



New Zoning Ordinance

Article 3: Zone Districts

Article 4: Use Regulations

Article 8: Definitions and Rules for Construction, Interpretation, and Measurement

Public Review Draft
Module 1A - January 2023

MAURY COUNTY
UNIFIED
— DEVELOPMENT —
PLAN
TENNESSEE

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Article 3: Zone Districts

Commentary on Draft:

Article 3: Zone Districts, establishes and contains the dimensional and other basic regulations for the base, planned development, and overlay zone districts in the County.

Section 3.1, General Provisions, establishes the different types of zone districts, requires that all development comply with district standards, and establishes general standards that apply to all districts.

Section 3.2, Agricultural and Residential Districts, establishes the agricultural and residential base districts, including one agricultural district and two residential districts.

Section 3.3, Commercial Districts, establishes seven districts that are intended for a variety of commercial, business, and industrial uses.

Section 3.4, Planned Development Districts, establishes standards for the new Planned Development district and Planned Development-Traditional Neighborhood Development district.

Section 3.5, Overlay Districts, establishes standards for the floodplain overlay district.

This commentary is provided for reference purposes. It will be deleted in the adopted Zoning Ordinance.

Section 3.1 General Provisions

3.1.1. Zone Districts Established¹

This Ordinance establishes the zone districts identified in Table 3-1: Zone Districts Established. The boundaries of each zone district are identified on the Official Zone District Map (see Section 2.1.2, Official Zone District Map).

Table 3-1: Zone Districts Established	
Agricultural and Residential Districts	
AF: Agriculture and Forestry	Section 3.2.2
RR: Residential Rural	Section 3.2.3
RG: Residential General	Section 3.2.4
Commercial Districts	
CRC: Commercial Rural Center	Section 3.3.2
CN: Commercial Neighborhood	Section 3.3.3
CC: Commercial Center	Section 3.3.4
COR: Commercial Corridor	Section 3.3.5
O: Office and Industrial Light	Section 3.3.6
IM: Industrial Medium	Section 3.3.7
IH: Industrial Heavy	Section 3.3.8

¹ This section establishes the zone districts in the Ordinance. A table that identifies the transition between the existing zone districts in the Zoning Resolution and the new zone districts will be included in Article 1: General Provisions. Further discussion of the new zone districts is included in Section 2.1.2, Proposed Zone District Structure, of the Code Assessment, pages II-29 through II-33, except some of the proposed zone district names and abbreviations have been revised, and the COR: Commercial Corridor district is new.

Table 3-1: Zone Districts Established	
Planned Development Districts	
PD: Planned Development	Section 3.4.3
PD-TND: Planned Development-Traditional Neighborhood Development	Section 3.4.4
Overlay District	
FP-O: Floodplain Overlay	Section 3.5.2

3.1.2. Relationship of Zone Districts

There are three different types of zone districts established in this Ordinance

(A) Base Zone Districts

This Ordinance contains two types of base zone districts: Agricultural and Residential districts and Commercial districts. These base zone districts establish requirements for land development, including dimensional standards and allowed uses and use standards. Some include district-specific development standards, in addition to or instead of general development standards in Article 5: Development Standards.

(B) Planned Development Zone Districts

This Ordinance contains two types of Planned Development (PD) districts—a general PD district, and a traditional neighborhood PD district. Development on land within a PD district is subject to a Planned Development Plan (PD Plan) and Planned Development Agreement (PD Agreement) approved for each such district in accordance with the provisions in this Ordinance.

(C) Overlay Zone Districts

Overlay districts apply in addition to base or planned development zone districts. Land classified within an overlay district is subject to the regulations governing development in the overlay district, in addition to the regulations governing development in the underlying base or planned development district. If there is a conflict between the regulations in the overlay district and the underlying base or planned development district, the requirements of the overlay district control, unless specifically stated to the contrary. This Ordinance contains one overlay district, the FP-O Floodplain Overlay district.

3.1.3. Compliance Required

Land in the County that is subject to the County’s land-use jurisdiction shall not be developed except in accordance with the regulations of this article, all other regulations of this Ordinance, and the Subdivision Regulations.

3.1.4. General Zone District Standards²

- (A) The minimum lot sizes established in this Article 3 apply to lands with sanitary sewer service, including sewer service operated by a public utility or another utility approved by the County Commission and authorized to operate by the Tennessee Department of Environment & Conservation (TDEC). Lots without sanitary sewer service shall have minimum lot sizes as established in this Article 3 or as required by TDEC, whichever lot size is greater.³ No use may commence until the sanitary sewer system serving the use has received all necessary approvals from the County, state, and TDEC, as applicable.

² We have not carried forward the restriction in Section 3.020 of the Zoning Resolution limiting two principal buildings to a lot, and the development standards for group housing at Section 4.080 that establish standards for developments that place multiple residential buildings on a single lot (such as, for example, garden apartments in separate buildings). We think these restrictions might limit development opportunities. The concerns that led to these restrictions can be addressed when the development standards in Article 5 are prepared.

³ This is a new standard that incorporates the references in existing sections of the code to TDEC’s septic requirements. It applies generally and replaces specific references in particular zone districts.

- (B) All septic systems, including on-site subsurface disposal fields, shall be located on the same lot as the uses being served and may not be located on another lot or in an easement.⁴
- (C) No lot shall be reduced in area, width, depth, or any other dimension below the minimum requirements of this Article 3.⁵

⁴ This standard is carried forward from the definition of “septic systems” in the Zoning Resolution.

⁵ This carries forward Sec. 3.040 of the Zoning Resolution. The provision excluding land taken for a purpose has been removed, as government’s actions in acquiring land for a public purpose through eminent domain does not require compliance with zoning regulations. The situation in which the acquisition of land makes a lot nonconforming will be addressed in Article 6: Nonconformities.

Section 3.2 Agricultural and Residential Districts

3.2.1. Purpose

The purposes of the Agricultural and Residential zone districts are to:

- (A) Provide appropriately located lands for development that are consistent with the goals, objectives, and policies of the Comprehensive Plan and all other relevant plans adopted by the County;
- (B) Support existing agricultural lands and uses and protect them from incompatible residential development;
- (C) Minimize the impact that residential development may have on the community's rural character and the natural environment;
- (D) Protect existing natural features and the natural environment;
- (E) Support limited nonresidential services that are compatible with very low or low density residential development; and
- (F) Provide for varying types of residential development and densities that are compatible with different parts of the County.

3.2.2. AF: Agriculture and Forestry⁶

(A) Purpose and Intent

The purpose of the AF: Agriculture and Forestry district is to provide lands that accommodate agriculture and forestry uses along with supportive agricultural uses and very low density residential uses, and to minimize conflicts between agricultural and forestry uses and nonfarm uses.

(B) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(C) Intensity and Dimensional Standards

Development in the AF district shall comply with the standards in Table 3-2: AF District Intensity and Dimensional Standards, and Section 3.1.4, General Zone District Standards.

Table 3-2: AF District Intensity and Dimensional Standards			
Standard	Value	Standard	Value
Lot area, min (acres)	2	Setbacks, min (ft)	
Density, max (du/acre)	0.5	C Front	50
A Lot width, min (ft)	[1]	D Side	20 25 [2]
B Height, max (stories ft)	3 35	E Rear	35 [3]
Lot coverage, max	20%		

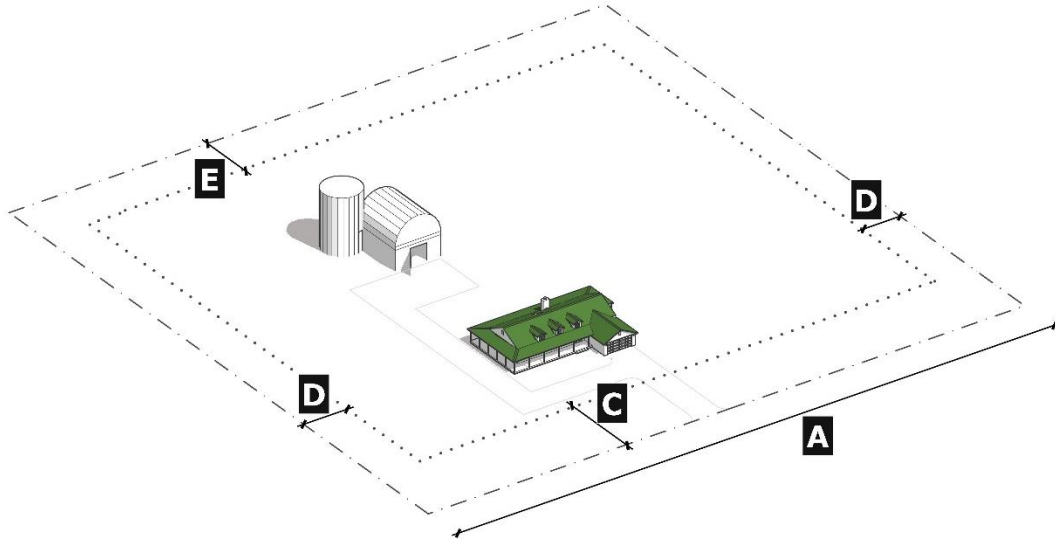
du = dwelling units min = minimum max = maximum ft = feet

NOTES:

- [1] A lot that is approved as part of a preliminary plat in accordance with the Subdivision Regulations shall have a minimum lot width of 100 feet measured at the front building setback line. A lot that is not approved as part of a preliminary plat shall have a minimum lot width of 200 feet measured at the street right-of-way.⁷ For flag lots, the minimum lot width requirement shall be met at the lot line and at the top of the flagpole.
- [2] The minimum side setback is 20 feet if the principal building is one story in height, and 25 feet if the principal building is more than one story in height.
- [3] An accessory structure may be located within the rear setback if it is a minimum of 15 feet from the property line.

⁶ This carries forward the A-1: Agricultural Forestry District with a new name. The dimensional standards are unchanged except a 35-foot height limit is added to the carried-forward 3-story height limit.

⁷ Regulations in the Zoning Resolution (Section 5.041d.6 for the A-1 district, Section 5.042e.6 for the A-2 district, and Section 5.043e.6 for the A-2A district) that grant the Planning Commission authority to reduce the minimum lot width from 200 feet to 100 feet are removed following discussion with staff.



(D) Development Standards

Development in the AF district shall comply with all applicable standards in the Subdivision Regulations and this Ordinance, including but not limited to the standards referenced in Table 3-3: Cross-References to Other Standards.

Table 3-3: Cross-References to Other Standards

Sec.	Standard	Sec.	Standard
5.1	Access and Connectivity Standards	5.7	Fence and Wall Standards
5.2	Off-Street Parking and Loading Standards	5.8	Neighborhood Compatibility Standards
5.3	Landscaping Standards	5.9	Sign Standards
5.4	Exterior Lighting Standards	5.10	Floodplain District Standards
5.5	Open Space Set-Aside Standards	5.11	Environmental Standards
5.6	Steep Slope Standards		

3.2.3. RR: Residential Rural⁸

(A) Purpose and Intent

The purpose of the RR: Residential Rural district is to provide lands that accommodate agricultural and forestry uses along with low density residential uses.

(B) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(C) Intensity and Dimensional Standards

Development in the RR district shall comply with the standards in Table 3-4: RR District Intensity and Dimensional Standards, and Section 3.1.4, General Zone District Standards.

Table 3-4: RR District Intensity and Dimensional Standards			
Standard	Value	Standard	Value
Lot area, min (acres)	[1]	Setbacks, min (ft)	
Density, max (du/acre)	1	C Front	40
A Lot width, min (ft)	[2]	D Side	20 25 [3]
B Height, max (stories ft)	3 35	E Rear	30 [4]
Lot coverage, max	30%		

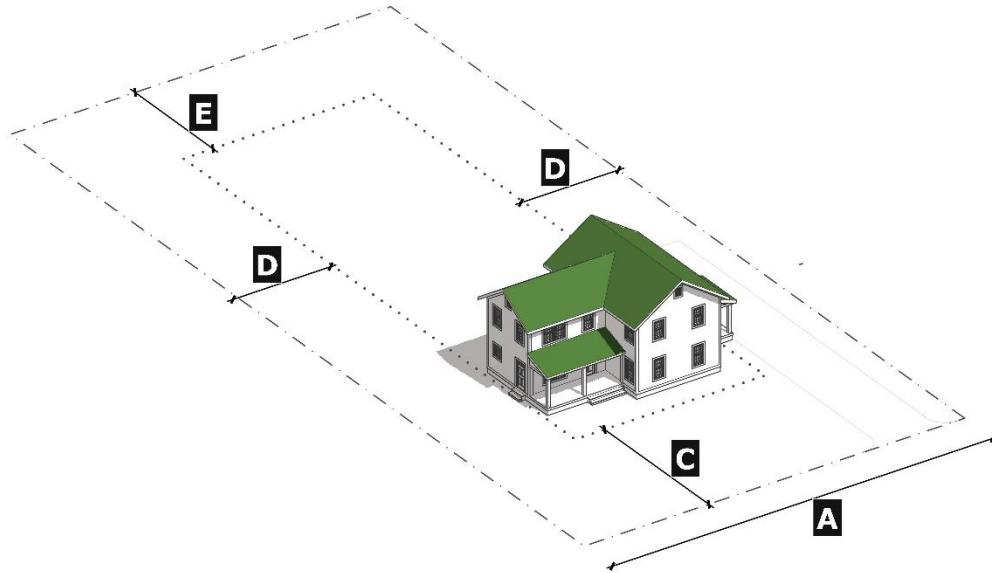
du = dwelling units min = minimum max = maximum ft = feet

NOTES:

- [1] The minimum lot area for land not served by a sanitary sewer system is one acre. The minimum lot area for land served by a sanitary sewer system is 20,000 sf.
- [2] A lot that is approved as part of a preliminary plat in accordance with the Subdivision Regulations shall have a minimum lot width of 100 feet measured at the front building setback line. A lot that is not approved as part of a preliminary plat shall have a minimum lot width of 200 feet measured at the street right-of-way.⁹
- [3] The minimum side setback is 20 feet if the principal building is one story in height, and 25 feet if the principal building is more than one story in height.
- [4] An accessory structure may be located within the rear setback if it is a minimum of 15 feet from the property line.

⁸ This consolidates the A-2: Rural Residential and A-2A Rural Residential zone districts, and carries forward the A-2 district standards. The dimensional standards in the A-2 and A-2A districts are identical except the minimum lot size is one acre in the A-2A district, while the minimum lot area for land in the A-2 district is no more than one acre and often smaller, and a 35-foot height limit is added to the carried-forward 3-story height limit. The way this consolidation is handled, the consolidation should not result in any dimensional nonconformities.

⁹ Regulations in the Zoning Resolution (Section 5.041d.6 for the A-1 district, Section 5.042e.6 for the A-2 district, and Section 5.043e.6 for the A-2A district) that grant the Planning Commission authority to reduce the minimum lot width from 200 feet to 100 feet are removed following discussion with staff.



(D) Development Standards

Development in the RR district shall comply with all applicable standards in the Subdivision Regulations and this Ordinance, including but not limited to the standards referenced in Table 3-5: Cross-References to Other Standards.

Table 3-5: Cross-References to Other Standards

Table 3-5: Cross-References to Other Standards			
Sec.	Standard	Sec.	Standard
5.1	Access and Connectivity Standards	5.7	Fence and Wall Standards
5.2	Off-Street Parking and Loading Standards	5.8	Neighborhood Compatibility Standards
5.3	Landscaping Standards	5.9	Sign Standards
5.4	Exterior Lighting Standards	5.10	Floodplain District Standards
5.5	Open Space Set-Aside Standards	5.11	Environmental Standards
5.6	Steep Slope Standards		

3.2.4. RG: Residential General¹⁰

(A) Purpose and Intent

The purpose of the RG: Residential General district is to provide lands that accommodate low-to medium-density residential development in areas with water and sewer service that are located near existing urban services within the unincorporated areas of the County.

(B) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(C) Intensity and Dimensional Standards

Development in the RG district shall comply with the standards in Table 3-6: RG District Intensity and Dimensional Standards, and Section 3.1.4, General Zone District Standards.

