed.
- 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.
- 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.

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.

ILLUMINATION

- 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.
- 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.
- All external illumination of a sign must concentrate the illumination upon the printed area of the sign face.
- No sign illumination may be combined with reflective materials, such as mirrors, polished metal, or highly-glazed tiles, which would increase glare.
- Neon or LED lighting to outline doors, windows, architectural features, and building facades is prohibited.
- The maximum allowable footcandle for signs at any lot line is as follows:
 - Any use abutting a residential use: Zero footcandles.
 - Where a nonresidential use abuts a nonresidential use: One footcandle.
 - Any use at the lot line abutting a street, as measured at the curb line: One footcandle

PROHIBITED SIGNS

All signs not expressly permitted by this Code are prohibited. In addition, the following sign types are specifically prohibited:

- Banners used as permanent signs, including banners wrapped around a permanent sign structure, such as a freestanding sign, projecting sign, or wall sign.
- 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.
- Electronic message signs. Also called electronic message center (EMC) signs.
- Flashing or animated signs.
- 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.
- Neon or LED signs, with the exception of permissions for window signs below.
- Obsolete signs and sign structures.
- Portable reader-board signs.
- Roof signs.
- Strobe lights, moving or fixed spotlights, floodlights/searchlights.
- Signs that constitute a traffic hazard, including signs that:
 - 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.
 - May be confused with any public safety lighting, including signs illuminated in red and blue colors.
 - 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.
- 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.

- Video display signs.

EXEMPT SIGNS

Exempt Alteration and Maintenance on Existing Signs

The following activities are exempt from requiring a sign permit:

- 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.
- Changing the copy of a changeable message sign.

Exempt Ancillary Signs

- 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.
- 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:
 - 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.
 - 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.
 - Video display signs must be a minimum of 15 feet from any lot line.
- Building address:
 - 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.
 - 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.

Exempt Permanent and Temporary Signs

- A-Frame Sign
 - A-frame signs are permitted in the C-1, C-3, C-4, and C-D Districts.
 - 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.
 - 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.
 - A-frame signs are limited to six square feet in area per side and four feet in height.
 - The placement of A-frame signs outdoors is limited to business hours only. A-frame signs must be stored indoors at all other times.
 - A-frame signs must not be used outdoors when high winds or heavy rain conditions exist.
 - Illumination of A-frame signs is prohibited.
 - No A-frame sign may have any type of electronic component.
- 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:

 - 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.
 - Signs are limited to six square feet in area.
 - 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.
 - A temporary sign is permitted four display periods per calendar year and require a separation of 30 days between displays.
- 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:

 - For developments of five acres or less, one per street frontage. For developments over five acres, two per street frontage.
 - Construction activity signs are permitted in all districts on all sites with active construction projects.
 - 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.
- 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:
 - 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.
 - 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.
 - Signs may not be illuminated.
- For residential subdivisions under construction, additional signs are permitted as follows:
 - An additional sign is permitted at each entrance/exit, driveway intersection, parking lot locations, model unit and/or office entries, and other circulation points.
 - Signs may be constructed as either freestanding, wall, including fence, or window signs. There is no limit on the number of signs permitted.
 - Freestanding and wall/fence-mounted noncommercial message signs are limited to 16 square feet in area.
 - Construction activity signs cannot be internally illuminated.
- 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.
- 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.
- 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:

 - Memorial signs are permitted in any district.
 - Memorial signs may be constructed as either freestanding or wall signs, subject to the following:
 - Memorial signs are limited to six square feet.
 - Freestanding signs are limited to four feet in height and must be located five feet from any lot line.
 - 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.
 - Signs may be externally illuminated.
 - Memorial signs are limited to one per street frontage.
- 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.

 - Signs may be constructed as either freestanding or wall signs, subject to the following:
 - Signs are limited to six square feet in area.
 - 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.
 - 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.
 - Signs may only be internally illuminated.
 - Signs are limited to one per building entry.
- 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:

 - Signs may be constructed as either freestanding, wall, including fence, or window signs. There is no limit on the number of signs permitted.
 - Freestanding and wall/fence-mounted noncommercial message signs are limited to 16 square feet in area.
 - 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.
 - 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.
 - Noncommercial message signs posted on private property must have the permission of the property owner.
 - Noncommercial message signs cannot be illuminated.
 - Noncommercial message signs cannot be used as a temporary off-premise commercial sign.
 - 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.
- 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. (Ord. 19-09, 4/15/19)

- 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.
- Signs are limited to six square feet in area.
- Signs may be installed no earlier than twenty-one (21) days before the event and must be removed within 48 hours of the close of the event.
- Each not-for-profit event is permitted four display periods per calendar year and require a separation of 30 days between displays.
- 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.
- 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.
 - An additional sign is permitted at each entrance/exit, driveway intersection, drive-through lane, and other circulation points.
 - Signs are limited to four square feet in area.
 - A freestanding sign is limited to six feet in height and must be five feet from any lot line that abuts a street.
 - Signs located at an entrance/exit, driveway intersection, drive-through lane, and other circulation points may be internally illuminated.
- 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:
 - 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.
 - Real estate signs are limited to one per street frontage.
 - Real estate activity signs may be constructed as either freestanding, wall, or window signs.
 - 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.
 - 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.
 - Real estate activity signs may not be illuminated.
 - 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.
- Window Sign
 - Window signs are permitted for all non-residential uses in all districts.
 - 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.
 - 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.

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

- Attention-getting devices are permitted for non-residential uses in the non-residential districts.
- Attention-getting devices are limited to the following display periods:
 - Attention-getting device are limited to a maximum display period of 15 days.
 - A maximum of four display periods per year is permitted with a minimum separation period between displays of 30 days.
- Freestanding attention-getting devices are subject to the following:
 - One freestanding attention-getting device is allowed for every 75 feet of street frontage.
 - Freestanding attention-getting devices are limited to a maximum height of six feet and 32 square feet in area.
- 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.

- Wall-mounted attention-getting devices are limited to 32 square feet.
- An establishment may have only one freestanding or a wall-mounted attention-getting device installed or mounted at one time.
- 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.

Awning Sign

- Awning signs are permitted for multi-family dwellings and non-residential uses in any district.
- Awning signs must maintain a minimum vertical clearance of eight feet.
- 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.
- 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.
- Sign copy on any awning sign surface is limited to 25% of each surface area. A valance is considered a separate surface area.
- Solid awnings are permitted lettering attached to and located above the top of the awning to a maximum height of 18 inches.
- Awning signs may be externally illuminated and lighting must be focused on the printed area.
- Back-lit awnings are prohibited.

Canopy Sign

Canopy signs are divided into two types: non-structural and structural.

- **Non-Structural Canopy Signs**
 - Non-structural canopy signs are permitted for multi-family dwellings and non-residential uses in all districts.
 - Non-structural canopy signs must maintain a minimum vertical clearance of eight feet.
 - 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.
 - Non-structural canopy signs must be made of a durable, weather-resistant material such as canvas, canvas-like material, nylon, or vinyl-coated fabric.
 - Sign copy on any canopy sign surface is limited to 25% of each surface area.
 - Non-structural canopy signs may be externally illuminated and lighting must be focused on the printed area.
 - Back-lit canopies are prohibited.
- **Structural Canopy Signs**
 - **Permissions for Structural Canopy Signs**
Structural canopy signs are permitted as follows:
 - Structural canopy signs attached to the principal structure are permitted for non-residential uses in the commercial and industrial districts.
 - Freestanding structural canopy signs are permitted for gas stations and drive through facilities in any district.
 - **Structural Canopy Signs Attached to Principal Structure**
Structural canopy signs attached to the principal structure are subject to the following:
 - 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.
 - Support posts must maintain a minimum separation of five feet between posts and five feet between the posts and any building wall.
 - Canopy signs attached to a building must maintain a minimum vertical clearance of eight feet.
 - 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.
 - 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.
 - Structural canopy signs may be internally or externally illuminated. If externally illuminated, the lighting must be focused on the sign.
 - **Freestanding Structural Canopy Signs**
Freestanding structural canopy signs are subject to the following:
 - 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.
 - 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.
 - 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.
 - 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.

- 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.

Freestanding Sign

• Freestanding Sign Types

Freestanding signs are regulated as three types in this Code:

- Freestanding signs – standard are permitted for multi-family dwellings and non-residential uses in any district.
- 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.
- Freestanding signs – residential subdivision are permitted for residential subdivisions in any district.

• General Freestanding Sign Regulations

The following regulations apply to all freestanding signs:

- 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.
- 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.
- Freestanding signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.
- 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.
- 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.

• Freestanding Signs – Standard

Freestanding signs – standard are subject to the following.

- One freestanding sign - standard is permitted per lot.
- Freestanding sign - standard are limited to a maximum area of 32 square feet and a maximum height of eight feet.

• Freestanding Signs – Multi-Tenant Retail Center

Freestanding signs – multi-tenant retail center are subject to the following.

- One freestanding sign – multi-tenant retail center is permitted per lot.
- 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.
- Freestanding signs – multi-tenant retail center are limited to the following maximum sign areas and heights:
 - Lot of less than 10 acres: 200 square feet in area and 30 feet in height (Changed From: 100 square feet in area and 15 feet in height)
 - Lot of 10 or more acres up to 30 acres: 300 square feet in area and 40 feet in height (Changed From: 150 square feet in area and 20 feet in height)
 - Lot of 30 or more acres: 400 square feet in area and 40 feet in height (Changed From: 200 square feet in area and 20 feet in height)

• Freestanding Sign Landscape

All freestanding signs must be landscaped at the base of the sign as follows:

- 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.
- 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.
- 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.
- All landscape must be maintained in good condition, and free and clear of rubbish and weeds.

Light Pole Banner

Light pole banners on private property are allowed as follows:

- Light pole banners are permitted for light poles on private property and must be mounted so that they are held taut between support posts.
- Light pole banners are limited to a maximum area of 15 square feet and must have a minimum ground clearance of eight feet.
- Light pole banners must be mounted to project perpendicular from light poles.
- Light pole banners must not be used as a temporary off-premise commercial sign.
- Light pole banner signs must be made of a durable, weather-resistant material such as canvas, canvas-like material, nylon, or vinyl-coated fabric.
- 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.

Marquee

- Marquees must be supported solely by the building to which they are attached. No exterior columns or posts are permitted as supports.
- 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.
- 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.
- 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.
- 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.
- Marquees may encroach into the public right-of-way but must be located at least two feet from the curb line.
- Marquees are permitted lettering attached to and located above the roof of a marquee to a maximum height of 48 inches.
- Marquees may be internally illuminated.

Menuboard

- Menuboards are permitted for all drive-through facilities in any district.
- Menuboards are limited to a maximum of two signs per drive-through lane.
- Menuboards are limited to 75 square feet in sign area and eight feet in height.
- 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.
- Menuboards may be internally illuminated.
- Menuboards may contain an electronic screen and audio for interaction with each customer.

Projecting Signs

- Projecting signs are permitted in the district.
- [Projecting signs in all other districts are limited to 32 square feet. \(Additional Statement\)](#)
- [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. \(Removed Statement\)](#)
- 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.
- 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.
- 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.
- 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.
- 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.
- Projecting signs may be internally or externally illuminated. If externally illuminated, all lighting must be directed onto the sign face from above.

Wall Sign

- Wall signs are permitted for all non-residential uses in any district.
- 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.
- 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.
- 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.
- 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.
- Wall signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.
- 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.
- 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.
- 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.
- 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.
- Structures over 75 feet in height are permitted a skyline wall sign. Such skyline wall signs are subject to the following:
 - 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.
 - 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.
 - The skyline wall signs must be placed within the top 15 feet of the structure and cannot not cover any fenestration or architectural features.
 - 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.
 - 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.
 - 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.
 - Skyline wall signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.

BILLBOARDS

All new billboards and modifications to existing billboards require a sign permit. Modifications do not include changing the advertising on the billboard face.

Billboards are permitted only within 660 feet of the nearest edge of Interstate 65 on properties zoned industrial or commercial districts.

However, billboards are prohibited along any right-of-way that has been designated as a scenic route.

Minimum spacing between billboards located on the same side of a right-of-way is **500 feet (Changed From 1,000 Feet)**.

Billboards must be located the following minimum distances from residential districts:

- 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.
- 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.

Billboards may only be mounted as freestanding pole signs. All billboards must be of a monopole-type construction.

Billboards are limited to a maximum height of 35 feet,

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.

The sign area per sign face for a billboard is a maximum of **1200 square feet (Changed From 672 Square Feet)**.

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.

Billboards may be electronic billboards subject to the following:

- The message display time must remain static for a minimum of eight seconds with a maximum change time of two seconds.
- Video, continuous scrolling messages and animation are prohibited.
- The minimum spacing of electronic billboards on the interstate system or controlled access highways is 2,000 feet.
- No nonconforming billboard may be converted to an electronic billboard.



SOUTHWEST PERSPECTIVE

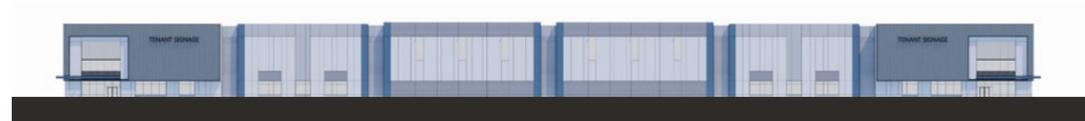


This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

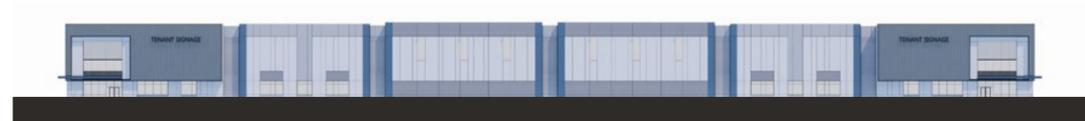
CONCEPT DESIGN

RICHMOND MASTER PLAN
SPRING HILL, TN - NSH22-0056-00

WARE MALCOMB 10.06.2022



NORTH ELEVATION



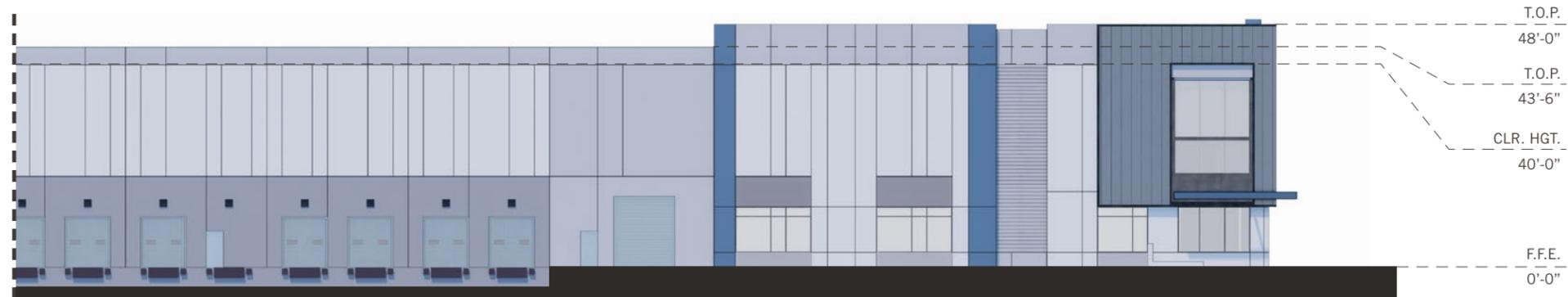
SOUTH ELEVATION



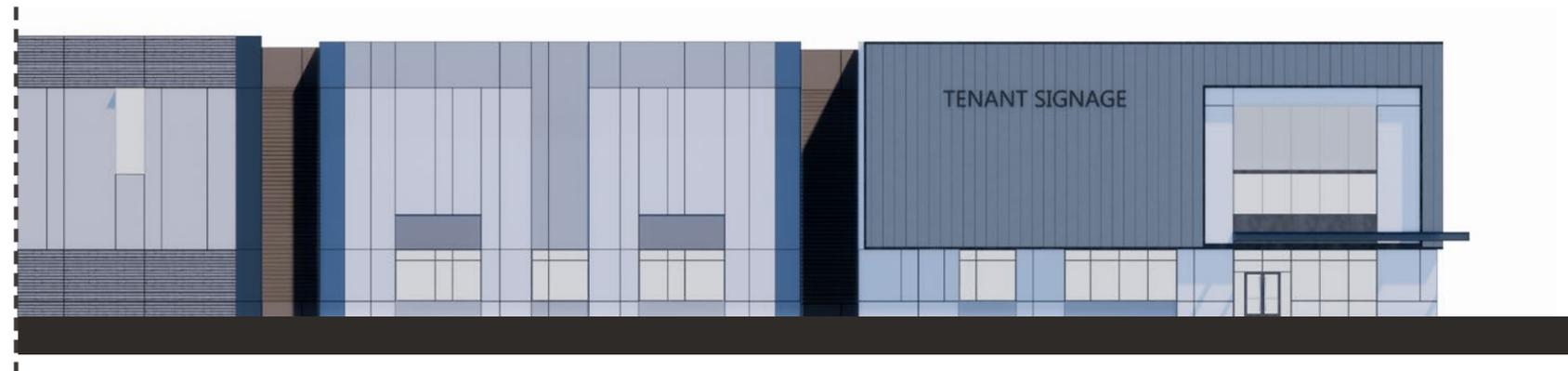
EAST ELEVATION



WEST ELEVATION



EAST / WEST ELEVATION ENLARGED OFFICE



NORTH / SOUTH ELEVATION ENLARGED OFFICE



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

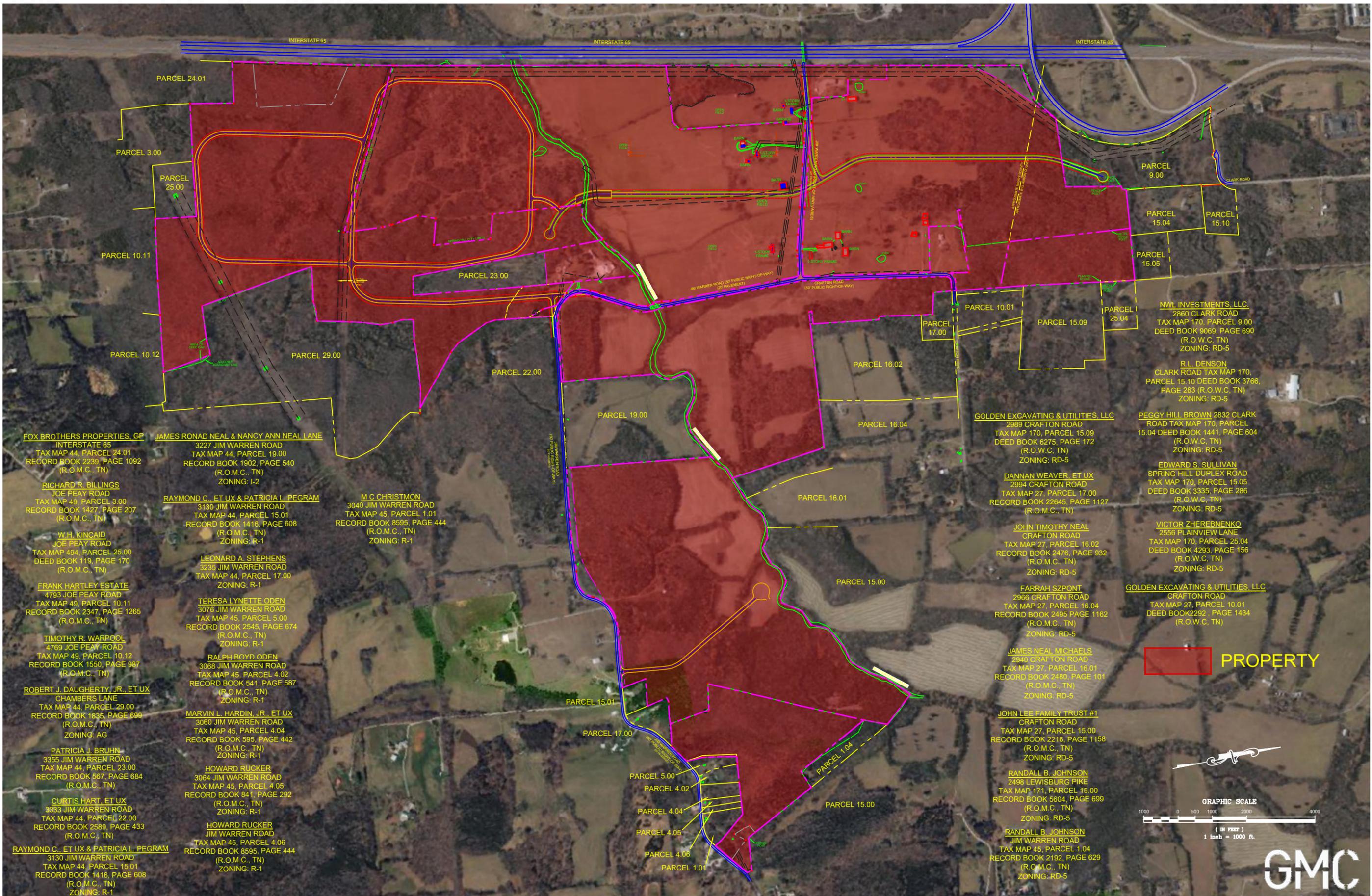
CONCEPT ELEVATIONS

RICHMOND MASTER PLAN

SPRING HILL, TN - NSH22-0056-00

WARE MALCOMB 10.06.2022

NOTE: All roof mounted equipment will be screened in accordance with UDC. The maximum building height: 120'