Standard	Value	Standard	Value
Lot area, min (sf)	[1]	A Lot width, min (ft)	60
<i>One du on lot</i>	10,000	B Height, max (stories ft)	3 35
<i>Two dus on lot</i>	15,000	Setbacks, min (ft)	
<i>Three dus on lot</i>	20,000	C <i>Front</i>	30
<i>Four dus on lot</i>	25,000	D <i>Side</i>	15 [2]
<i>More than four dus on lot</i>	25,000 plus 5,000 for each du over 4	E <i>Rear</i>	25 [3]
Density, max (du/acre)	1	Lot coverage, max	40%

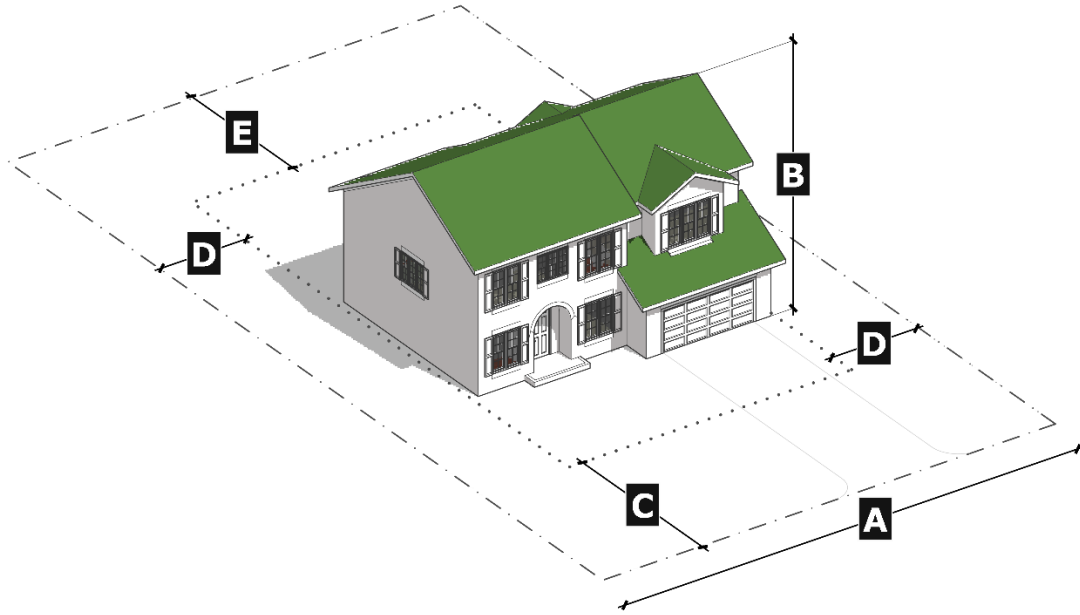
du = dwelling units min = minimum max = maximum ft = feet sf = square feet

NOTES:

- [1] The minimum lot areas listed in the table apply to a lot with water service and sanitary sewer service. A lot without sanitary sewer service shall have a minimum lot area of one acre and shall include only one dwelling unit. Townhouses shall have a minimum lot size of 5,000 sf. The density limitations apply to the entire townhouse development.
- [2] For townhouses, side setbacks only apply to lots at the end of a row of townhouses.
- [3] An accessory structure may be located within the rear setback if they are a minimum of 15 feet from the property line.

¹⁰ The RG: Residential General District consolidates the R-1: Suburban Residential (which is not currently used) and R-2: Urban Fringe Residential zone districts. It provides a residential district that supports residential uses that are near the existing residential and nonresidential uses, services, and infrastructure adjacent to or in close proximity to the cities within the County. The dimensional standards are carried forward from the R-2 district except a 35-foot height limit is added to the carried-forward 3-story height limit. Since no land is currently in the R-1 district, no nonconformities should result.

¹¹ Lot area standards have been updated from the R-2 district (10,000 sf for 1 du, 15,000 sf for 2 du, 17,500 sf for 3 du, 25,000 sf for 4 du, 25,000 plus 3,600 sf for each du over 4). Density maximum is new and for discussion purposes.



(D) Development Standards

Development in the RG district shall comply with all applicable standards in the Subdivision Regulations and this Ordinance, including but not limited to the standards referenced in Table 3-7: Cross-References to Other Standards.

Table 3-7: Cross-References to Other Standards

Sec.	Standard	Sec.	Standard
5.1	Access and Connectivity Standards	5.7	Fence and Wall Standards
5.2	Off-Street Parking and Loading Standards	5.8	Neighborhood Compatibility Standards
5.3	Landscaping Standards	5.9	Sign Standards
5.4	Exterior Lighting Standards	5.10	Floodplain District Standards
5.5	Open Space Set-Aside Standards	5.11	Environmental Standards
5.6	Steep Slope Standards		

Section 3.3 Commercial Districts

3.3.1. Purpose

The purposes of the Commercial zone districts are to:

- (A) Strengthen the County's economic base and provide employment opportunities close to home for County residents;
- (B) Provide appropriately located lands that accommodate the full variety of development types needed for different business and commercial uses; and
- (C) Encourage and support high-quality development along existing nonresidential corridors, where nonresidential uses are appropriate.

3.3.2. CRC: Commercial Rural Center¹²

(A) Purpose and Intent

The purpose of the CRC: Commercial Rural Center district is to provide lands that accommodate low intensity civic and commercial uses in rural parts of the County. Development is intended to be small-scale and compact and not extend along arterial or collector streets.

(B) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(C) Intensity and Dimensional Standards

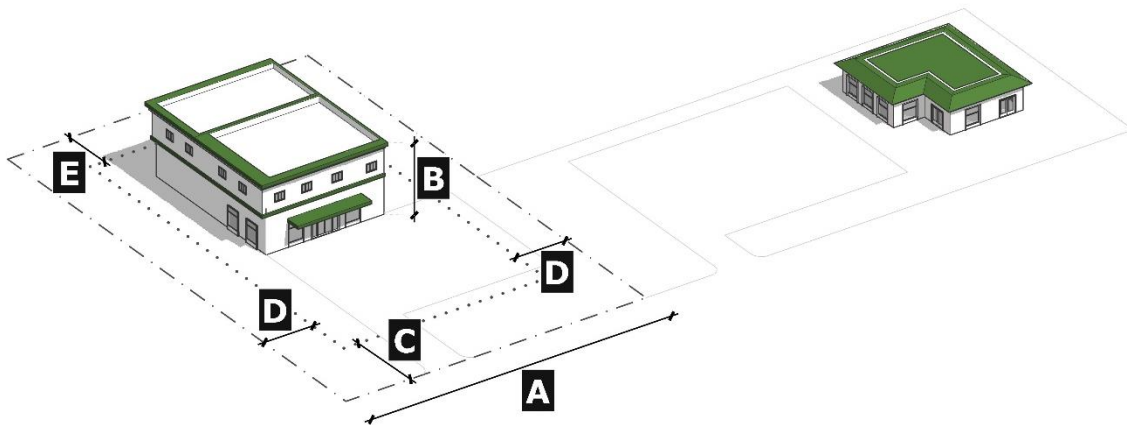
Development in the CRC district shall comply with the standards in Table 3-8: CRC District Intensity and Dimensional Standards, and Section 3.1.4, General Zone District Standards.

Table 3-8: CRC District Intensity and Dimensional Standards			
Standard	Value	Standard	Value
Lot area, min (acres)	[1]	Setbacks, min (ft)	
A Lot width, min (ft)	100	C Front	30
B Height, max (stories ft)	3 40 ¹³	D Side	20 ¹⁴
Lot coverage, max	40%	E Rear	20

min = minimum max = maximum ft = feet

NOTES:

[1] For lots that have sanitary sewer service, the minimum size is 15,000 square feet for a single-family dwelling and 20,000 square feet for a two-family dwelling or commercial use. For lots that do not have sanitary sewer service, the minimum lot size is 30,000 square feet only if the lot contains a sewage disposal system approved by the TDEC; otherwise, the minimum lot size is one acre if the sewage disposal system cannot be accommodated on the lot.¹⁵



¹² This carries forward the C-1: Rural Center zone district with minimal changes. Dimensional standards are unchanged except as noted below.

¹³ A 40-foot height limit is added to the carried-forward 3-story height limit.

¹⁴ In the Zoning Resolution, the side setback is 20 feet with an additional 5 feet of setback required for each story above one for residential structures, and 10 additional feet of setback required for each story above one for nonresidential structures. Neighborhood compatibility standards and other development standards will more comprehensively address impacts between neighboring properties, so this standard is not carried forward.

¹⁵ This consolidates and clarifies the existing standards in Sec. 5.051e.4 of the Zoning Resolution.

(D) Development Standards

Development in the CRC district shall comply with all applicable standards in the Subdivision Regulations and this Ordinance, including but not limited to the standards referenced in Table 3-9: Cross-References to Other Standards.

Table 3-9: Cross-References to Other Standards			
Sec.	Standard	Sec.	Standard
5.1	Access and Connectivity Standards	5.7	Fence and Wall Standards
5.2	Off-Street Parking and Loading Standards	5.8	Neighborhood Compatibility Standards
5.3	Landscaping Standards	5.9	Sign Standards
5.4	Exterior Lighting Standards	5.10	Floodplain District Standards
5.5	Open Space Set-Aside Standards	5.11	Environmental Standards
5.6	Steep Slope Standards		

3.3.3. CN: Commercial Neighborhood¹⁶

(A) Purpose and Intent

The purpose of the CN: Commercial Neighborhood district is to provide lands that accommodate a limited range of small-scale neighborhood serving commercial uses within or at the edge of the County’s residential neighborhoods, and along roadways. Uses are intended to be neighborhood-serving and primarily pedestrian oriented. Development is intended to be small-scale and compact, and not create “strip malls” that extend along arterial or collector streets. Allowable uses include limited retail sales and services, personal services, eating or drinking establishments, and related uses, and small-scale mixed-use development (residential over ground floor) at a scale and form that is consistent with district character.

(B) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(C) Intensity and Dimensional Standards

Development in the CN district shall comply with the standards in Table 3-10: CN District Intensity and Dimensional Standards, and Section 3.1.4, General Zone District Standards.

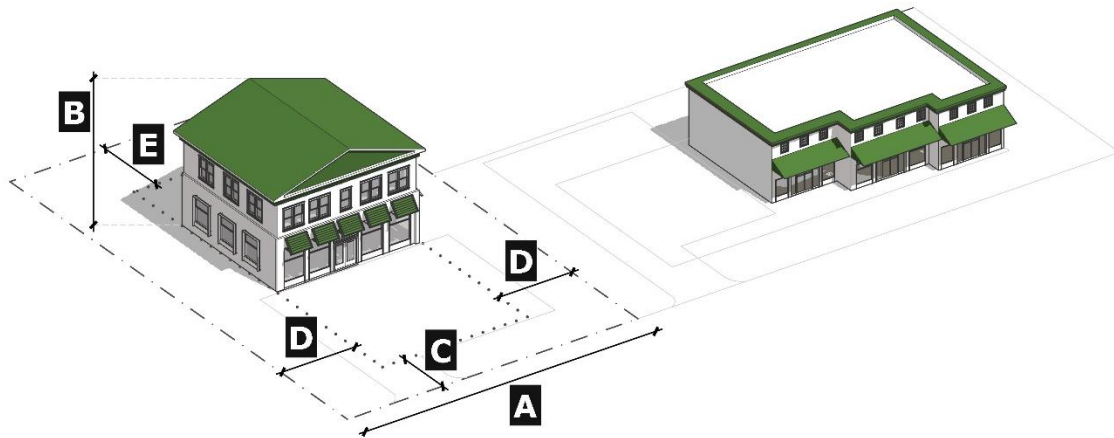
Table 3-10: CN District Intensity and Dimensional Standards			
Standard	Value	Standard	Value
Lot area, min	[1]	Setbacks, min (ft)	
A Lot width, min (ft)	75	C Front	15
B Height, max (stories ft)	3 45	D Side	20
Lot coverage, max	60%	E Rear	20

min = minimum max = maximum ft = feet

NOTES:

[1] For lots that have sanitary sewer service, minimum lot size is 12,500 square feet. For lots that do not have sanitary sewer service, minimum lot size is 30,000 square feet if the lot contains a sewage system approved by TDEC, or one acre if the sewage disposal system cannot be accommodated on the 30,000 square foot lot.

¹⁶ This is a new zone district which is designed to support small-scale, neighborhood supportive businesses near the County’s existing residential neighborhoods.



(D) Development Standards

Development in the CN district shall comply with all applicable standards in the Subdivision Regulations and this Ordinance, including but not limited to the standards referenced in Table 3-11: Cross-References to Other Standards.

Table 3-11: Cross-References to Other Standards

Sec.	Standard	Sec.	Standard
5.1	Access and Connectivity Standards	5.7	Fence and Wall Standards
5.2	Off-Street Parking and Loading Standards	5.8	Neighborhood Compatibility Standards
5.3	Landscaping Standards	5.9	Sign Standards
5.4	Exterior Lighting Standards	5.10	Floodplain District Standards
5.5	Open Space Set-Aside Standards	5.11	Environmental Standards
5.6	Steep Slope Standards		

(E) Additional Standards

- (1) Residential uses are permitted only above the ground floor.
- (2) No building may have a floorplate larger than 5,000 square feet in area.
- (3) Lots without sanitary sewer service shall have a sewage disposal system approved by TDEC.

3.3.4. CC: Commercial Center¹⁷

(A) Purpose and Intent

The purpose of the CC: Commercial Center district is to provide lands that accommodate higher-intensity commercial uses along the County’s major roadways. A broad range of commercial uses are allowed in the district, primarily retail, office, and service establishments.

(B) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(C) Intensity and Dimensional Standards

Development in the CC district shall comply with the standards in Table 3-12: CC District Intensity and Dimensional Standards, and Section 3.1.4, General Zone District Standards.

Table 3-12: CC District Intensity and Dimensional Standards					
Standard		Value	Standard		Value
Lot area, min		[1]	Setbacks, min (ft)		
A	Lot width, min (ft)	100	C	Front	20 ¹⁸
B	Height, max (stories ft)	3 45 ¹⁹	D	Side	20 ²⁰
Lot coverage, max		70% ²¹	E	Rear	15 ²²

min = minimum max = maximum ft = feet

NOTES:

[1] For lots that have water service from a water utility and sanitary sewer service, no minimum lot size. For lots that have water service from a water utility but do not have sanitary sewer service, minimum lot size is 10,000 square feet. For lots that do not have water service from a water utility or sanitary sewer service, minimum lot size is 20,000 square feet.²³

¹⁷ This carries forward the C-2: General Commercial zone district. Dimensional standards are unchanged except as noted in the footnotes below. The landscaping provisions in Sec. 5.052f of the Zoning Resolution are not carried forward. They will be replaced by the general landscaping provisions in Section 5.3, Landscaping Standards. Text in the Zoning Resolution regarding fire protection has been removed, as it duplicates building code standards.

¹⁸ Reduced from 50 feet, as that is a very deep setback to require for these types of commercial uses.

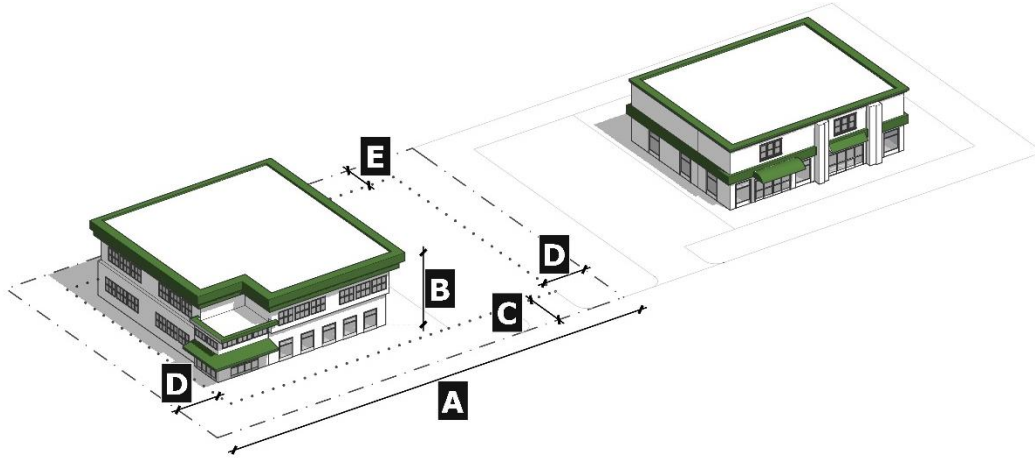
¹⁹ A 40-foot height limit is added to the carried-forward 3-story height limit.

²⁰ The Zoning Resolution requires compliance with the minimum side setback of any adjacent residential district. This provision was removed because the neighborhood compatibility standards (to be drafted) will comprehensively address incompatible adjacent land uses. A separate provision allowing for 0 side setback and a shared wall with an adjoining lot upon consent of the adjacent property owner is also removed.

²¹ Reduced from 100% in the current Zoning Resolution.

²² The Zoning Resolution requires a 30 feet rear setback if vehicular access is provided by the rear of the lot; this has not been carried forward.

²³ Reference to “water service from a water utility” is new and intended to clarify existing text which references lots “with water.”



(D) Development Standards

Development in the CC district shall comply with all applicable standards in the Subdivision Regulations and this Ordinance, including but not limited to the standards referenced in Table 3-13: Cross-References to Other Standards.

Table 3-13: Cross-References to Other Standards

Sec.	Standard	Sec.	Standard
5.1	Access and Connectivity Standards	5.7	Fence and Wall Standards
5.2	Off-Street Parking and Loading Standards	5.8	Neighborhood Compatibility Standards
5.3	Landscaping Standards	5.9	Sign Standards
5.4	Exterior Lighting Standards	5.10	Floodplain District Standards
5.5	Open Space Set-Aside Standards	5.11	Environmental Standards
5.6	Steep Slope Standards		

3.3.5. COR: Commercial Corridor²⁴

(A) Purpose and Intent

The purpose of the COR: Commercial Corridor district is to provide lands that accommodate the highest intensity of commercial uses in the County, near incorporated areas, at interstate interchanges, and along the other highly-trafficked roadways. Development is intended to be auto-oriented with design that facilitates safe pedestrian access from parking areas to uses on the site and on adjacent sites. Water and sewer service are required. A full assortment of commercial uses is allowed.

(B) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

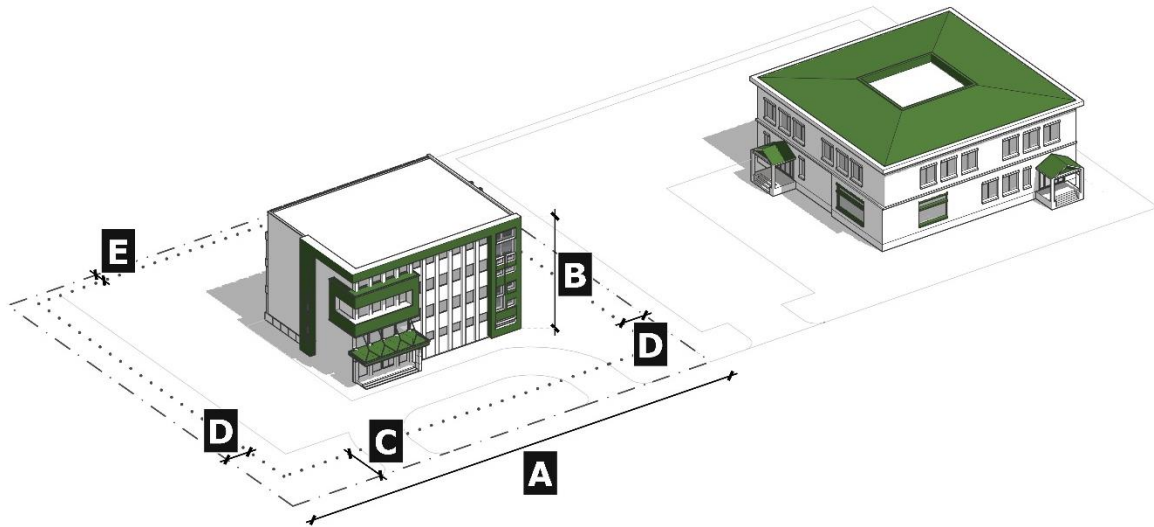
(C) Intensity and Dimensional Standards

Development in the COR district shall comply with the standards in Table 3-14: COR District Intensity and Dimensional Standards, and Section 3.1.4, General Zone District Standards.

Table 3-14: COR District Intensity and Dimensional Standards			
Standard	Value	Standard	Value
Lot area, min	n/a	Setbacks, min (ft)	
A Lot width, min (ft)	100	C <i>Front</i>	20
B Height, max (stories ft)	4 55	D <i>Side</i>	10
Lot coverage, max	80%	E <i>Rear</i>	5

min = minimum max = maximum ft = feet

²⁴ This is a new zone district, developed following the Code Assessment with input from staff and the Planning Commission. It is intended to accommodate the County’s highest intensity commercial uses along the County’s major roadways, largely in areas where similarly intense development already has occurred on lands that have been annexed into the County’s municipalities.



(D) Development Standards

Development in the COR district shall comply with all applicable standards in the Subdivision Regulations and this Ordinance, including but not limited to the standards referenced in Table 3-15: Cross-References to Other Standards.

Table 3-15: Cross-References to Other Standards

Sec.	Standard	Sec.	Standard
5.1	Access and Connectivity Standards	5.7	Fence and Wall Standards
5.2	Off-Street Parking and Loading Standards	5.8	Neighborhood Compatibility Standards
5.3	Landscaping Standards	5.9	Sign Standards
5.4	Exterior Lighting Standards	5.10	Floodplain District Standards
5.5	Open Space Set-Aside Standards	5.11	Environmental Standards
5.6	Steep Slope Standards		

(E) Additional Standards

Water and sewer service is required for all uses in the COR district.

3.3.6. O: Office and Industrial Light²⁵

(A) Purpose and Intent

The purpose of the O: Office and Industrial Light district is to provide lands that accommodate office, light production and processing, wholesaling, distribution, storage, industrial services, and office uses, which are relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor, or dust, and which are generally conducted within a building. The district also accommodates limited commercial uses intended to serve the principal office and light industrial uses.

(B) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(C) Intensity and Dimensional Standards

Development in the O district shall comply with the standards in Table 3-16: O District Intensity and Dimensional Standards, and Section 3.1.4, General Zone District Standards.

Table 3-16: O District Intensity and Dimensional Standards			
Standard	Value	Standard	Value
Lot area, min	10,000	Setbacks, min (ft)	
A Lot width, min (ft)	50	C Front	30
B Height, max (stories)	[1]	Side	0
Lot coverage, max	50% ²⁶	Rear	0

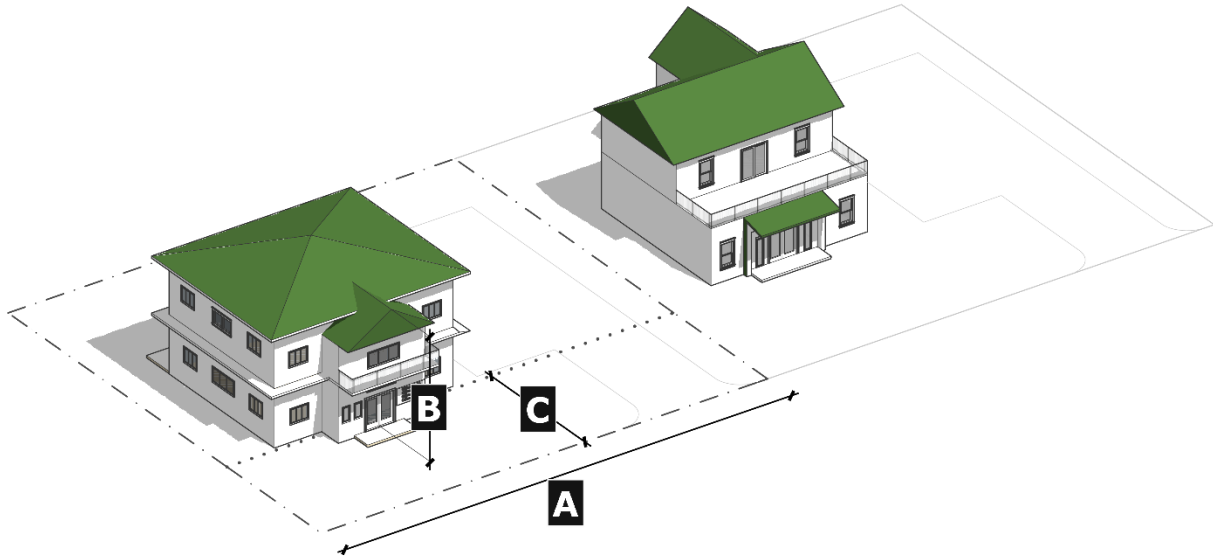
min = minimum max = maximum ft = feet sf = square feet

NOTES:

[1] Buildings or structures or portions of buildings or structures used, intended, or designed for general human occupancy shall have a maximum height of three stories. Buildings or structures or portions of buildings or structures that are used, intended, or designed for industrial uses that by their nature may require additional height have no maximum height.

²⁵ This carries forward the M-1: Light Industrial district with a new name that reflects the intention that the district accommodate a broader variety of light industrial and compatible office and commercial uses. The landscaping provisions in Sec. 5.061(d)(5) of the Zoning Resolution have not been carried forward; they will be replaced by the general landscaping provisions in Section 5.3, Landscaping Standards. Dimensional standards are unchanged except as noted below.

²⁶ The lot coverage standards are new.



(D) Development Standards

Development in the O district shall comply with all applicable standards in the Subdivision Regulations and this Ordinance, including but not limited to the standards referenced in Table 3-17: Cross-References to Other Standards.

Table 3-17: Cross-References to Other Standards

Sec.	Standard	Sec.	Standard
5.1	Access and Connectivity Standards	5.7	Fence and Wall Standards
5.2	Off-Street Parking and Loading Standards	5.8	Neighborhood Compatibility Standards
5.3	Landscaping Standards	5.9	Sign Standards
5.4	Exterior Lighting Standards	5.10	Floodplain District Standards
5.5	Open Space Set-Aside Standards	5.11	Environmental Standards
5.6	Steep Slope Standards		

3.3.7. IM: Industrial Medium²⁷

(A) Purpose and Intent

The purpose of the IM: Industrial Medium district is to provide lands that accommodate a variety of commercial uses and manufacturing, fabricating, and warehousing activities that have the potential to produce low to moderate levels of odor, noise, and similar adverse impacts on nearby lands. The district also accommodates limited commercial uses that primarily serve the principal industrial uses.

(B) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(C) Intensity and Dimensional Standards

Development in the IM district shall comply with the standards in Table 3-18: IM District Intensity and Dimensional Standards, and Section 3.1.4, General Zone District Standards.

Table 3-18: IM District Intensity and Dimensional Standards			
Standard	Value	Standard	Value
Lot area, min	n/a	Setbacks, min (ft)²⁸	
Lot width, min (ft)	n/a	C Front	50
B Height, max (stories)	[1]	D Side	20
Lot coverage, max	50% ²⁹	E Rear	25

min = minimum max = maximum ft = feet

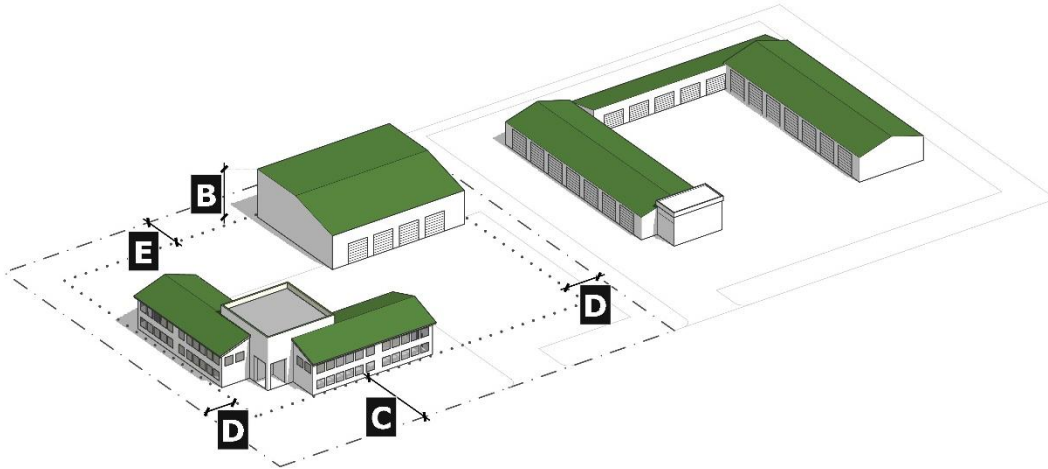
NOTES:

[1] Buildings or structures or portions of buildings or structures used, intended, or designed for general human occupancy shall have a maximum height of three stories. Buildings or structures or portions of buildings or structures that are used, intended, or designed for industrial uses that by their nature may require additional height have no maximum height.

²⁷ This carries forward the M-2: Heavy Industrial district with a new name. The landscaping provisions in Sec. 5.061(e)(4) of the Zoning Resolution are not carried forward. They will be replaced by the general landscaping provisions in Section 5.3, Landscaping Standards. Dimensional standards are unchanged except as noted below.

²⁸ All setback requirements are new.

²⁹ Lot coverage restriction is new.



(D) Development Standards

Development in the IM district shall comply with all applicable standards in the Subdivision Regulations and this Ordinance, including but not limited to the standards referenced in Table 3-19: Cross-References to Other Standards.

Table 3-19: Cross-References to Other Standards

Table 3-19: Cross-References to Other Standards			
Sec.	Standard	Sec.	Standard
5.1	Access and Connectivity Standards	5.7	Fence and Wall Standards
5.2	Off-Street Parking and Loading Standards	5.8	Neighborhood Compatibility Standards
5.3	Landscaping Standards	5.9	Sign Standards
5.4	Exterior Lighting Standards	5.10	Floodplain District Standards
5.5	Open Space Set-Aside Standards	5.11	Environmental Standards
5.6	Steep Slope Standards		

3.3.8. IH: Industrial Heavy³⁰

(A) Purpose and Intent

The purpose of the IH: Industrial Heavy district is to provide lands that accommodate the most intense industrial development that is important to the County’s economy but may adversely impact surrounding lands, and to prevent the use of these adjacent lands for uses that are incompatible with intense industrial activities. Only a limited number of industrial uses are allowed in the district.

(B) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(C) Intensity and Dimensional Standards

Development in the IH district shall comply with the standards in Table 3-20: IH District Intensity and Dimensional Standards, and Section 3.1.4, General Zone District Standards.

Table 3-20: IH District Intensity and Dimensional Standards			
Standard	Value	Standard	Value
Lot area, min (acres)	5	Setbacks, min (ft)	
A Lot width, min (ft)	150	C Front	200
B Height, max (stories)	[1] ³¹	D Side	50
Lot coverage, max	50%	E Rear	50

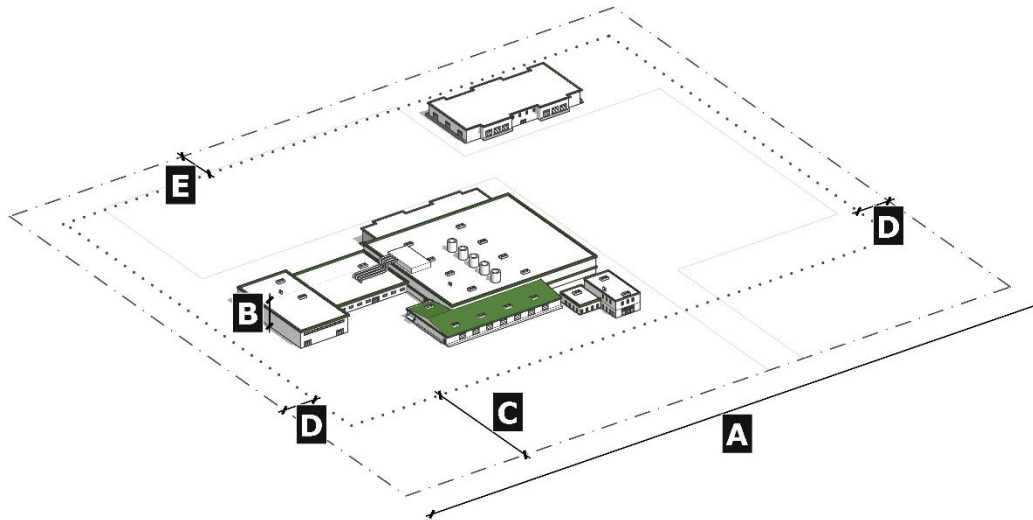
min = minimum max = maximum ft = feet

NOTES:

[1] Buildings or structures or portions of buildings or structures used, intended, or designed for general human occupancy shall have a maximum height of three stories. Buildings or structures or portions of buildings or structures that are used, intended, or designed for industrial uses that by their nature may require additional height have no maximum height.

³⁰ This carries forward the M-3: Special Industrial district with a new name. The landscaping provisions in Sec. 5.061(e)(4) of the Zoning Resolution are not carried forward. They will be replaced by the general landscaping provisions in Section 5.3, Landscaping Standards. Dimensional standards are unchanged except as noted below.

³¹ The Zoning Resolution limits height in the M-3 district to 3 stories unless greater height is permitted as a Residential PUD in accordance with Section 6.030 of the Zoning Resolution. Because residential uses are prohibited in the M-3 district and because the PD districts are proposed to be separate districts that are not linked to underlying base districts, this provision is not carried forward. The standard from the M-2/IM districts that allow building heights larger than three stories is included as appropriate for the most intense industrial uses intended for this zone district.



(D) Development Standards

Development in the IH district shall comply with all applicable standards in the Subdivision Regulations and this Ordinance, including but not limited to the standards referenced in Table 3-21: Cross-References to Other Standards.

Table 3-21: Cross-References to Other Standards

Sec.	Standard	Sec.	Standard
5.1	Access and Connectivity Standards	5.7	Fence and Wall Standards
5.2	Off-Street Parking and Loading Standards	5.8	Neighborhood Compatibility Standards
5.3	Landscaping Standards	5.9	Sign Standards
5.4	Exterior Lighting Standards	5.10	Floodplain District Standards
5.5	Open Space Set-Aside Standards	5.11	Environmental Standards
5.6	Steep Slope Standards		

(E) Additional Standards

Lots without sanitary sewer service shall have a sewage disposal system approved by TDEC.

Section 3.4 Planned Development Districts³²

3.4.1. General Provisions

(A) General Purpose of Planned Development Districts

The purpose of Planned Development zone districts is to encourage innovative and efficient land planning, and higher quality physical design concepts. More specifically, the planned development zone districts are intended to:

- (1) Support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and provision of public services;
- (2) Reduce the inflexibility of zone district standards that sometimes results from strict application of the base district regulations and development standards established in this Ordinance;
- (3) Provide greater freedom and flexibility in selecting the form and design of development, the ways by which pedestrians and vehicular traffic circulate, and how the development will be located and designed to respect the natural features of the land and protect the environment, The location and integration of open space and civic space into the development; and design amenities;
- (4) Encourage a mix of different types of land uses within the same development;
- (5) Allow more efficient use of land, with coordinated and right-sized networks of streets and utilities;
- (6) Provide pedestrian connections within the same development, and to the public right-of way;
- (7) Encourage the provision of centrally-located open space amenities within the development;
- (8) Promote development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses; and
- (9) Promote development form that respects and takes advantage of a site's natural and culturally significant features, such as rivers, lakes, wetlands, floodplains, ridges, trees, and culturally significant human-made and historic resources.

(B) Classification of Planned Development Zone Districts

Land shall be classified into a Planned Development zone district only in accordance with the procedures and standards in Section <>, <>, and this section.

3.4.2. Requirements for All Planned Development Districts

The standards in this section apply to all planned development districts, in addition to the specific standards that apply to each type of planned development in Sections 3.4.3 and 3.4.4 below.