FOX BROTHERS PROPERTIES, GP
 INTERSTATE 65
 TAX MAP 44, PARCEL 24.01
 RECORD BOOK 2239, PAGE 1092
 (R.O.M.C., TN)

RICHARD R. BILLINGS
 JOE PEAY ROAD
 TAX MAP 49, PARCEL 3.00
 RECORD BOOK 1427, PAGE 207
 (R.O.M.C., TN)

W.H. KINCAID
 JOE PEAY ROAD
 TAX MAP 494, PARCEL 25.00
 DEED BOOK 119, PAGE 170
 (R.O.M.C., TN)

FRANK HARTLEY ESTATE
 4793 JOE PEAY ROAD
 TAX MAP 49, PARCEL 10.11
 RECORD BOOK 2347, PAGE 1265
 (R.O.M.C., TN)

TIMOTHY R. WARPOOL
 4769 JOE PEAY ROAD
 TAX MAP 49, PARCEL 10.12
 RECORD BOOK 1550, PAGE 987
 (R.O.M.C., TN)

ROBERT J. DAUGHERTY, JR., ET UX
 CHAMBERS LANE
 TAX MAP 44, PARCEL 29.00
 RECORD BOOK 1835, PAGE 699
 (R.O.M.C., TN)
 ZONING: AG

PATRICIA J. BRUHN
 3355 JIM WARREN ROAD
 TAX MAP 44, PARCEL 23.00
 RECORD BOOK 567, PAGE 684
 (R.O.M.C., TN)

CURTIS HART, ET UX
 3833 JIM WARREN ROAD
 TAX MAP 44, PARCEL 22.00
 RECORD BOOK 2589, PAGE 433
 (R.O.M.C., TN)

RAYMOND C., ET UX & PATRICIA L. PEGRAM
 3130 JIM WARREN ROAD
 TAX MAP 44, PARCEL 15.01
 RECORD BOOK 1416, PAGE 608
 (R.O.M.C., TN)
 ZONING: R-1

JAMES RONAD NEAL & NANCY ANN NEAL LANE
 3227 JIM WARREN ROAD
 TAX MAP 44, PARCEL 19.00
 RECORD BOOK 1902, PAGE 540
 (R.O.M.C., TN)
 ZONING: I-2

RAYMOND C., ET UX & PATRICIA L. PEGRAM
 3130 JIM WARREN ROAD
 TAX MAP 44, PARCEL 15.01
 RECORD BOOK 1416, PAGE 608
 (R.O.M.C., TN)
 ZONING: R-1

LEONARD A. STEPHENS
 3238 JIM WARREN ROAD
 TAX MAP 44, PARCEL 17.00
 ZONING: R-1

TERESA LYNETTE ODEN
 3076 JIM WARREN ROAD
 TAX MAP 45, PARCEL 5.00
 RECORD BOOK 2545, PAGE 674
 (R.O.M.C., TN)
 ZONING: R-1

RALPH BOYD ODEN
 3068 JIM WARREN ROAD
 TAX MAP 45, PARCEL 4.02
 RECORD BOOK 541, PAGE 587
 (R.O.M.C., TN)
 ZONING: R-1

MARVIN L. HARDIN, JR., ET UX
 3060 JIM WARREN ROAD
 TAX MAP 45, PARCEL 4.04
 RECORD BOOK 595, PAGE 442
 (R.O.M.C., TN)
 ZONING: R-1

HOWARD RUCKER
 3064 JIM WARREN ROAD
 TAX MAP 45, PARCEL 4.05
 RECORD BOOK 841, PAGE 292
 (R.O.M.C., TN)
 ZONING: R-1

HOWARD RUCKER
 JIM WARREN ROAD
 TAX MAP 45, PARCEL 4.06
 RECORD BOOK 8595, PAGE 444
 (R.O.M.C., TN)
 ZONING: R-1

M.C. CHRISTMON
 3040 JIM WARREN ROAD
 TAX MAP 45, PARCEL 1.01
 RECORD BOOK 8595, PAGE 444
 (R.O.M.C., TN)
 ZONING: R-1

PARCEL 24.01

PARCEL 3.00

PARCEL 25.00

PARCEL 10.11

PARCEL 10.12

PARCEL 29.00

PARCEL 23.00

PARCEL 22.00

PARCEL 19.00

PARCEL 16.02

PARCEL 16.04

PARCEL 16.01

PARCEL 15.00

PARCEL 15.01

PARCEL 17.00

PARCEL 5.00

PARCEL 4.02

PARCEL 4.04

PARCEL 4.05

PARCEL 4.06

PARCEL 1.01

PARCEL 10.01

PARCEL 15.09

PARCEL 25.04

PARCEL 17.00

PARCEL 16.02

PARCEL 16.04

PARCEL 16.01

PARCEL 15.00

PARCEL 15.01

PARCEL 17.00

PARCEL 5.00

PARCEL 4.02

PARCEL 4.04

PARCEL 4.05

PARCEL 4.06

PARCEL 1.01

PARCEL 9.00

PARCEL 15.04

PARCEL 15.10

PARCEL 15.05

PARCEL 10.01

PARCEL 15.09

PARCEL 25.04

PARCEL 17.00

PARCEL 16.02

PARCEL 16.04

PARCEL 16.01

PARCEL 15.00

PARCEL 15.01

PARCEL 17.00

PARCEL 5.00

PARCEL 4.02

PARCEL 4.04

PARCEL 4.05

PARCEL 4.06

PARCEL 1.01

NWL INVESTMENTS, LLC.
 2860 CLARK ROAD
 TAX MAP 170, PARCEL 9.00
 DEED BOOK 9069, PAGE 690
 (R.O.W.C. TN)
 ZONING: RD-5

R.L. DENSON
 CLARK ROAD TAX MAP 170,
 PARCEL 15.10 DEED BOOK 3766,
 PAGE 283 (R.O.W.C. TN)
 ZONING: RD-5

GOLDEN EXCAVATING & UTILITIES, LLC
 2989 CRAFTON ROAD
 TAX MAP 170, PARCEL 15.09
 DEED BOOK 6275, PAGE 172
 (R.O.W.C. TN)
 ZONING: RD-5

DANNAN WEAVER, ET UX
 2994 CRAFTON ROAD
 TAX MAP 27, PARCEL 17.00
 RECORD BOOK 22645, PAGE 1127
 (R.O.M.C., TN)

JOHN TIMOTHY NEAL
 CRAFTON ROAD
 TAX MAP 27, PARCEL 16.02
 RECORD BOOK 2476, PAGE 932
 (R.O.M.C., TN)
 ZONING: RD-5

FARRAH SZPONT
 2966 CRAFTON ROAD
 TAX MAP 27, PARCEL 16.04
 RECORD BOOK 2495 PAGE 1162
 (R.O.M.C., TN)
 ZONING: RD-5

JAMES NEAL MICHAELS
 2940 CRAFTON ROAD
 TAX MAP 27, PARCEL 16.01
 RECORD BOOK 2480, PAGE 101
 (R.O.M.C., TN)
 ZONING: RD-5

JOHN LEE FAMILY TRUST #1
 CRAFTON ROAD
 TAX MAP 27, PARCEL 15.00
 RECORD BOOK 2216, PAGE 1158
 (R.O.M.C., TN)
 ZONING: RD-5

RANDALL B. JOHNSON
 2498 LEWISBURG PIKE
 TAX MAP 171, PARCEL 15.00
 RECORD BOOK 5604, PAGE 699
 (R.O.M.C., TN)
 ZONING: RD-5

RANDALL B. JOHNSON
 JIM WARREN ROAD
 TAX MAP 45, PARCEL 1.04
 RECORD BOOK 2192, PAGE 629
 (R.O.M.C., TN)
 ZONING: RD-5

PEGGY HILL BROWN 2832 CLARK ROAD TAX MAP 170, PARCEL 15.04 DEED BOOK 1441, PAGE 604 (R.O.W.C. TN) ZONING: RD-5

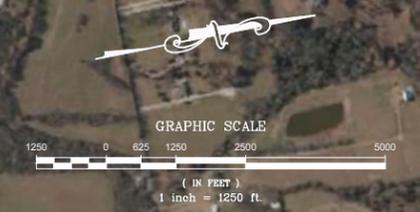
EDWARD S. SULLIVAN SPRING HILL-DUPELX ROAD TAX MAP 170, PARCEL 15.05 DEED BOOK 3335, PAGE 286 (R.O.W.C. TN) ZONING: RD-5