(A) Planned Development (PD) Plan

As set forth in Section <>, <>, a Planned Development (PD) Plan is a required component in the establishment of a planned development district. The PD Plan depicts the general configuration and relationship of the principal elements of the proposed planned development district. The PD Plan shall identify the following:

- (1) The planning and development goals for the planned development district;

³² As discussed in the Code Assessment, the new Planned Development (PD) districts replace the Planned Unit Development districts in Article VI of the Zoning Resolution. The PD districts are intended to allow for higher-quality development that cannot be accommodated within the County's base zone districts. Key pieces of a PD district are the PD Plan, which establishes the general parameters of the development, and the PD Agreement, which sets forth the terms and conditions which apply to the development, including conditions of approval and the provision of necessary public facilities. The general provisions in Section 3.4.2 apply to each of the two planned development districts—PD: Planned Development and PD-TND: Planned Development-Traditional Neighborhood Development.

- (2) The principal, accessory, and temporary uses permitted in the planned development district and any standards that apply to specific uses in the district. Permitted uses are limited to those listed as allowed in a PD or PD-TND district, as identified in Table 4-1: Principal Use Table.
- (3) The general location of each development area in the planned development district, its acreage, types, and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity;
- (4) The dimensional standards that apply in the planned development district;
- (5) Where relevant, the standards and requirements that ensure development on the perimeter of the planned development district is designed and located to be compatible with the character of adjacent existing or approved development. Determination of compatible character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, form and design features, hours of operation, exterior lighting, and siting of service areas;
- (6) The on-site pedestrian circulation system and how it will connect to off-site pedestrian systems, as applicable, consistent with the requirements of this Ordinance and the Subdivision Regulations;
- (7) The general design and layout of the on-site transportation circulation system, including the general location of all public streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system (pedestrian and bicycle pathways and trails), and connect to existing and planned County and municipal systems, consistent with the requirements of this Ordinance and the Subdivision Regulations;
- (8) The general location of on-site potable water facilities and how they will connect to existing water utilities, consistent with the requirements of this Ordinance and the Subdivision Regulations;
- (9) The general location of on-site wastewater facilities, as applicable, including the general location of septic fields, soils areas, or package plants, and how they will connect to any publicly available sanitary sewer service, consistent with the requirements of this Ordinance and the Subdivision Regulations;
- (10) The location of environmentally sensitive lands, resource lands, wildlife habitat, and waterway corridors, and measures to ensure protection of these lands consistent with the requirements of this section and this Ordinance;
- (11) The general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the individual PD district;
- (12) The general location of on-site storm drainage facilities, and how they will connect to existing and planned County and municipal systems, consistent with the requirements of this Ordinance and the Subdivision Regulations;
- (13) The general location and layout of all other on-site and off-site public facilities serving the development, including but not limited to, parks, schools, and facilities for fire protection, police protection, emergency management, stormwater management, and solid waste management;
- (14) The ways in which the land will be subdivided, and public improvements installed, consistent with the requirements of the Subdivision Regulations.
- (15) The ways in which transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development; and
- (16) Any modifications that will be applied to the development standards in this Ordinance, in accordance with Table 3-22: Development Standards That May Be Modified. Each such modification shall be documented in the PD Plan and the PD Agreement, with a clear basis for why the change is needed, how it supports the purpose of the planned development district, and how it supports high-quality development.

Table 3-22: Development Standards That May Be Modified	
Standard	Means to Modify
Section 5.1 Access and Connectivity Standards	PD Plan and PD Agreement
Section 5.2 Off-Street Parking and Loading Standards	PD Plan and PD Agreement
Section 5.3 Landscaping Standards	PD Plan and PD Agreement
Section 5.4 Exterior Lighting Standards	PD Plan and PD Agreement
Section 5.5 Open Space Set-Aside Standards	Modification prohibited
Section 5.6 Steep Slope Standards	PD Plan and PD Agreement
Section 5.7 Fence and Wall Standards	PD Plan and PD Agreement
Section 5.8 Neighborhood Compatibility Standards	Modification prohibited
Section 5.9 Sign Standards	PD Plan and PD Agreement
Section 5.10 Floodplain District Standards	Modification prohibited
Section 5.11 Environmental Standards	Modification prohibited
Subdivision Regulations	PD Plan and PD Agreement

(17) If development in a planned development district is proposed to be phased, a development phasing plan that identifies the general sequence or phases in which the district is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private), open space, and other amenities will be provided, and how development will be coordinated with the County’s and state’s capital improvements programs, and how environmentally sensitive lands will be protected and monitored.

(18) If applicable, a conversion schedule that identifies the extent to which one use may be converted to another type of use, and any applicable criteria.

(B) Planned Development (PD) Agreement

(1) A Planned Development (PD) Agreement is also a key component in the establishment of a planned development district. The PD Agreement includes all terms and conditions relating to the approval of the district, including monitoring rules, phasing rules (where applicable), requirements for how mitigation will occur, and how public facilities will be coordinated. A PD Agreement shall include, but not be limited to:

- (a) Conditions related to approval of the application for the individual PD district classification;
- (b) Conditions related to the approval of the PD Plan, including any conditions related to the form and design of development shown in the PD Plan;
- (c) Provisions addressing how public facilities (pedestrian and bicycle, other transportation, potable water, wastewater, stormwater management, and other public facilities) will be provided to accommodate the proposed development. This shall include but not be limited to:
 - 1. Recognition that the applicant/landowner will be responsible to design and construct or install required and proposed on-site public facilities in compliance with applicable County, state, and federal regulations; and
 - 2. The responsibility of the applicant/landowner to dedicate to the public the rights-of-way and easements necessary for the construction or installation of required and proposed on-site public facilities in compliance with applicable County, state, and federal regulations.
- (d) Provisions related to environmental protection and monitoring (e.g., restoration of mitigation measures, annual inspection reports);
- (e) Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the individual PD zone district;
- (f) Any other provisions the County determines is relevant and necessary to the development of the Planned Development district.

- (2) All conditions shall be related in both type and amount to the anticipated impacts of the proposed development on the public and surrounding lands.

3.4.3. PD: Planned Development District³³

(A) Purpose and Intent

The purpose of the Planned Development (PD) District is to encourage integrated master planned development in locations throughout the County. Substantial flexibility is provided, with an expectation that development quality will surpass what is otherwise achievable through the base zone district, and a range of residential and nonresidential uses are allowed. District standards shall support the efficient use of land and resources, protect natural features and the environment, promote greater efficiency in providing public facilities and infrastructure, and mitigate potential adverse impacts on surrounding development.

(B) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are identified in Article 4: Use Regulations, but only those uses established as permitted in the PD Plan are permitted in the district.

(C) Development Standards

Development in the PD district is subject to the standards in Article 5: Development Standards, and Section 3.1.4, General Zone District Standards, except as modified in the PD Plan and PD Agreement in accordance with Section 3.4.2, Requirements for All Planned Development Districts.

(D) Intensity and Dimensional Standards

Development in the PD district shall comply with the standards in Table 3-23: PD District Intensity and Dimensional Standards.

Table 3-23: PD District Intensity and Dimensional Standards			
Standard	Value	Standard	Value
PD District area, min	No minimum	Setbacks, min	
Density, max	[1]	<i>Front</i>	[2]
Lot area, min	[2]	<i>Side</i>	[2]
Lot width, min	[2]	<i>Rear</i>	[2]
Height, max	[2]	Height, max	[2]
Lot coverage, max	[2]	Lot coverage, max	[2]

min = minimum max = maximum

NOTES:

- [1] To be established in PD Plan and PD Agreement, but no greater than two times the maximum density permitted in the existing base zoning district applied to the land that is requested to be rezoned.³⁴
- [2] To be established in PD Plan and PD Agreement.

3.4.4. PD-TND: PD-Traditional Neighborhood Development³⁵

(A) Purpose and Intent

The purpose of the Planned Development-Traditional Neighborhood Development (PD-TND) District is to encourage innovative and high quality development that incorporates traditional neighborhood development practices such as compact form with a neighborhood center, a mix

³³ The PD: Planned Development district is a new, general-purpose planned development district that replaces the four planned development districts in the current Zoning Resolution. As discussed in the Code Assessment, the new PD district establishes a flexible approval process that encourages innovative higher-quality development that cannot be accommodated in the base zone district and that meets the county's development goals.

³⁴ This maximum density is new.

³⁵ This is a new district that supports the development of residential neighborhoods that are developed like a traditional neighborhood development, with compact form, a mix of residential and compatible commercial uses, and open space as well as civic uses such as schools.

of uses, a strong public realm that is human-scale and pedestrian-oriented, integrated open space and recreational opportunities, mixed-use development, and a range of housing choices. Substantial flexibility is provided, with the expectation that development quality will surpass what is otherwise achievable through the base zone districts. District standards encourage walkability and the inclusion of a range of nonresidential uses that serve residents and the surrounding neighborhood.

(B) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are identified in Article 4: Use Regulations, but only those uses established as allowed in the PD Plan are permitted in the district.

(C) Development Standards

Development in the PD-TND district is subject to the standards in Article 5: Development Standards, and Section 3.1.4, General Zone District Standards, except as modified in the PD Plan and PD Agreement in accordance with Section 3.4.2, Requirements for All Planned Development Districts.

(D) Intensity and Dimensional Standards

Development in the PD-TND district shall comply with the standards in Table 3-24: PD-TND District Intensity and Dimensional Standards.

Table 3-24: PD-TND District Intensity and Dimensional Standards			
Standard	Value	Standard	Value
PD District area, min (acres)	25	Setbacks, min (ft)	
Density, max	[1]	<i>Front</i>	[1]
Lot area, min	[1]	<i>Side</i>	[1]
Lot width, min	[1]	<i>Rear</i>	[1]
Height, max	[1]	Height, max	[1]
Lot coverage, max	[1]	Lot coverage, max	[1]

min = minimum max = maximum

NOTES:

[1] To be established in PD Plan and PD Agreement.

(E) Additional PD-TND District Development Standards

Each individual PD-TND district shall also comply with the following standards:

(1) Center and Sub-Centers

A PD-TND district shall be designed with a neighborhood center and may also be served by one or more sub-centers (other neighborhood centers). A neighborhood center or sub-center shall consist of formal open space (such as a square, commons, green, or active recreation area) that is adjacent to nonresidential or civic uses (such as a school, religious institution, or other government building), and is served by one or more prominent street intersections. If included, the civic use shall be located in a prominent location. Areas adjacent to neighborhood centers shall be zoned for commercial use.

(2) Walking Distance

At least 80 percent of all residential dwelling units in a PD-TND should be within an eight minute walk (about 1,850 feet) of the neighborhood center or a sub-center.

(3) Use Mixing

A PD-TND district shall be designed to provide a mix of residential and nonresidential uses such as single-family dwellings, multi-family dwellings, retail sales and service uses, office uses, and civic and recreational uses. One of the primary purposes of integrating residential and nonresidential uses is to allow residents to meet more of their daily needs

within the development. In addition, provision of a variety of housing options is required to allow greater diversity of residents within the neighborhood.

(4) Landscaping

- (a)** Perimeter landscaping buffers shall not be required between uses internal to a PD-TND district.
- (b)** Streetscape landscaping requirements may be modified by a PD Plan, but the PD Plan shall include provisions that ensure a transition from the roadway to the sidewalk that enhances aesthetics and pedestrian safety.

(5) Building Configuration

(a) Public Buildings and Uses

- 1. Public buildings and uses (for example government or cultural facilities, assembly uses, or schools) that serve as focal points and landmarks are encouraged.
- 2. Public buildings and uses should be located on prominent sites, such as terminal vistas at the end of streets and on prominent street corners as noted on the PD Plan.
- 3. When possible, public buildings and uses shall be located on, or adjacent to, a square, plaza, or village green.

(b) Location and Relationship Between Buildings

Buildings should have a fairly consistent, narrow setback alignment along the street frontage so that the pattern of buildings along the street:

- 1. Helps define the street edge; and
- 2. Clearly distinguishes the public realm of the street and the private space of individual lots.

(c) Relationship Between Building Types

Buildings in a PD-TND district should be built on a human scale and designed with a common and harmonious design and landscape. The intent should not be to create a uniform appearance, but rather a distinct sense of place.

(6) Subdivision Standards

The requirements of the Subdivision Regulations shall apply, except as follows:

- (a)** The entire area of the PD-TND district shall be divided into blocks, streets, alleys, and open space and natural areas, to the maximum extent practicable.
- (b)** The development should be laid out predominantly in an orthogonal grid pattern; however, the street pattern may include radial, curvilinear, or other non-orthogonal elements. Cul-de-sacs are prohibited. Exceptions to the requirements in this section are allowed due to unusual topographical, environmental, or physical conditions.
- (c)** Sidewalks shall be located on both sides of every street. Each sidewalk shall be at least five feet wide, consistent with the requirements in this Ordinance.
- (d)** A seven-foot wide planting strip shall be located between the street and the sidewalk. Street trees shall be planted in the planting strip, and spaced approximately 40 feet on center, on average.

(7) Street Standards

- (a)** Streets shall be organized according to a hierarchy based on function, capacity, and design speed.
- (b)** Streets shall terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs shall be provided to adjacent open land to provide for future connections. Hammerhead turnarounds are discouraged.
- (c)** Major and minor thoroughfares are not permitted to penetrate the development.
- (d)** Gated streets are prohibited.

- (e) There shall be a network of alleys to the rear of the lots, where appropriate, with a minimum of 50 percent of the residential single-family dwellings served by alleys.
- (f) Direct vehicular access from a lot to an alley is preferred.
- (g) The right-of-way area of private alleys shall be a common area maintained by a homeowners association.
- (h) No building lot lines shall extend into, or to the center of, the private alley rights-of-way.

Section 3.5 Overlay Districts³⁶

3.5.1. General Provisions

(A) Purpose

The purpose of overlay districts is to provide supplemental standards with respect to special areas, land uses, or environmental features that are in addition to, or in some cases take the place of, the standards of the underlying base district or planned development district.

(B) Relation to Other District Standards

(1) The overlay district requirements in this section shall be applied in addition to all applicable base district or planned development district requirements. Where there is a conflict between an overlay district standard and a standard otherwise applicable in the underlying base or planned development district, the overlay district standard shall control, unless specifically stated to the contrary in this Ordinance.

(2) Where land falls within two or more overlay district boundaries, the standards of each of the overlay districts apply. If there is a conflict between the applicable overlay district standards, the more restrictive standard shall control. The more restrictive standard is the one that imposes greater restrictions or burdens or has more stringent controls.

(C) Established Overlay District

The overlay district established by this Ordinance is the FP-O Floodplain Overlay district, defined in Section 3.5.2, FP-O: Floodplain Overlay District.

3.5.2. FP-O: Floodplain Overlay District

(A) Purpose

The purpose of the FP-O: Floodplain Overlay district is to identify lands within Special Flood Hazard Areas or Special Hazard Areas (as defined in Section <>, Floodplain Definitions), that are subject to the regulations in Section 5.10, Floodplain District Standards.

(B) Standards

The regulations in Section <>, Floodplain District Standards, apply to lands within the FP-O district.

³⁶ This is a new section that establishes the framework for overlay districts. It provides supplemental standards that apply in addition to or instead of standards in the base zone district. Only one overlay district is proposed—the floodplain overlay district that establishes the applicability of the regulations in Section 5.10, Floodplain District Standards, to land within Special Flood Hazard Areas.

Article 4: Use Regulations

Commentary on Draft:

Article 4: Use Regulations, consolidates regulations for principal, accessory, and temporary uses. It includes use tables that identify which uses are allowed in what zone districts. It also includes general standards that apply to all uses of a certain category, and use-specific standards that apply to particular uses (sometimes in particular districts)

Section 4.1, General Provisions, provides an overview of the article.

Section 4.2, Principal Uses, consolidates, reorganizes, and refines the multiple lists of permitted uses in the current Zoning Resolution. Certain uses are consolidated, other uses added, and a new three-tiered organization implemented. All uses are defined, including uses carried forward from the current Zoning Resolution. The revised use table lists principal uses and indicate whether they are permitted by right, require a special exception, are allowed in planned development districts, or are prohibited. The table also includes references to use-specific standards applicable to specific uses. This section also consolidates and organizes standards that apply to specific principal uses.

Section 4.3, Accessory Uses and Structures, consolidates and enhances the existing accessory use and structure regulations. It includes use tables for accessory uses and structures organized in a similar manner as the principal use tables, provides general standards for all accessory uses and structures, and standards, and describes standards that apply to specific accessory uses and structures.

Section 4.4, Temporary Uses and Structures, consolidates the existing regulations for temporary uses and structures and adds new temporary uses and structures and corresponding standards. It includes a use table that identifies temporary uses and structures and the zone districts where they are allowed, allowed with a temporary use permit, and prohibited. It also includes general standards for all temporary uses and structures, and standards that apply to specific temporary uses and structures.

This commentary is provided for reference purposes. It will be deleted in the adopted Zoning Ordinance.

Section 4.1 Organization of Article

This article is organized into three sections:

- 4.1.1.** Section 4.2, Principal Uses, identifies the principal uses of land that are allowed in the various zone districts and the type of permit or review, if any, required to establish them. It also establishes special standards applicable to particular principal uses.
- 4.1.2.** Section 4.3, Accessory Uses and Structures, identifies land uses and structures commonly allowed as accessory to principal uses in the various zone districts and the type of permit or review, if any, required to establish them. It also establishes general standards applicable to all accessory uses and structures, and special standards applicable to particular accessory uses and structures.
- 4.1.3.** Section 4.4, Temporary Uses and Structures, identifies land uses or structures allowed on a temporary basis, establishes general standards applicable to all temporary uses and structures, and special standards that apply to particular temporary uses and structures.

Section 4.2 Principal Uses

4.2.1. General

Table 4-1: Principal Use Table, identifies principal uses of land and specifies whether they are allowed by right, allowed subject to approval of a special exception permit, or prohibited within each zone district. It also references use-specific standards in Section 4.2.4, Standards Specific to Principal Uses, that are applicable to specific uses.

4.2.2. Classification of Principal Uses

(A) Purpose

This section is intended to provide a framework for identifying, describing, categorizing, consolidating, and distinguishing uses in a way that makes it easier to determine whether a particular use, activity, or combination of activities should be considered a use listed as an allowable principal use in the use table in Table 4-1: Principal Use Table, or is subject to other use-specific provisions in this Ordinance.

(B) Structure of Principal Use Classification System

The following three-tiered hierarchy of use classifications, use categories, and use types is used to organize allowable uses in Table 4-1: Principal Use Table, and the use-specific standards in Section 4.2.4, Standards Specific to Principal Uses.

(1) Use Classifications

Use Classifications are very broad and general (e.g., Residential Uses, Civic/Institutional Uses, Commercial Uses, and Industrial Uses). Use classifications are defined in Section 8.4, Principal Use Classification and Definitions.

(2) Use Categories

Use Categories represent major subgroups of the use classifications that have common functional, product, or physical characteristics, such as the type and amount of activity, type of occupants or users/customers, or operational characteristics. For example, the Commercial Uses classification is divided into multiple use categories, like Lodging and Retail Sales and Services. Each use category is described in terms of the common characteristics of included uses (including common or typical accessory uses), examples of common use types included in the category, and, for a number of use categories, exceptions—i.e., those uses that might appear to fall within the use category, but are included in another use category. Use categories are defined in Section 8.4, Principal Use Classification and Definitions.

(3) Use Types

Use Types identify specific principal land uses whose characteristics are considered to fall within the various use categories. For example, car wash and light vehicle sales are use types within the Vehicle-Related Uses category. Use types are defined in Section 8.5, Definitions.

4.2.3. Principal Use Table

(A) Organization and Applicability

Table 4-1: Principal Use Table, organizes allowable uses by use classifications, use categories, and use types as described in Section 4.2.2 above. The use table provides a systematic basis for identifying and consolidating uses. Definitions of the principal use classifications and use categories are included in Section 8.4, Principal Use Classification and Definitions. Definitions of use types are included in Section 8.5, Definitions.

(B) Explanation of Table and Abbreviations

For each listed use type in Table 4-1: Principal Use Table, the first column of each row identifies the name of the use type. The entries in the cells formed by the intersection of a zone district

column labeled across the top and a use type row indicate whether a use is permitted in a particular zone district, as follows:

(1) Principal Uses Permitted By-Right

- (a) “P” in a cell other than a PD district column indicates that the use is allowed by right in the zone district, subject to any use-specific standards referenced in the right-most column in that row. Permitted uses are subject to all other applicable requirements of this Ordinance.
- (b) “A” in a cell in a PD district column means that the use is allowed in the type of planned development district only if it is specified in the PD Plan for the particular district, subject to all other applicable requirements of this Ordinance, unless expressly modified in the PD Plan or PD Agreement for the district. See Section 3.4.2(A), Planned Development (PD) Plan, and Section 3.4.2(B), Planned Development (PD) Agreement.

(2) Principal Uses Permitted as a Special Exception

“S” in a cell indicates that the use is allowed in the zone district upon approval of a special exception permit in accordance with Section 4.2.4, Special Exception. Uses requiring a special exception permit are subject to all other applicable requirements of this Ordinance.

(3) Prohibited Uses

A blank cell indicates that the use is prohibited in the zone district.

(4) Use-Specific Standards

A particular use may be subject to additional standards that are specific to the particular use. The right-most column in a row includes references to the standards in Section 4.2.4, Standards Specific to Principal Uses, that apply to the use listed in the left-most column.

(C) Unlisted Uses

The Building Commissioner shall determine whether or not any use not explicitly listed in Table 4-1: Principal Use Table, is part of an existing use category or use type in accordance with Section 4.2.4, Interpretation of Unlisted Uses.

(D) Principal Use Table

The principal use table is established in Table 4-1: Principal Use Table.

Table 4-1: Principal Use Table														
	P = Permitted			A = Allowed in PD			S = Special Exception				Blank = Not Permitted			
Use Category/Type	Zone Districts												Use-Specific Standards	
	Ag./Res.			Commercial						PD				
	AF	RR	RG	RC	CN	CC	COR	O	IM	IH	PD	PD TND		
Agriculture³⁷														
Agricultural Cultivation														
Agricultural operation ³⁸	P	P	P	P	P	P	P	P	P	P	A	A		
Forestry ³⁹	P	P	P	P	P	P	P	P	P	P	A	A		
Nursery ⁴⁰	P	P	P	P	P	P	P	P	P	P	A	A		
Tree farm ⁴¹	P	P	P	P	P	P	P	P	P	P	A	A		

³⁷ Permissions for agriculture uses are “P” for all districts in accordance with state law.

³⁸ This renames the use described as “Agricultural and forestry uses and their accessory structures, as defined in ARTICLE I” and permitted in A-1, A-2, and A-2A districts.

³⁹ This carries forward and renames the use “Forestry activities and related services” permitted in the A-1, A-2, and A-2A districts.

⁴⁰ This is a new use.

⁴¹ This is a new use.

Table 4-1: Principal Use Table													
P = Permitted			A = Allowed in PD			S = Special Exception					Blank = Not Permitted		
Use Category/Type	Zone Districts												Use-Specific Standards
	Ag./Res.			Commercial							PD		
	AF	RR	RG	RC	CN	CC	COR	O	IM	IH	PD	PD TND	
Agriculture Support and Services, Directly Related													
Agri-education or agri-tourism ⁴²	P	P	P	P	P	P	P	P	P	P	A	A	
Auction barn and livestock storage ⁴³	P			S		S					A	A	
Equestrian facility ⁴⁴	P	S									A	A	
Farm winery ⁴⁵	P	P	P	P	P	P	P	P	P	P	A	A	4.2.4(A)(1)
Roadside agriculture sales ⁴⁶	P	P	P	P	P	P	P	P	P	P	A	A	4.2.4(A)(2)
Agriculture Support and Services, Not Directly Related													
Agricultural distribution hub ⁴⁷	P				P	P	P				A	A	
Agricultural processing ⁴⁸									P	P	A	A	
Animal Agriculture													
Animal husbandry ⁴⁹	P	P	P	P	P	P	P	P	P	P	A	A	
Commercial feed lot ⁵⁰	P									P	A	A	
Fishery ⁵¹	P										A	A	
Residential													
Household Living													
Dwelling, single-family detached ⁵²	P	P	P	P							A	A	
Dwelling, townhouse ⁵³			P	P							A	A	
Dwelling, two-family (duplex) ⁵⁴			P	P							A	A	
Dwelling, three-family (triplex) ⁵⁵			P								A	A	
Dwelling, four-family (fourplex) ⁵⁶			P								A	A	

⁴² This is a new use.

⁴³ This is a use that consolidates the “Auction barns and auction yards” (permitted as a special exception in C-2 and C-3) and “Livestock, sales, or feeding yards” uses (permitted as a special exception in C-1).

⁴⁴ This is a new use.

⁴⁵ This carries forward the existing use, permitted in all districts except R-2.

⁴⁶ This carries forward the use named “One roadside stand for the sale of agriculture or forestry products produced on the premises, provided that such stand does not exceed an area of three hundred (300) square feet and that it is located not nearer than thirty-five (35) feet from the roadway,” permitted in the A-1 district.

⁴⁷ This is a new use.

⁴⁸ This renames the use described as “Agricultural processing including cotton ginning and compressing, corn shelling, hay baling and threshing services,” permitted in the A-1, A-2 and A-2A districts.

⁴⁹ This renames the use described as “Animal husbandry services including veterinarian services, animal hospital services and poultry hatchery services,” permitted in the A-1, A-2 and A-2A districts.

⁵⁰ This carries forward the “Commercial feed lots which comply with all applicable state and federal laws” use which is permitted as a special exception in the A-1 district.

⁵¹ This carries forward the “Fisheries and related services” use which is permitted in the A-1, A-2 and A-2A districts.

⁵² This carries forward the use permitted in the A-1, A-2, A-2A, R-1, R-2, and C-1 districts, and in the C-2 district as a special exception.

⁵³ This carries forward the use permitted in the R-2 district.

⁵⁴ This carries forward the use permitted in the A-1, A-2, A-2A, R-1, R-2, and C-1 districts, and in the C-2 district as a special exception

⁵⁵ This is a new use.

⁵⁶ This is a new use.

Table 4-1: Principal Use Table													
P = Permitted			A = Allowed in PD			S = Special Exception					Blank = Not Permitted		
Use Category/Type	Zone Districts												Use-Specific Standards
	Ag./Res.			Commercial							PD		
	AF	RR	RG	RC	CN	CC	COR	O	IM	IH	PD	PD TND	
Dwelling, mobile home ⁵⁷			S	S							A	A	4.2.4(B)(1)
Dwelling, multifamily ⁵⁸			S			S					A	A	
Mobile home park ⁵⁹			S								A	A	4.2.4(B)(2)
Group Living													
Assisted living facility ⁶⁰			S			S					A	A	4.2.4(B)(3)
Group home ⁶¹	P	P	P	P							A	A	
Retirement facility ⁶²			S			S					A	A	
Rooming house ⁶³			P								A	A	
Civic and Institutional													
Community and Cultural Facilities													
Child care center ⁶⁴				P	P	P	P	P	P	P	A	A	4.2.4(C)(1)
Child care home, family ⁶⁵	P	P	P	P							A	A	4.2.4(C)(2)
Child care home, group ⁶⁶	P	P	P	P							A	A	4.2.4(C)(3)
Community center ⁶⁷	S	S	S	P	P						A	A	
Conference center ⁶⁸						P	P		S		A	A	
Cultural institution ⁶⁹						P	P		S		A	A	
Event venue ⁷⁰	P					P	P		S		A	A	4.2.4(C)(4)
Government facility ⁷¹				P	P	P	P	P	P	P	A	A	
Library ⁷²				P	P	P	P	P			A	A	

⁵⁷ This carries forward the use permitted as a special exception in the R-2 and C-1 districts.
⁵⁸ This carries forward the “Apartment dwellings” use permitted in the R-2 district that is permitted as a special exception in the C-1 district.
⁵⁹ This carries forward the use permitted as a special exception in the R-2 and C-1 districts.
⁶⁰ This is a new use.
⁶¹ This is a new use. Per state law, it must be permitted by right or as a special exception in the same zone districts as the single-family detached dwelling use.
⁶² This is a new use.
⁶³ This renames the “Rooming and boardings houses” use permitted in the R-1 and R-2 districts.
⁶⁴ This carries forward the use permitted in the C-1, C-2, and M-1 districts, and permitted as a special exception in the M-2 district.
⁶⁵ This renames the “Family Day Care Home” use which is permitted as a “customary home occupation” in the A-1, A-2, and A-2A districts.
⁶⁶ This renames the “Group Day Care Home” use which is permitted in the C-1 district, and permitted as a special exception in the A-1, A-2, A-2A, R-1, and C-2 districts.
⁶⁷ This is a new use, based on the existing use “Governmental buildings and community centers,” permitted in the C-1 district, and as a special exception in the A-2, A-2A, R-2, and C-2 districts.
⁶⁸ This renames the use “Conference centers with attendant lodging facilities for students enrolled in and instructors employed by educational and research institutions and for visitors to such facilities and to Maury County” and provides a more general definition; permitted in the M-1 district and as a special exception in the M-2 district.
⁶⁹ This is a new use
⁷⁰ This carries forward the use permitted in the C-2 district, and permitted as a special exception in the A-1, A-2, and A-2A districts.
⁷¹ This is a new use, based on the existing use “Governmental buildings and community centers,” permitted in the C-1 district, and as a special exception in the A-2, A-2A, R-2, and C-2 districts.
⁷² This is a new use

Table 4-1: Principal Use Table														
P = Permitted			A = Allowed in PD			S = Special Exception				Blank = Not Permitted				
Use Category/Type	Zone Districts											PD		Use-Specific Standards
	Ag./Res.			Commercial										
	AF	RR	RG	RC	CN	CC	COR	O	IM	IH	PD	PD TND		
Place of assembly ⁷³				S	S	P	P	P	S		A	A		
Public safety facility ⁷⁴	P	P	P	P	P	P	P	P	P	P	A	A		
Religious facility ⁷⁵				S	S	P	P	P	S		A	A		
Educational Facilities														
College or university							S	S			A	A		
School, k-12		S	S			P	P		S		A	A		
School, vocational						P	P		S		A	A		
Funeral Services														
Crematory ⁷⁶									S		A	A		
Funeral home ⁷⁷				S		P	P				A	A		
Health Care Services														
Hospital ⁷⁸								S	S		A	A		
Medical or dental office or clinic ⁷⁹	S		S	P	P	P	P				A	A		
Nursing home ⁸⁰			S			P	P				A	A		
Rehabilitation center ⁸¹						S								
Parks and Open Areas														
Cemetery ⁸²			S	S	S	S	S	S			A	A	4.2.4(C)(5)	
Community garden ⁸³		P	P	P	P	P	P	P			A	A		
Country club ⁸⁴			S	S		P		S			A	A		
Public park ⁸⁵	P	P	P	P	P	P	P	P	P	P	A	A		
Transportation and Utility Facilities														
Airport ⁸⁶	S								S		A	A	4.2.4(C)(6)	

⁷³ This renames the use “Other Places of Assembly,” permitted in the M-1 district, and permitted as a special exception in the M-2 district.

⁷⁴ This is a new use.

⁷⁵ This replaces several other uses, including “Churches and other places of assembly” and “Churches, Places of Worship or other places of assembly,” which are permitted in the C-1 and C-2 districts, and permitted as a special exception in the A-1, A-2, A-2A, and R-1 districts.

⁷⁶ This is a new use.

⁷⁷ This builds on the “Mortuaries” and “Funeral parlors” uses permitted in the C-2 district and as a special exception in the C-1 district.

⁷⁸ This is a new use that was part of the “Medical facilities” definition.

⁷⁹ This consolidates and renames the uses “Medical facilities,” “Doctors and dental offices,” and “Medical facilities, including doctors or dental offices,” with a variety of permissions in the A-1, A-2, A-2A, C-1 and C2 districts.

⁸⁰ This is a new use that was part of the “Medical facilities” definition.

⁸¹ This is a new use.

⁸² This is carried forward from the use “Churches, Places of Worship or other places of assembly; cemeteries,” permitted as a special exception in the A-1 district.

⁸³ This is a new use.

⁸⁴ This carries forward the existing defined use which was not explicitly permitted in any zone district.

⁸⁵ This is a new use.

⁸⁶ This carries forward the “Private Airports, Landing Strips, and Heliports” use, permitted as a special exception in the A-1 district.

Table 4-1: Principal Use Table													
P = Permitted			A = Allowed in PD			S = Special Exception					Blank = Not Permitted		
Use Category/Type	Zone Districts											Use-Specific Standards	
	Ag./Res.			Commercial							PD		
	AF	RR	RG	RC	CN	CC	COR	O	IM	IH	PD		PD TND
Communications tower and equipment ⁸⁷	P	P	P	P	P	P	P	P	P	P	A	A	4.2.4(C)(7)
Fallout shelter ⁸⁸	P	P	P	P	P	P	P	P	P	P	A	A	4.2.4(C)(8)
Parking facility ⁸⁹						P	P	P	P	P	A	A	
Solar energy conversion system, large-scale ⁹⁰	P					P	P	P	S	S	A	A	4.2.4(C)(9)
Utility, major ⁹¹	S						S	P	P	P	A	A	4.2.4(C)(10)
Utility, minor ⁹²	P	P	P	P	P	P	P	P	P	P	A	A	
Wind energy facility, large ⁹³											A	A	4.2.4(C)(11)
Commercial													
Adult Business													
Adult-oriented establishment ⁹⁴							S						4.2.4(D)(1)
Animal Care Uses													
Animal grooming ⁹⁵				P	P	P	P				A	A	
Animal kennel, small ⁹⁶				P		P	P				A	A	4.2.4(D)(2)
Animal kennel, large ⁹⁷							P				A	A	4.2.4(D)(2)
Veterinary hospital ⁹⁸				S		P	P				A	A	
Food and Beverage Services													
Bar or tavern ⁹⁹					S	P	P	P			A	A	4.2.4(D)(3)
Restaurant, drive-in ¹⁰⁰					S	P	P	P	S		A	A	
Restaurant, sit-down ¹⁰¹					P	P	P	P	S		A	A	

⁸⁷ This carries forward the “Communication services and communication equipment installation” use permitted in the M-1 district and permitted as a special exception in the A-1, A-2, A-2A, M-2, and M-3 districts.

⁸⁸ This carries forward the existing use.

⁸⁹ This renames the “Commercial parking lots or parking decks” use permitted as a special exception in the C-2 and C-3 districts.

⁹⁰ This is a new use.

⁹¹ This is a new use that consolidates multiple general utility uses that may have a significant impact on nearby properties.

⁹² This is a new use that consolidates multiple general utility uses that have a minimal impact on nearby properties.

⁹³ This is a new use.

⁹⁴ This renames the “Adult bookstores, movie houses, and places of live entertainment” use, permitted as a special exception in the C-2 and C-3 districts.

⁹⁵ This is a new use.