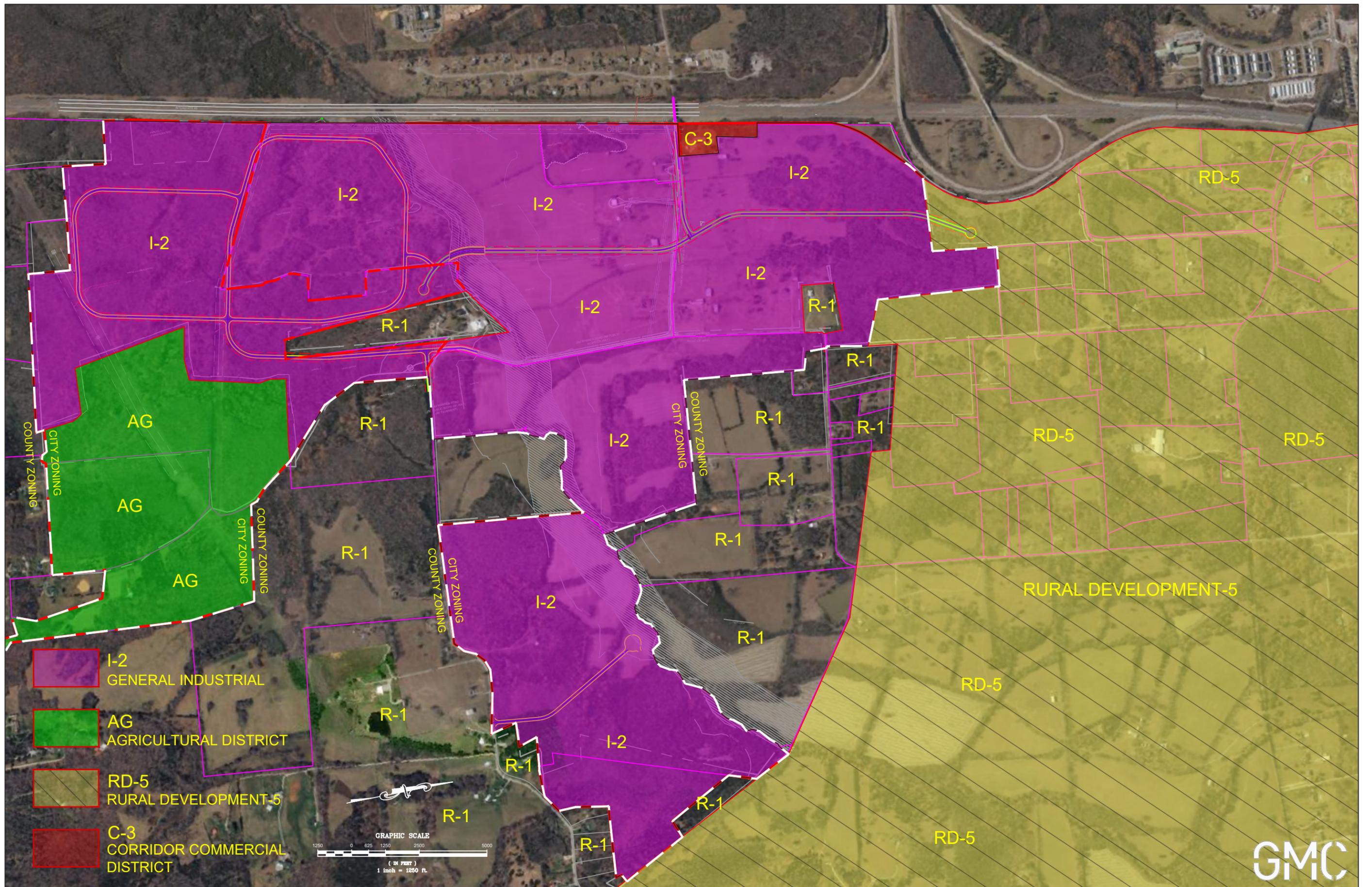
VICTOR ZHEREBENKO 2556 PLAINVIEW LANE TAX MAP 170, PARCEL 25.04 DEED BOOK 4293, PAGE 156 (R.O.W.C. TN) ZONING: RD-5

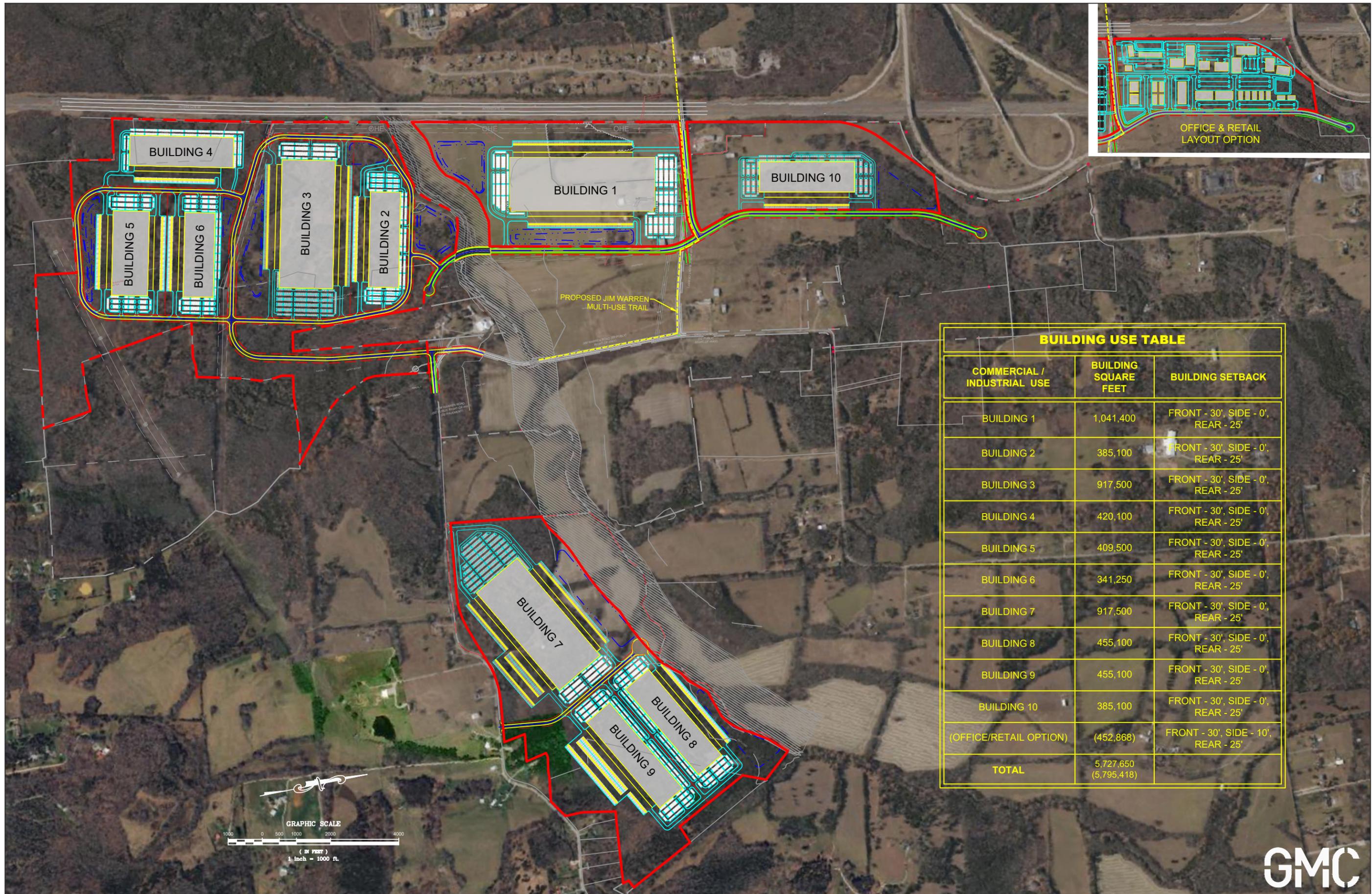
GOLDEN EXCAVATING & UTILITIES, LLC CRAFTON ROAD TAX MAP 27, PARCEL 10.01 DEED BOOK 2292, PAGE 1434 (R.O.W.C. TN)



PARCEL TABLE		
PARCEL	LOT AREA (ACRES)	AVERAGE LOT DIMENSIONS
1	55.49	2400' X 1000'
2	86.10	2500' X 1400'
3	26.00	1950' X 645'
4	58.25	2000' X 1200'
5	23.84	1400' X 723'
6	33.99	1600' X 780'
7	30.55	1400' X 980'
8	93.39	2300' X 2000'
9	54.78	2000' X 1350'
10	37.29	1850' X 875'



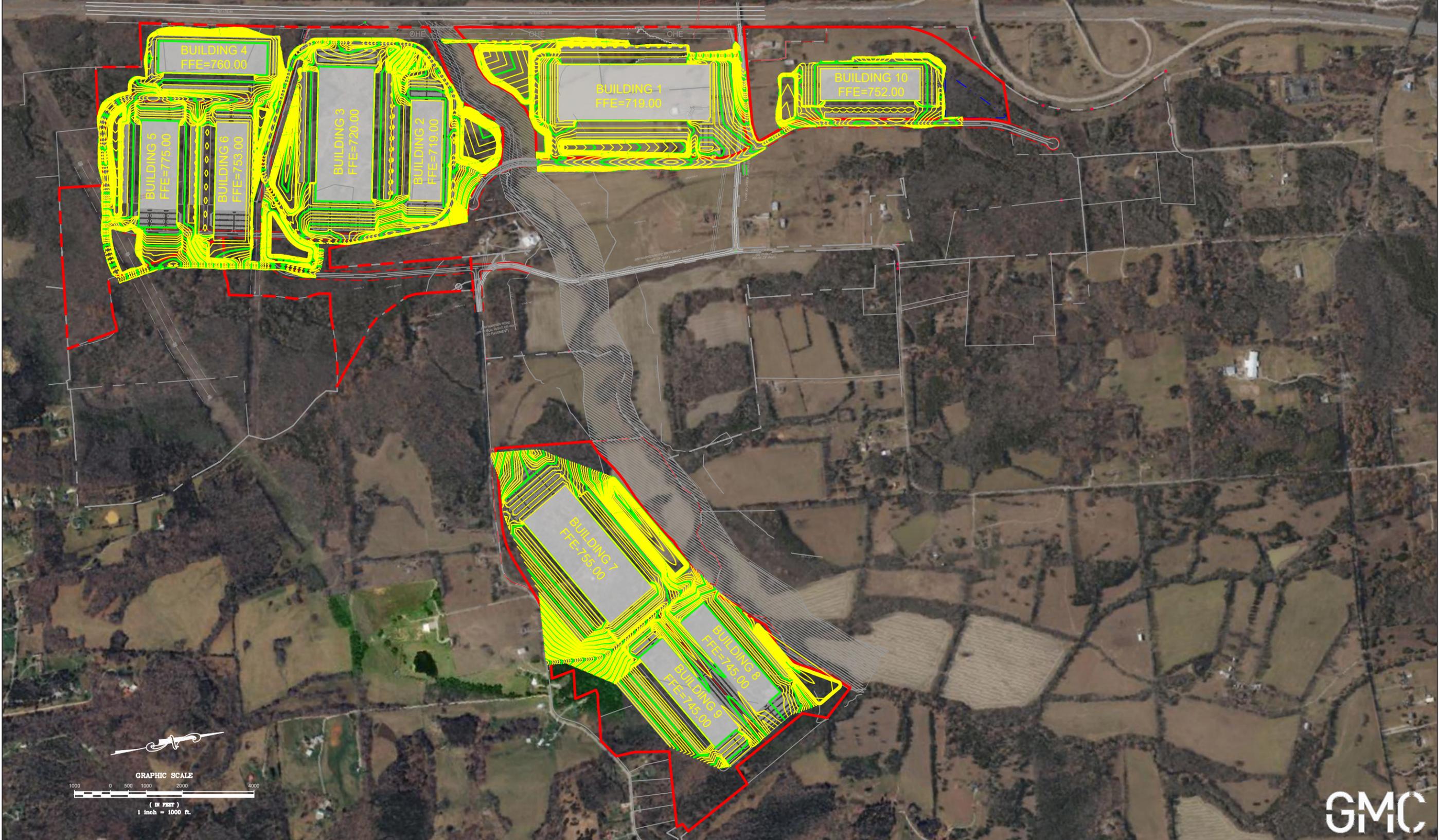


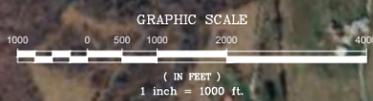
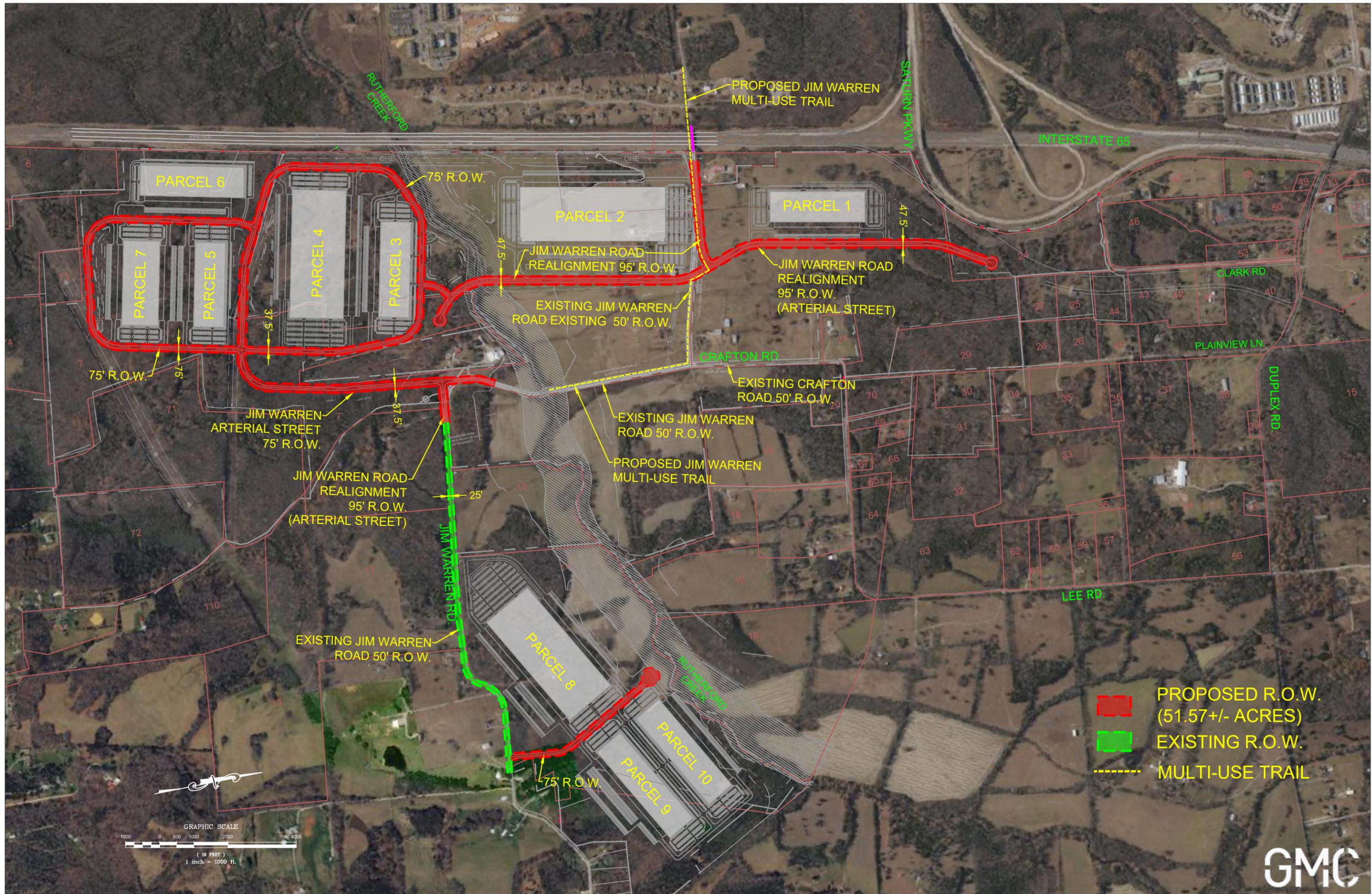


BUILDING USE TABLE		
COMMERCIAL / INDUSTRIAL USE	BUILDING SQUARE FEET	BUILDING SETBACK
BUILDING 1	1,041,400	FRONT - 30', SIDE - 0', REAR - 25'
BUILDING 2	385,100	FRONT - 30', SIDE - 0', REAR - 25'
BUILDING 3	917,500	FRONT - 30', SIDE - 0', REAR - 25'
BUILDING 4	420,100	FRONT - 30', SIDE - 0', REAR - 25'
BUILDING 5	409,500	FRONT - 30', SIDE - 0', REAR - 25'
BUILDING 6	341,250	FRONT - 30', SIDE - 0', REAR - 25'
BUILDING 7	917,500	FRONT - 30', SIDE - 0', REAR - 25'
BUILDING 8	455,100	FRONT - 30', SIDE - 0', REAR - 25'
BUILDING 9	455,100	FRONT - 30', SIDE - 0', REAR - 25'
BUILDING 10	385,100	FRONT - 30', SIDE - 0', REAR - 25'
(OFFICE/RETAIL OPTION)	(452,868)	FRONT - 30', SIDE - 10', REAR - 25'
TOTAL	5,727,650 (5,795,418)	



THE PROJECT INTENDS TO MEET OR EXCEED ALL, CURRENT AT THE TIME OF APPROVAL BY THE SPRING HILL BOMA, SPRING HILL STORM WATER REGULATIONS. THE CONCEPT PLAN DEMONSTRATES POTENTIAL LAYOUTS FOR THE PROJECT LIMITS AND INCLUDES STORMWATER PONDS ADEQUATE TO MEET THE REQUIREMENTS, BUT DUE TO THE NATURE OF THE PDP AND THE FACT THERE IS NO SPECIFIC END USERS, EACH INDIVIDUAL PROJECT WILL BE REQUIRED TO GO THROUGH THE FINAL SITE PLAN APPROVAL WHICH WILL INCLUDE THE STORMWATER REQUIREMENTS, WHICH WILL NEED TO BE FULFILLED PRIOR TO RECEIVING AN APPROVED LDP.

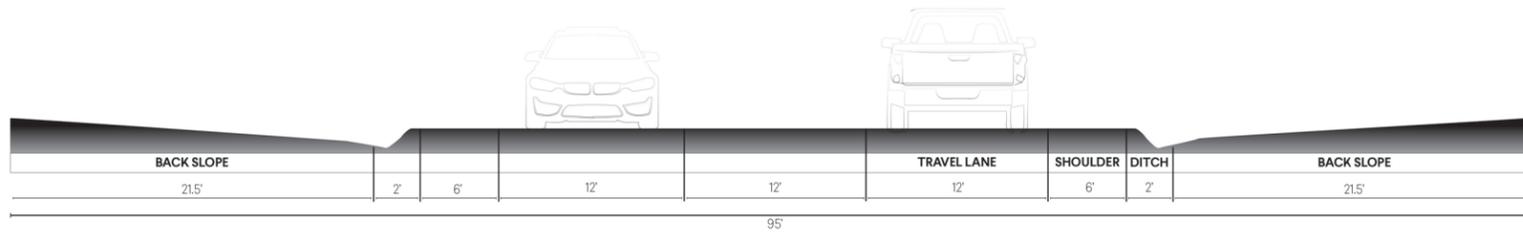




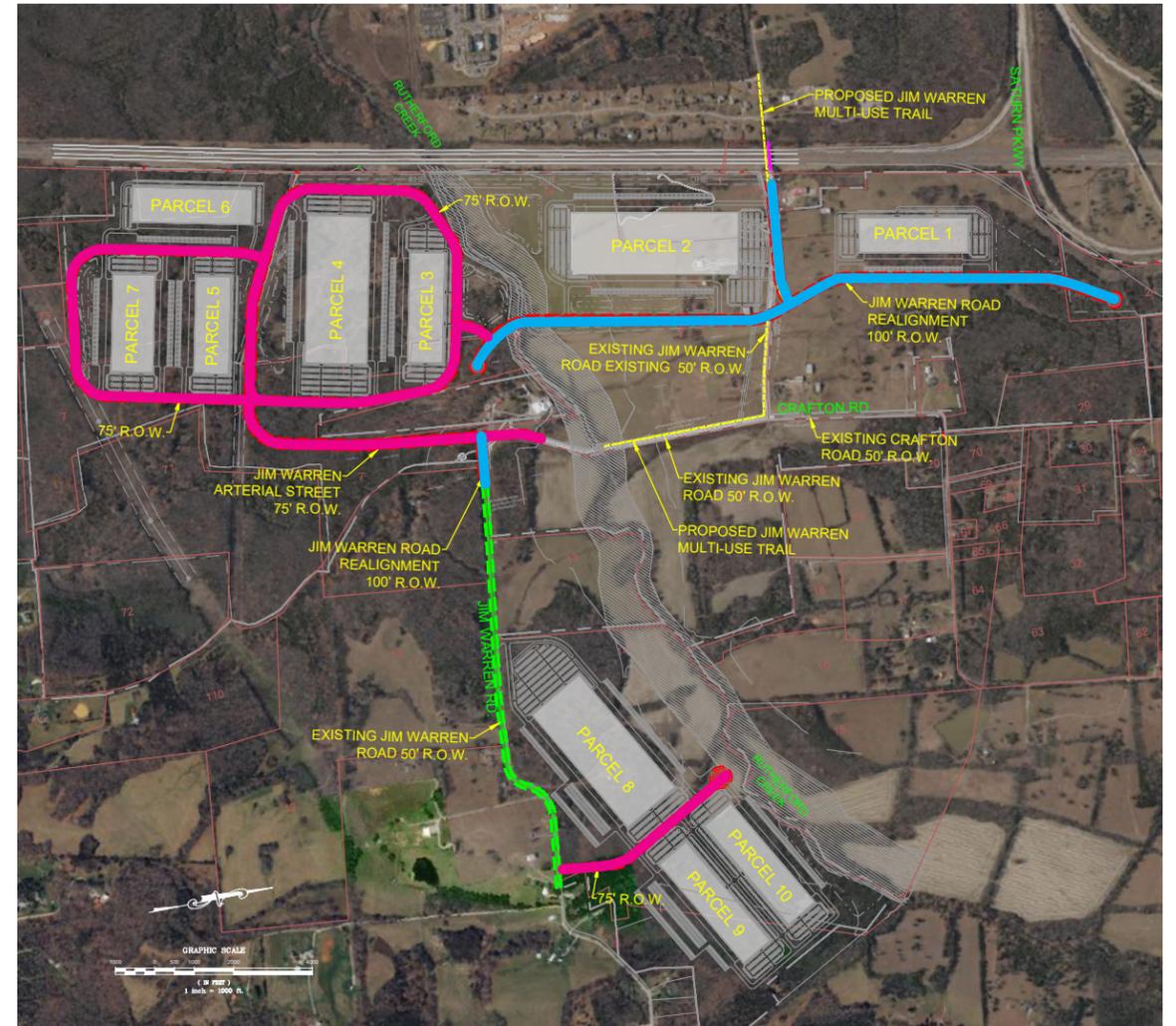
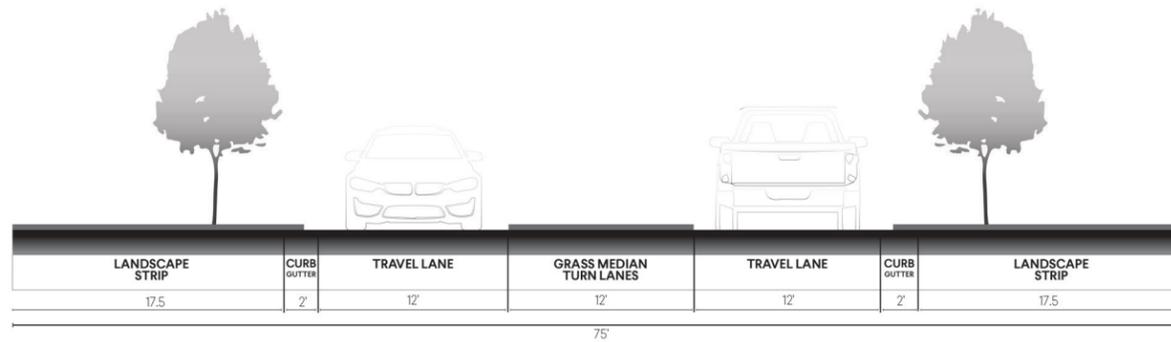
- PROPOSED R.O.W. (51.57+/- ACRES)
- EXISTING R.O.W.
- - - MULTI-USE TRAIL