⁹⁶ This is adapted from the “Kennels or animal hospitals” use, permitted as a special exception in the C-1 district. The size distinction is new.

⁹⁷ This is adapted from the “Kennels or animal hospitals” use, permitted as a special exception in the C-1 district. Size distinction is new.

⁹⁸ This renames the “Animal hospitals” and “Kennels or animal hospitals” uses, permitted in the M-1 district and as a special exception in the C-1 and M-2 districts.

⁹⁹ This renames the use “Tavern or bars” permitted as a special exception in the C-2 and C-3 districts.

¹⁰⁰ This carries forward the existing use which is also listed as “Drive-in commercial establishments,” which is permitted as a special exception in the C-1 district.

¹⁰¹ This renames the “Restaurant” use, permitted in the C-1 and C-2 districts.

Table 4-1: Principal Use Table														
P = Permitted		A = Allowed in PD			S = Special Exception						Blank = Not Permitted			
Use Category/Type	Zone Districts												Use-Specific Standards	
	Ag./Res.			Commercial						PD				
	AF	RR	RG	RC	CN	CC	COR	O	IM	IH	PD	PD TND		
Lodging														
Bed and breakfast homestay ¹⁰²	S	S	S	S	S							A	A	4.2.4(D)(4)
Campground ¹⁰³	P	S										A	A	
Hotel and motel ¹⁰⁴						P	P	P				A	A	
Travel trailer park, large ¹⁰⁵	S	S										A	A	4.2.4(D)(5)
Travel trailer park, small				S								A	A	4.2.4(D)(5)
Office														
Contractor's yard ¹⁰⁶						P	P	P	P			A	A	
Data center ¹⁰⁷						P	P	P	P			A	A	
General office ¹⁰⁸							P	P	S			A	A	
Research and development ¹⁰⁹						P	P	P	P			A	A	
Recreation and Entertainment														
Amphitheater ¹¹⁰	S					P	P					A	A	4.2.4(D)(6)
Marina ¹¹¹	S	S	S									A	A	
Recreation, indoor ¹¹²	S			P	S	P	P	S	S	S		A	A	
Recreation, outdoor ¹¹³	S			P	S	P	P	S	S	S		A	A	

¹⁰² This carries forward the existing use, permitted as a special exception in the A-1, A-2, A-2A and C-1 districts.

¹⁰³ This renames the "Camping ground" use which is not listed as a permitted use.

¹⁰⁴ This renames the "Hotels, motels, and tourist courts" use which is permitted in the C-2 district.

¹⁰⁵ This carries forward the existing use, permitted as a special exception in the A-1, A-2, and C-1 districts, and divides it into two sizes of travel trailer parks with different standards.

¹⁰⁶ This consolidates the "Road or building contractor's equipment storage building or repair facilities, except temporary facilities on the site of construction project," permitted as a special exception in the C-2 and C-3 districts, and "Contract construction services; except as restricted by Subsection 'd' (below)" uses, permitted in the C-2 district.

¹⁰⁷ This renames the "Data processing and computer centers, including service and maintenance of electronic data processing equipment" use, permitted in the M-1 district and permitted as a special exception in the M-2 district.

¹⁰⁸ This consolidates several uses, including "Business services," "Professional services," (both of which are permitted in the C-2 district), "Professional offices, including medical offices and clinics and office buildings" (permitted in the M-1 district and permitted as a special exception in the M-2 district), and "Finance, insurance and real estate services" (permitted in the C-2 district).

¹⁰⁹ This renames the "Uses associated with the functions of education, research, design, technical training and experimental product development when conducted wholly within a completely enclosed building" use, permitted in the M-1 district and permitted as a special exception in the M-2 district.

¹¹⁰ This is a new use.

¹¹¹ This carries forward the existing use, permitted as a special exception in the A-1, A-2, and A-2A districts.

¹¹² This is a new use.

¹¹³ This consolidates a variety of different commercial uses, including "Commercial animal parks or amusement parks," "Commercial recreation uses; except as restricted by Subsection 'd' (below)," "Horse and dog racetracks, automobile racetracks, motorcycle or moped racetracks, midget bike parks and similar facilities," and "Open space recreational uses such as golf courses and ball diamonds," permitted in a variety of districts.

Table 4-1: Principal Use Table														
P = Permitted			A = Allowed in PD			S = Special Exception					Blank = Not Permitted			
Use Category/Type	Zone Districts												Use-Specific Standards	
	Ag./Res.			Commercial							PD			
	AF	RR	RG	RC	CN	CC	COR	O	IM	IH	PD	PD TND		
Stables ¹¹⁴	P	S	S									A	A	
Theater ¹¹⁵						P	P					A	A	
Retail Sales and Services														
Agricultural equipment sales, rental, and service ¹¹⁶						P	P		P	P		A	A	
Bank and financial institution ¹¹⁷				P	P	P	P	P	S			A	A	
Convenience store ¹¹⁸				P	P	P	P	P	S	S		A	A	
Liquor store ¹¹⁹						P	S					A	A	
Massage therapy establishment ¹²⁰				P	P	P	P	P				A	A	
Personal repair establishment ¹²¹				P	P	P	P	P	S			A	A	
Personal services establishment ¹²²				P	P	P	P	P	S			A	A	
Retail sales establishment, small ¹²³				P	P	P	P	P	S	S		A	A	
Retail sales establishment, medium						P	P	P	S			A	A	
Retail sales establishment, large						S	P	S	S			A	A	
Vehicle-Related Uses														
Car wash ¹²⁴				P		P	P	P				A	A	
Fleet fuel depot ¹²⁵									P	P				4.2.4(D)(7)
Gas station ¹²⁶				S		P	P	S				A	A	4.2.4(D)(8)
Light vehicle rental ¹²⁷						P	P	P				A	A	
Light vehicle repair ¹²⁸				P		P	P	P				A	A	
Light vehicle sales ¹²⁹							P	P				A	A	

¹¹⁴ This renames the “Riding stables and kennels” use, permitted as a special exception in the A-2 and A-2A districts.

¹¹⁵ This is a new use.

¹¹⁶ This is a new use.

¹¹⁷ This is a new use.

¹¹⁸ This is a new use.

¹¹⁹ This renames the “Liquor, wine, and beer stores” use, permitted as a special exception in the C-2 and C-3 districts.

¹²⁰ This renames the “Massage parlors” use, permitted as a special exception in the C-2 and C-3 districts.

¹²¹ This renames the “Repair services; except as restricted by Subsection “d” (below)” use, permitted in the C-2 district.

¹²² This renames the “Personal services” use, permitted in the C-2 district.

¹²³ This consolidates a number of different retail uses under the term “Retail trade,” permitted in the C-2 district, as well as the “Neighborhood shopping facilities” use, permitted as a special exception in the A-1 and A-2 districts.

¹²⁴ This is a new use.

¹²⁵ This is a new use.

¹²⁶ This renames the “Gasoline service station” use permitted in the C-2 district as well as, in part, the “Service stations and automobile repair establishments” use permitted in the C-1 district and permitted as a special exception in the C-2 district.

¹²⁷ This is a new use.

¹²⁸ This renames the “Motor vehicle body repair facilities for vehicle undercoating, painting, tire recapping, engine rebuilding, motor vehicle dismantling” use, permitted as a special exception in the C-2 and C-3 districts.

¹²⁹ This is a new use.

Table 4-1: Principal Use Table														
P = Permitted		A = Allowed in PD			S = Special Exception					Blank = Not Permitted				
Use Category/Type	Zone Districts													Use-Specific Standards
	Ag./Res.			Commercial							PD			
	AF	RR	RG	RC	CN	CC	COR	O	IM	IH	PD	PD TND		
Travel trailer rental ¹³⁰				P		P	P	P			A	A		
Industrial														
Extraction														
Mining ¹³¹							S	S			A	A		
Manufacturing and Processing														
Brewery ¹³²									S	P	A	A	4.2.4(E)(1)	
Distillery ¹³³									S	P	A	A	4.2.4(E)(1)	
Manufacturing, artisanal ¹³⁴	S					P	P		P	P	A	A		
Manufacturing, heavy ¹³⁵										P	A	A		
Manufacturing, light ¹³⁶									P	P	A	A		
Slaughterhouse ¹³⁷										P	A	A		

¹³⁰ This renames the “Trailer rental and leasing activities” use, permitted as a special exception in the C-2 and C-3 districts.

¹³¹ This carries forward the “Above ground quarry or mining activities, except temporary activities on the site of construction projects” use, permitted as a special exception in the C-2 and C-3 districts.

¹³² This carries forward the existing use, permitted in the M-1 and M-2 districts and permitted as a special exception in the C-3 district.

¹³³ This carries forward the existing use, permitted in the M-1 and M-2 districts and permitted as a special exception in the C-3 district.

¹³⁴ This is a new use.

¹³⁵ This is a new use that accommodates manufacturing activities that may have significant external impacts as well as existing uses including “Manufacturing and assembly uses relating to the manufacture and assembly of transportation equipment (including aircraft, motor vehicles, boats and rail transport equipment). Manufacturing and assembly plants are permitted which include the following uses operated in connection with such manufacturing and assembly operations: mining and quarrying and the operation of cement batch or asphalt plant when these activities are conducted on a temporary basis in conjunction with the construction of a manufacturing or assembly facility; ore smeltery establishments; foundries; and plastic forming facilities” uses (permitted in the M-2 district), “Tanneries, slaughterhouses, or rendering factories” uses (permitted as a special exception in the C-2 and C-3 districts), and “Uses such as smelting plants (except as allowed by Paragraph b. of Subsection 5.062), fat rendering, inflammable liquids storage, and manufacturing of acids, uses, tanneries, slaughter houses, glue factories, oil refineries, soap factories, artificial gas manufacture, rubber manufacture, fertilizer manufacture, mining and quarrying, the operation of a cement batch or asphalt plant except where such operation is conducted on a temporary basis in conjunction with the construction of a manufacturing or assembly facility, heavy repair, dismantling industry, scrap yards, and similar uses” (permitted as a special exception in the M-3 district).

¹³⁶ This is a new use that accommodates manufacturing activities that generally operate in indoor facilities and have limited external impacts including “Enclosed industrial uses such as the manufacture and/or cleaning of textiles and apparel, fabrication and assembly of small machinery, and parts, accessories and equipment for transportation equipment including automobiles and other products of metal, wood or other materials, baker, carpenter’s shop, machine shop, printing, bottling works, and similar uses” (permitted in the M-1 district and as a special exception in the M-2 district), “Ice manufacture or cold storage” use (permitted in the M-1 district and as a special exception in the M-2 district), and “Manufacturing and processing industries generally with the exception of those specifically or by implication otherwise classified in Section 5.063” use (permitted in the M-2 district).

¹³⁷ This is a new use.

Table 4-1: Principal Use Table													
P = Permitted			A = Allowed in PD			S = Special Exception				Blank = Not Permitted			
Use Category/Type	Zone Districts												Use-Specific Standards
	Ag./Res.			Commercial						PD			
	AF	RR	RG	RC	CN	CC	COR	O	IM	IH	PD	PD TND	
Winery ¹³⁸						P	P		S	P	A	A	4.2.4(E)(1)
Freight and Warehousing													
Cold storage plant ¹³⁹									P	P	A	A	
Junk or salvage yard ¹⁴⁰						S				S	A	A	4.2.4(E)(2)
Self storage ¹⁴¹						P	P	S	S	S	A	A	
Truck terminal ¹⁴²									P	P	A	A	
Warehouse ¹⁴³						S			P	S	A	A	
Waste-Related Uses													
Landfill or dump ¹⁴⁴									S	S	A	A	4.2.4(E)(3)
Recycling collection center ¹⁴⁵				P		P	P	P	P	P	A	A	4.2.4(E)(4)
Recycling processing center ¹⁴⁶										S	A	A	
Waste composting facility ¹⁴⁷										S	A	A	
Waste transfer facility ¹⁴⁸										S	A	A	
Wholesale Sales													
Auction yard ¹⁴⁹									P	P	A	A	
Wholesale sales ¹⁵⁰						S			S		A	A	

¹³⁸ This is an existing use permitted in the R-2 district, and permitted (as a consolidated “Farm winery and winery” use) in the A-1, C-2, M-1 and M-2 districts.

¹³⁹ This is derived from the “Ice manufacture or cold storage” use permitted in the M-1 district.

¹⁴⁰ This consolidates the “Automobile wrecking, automotive junkyards, junkyards and salvage yards” use, permitted as a special exception in the M-2 district, and the “Junkyards or scrap yards” use, permitted as a special exception in the C-2 and C-3 districts.

¹⁴¹ This renames the “Mini storage warehouse facility” use, permitted in the C-1 and C-2 districts.

¹⁴² This is derived from the “Enclosed wholesaling, warehousing and storage uses, truck terminals and uses necessary to service the area. To include accessory uses or structures customarily incidental to these uses” use, permitted in the M-1 district.

¹⁴³ This consolidates the “Enclosed wholesaling, warehousing and storage uses, truck terminals and uses necessary to service the area. To include accessory uses or structures customarily incidental to these uses” use (permitted in the M-1 district and as a special exception in the M-2 district), and “Warehouses or storage facilities, except those facilities for storing petroleum or other potentially hazardous materials” use (permitted in the C-1 district and as a special exception in the C-2 district)

¹⁴⁴ This consolidates the “Sanitary dumps, landfills, or waste transfer points” use, permitted as a special exception in the C-2 and C-3 districts, the “Sanitary landfill operations subject to approval of the Maury County Environmentalist and the Tennessee Department of Environment & Conservation and the Maury County Commission” use, permitted in the A-1 district, and the “Sanitary landfill operations, subject to the approval of the Tennessee Department of Environment & Conservation, Division of Solid Waste Management, and the Maury County Commission” use, permitted as a special exception in the M-3 district.

¹⁴⁵ This is a new use.

¹⁴⁶ This is a new use.

¹⁴⁷ This is a new use.

¹⁴⁸ This is a new use, derived from the “Sanitary dumps, landfills, or waste transfer points” use listed in but prohibited in the C-2 district.

¹⁴⁹ This is a new use derived from “Auction barns and auction yards,” permitted as a special exception in the C-2 and C-3 districts.

¹⁵⁰ This is a new use that consolidates multiple “Wholesale Trade” uses, permitted in the C-2 district.

4.2.4. Standards Specific to Principal Uses

(A) Agriculture Uses

(1) Farm Winery¹⁵¹

(a) Applicability

Except for the standards in subsection (g) below, which apply only to the farm winery use, the standards in this subsection (1) apply to the following uses:

1. Farm winery, in the Agricultural Uses classification;
2. Brewery, in the Industrial Uses classification;
3. Distillery, in the Industrial Uses classification, and;
4. Winery, in the Industrial Uses classification.

(b) General Standards

1. All activities associated with production, bottling, storage, and sales shall be conducted entirely within an enclosed structure. No outdoor storage of raw materials, byproducts, equipment, inventory, or any other items shall be permitted, except that raw materials or byproducts may be stored in silos or other appropriate structures.
2. The facility shall be maintained in a neat and clean condition and operated so as not to create a nuisance.
3. Conditions within the site shall be controlled to minimize noise and odor.
4. Byproducts or solid waste from the production shall be properly disposed of off the property. TDEC shall approve any on-site wastewater disposal system, and the permit approving the system shall state the approved waste loading and waste volume.
5. The use and all buildings and structures must comply with the applicable building code and permitting requirements.
6. All buildings not used for processing, distilling, bottling, tasting, and sales shall be located behind the rear building lines of the buildings utilized for processing, distilling, bottling, tasting, and sales.
7. Permanent restroom facilities shall be provided to accommodate the maximum number of simultaneous employees, nonemployees, and visitors anticipated on the site.¹⁵²

(c) Operational Standards¹⁵³

1. Daily tours may occur only between 9 am and 8 pm.
2. Deliveries to and from the site may occur only between 7 am and 8 pm.
3. Attendance at any events is limited to 250 people.
4. Outdoor events shall occur only during daylight hours.

(d) Accessory Uses

1. Where permitted by local, state, and federal law, the tasting and sales of beverages on site are permitted as accessory uses providing such tasting and sales uses are clearly subordinate to the production of the beverages.

¹⁵¹ This builds on the existing set of standards that apply to breweries, craft breweries, distilleries, farm wineries, and wineries in Sec. 4.200 of the Zoning Resolution with reorganization for clarity. In the Zoning Resolution all standards for all uses are contained within Sec. 4.200. In this Ordinance, the specific standards that apply to all those uses are listed in this section. The particular use-specific standards for the other uses reference this section and include additional standards particular for that use.

¹⁵² The reference to the supplementation of permanent restroom facilities with portable toilets in Sec. 4.201(4) of the Zoning Resolution is not carried forward. That language is not necessary because there is nothing in the code that prevents portable toilets from being used as needed.

¹⁵³ Example list of events is removed as unnecessary.

2. A facility may include a warming kitchen for purpose of providing food to visitors and for events held on the premises. The warming kitchen shall be clearly subordinate to the production of beverages and shall not operate as a restaurant or as another use in the food and beverage services or retail sales and services use categories.

(e) Licensing

1. The use may not commence until the owner or operator obtains all applicable licenses and permits required under local, state, or federal law, including approvals from the Tennessee Alcoholic Beverage Commission, the Tennessee Department of Agriculture, the TDEC, and the Federal Alcohol and Tobacco Tax and Trade Bureau.
2. Copies of all reports of production activities filed with the US Treasury Department, and similar reports required to be submitted to state and federal agencies, shall be provided to the County promptly upon request.