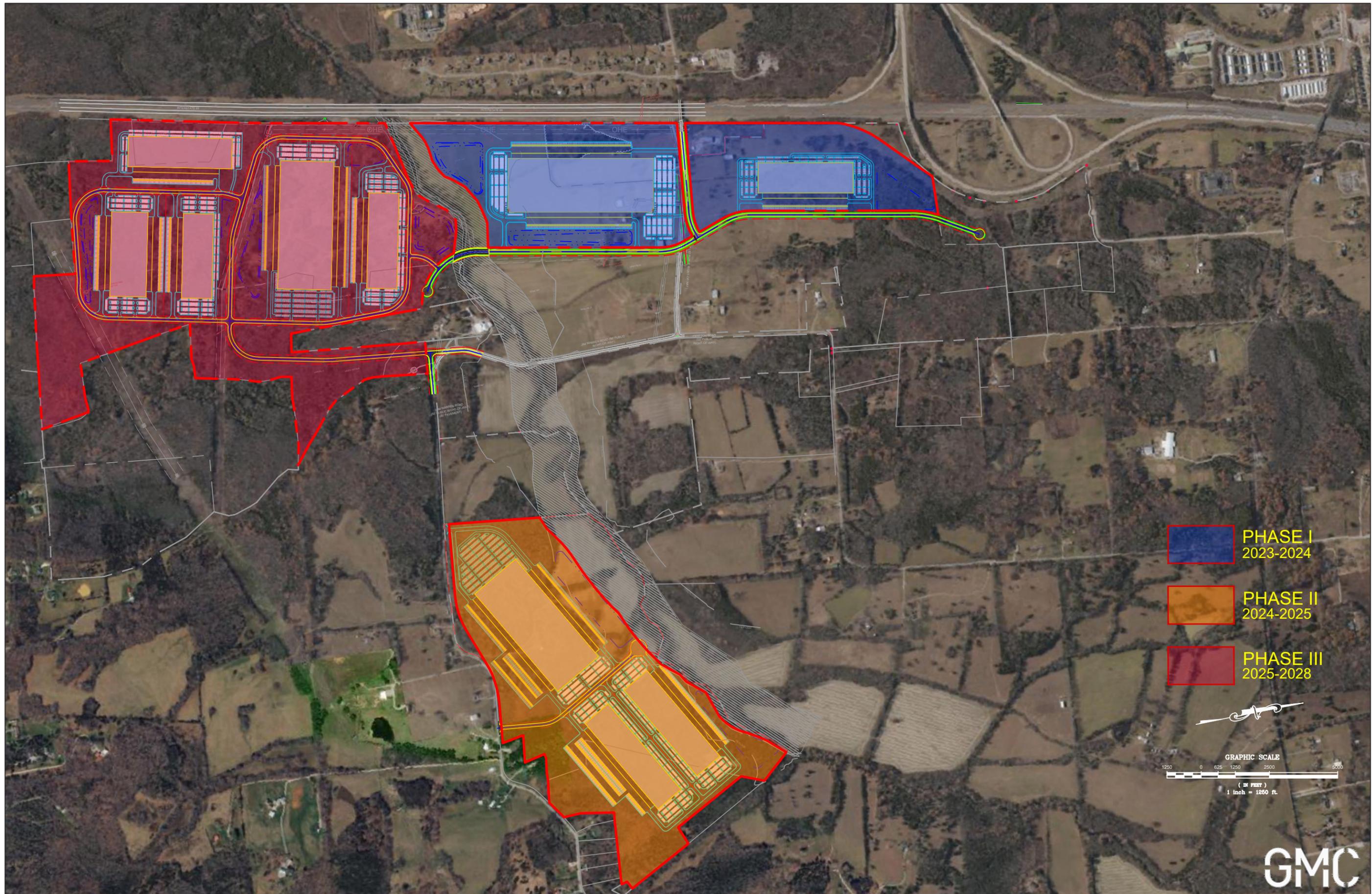


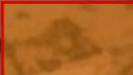
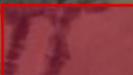
ARTERIAL RIGHT OF WAY

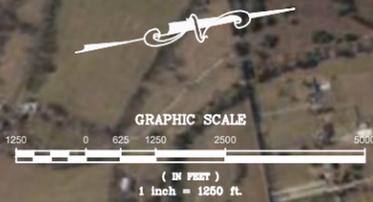


LOCAL STREET RIGHT OF WAY

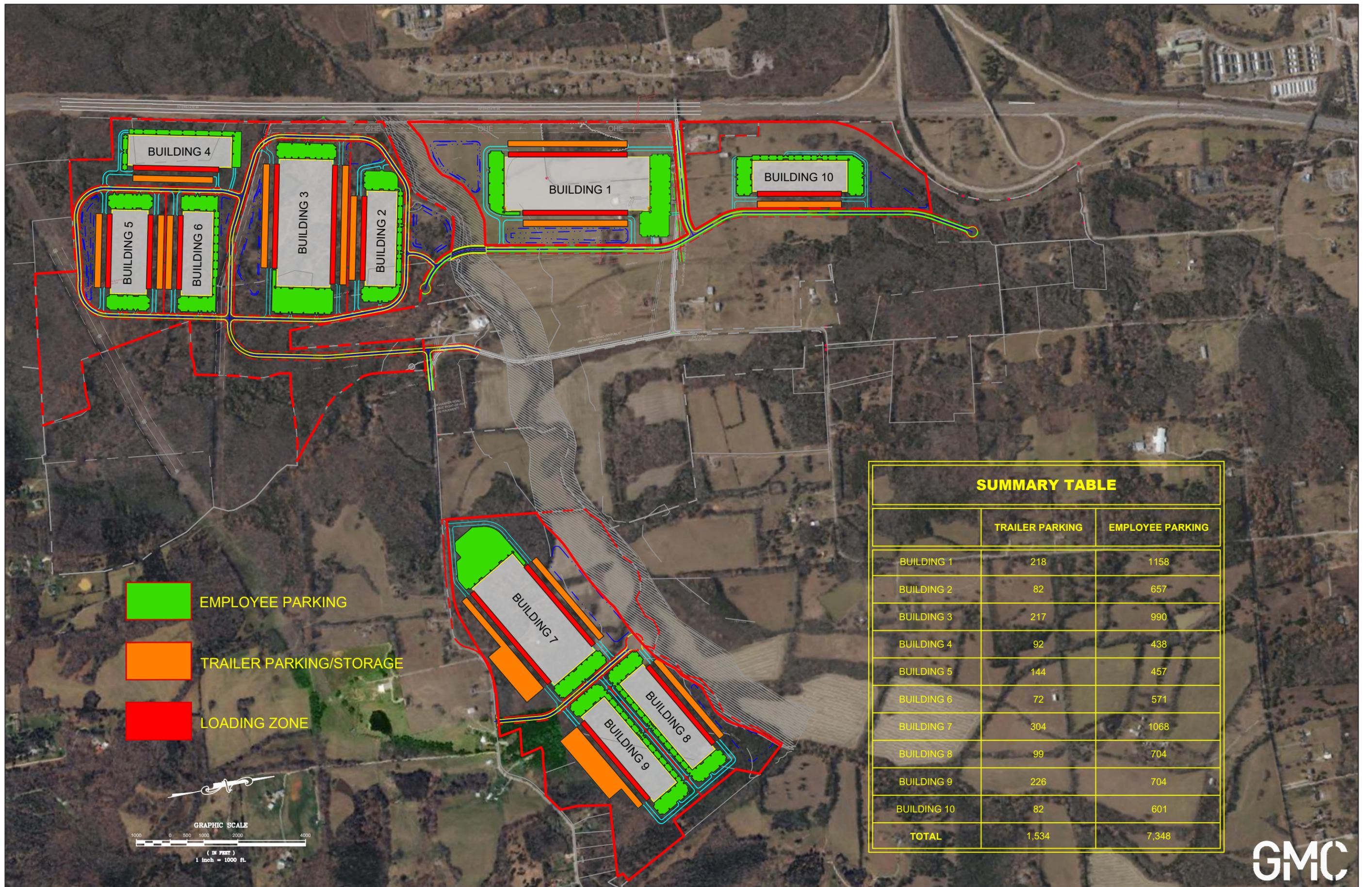


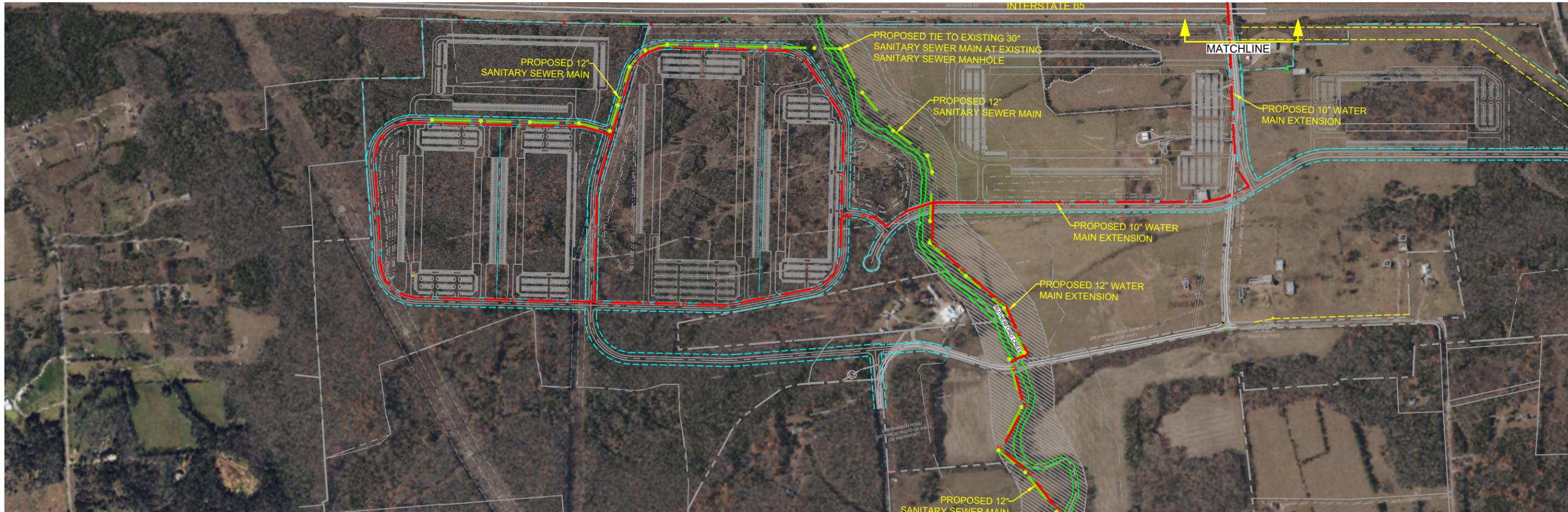


-  PHASE I
2023-2024
-  PHASE II
2024-2025
-  PHASE III
2025-2028

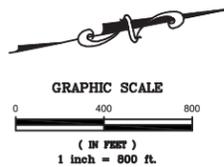
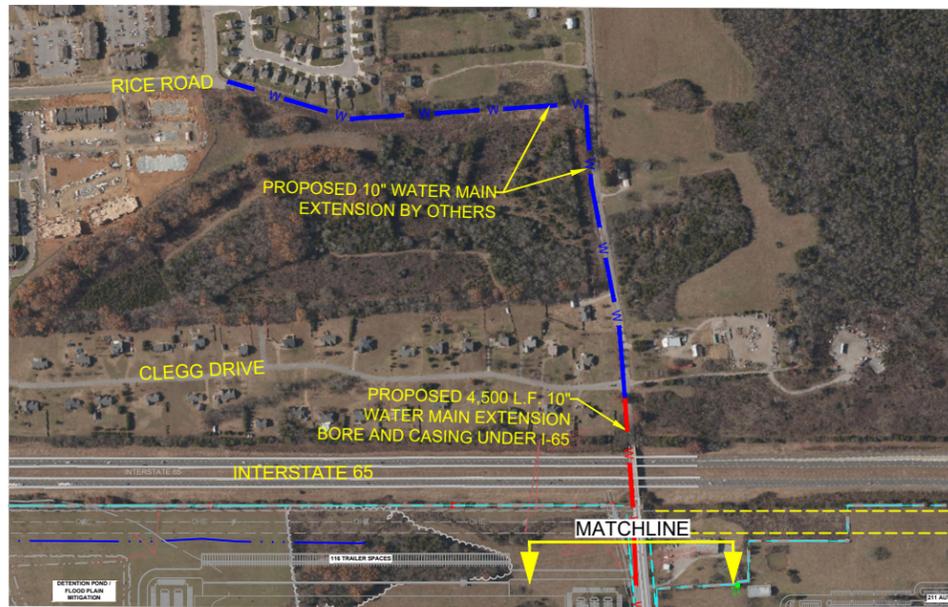


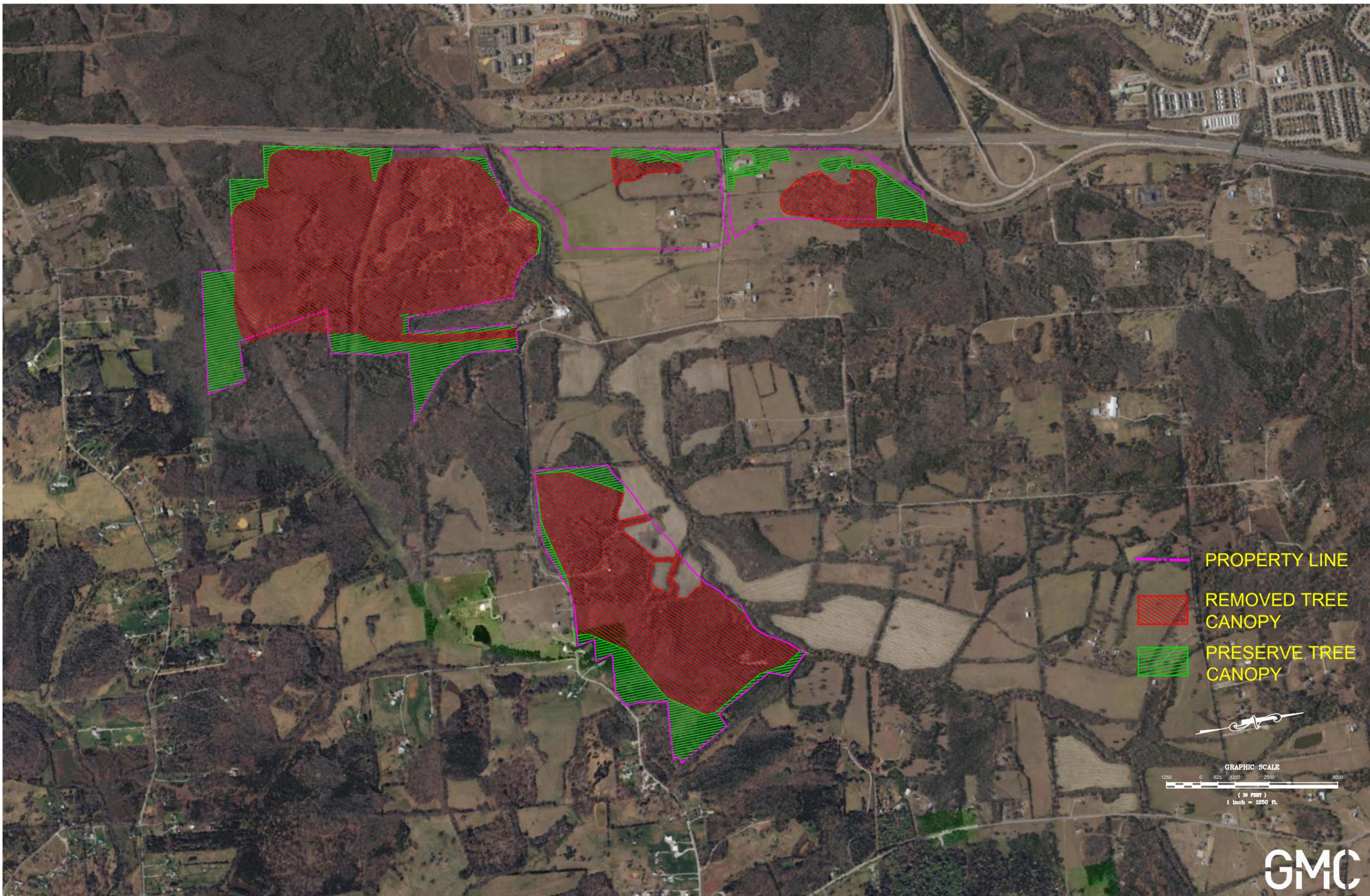
GMC





SUMMARY TABLE	
	QUANTITY
SANITARY SEWER MANHOLES (NORTH-SOUTH RUN)	14
SANITARY SEWER MAIN (NORTH-SOUTH RUN)	3,800 L.F.
SANITARY SEWER MANHOLES (EAST-WEST RUN)	21
SANITARY SEWER MANHOLES (EAST-WEST RUN ALONG CREEK)	8,000 L.F.
WATER MAIN	13,000 L.F.
10" WATER MAIN EXTENSION	4,500 L.F.
12" WATER MAIN EXTENSION	6,500 L.F.







CONTACT: Cole Williams
Project Engineer
cole.williams@gmcnetwork.com

EXHIBIT B



DATE: December 19, 2022
TO: Board of Mayor and Aldermen (BOMA)
FROM: Pete Hughes, Interim Planning Director
SUBJECT: Ordinance 22-26 (PDP 1323-2022) Preliminary Plan Development for Nashville South Commerce

Exhibit B: Planning Commission Action - At the December 12, 2022 Planning Commission voting Meeting,

Commissioner Duda made a motion and Alderman Matt Fitterer seconded to favorably recommend PDP 1323-2022 to the BOMA for approval with the fifty-three (53) Staff provided conditions of approval and six (6) Planning Commission conditions. The motion to favorably recommend PDP 1323-2022 to the Board of Mayor and Aldermen with the Staff associated conditions of approval passed by a vote of 5-1. The nay vote was by Liz Droke.

Planning Commission Conditions:

1. Design standards table (PDP page 9), insert original UDC Table 6-2 Standard "Building materials of natural, earth tone colors are required on all facades."
2. Building Materials Restrictions (PDP Page 10), remove "split face block" as primary material.
3. Landscape Design Standards (PDP Page 36), comply with the original UDC 11.4.A standards.
 - a. Plant sizes
4. Parking lot perimeter landscape yard (PDP Page 37), comply with the original UDC 11.5 standards.
5. Interior Parking Lot Standards (PDP Page 38) comply with original UDC 11.6.F standards.
6. Site Landscape (PDP Pages 38&39), comply with UDC 11.7.C.2 standards.