(f) Setback and Buffer Requirements¹⁵⁴

All buildings, parking lots, and areas used for activities shall be set back from adjoining property lines in accordance with Table 4-2: Setback Requirements for Brewery, Distillery, and Winery Uses, based on the zone district in which the use is located and the zone district of adjoining property.

Table 4-2: Setback Requirements for Brewery, Distillery, and Winery Uses		
Adjoining District	Zone District in Which Use Is Located	
	AF, RR, RG, PD-TND Districts, and PD Districts with Only Residential Uses	RC, CN, CR, COR, O, M, IH Districts, and PD Districts with Non-Residential Uses
AF, RR, RG, PD-TND Districts, PD Districts with Only Residential Uses	400	400
RC, CN, CR, COR, O, M, IH Districts, PD Districts with Non-Residential Uses	200	Setback standards of zone district in which use is located

(g) Standards Specific to Farm Winery Use

The following standards apply only to the farm winery use:

1. Minimum Lot Size

The minimum lot size is 15 acres. Multiple contiguous parcels shall be consolidated, in accordance with the Subdivision Regulations, into a single parcel that complies with the minimum lot size before the use may occur.

2. Floor Area Limitations

- i. The floor area of all buildings used for processing, bottling, tasting, sales, storage of the finished product produced on the site, and office space shall not exceed 25,000 square feet.
- ii. The floor area of tasting rooms and sales permitted in accordance with subsection (d)1 above shall not exceed 4,000 square feet.

(2) Roadside Agriculture Sales¹⁵⁵

- (a) The floor area of the stand or other structure in which sales take place shall not exceed 300 square feet.
- (b) Only agriculture or forestry products produced on the premises may be sold.

¹⁵⁴ The standards are not changed, but the table has been simplified.

¹⁵⁵ This carries forward the standards in Sec. 5.041 of the Zoning Resolution and clarifies the stand may not be located in the public right-of-way.

- (c) The stand shall not be located in a public right-of-way and shall be at least 35 feet from the edge of pavement of the adjoining street.

(B) Residential Uses¹⁵⁶

(1) Dwelling, Mobile Home¹⁵⁷

The following standards apply to all mobile homes:

- (a) A permit shall be obtained from the Building Commissioner before a mobile home may be installed.
- (b) The home’s manufacture date shall be no more than 15 years before the date the mobile home permit is issued or the home is installed.
- (c) Front and back porches shall have a landing and steps that meet the building code in effect at the time of permitting or placement.
- (d) The tongue of the mobile home must be removed.
- (e) The Building Commissioner shall approve skirting or foundation installations.

(2) Mobile Home Park¹⁵⁸

(a) Minimum Size

The lot shall be at least two acres in size and able to contain at least ten mobile home spaces.

(b) Dimensional Standards

The mobile home park and each mobile home space in the mobile home park shall comply with the dimensional standards in Table 4-3

Table 4-3: Mobile Home Park Dimensional Standards			
Mobile Home Park		Mobile Home Space	
Standard	Value	Standard	Value
Setbacks, min (ft) [1]		Lot area, min (sf)	
Front	50	Single-wide mobile home	3,600
Side	30	Double-wide mobile home	6,000
Rear	30	Lot width, min (ft)	36
Height, max (stories ft)	2 25	Setback, front (ft)	10
		Setback, other	[2]

min = minimum max = maximum ft = feet sf = square feet

NOTES:

- [1] Required mobile home park setbacks do not include areas reserved for setbacks in each individual mobile home space.
- [2] There shall be at least 15 feet separation between mobile homes placed end-to-end, and at least 20 feet between mobile homes in any other configuration. In addition, there shall be at least 20 feet separation between a mobile home and any other building within the mobile home park.

¹⁵⁶ The Zoning Resolution includes special development standards for group housing projects in Sec. 4.082. This use of special site design standards for multi-building residential projects is unusual and they are not carried forward. Instead, we recommend that standards that improve the site generally be included in the general development standards section in Article 5: Development Standards, which will apply to residential and nonresidential development throughout the county, instead of carrying forward these special standards.

¹⁵⁷ This carries forward the standards for mobile homes in Sec. 4.140 of the Zoning Resolution with minor refinements for clarity. References to single-wide and double-wide are replaced with “all” for brevity.

¹⁵⁸ This carries forward the standards for mobile home parks in Sec. 4.100 of the Zoning Resolution, with reorganization and revisions for clarity and to reduce repetition. A 25 foot height limit has been added to the carried-forward 2-story height limit.

(c) Required Improvements

1. Streets within the mobile home park shall be paved and at least 24 feet in width, in accordance with the procedures and standards for minor residential streets in the Subdivision Regulations. The street right-of-way shall be no wider than necessary to accommodate the road surface and necessary drainage facilities. All streets within the mobile home park shall be private streets and shall not be accepted as public streets.
2. The park shall be served with utility systems adequate for fire protection and the removal of liquid waste via a central sewage collection and treatment facility.
3. The mobile home park, including each mobile home space, shall be properly graded with a positive drainage flow away from buildings on the site.

(d) Mobile Home Space Standards

Each mobile home space shall:

1. Include a paved patio at least 200 square feet in area;
2. Include a pad at least 12 feet by 50 feet in area constructed of compacted gravel at least four inches in depth;
3. Be clearly delineated using permanent markings;
4. Include properly installed ground anchors that permit mobile homes to be tied down;
5. Abut and have access to a private street within the mobile home park; and
6. Be provided with a connection to a sanitary sewer line.

(e) Additional Standards

1. Cabanas, travel trailers, and similar enclosed structures are prohibited.
2. Except for one mobile home that is used as a rental or management offices, mobile homes in a mobile home park shall not be used for any nonresidential principal uses.¹⁵⁹
3. Any central refuse disposal area shall be maintained to meet County health requirements and shall be screened from view.
4. Service buildings housing laundry, sanitation, or other facilities for use by occupants shall be permanent structures and shall comply with all applicable codes.
5. On each street frontage, a mobile home park may provide one sign with no more than 20 square feet of sign area. The sign may be illuminated by indirect lighting only.¹⁶⁰

(3) Assisted Living Facility¹⁶¹

- (a)** An assisted living facility shall be licensed by the state in accordance with Tenn. Comp. R. & Regs. 1200-08-25-.03.
- (b)** Before a site plan for an assisted living facility may be approved, the applicant shall provide a letter from the water utility which states that water service is available at the site and the proposed design capacity.
- (c)** If not on a sanitary sewer system, the assisted living facility shall use an on-site wastewater disposal system approved by TDEC, and the applicant shall provide the County with the TDEC approval which states the capacity of the approved system.

¹⁵⁹ Changed from “nonresidential uses” in the Zoning Resolution to “nonresidential principal uses” in this Ordinance to allow for home occupations and other accessory nonresidential uses.

¹⁶⁰ The current regulations, in Sec. 4.100c.5 of the Zoning Resolution, require that the sign “contain thereon only the name and address of the park.” We have removed this requirement as it may violate the First Amendment to the U.S. Constitution as interpreted by Reed v. Gilbert.

¹⁶¹ These are new standards for a new use.

(C) Civic and Institutional Uses

(1) Child Care Center¹⁶²

A child care center shall be licensed by the state in accordance with Tenn. Comp. R. & Regs. 240-04-01-.03.

(2) Child Care Home, Family

A family child care home shall be licensed by the state in accordance with Tenn. Comp. R. & Regs. 240-04-01-.03.

(3) Child Care Home, Group

A group child care home shall be licensed by the state in accordance with Tenn. Comp. R. & Regs. 240-04-01-.03.

(4) Event Venue¹⁶³

(a) Minimum Lot Size

The minimum lot size for an event venue shall be 15 acres. Multiple contiguous parcels shall be consolidated into a single parcel that complies with the minimum lot size before the use may occur.

(b) Design and Development Standards

1. The event venue shall have frontage along a public road that provides access without use of private easements across other property.
2. The access road to the event venue shall be a federal, state, or county road. If the access road is a county road, the county road shall:
 - i. Be included on the County Road list approved by the County Commission;
 - ii. Have a paved surface at least 24 feet in width; and¹⁶⁴
 - iii. Be paved with asphalt, bituminous surface treatment, or concrete; gravel roads are prohibited.
3. Access to and egress from the event venue shall not direct traffic through a residential neighborhood.
4. If the event venue is located on a property with an existing structure or residence, an additional address shall be assigned to the event venue for E-911 purposes.
5. Permanent restroom facilities shall be provided to accommodate the maximum number of simultaneous employees, nonemployees, and visitors anticipated on the site.¹⁶⁵

(c) Setback and Buffer Requirements

All buildings, parking lots, and areas used for activities shall be set back from adjoining property lines in accordance with Table 4-4: Setback Requirements for Event Venues, based on the zone district in which the use is located and the zone district in which adjoining property is located.

¹⁶² These new standards, for this use and the family and group child care home uses that follow, reference state requirements for child care facilities.

¹⁶³ This carries forward the standards in Sec. 4.210 of the Zoning Resolution with revisions as noted below. The application requirements in Sec. 4.211, Procedure for Submission and Review, are not carried forward in the Ordinance; these requirements should be determined by the Building Commissioner and included in a separate Procedures Manual, as discussed in the Code Assessment.

¹⁶⁴ The current standards require either a "20-foot surface with plus 2-foot shoulders on each side of the road" or "24-foot surface width." As both scenarios appear to require 24 feet of paved surface, this standard has been simplified.

¹⁶⁵ The reference to the supplementation of permanent restroom facilities with portable toilets in Sec. 4.2012(8) of the Zoning Resolution is not carried forward. That language is not necessary because there is nothing in the code that prevents portable toilets from being used as needed.

Table 4-4: Setback Requirements for Event Venues		
Adjoining District	Zone District in Which Use Is Located	
	AF, RR	CC
AF, RR, RG, PD-TND Districts, and PD Districts with Only Residential Uses	400	400
RC, CN, CR, COR, O, M, IH Districts, and PD Districts with Non-Residential Uses	200	Setback standards of zone district in which use is located

(d) Parking Standards¹⁶⁶

1. Except for parking spaces required for ADA compliance, which shall comply with the paving and dimensional standards in Section 5.2, Off-Street Parking and Loading Standards, off-street parking spaces and drive aisles may be surfaced with gravel, grass, or other material if the applicant demonstrates that the surface will be capable of accommodating anticipated traffic loading stresses.
2. Parking shall be provided on-site, except that parking that is not required for ADA compliance may be provided off-site if shuttle service is provided from the off-site parking area to the event venue.
3. Parking on public roads or public right-of-way adjacent to the site is prohibited.

(e) Building Standards

All structures shall comply with the County building code and fire code and shall be inspected prior to occupancy by the Building and Zoning Office.

(f) Operational Standards

Outdoor sound amplification and outdoor lighting is only permitted between 8 am and, 10 pm on weekdays, and 11 pm on weekends and on holidays observed by the federal, state, or County government.

(g) Sanitation Standards

1. If the event venue uses an on-site wastewater disposal system instead of a sanitary sewer system, the disposal system shall be approved by TDEC, and the applicant shall provide the county with the TDEC approval which states the capacity of the approved system.
2. The applicant shall provide a letter from the water utility which states that water service is available at the site and the proposed design capacity.

(5) Cemetery¹⁶⁷

- (a) A cemetery shall be located on a lot at least 15 acres in area;
- (b) If the cemetery is not accessory to an institutional use such as a religious facility, it shall have access from an arterial or collector road that is identified on the County Road list approved by the County Commission.
- (c) All graves, burial lots, and mausoleums shall be set back at least 150 feet from an arterial road, 100 feet from any lot line with a residential use or a lot in the RR or RG district, and 50 feet from any other lot line.
- (d) In addition to the transitional buffer required by Section 5.3, Landscaping Standards, the portion of the site used for burial shall be surrounded by a fence or wall that complies with the standards of Section 5.7, Fence and Wall Standards, except where access is provided for vehicles or pedestrians.

¹⁶⁶ This carries forward the existing parking standards at Sec. 4.212(4) of the Zoning Resolution with revisions for clarity; the number of parking spaces required for the use will be addressed in Section 5.2, Off-Street Parking and Loading Standards; consequently, this requirement is not carried forward here.

¹⁶⁷ This replaces the existing standards at Sec. 3.080 of the Zoning Resolution.

(e) The cemetery shall comply with all requirements in Title 46, Cemeteries, T.C.A.

(6) Airport¹⁶⁸

(a) General Airport Standards

1. Runways and Landing Strip Length and Width

Runways and landing strips shall be at least 50 feet wide and 3,000 feet long.

2. Minimum Runway and Landing Strip Setbacks

i. Runways and landing strips shall be set back at least 1,000 feet from all property lines adjacent to property in the AF, RR, and RG district, and a PD district with residential uses, and shall be set back at least 200 feet from all other properties.

ii. Each end of a runway or landing strip shall be set back at least 1,000 feet from adjacent property lines.

3. Building Setbacks

All buildings and structures shall be set back at least 100 feet from any property line.

4. Obstruction Restrictions

There shall be no obstruction, including aircraft that are hangered, tied down, or parked, in the following areas:

i. Within 50 feet on each side of the center line along the full length of the runway, landing strip, or helipad; and

ii. Within 1,000 feet of both ends of a runway or landing strip.

5. Operational Standards

Only Visual Flight Rule (VFR) operations in accordance with FAA regulations are permitted.

6. Compliance with FAA Standards

All structures on the property shall comply with federal aviation regulations at 49 CFR Part 77.

7. Additional Standards

i. A single property may contain no more than one runway or landing strip, or two heliport pads.

ii. No more than two aircraft may be stored on the site.

(b) Private Airports

1. Private airports shall be used only for agricultural or recreational purposes and not for commercial purposes.

2. The siting, development, and operation of a new private airport shall not conflict with the operations of any existing airport, including overlap with flight patterns and approach areas.

¹⁶⁸ This carries forward the existing airport standards at Sec. 4.170 of the Zoning Resolution.

(7) Communications Tower and Equipment¹⁶⁹

(a) Purpose¹⁷⁰

The purpose of this section is to establish standards for the siting and installation of communication equipment such as towers and antennas to meet the County's goals to:

1. Minimize the total number of towers in the County;
2. Promote the joint use of new and existing tower sites;
3. Encourage users of towers and antennas to locate them, to the extent possible, in areas where the adverse impact on the community is minimal;
4. Configure towers and antennas in a way that minimizes their adverse visual impacts; and,
5. Enhance the ability of telecommunications service providers to provide services to the community quickly, effectively, and efficiently.

(b) Application Requirements

An application for a special exception use for installation of a communications tower or antenna shall include the following:

1. Site and landscaping plans drawn to legible scale, including:
 - i. The site located and highlighted on the County's tax map, identifying the relevant map and parcel numbers; and
 - ii. The site located on colored copies of US Topo maps produced by the National Geospatial Program of the U.S. Geological Survey.¹⁷¹
2. A written report that includes a description of the tower including technical reasons for its design;
3. An inventory and map that identifies the location of existing and proposed tower sites owned and operated by the applicant, including the height and design of each existing tower as well as the proposed tower.
4. Documentation, certified by a professional structural engineer licensed in the State of Tennessee who is competent in such design, establishing the structural integrity of the tower's proposed uses, the general capacity of the tower, and other information necessary to ensure that American National Standard Institute (ANSI) standards are met;
5. A written statement of intent as to whether excess space on the tower will be leased (i.e., total number of co-locators permitted on tower);
6. Written proof of ownership of the site or a copy of the owner's authorization to use the site;
7. Copies of any easements necessary to gain access or limited development areas;
8. A written report from a professional geotechnical engineer licensed in the State of Tennessee that the soils and underlying materials will support the intended structure;
9. Documentation that the tower facility meets FCC technical emissions standards, as well as other applicable FCC requirements;
10. Documentation that the FAA has issued a "Determination of No Hazard" regarding the site;

¹⁶⁹ This carries forward the standards in Sec. 4.150 of the Zoning Resolution. Notice requirements have not been included and will be consolidated with the standard notice requirements in Article 2: Administration.

¹⁷⁰ This carries forward and revises for clarity the five purpose statements in Sec. 4.150 of the Zoning Resolution.

¹⁷¹ This is updated to specifically reference the current topographical maps generated by the U.S.G.S.

11. A written explanation as to why the proposed site was selected and why co-location is not a possible option; and,
12. Documentation that the site complies with requirements of the federal National Environmental Policy Act (NEPA) in regard to impact on wildlife, endangered species, historical sites, Native American religious sites, floodplains, wetlands, high intensity white lights in residential neighborhoods, and frequency emissions in excess of FCC guidelines.

(c) Development Standards

1. To minimize the risk of injury or damage due to a tower collapse, a lot shall be of sufficient size and the tower sited such the fall radius from the base of the tower to any adjoining property line or supporting structure of another tower is a minimum of 100 percent of the proposed tower height.
2. Except as specifically required by the FAA or FCC, communication tower structures shall:
 - i. Be colored gray or silver;
 - ii. Not be illuminated; and
 - iii. Not use strobe lights.
3. Communication tower structures shall be designed to encourage collocation by future additional users.
4. No signage, advertising, or other delay is permitted.
5. Any on-site accessory structure shall only be used for the storage of equipment and/or electronics required on the site.
6. The tower base, all guy wires, and equipment areas shall be enclosed with a fence no less than six feet in height with access via a lockable gate. The gate shall be locked when the tower site is not being accessed for maintenance or other similar uses, and the fence shall be maintained in a good condition.
7. The tower shall be screened from public rights-of-way and adjacent properties with landscape buffers installed on the outside of the security fence. Each landscape buffer shall consist of a landscaped strip at least ten feet wide planted with a combination of trees, shrubs, and ground cover that include:¹⁷²
 - i. A row of evergreen trees a minimum of eight feet in height when planted and a minimum of 10 feet in height at maturity, placed a maximum of ten feet apart; and
 - ii. A contiguous hedge of evergreen shrubs at least 30 inches in height at planting placed in front of the tree line.