Development Services:

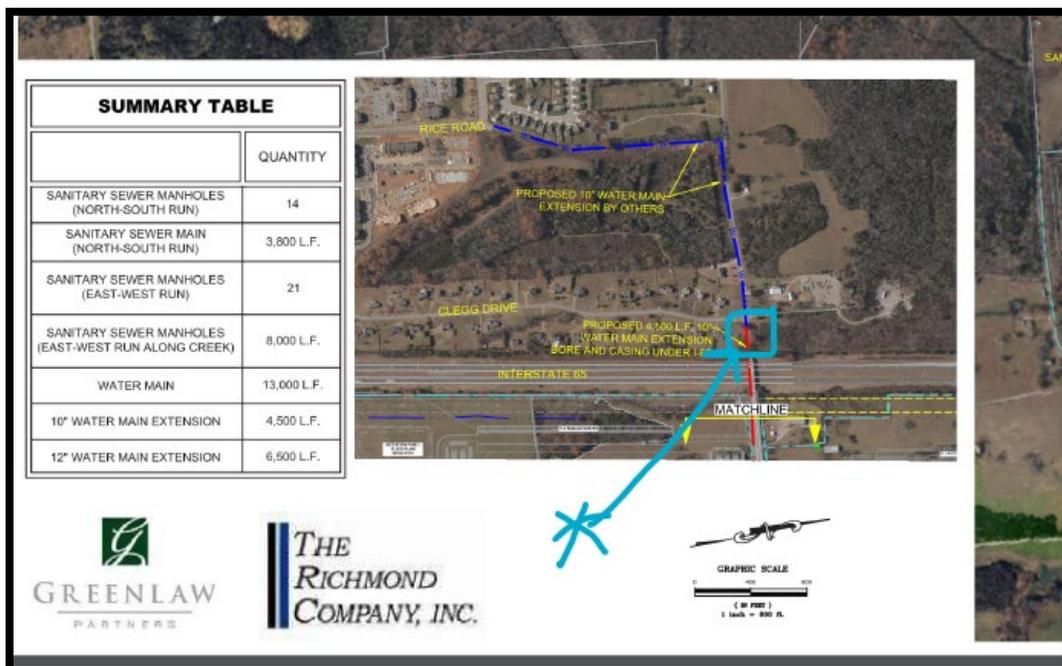
1. Approval of this preliminary plan development will be valid and vesting in accordance with the vesting Table 3-2 from the date of Planning Commission approval. Modification to the approved plan may require Planning Commission approval or BOMA approval.
2. If Modification of this plan is required, the process identified within Article 13.5 of the UDC will control.
3. Where the PDP pattern book and proposed ordinance is silent the UDC base standards will apply, this includes but is not limited to Articles 1, 2, 6, 8, 10, 11, 12, 13, 15, and 17 of the UDC.
4. The final revised preliminary development plan as approved by the Planning Commission and BOMA must be provided to the Planning Department within 30 days of final approval.
 - a. The plan must include the provided pattern book, a copy of the adopted ordinance, a sheet within the pattern book with all listed conditions, and copies of the TIS and water and sewer analysis.
5. This plan was approved under the September 2022 Unified Development Code. The plan is vested under the proposed standards of this PDP and the standards in place within the UDC at the time of approval.
6. The definition section of the UDC will be the basis for which uses are defined.
7. Adherence to all applicable state and federal laws and regulations is required.
8. Photometric Plans will be required to be submitted at the time of Plan Development Final.
9. Prior to the issuance of a grading permit or development permit the applicant and developer must coordinate with the city to ensure all floodplain and NFIP standards have been satisfied. Phased grading permits that do not impact the floodplain following coordination with the City may be an option.
10. As each individual lot is developed, that applicant will be required to provide the following: go through the final site plan approval that is required by the UDC, submit an individual traffic impact study and water and sewer capacity analysis for each phase, development, or building (however the subsequent applications are submitted).

11. Proposed total parking of 7,348 will not be vested by this proposed plan. The total parking will be based on each individual site or phase that has designated specific uses and parking will be calculated based on the adopted/proposed parking standards within the Nashville South Commerce PDP.
12. Landscape Plans in accordance with the standards established by the approved PDP will be required at the time of the Plan Development Final. The landscape plans shall include a table/or list that specifies the required planting standards.
13. The applicant has prepared a tree canopy analysis for this PDP. As a result, a tree survey will be required with each Plan Development Final.
14. Clear cutting the site/mass grading is not permitted. A grading permit is required and reasonable protection and preservation of exiting mature tree growth will be required.
15. 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.
16. All rooftop equipment must be screened in accordance with the UDC.
17. The proposed project is located adjacent to Rural or Residential property not located within the city. Any lot within this project that abuts a residential lot, must provide a 15' landscape buffer as described in the UDC. This condition is needed because of the potential impact of an industrial use may have on a neighboring residential use located within Maury County.
18. The applicant has provided representative elevations. Fully dimensioned elevations the meet the design requirements and listed bulk and area requirements will be required at the time of Plan Development Final Submittal for each individual proposed building.
19. At the time of this staff report Jim Warren Road is a county road. Prior to the issuance of a development permit this road will need to be annexed into the city.
20. At the time of Planned Development Final submittals, sidewalks will be required as described in the UDC, unless otherwise allowed per Planning Commission approval.
21. Curb and gutter are required on both sides of streets in accordance with the UDC.
22. The plan development final plans must detail crosswalks and ADA ramps at the applicable locations, and there must be ADA access from the sidewalk to all buildings, commercial sites, and public amenity spaces.
23. The applicant must provide complete and sufficient information in the applicable design satisfactorily addressing the City Engineers comments before any permits or a pre-con meeting can occur. Any disagreement on information, design or accuracy of information between the City Engineer and applicant that cannot be resolved must be heard by the Planning Commission for a final determination.
24. If the developer happens to acquire additional land that can permit the extension and connection of the cul-de-sac identified below, the developer will be responsible for making that connection. This condition will be reviewed with each phased submittal.



Water and Sewer/Utility Department Comments:

1. The applicant is limited to 80,000 gallons a day of water and sewer based on the communicated primary use of logistical warehousing. With each future submittal the applicant shall provide the requested amount of gallons per day and the remaining balance of gallons from the initial 80,000. If the development exceeds 80,000 allotment they will be required to go before BOMA for re-approval and modification of this conditions.
2. Based on the preliminary status of the water and sewer analysis, more specific and detailed analysis will be required at the time plan development submittal (site plan submittal). Each new submittal will be required to submit full water and sewer analysis for each proposed building, development, and/or phase.
3. The extension of existing utility lines will be required and the size and specifications of the lines will need to adhere to the City of Spring Hill water and sewer specifications. Additionally, coordination of these extension's will be required with the city and all water and sewer plans will require TDEC approval.
4. The method and means of metering of each of these buildings will be determined by the city at the time of plan development final. Cost of said metering will be the responsibility of Developer.
5. All sewer and water lines must be situated within a 20' wide easement.
6. At this time a master utility summary plan has been submitted. Additional water and sewer conditions and requirements will be provided once full technical sheets are submitted. If there is disagreement between the developer and the city staff regarding any conditions or requirements those disagreement will be required to go before BOMA for evaluation and approval.
7. The bore underneath I-65 for the water line extension will require coordination with TDOT and approvals from TDOT to bore. The casing pipe for the proposed bore under I-65 along Jim Warren Rd must be sized to accommodate an 18" pipe. (The bore will require a 36" steel casing pipe)
8. See the attachment below within the "BLUE" circle is where the proposed "MASTER METER" will be located IF required in the future. This would be the WEST side of I-65.



9. The 18" main extension and bore under I-65 along Derryberry Ln will be required to be installed and on-line prior to phase 3 of the development obtaining a building permit.
10. If an 18" "MASTER METER" is required for the 18" main extension along Derryberry Ln, the "MASTER METER" must be located on the WEST side of I-65.
11. All utility installation costs and material costs will be the responsibility of the owners/developers of the proposed project. Not the City of Spring Hill.

12. If any future “water tanks” or similar improvements are needed/required as future phases and demands come along with this project a “Developers Agreement” with the City of Spring Hill shall be required. This agreement will assist with the costs associated with any future water storage tanks this project may need.
13. Sanitary Sewer is available at the property. Developer will be responsible all infrastructure extension and improvements, including boring under I-65.
14. This preliminary development plan is presented with a proposed primary use of warehousing and logistics. These uses, as presented by the applicant, do not appear to have any discharges that would require industrial pretreatment. Any change in primary use as presented will be required to be reevaluated for discharge impacts to the system and will be treated as a major modification, which requires BOMA approval.

Road Way Improvement Conditions:

1. A fully improved connection to Port Royal, that is sized appropriately, designed to city standards, and can facilitate the future industrial traffic load will be required, prior to the issuance of a certificate of occupancy for any structure.
2. Given the scope and undetermined final use of these proposed building sites, a general traffic analysis has been performed. A detailed traffic study will be required with each Plan Development Final application to ensure that necessary roadway improvements and access management is implemented and constructed. These improvements could include limited access ingress/egress, signalization of intersections, addition of turning lanes, and other relevant roadway improvements as determined by the TIS and city requirements.
3. All future TIS may require improvements, which will then generate additional conditions for each Plan Development Final Plan submittal.
4. Once 1.5 million square feet of development has occurred a master TIS will need to be conducted to determine if the Port Royal connection satisfies the traffic demands for future development. If future road improvements are identified the developer must make the improvements prior to receiving any additional certificate of occupancy for any additional building and/or square footage.
5. The assessment of Jim Warren Road must be conducted for its entirety from Port Royal Road to US 431 (SR 106, Lewisburg Pike). The assessment will take into account all master development plan traffic not just this initial development phase.
6. Based on review of the data from this initial proposed development phase and the likelihood of additional development phases to occur, Jim Warren Road must be a 5-lane typical section from Port Royal Road across the I-65 bridge and to the primary north-south internal roadway within the proposed development.
7. All primary internal development roadway typical sections must be presented to the City for approval. The submittal should include projected traffic, passenger vehicles, and trucks.
8. The road way cross section dimensional layout must match the UDC standards as identified within Article 16. The applicant must revise the pattern book accordingly.
9. The internal roadway network shown on the Site Plan in Appendix A of the study, must provide direct connection and not require circuitous routing around buildings to be able to traverse from the western side of the site (I-65) to the eastern end of Jim Warren Road at US 431 (SR 106, Lewisburg Pike).
10. Additional conditions based on site specific Traffic Impact Studies for each phase, building, and or site will be added if warranted. The addition and cost of these improvements will be the responsibility of the developer.
11. The proposed ROW sections cannot be varied because the PDP process does not allow exceptions/variance from standards within Articles 15, 16, and 17. City standard street cross sections are identified in Article 16.

Parks and Rec Conditions:

1. The construction and detail standards of the proposed MUT must comply with the adopted Bike and Greenway Plan.

Fire Safety Conditions:

1. Individual fire suppressing methods are required for each building/parcel and will be the responsibility of the developer. These requirements will need to be determined by the fire department at the time of Plan Development Final. These requirements could include but are not limited to internal building pump mechanisms and on-site water storage tanks.
2. Fire access and or two remote access point to all parts of the development will be required.
3. Where there is conflict between the proposed PDP ordinance and the fire code, the fire code as a life safety document will rule.