(8) Fallout Shelter¹⁷³

- (a) A fallout shelter is permitted as a principal or an accessory use.
- (b) Underground fallout shelters shall not be included in the calculation of maximum lot coverage if they do not extend more than 30 inches above the general ground level of the graded lot.
- (c) Adjoining property owners may jointly agree to construct a joint fallout shelter within the setback adjoining their properties, provided that the fallout shelter complies with setback requirements where it adjoins property owned by other property owners.

(9) Solar Energy Conversion System, Large-Scale¹⁷⁴

- (a) The lot coverage of the system, including any associated equipment, may be up to but shall not exceed 80 percent.
- (b) No components of the use shall exceed a height of 20 feet.

¹⁷² This builds on the existing screening standards to add measurable landscaping requirements.

¹⁷³ This carries forward the standards in Section 4.050 of the Zoning Resolution.

¹⁷⁴ These are new standards for a new use.

- (c) Except for transmission lines and collector utility structures, all utilities associated with the system shall be located underground.
- (d) The application for a special exception use permit shall include a decommissioning plan that describes the timeline and manner in which the solar energy conversion system will be decommissioned and the site restored to a condition similar to its condition prior to the establishment of the facility.
- (e) If the solar energy conversion system ceases operating for a period of 18 consecutive months, the County shall deem it abandoned and will provide a written notice of abandonment to the owner. Within 180 days after notice of abandonment is provided, the owner is required to either complete all decommissioning activities and site restoration in accordance with the decommissioning plan or resume regular operation of the solar energy conversion system.

(10) Utility, Major¹⁷⁵

All structures and storage areas shall be set back at least 100 feet from all property lines.

(11) Wind Energy Facility, Large¹⁷⁶

A large wind energy facility shall comply with the following:

(a) Applicability¹⁷⁷

The standards of this section apply to a new large wind energy facility and to the expansion of an existing wind energy facility. For purposes of this section, expansion of a wind energy facility includes activities that add to or substantially modify a facility by increasing the height of turbines or increasing the number of turbines, transmission facilities or other equipment, or increasing the footprint of the facility.

(b) Procedure¹⁷⁸

In addition to the requirements for a special exception in Section <>, Special Exception Permit, the following apply to an application for a special exception for a large wind energy facility.

1. Application Requirements

- i. The application for a special exception shall include a copy of the certificate of public convenience and necessity issued by the Public Utility Commission relating to the proposed large wind energy facility or expansion.
- ii. The application shall include comments from state and federal agencies with jurisdiction

2. Assessments

Except as provided in subsection (i) below, the application for a special exception shall include an environmental impact assessment in accordance with subsection (g) below, and a wildlife impact assessment in accordance with subsection (h) below. If a wildlife impact assessment is required, in no circumstance shall a special exception be effective until the state Wildlife Resources Agency has notified the County of its approval or approval with conditions of the application, and the special exception shall include any conditions required by the Wildlife Resources Agency.

¹⁷⁵ This is a new standard.

¹⁷⁶ These are new standards for a large wind energy facility which incorporates the state-law requirements in Title 65, Chapter 17, Energy Facility Siting, of the T.C.A., and adds additional standards.

¹⁷⁷ Based on definitions in T.C.A. § 65-17-101. "Large wind energy facility" is defined in Section 8.5, Definitions.

¹⁷⁸ Required to be included by T.C.A. § 65-17-105(d)(3). The notice and application requirements may be consolidated with the general notice and special exceptions procedures in Article 2: Administration, when they are drafted.

3. Public Hearing and Notice

A public hearing on the application shall take place within 60 days after the determination that the application is complete. Notice of the public hearing shall comply with the standards of Section <> and the following:

- i. The notice shall be published for at least two consecutive weeks in a newspaper of general circulation in the County, beginning at least 30 days prior to the scheduled date of the public hearing.
- ii. The notice shall provide that any comments on the construction, operation, or redevelopment of the large wind energy facility or expansion shall be submitted to the Board of Zoning Appeals by a certain date, which shall be no less than 30 days from the date of the newspaper publication of the notice.

(c) Setback¹⁷⁹

1. From the lot line of a nonparticipating owner, a wind energy turbine shall be set back a distance equal to 3.5 times its height. A nonparticipating owner may execute a waiver that authorizes a reduction in the required setback from the nonparticipating owner's property line to 1.1 times the height of a wind energy turbine.
2. For purposes of this subsection (c), the height of the wind turbine shall be measured from the ground to the maximum height of the blade tip.
3. All other buildings and structures on the site of a large wind energy facility shall be set back at least 100 feet from all property lines or the minimum setback requirement of the underlying zone district, whichever is greater.

(d) Height¹⁸⁰

The maximum height standards of this Ordinance do not apply to a large wind energy facility.

(e) Access

Access to the large wind energy facility shall be from an arterial or collector road. At the time the application for the facility or expansion is filed, there shall be a route to access the site from a principal arterial road that does not require use of roads in a residential subdivision.

(f) Site Design Standards

1. Signage shall not be allowed on a wind turbine. Signage may be posted on the fence near the entrance gate(s) or at the base of the tower identifying the manufacturer's or installer's identification, appropriate warning signs, or owner identification.
2. Each wind turbine and tower shall be painted or finished in the color originally applied by the manufacturer, or a matte neutral color (e.g., gray or white) that blends into a range of sky colors, unless required otherwise by the FAA. Bright, luminescent, or neon colors are prohibited.
3. A wind turbine shall not be lighted unless required by the FAA.
4. A wind turbine shall not be readily climbable for the first 15 feet of the structure.
5. All electrical and control equipment on the site shall be stored within a secure area such as a lockable cabinet or other lockable structure.
6. All wiring between the wind turbines and power substation or point of interconnection shall be underground, to the maximum extent practicable.

¹⁷⁹ Subsections (1) and (2) are required to be included by T.C.A. § 65-17-105(e)(2)(A). Subsection (3) is a new standard.

¹⁸⁰ This is a new standard.

(g) Environmental Impact Assessment¹⁸¹

Except as exempted in subsection (i) below, before a special exception permit for a large wind energy facility may be granted, the applicant shall submit an environmental impact assessment (EIA) prepared by a qualified third-party expert that assesses the potential adverse impacts of the facility on lands within four miles of either the perimeter of the facility or the proposed area of expansion of an existing facility. The EIA shall study at least the following potential impacts:

1. Economic impacts to individuals, property values, tourism, and agriculture;
2. Potential adverse impacts on ecosystems, including domestic animals, and habitat and migratory patterns for wildlife;
3. Viewshed analysis for national or state parks or forests, historic or cultural sites, public parks or recreation areas, or private conservation lands;
4. Hydrogeological assessment, including water bodies, flowing water sources, stormwater runoff, wetlands, groundwater, aquifers, and private wells within at least two miles of the perimeter of the facility or expansion;
5. Risk assessment and mitigation recommendations for shadow flicker and incidents, such as wind turbine fires, structural damage or failure, ice and blade throw, and hazardous material spills; and
6. Risk assessment for civil air navigation, military or law enforcement routes or training exercises, emergency medical flights, radar operations, and cell phone services.

(h) Wildlife Impact Assessment¹⁸²

1. Assessment Required

Except as exempted in subsection (i) below, before a special exception permit for a large wind energy facility may be granted, the applicant shall prepare a wildlife impact assessment that includes analysis of the potential adverse impacts to wildlife refuges, preserves and management areas, areas that provide habitat for threatened or endangered species, primary nursery areas designated by the fish and wildlife commission and the wildlife resources agency, and critical fisheries habitats identified pursuant to applicable state or federal law.

2. Wildlife Resources Agency Approval Required

Following its preparation and submittal to the county, the wildlife impact assessment prepared in accordance with subsection 1 above shall be submitted to the state Wildlife Resources Agency for its review. The Wildlife Resources Agency shall review the wildlife impact assessment and the requested special exception permit and shall approve, approve with conditions, or deny the application. No permit issued by the county shall be effective until the Wildlife Resources Agency has provided its approval or approval with conditions.

(i) Alternate Environmental Review¹⁸³

The assessment requirements established in subsections (g) and (h) above shall be waived if review of the large wind energy facility or any portion of the facility is required by the National Environmental Policy Act (NEPA) (42 U.S.C. § 4321 *et seq.*), and the review conducted as part of the NEPA requirements includes public input, a public hearing, an environmental impact statement, and a viewshed analysis.

¹⁸¹ Required to be included by T.C.A. § 65-17-105(e)(2)(B).

¹⁸² Required to be included by T.C.A. § 65-17-105(e)(2)(C).

¹⁸³ Required to be included by T.C.A. § 65-17-105(e)(2)(B)-(C).

(j) Noise Measurement¹⁸⁴

Prior to construction or expansion of a facility, a qualified third-party acoustics expert, selected and paid for by the applicant, shall make a baseline determination of preconstruction noise levels, including modeling and enforcement.

(k) Decommissioning and Security

1. Security Required¹⁸⁵

Before beginning construction of a large wind energy facility, the applicant shall establish financial security in the amount of 100 percent of the estimated total cost to decommission and remove the wind energy facility. The cost to decommission and remove the wind energy facility shall be established by an independent consultant paid by the applicant. The financial security shall be established by depositing with the County a surety bond, collateral bond, irrevocable letter of credit, parent guaranty, cash, cashier's check, certificate of deposit, or bank joint custody receipt, or other negotiated instrument approved by the County.

2. Decommissioning¹⁸⁶

A large wind energy facility shall be deemed decommissioned if:

- i. A wind turbine that is part of the facility ceases to generate electricity for 180 consecutive days, unless the generation shutdown was required by state or federal law. The County may extend the deadline for no more than 180 days at a time.
- ii. A wind turbine or group of wind turbines that are part of the facility violate the noise level restrictions in subsection (l) below and are not brought into compliance within 180 days of the date of the violation. The County may extend the deadline for compliance one time for no more than 180 days.

3. Property Restoration¹⁸⁷

Within 12 months following the decommissioning of a facility or expansion, the owner of the property shall restore the property to its original condition prior to commencement of activities on the site. This shall include, but not be limited to, the removal of all wind turbines, above-ground equipment, outdoor storage, and any hazardous materials associated with the facility.

(l) Operational Standards¹⁸⁸

Except during inclement weather that prevents the operator of a large wind energy facility from controlling wind turbine noise levels, a wind turbine or group of wind turbines shall not exceed an emission limit at a non-participating landowner's dwelling of 35 A-weighted decibels (dBA) and 45 dBA at a non-participating landowner's property line as determined by a qualified, third-party acoustics expert according to American National Standard Institute (ANSI) Standard 12.9 and other applicable ANSI standards.

¹⁸⁴ Required to be included by T.C.A. § 65-17-105(e)(2)(D)(ii).

¹⁸⁵ Required to be included by T.C.A. § 65-17-105(e)(2)(E).

¹⁸⁶ Required to be included by T.C.A. § 65-17-105(e)(2)(F).

¹⁸⁷ Required to be included by T.C.A. § 65-17-105(e)(2)(G), with additional standards for decommissioning.

¹⁸⁸ Required to be included by T.C.A. § 65-17-105(e)(2)(D)(i).

(D) Commercial Uses

(1) Adult Business

(a) Adult-Oriented Establishment¹⁸⁹

No adult-oriented establishment shall be located within 500 feet of another adult-oriented establishment or a child care center, family child care home, group child care home, religious facility, public park, k-12 school, bar or tavern, or liquor store use.

(2) Animal Kennel¹⁹⁰

(a) Building Standards

All kennel buildings shall:

1. Be sound-proofed with insulated walls, ceilings, and doors.
2. Have smoke and fire alarm systems that are monitored 24 hours per day.
3. Utilize ventilation systems that do not recirculate odors from the animal containment areas and provide those areas with fresh air exchange.
4. Include sealed or nonporous walls and floors.
5. Have sleeping accommodations that are at least 28 square feet in size for each dog and 7.5 square feet in size for each cat.
6. Post an emergency contact number and the maximum animal occupancy at each exit.
7. Be located behind any residential use on the site.

(b) Setbacks and Screening

1. All structures and outdoor areas used by animals, such as runs and play and exercise areas, shall be set back a minimum of 400 feet from all lot lines.
2. All outdoor runs shall be confined to a single area of property, with fencing separating any individual runs, and shall provide adequate shelter from rain, direct sun, and snow.
3. All animal confinement areas shall be screen by a solid fence or wall that is at least six feet in height.

(c) Sanitation Standards¹⁹¹

1. All animals shall be provided with a clean area to lie down and walk around that is free of feces and urine.
2. All animals shall be provided with clean, fresh water at all times.

(d) Additional Standards

1. Animals shall be confined within an insulated, sound-proofed building between 10 pm and 6 am.
2. The ratio of animals to staff members shall not exceed 16 to 1.
3. The burial or incineration of animals is prohibited.
4. The facility shall maintain on-site records that provide proof of up-to-date vaccinations for the animals.

¹⁸⁹ This separation requirement is new.

¹⁹⁰ This carries forward the standards in Sec. 4.180 of the Zoning Resolution. The application requirements in Sec. 4.184, Required Supporting Documentation, are not carried forward except for the staffing requirement; these requirements should be determined by the Building Commissioner and included in a separate Procedures Manual, as discussed in the Code Assessment.

¹⁹¹ A requirement in the Zoning Resolution that the animal kennel use an on-site wastewater disposal system approved by TDEC is removed as duplicative, as well as because a kennel may use a sanitary sewer system.

(3) Bar or Tavern¹⁹²

No bar or tavern shall be located within 500 feet of another bar or tavern, or a child care center, family child care home, group child care home, religious facility, public park, k-12 school, adult-oriented establishment, or liquor store use.

(4) Bed and Breakfast Homestay¹⁹³

(a) Dimensional Standards

1. The minimum lot size for a bed and breakfast homestay is five acres.
2. Bulk regulations that apply to a residential use in the zone district in which the use is located shall apply to the bed and breakfast homestay.

(b) Approval Requirements

The following approvals shall be secured before submitting, and supporting documentation submitted with, an application for a special exception permit for a bed and breakfast homestay:

1. The applicant shall secure a permit for the bed and breakfast homestay from the Tennessee Department of Health in accordance with TCA §§ 68-14-501 *et seq.*, the Bed and Breakfast Establishment Inspection Act of 1990.¹⁹⁴
2. If not on a sanitary sewer system, the bed and breakfast homestay shall use an on-site wastewater disposal system approved by TDEC, and the applicant shall provide the County with the TDEC approval which states the capacity of the approved system.
3. The applicant shall provide a letter from the water utility which states that water service is available at the site and the proposed design capacity.
4. The applicant shall obtain a County business license.

(c) General Standards

1. The operator shall acquire all applicable permits required to serve food and beverages.
2. No more than three rooms shall be available to rent.
3. Guest rooms shall be established and be maintained distinct and separate from the owner-occupant's and resident occupant's quarter(s).
4. Only one daily meal service, at breakfast, shall be provided to paying guests. Meal service shall be restricted to overnight guests.
5. The use shall comply with the requirements of the Tennessee Department of Health.
6. Cooking facilities are prohibited in guest rooms.
7. The maximum length of stay for a paying guest is 14 consecutive days.
8. The owner of the establishment is required to pay the hotel/motel tax to the County Trustee.

(d) Development Standards

1. The site must use an on-site wastewater disposal system.
2. No more than one off-street parking space shall be provided for each guest room. The parking shall be sited and screened using a fence, wall, landscaping, or other screening material to mitigate surrounding residential properties from the visual and noise impacts of off-street vehicle parking.

¹⁹² This separation requirement is new.

¹⁹³ This carries forward the standards in Sec. 4.220 of the Zoning Resolution. Some application details are not carried forward. The requirement of an on-site innkeeper is part of the definition (which is adapted from state law) and has not been duplicated as a standard.

¹⁹⁴ This simplifies the pre-submission requirements in Sec. 4.221(4) and (5) of the Zoning Resolution and includes a reference to relevant state law.

3. The bed and breakfast homestay may include a maximum of one sign with no more than nine square feet of sign area.¹⁹⁵

(5) Travel Trailer Park¹⁹⁶

(a) Permitted Uses

A travel trailer park shall be used only for the following:

1. The parking and temporary occupancy of travel trailers and similar transportable units such as recreational vehicles, for a maximum of 30 consecutive days. No travel trailer shall be parked or stored except in a travel trailer space. Mobile homes are prohibited; and
2. Accessory uses that support the travel trailer site such as administrative offices and recreational uses intended for the occupants of the travel trailers and other vehicles parked on site are allowed.

(b) Dimensional Standards

The dimensional standards in Table 4-5 apply to travel trailer parks and to each space within the travel trailer park that is designed for occupancy by a travel trailer:

Table 4-5: Travel Trailer Park Dimensional Standards			
Travel Trailer Park		Travel Trailer Space	
Standard	Value	Standard	Value
Lot Area, min	[1]	Lot area, min (sf)	2,500
Setbacks, min (ft)		Separation between trailers, min (ft)	
<i>Front</i>	50	<i>End of trailers</i>	20 ft
<i>Side</i>	30	<i>Front/rear of trailers</i>	30
<i>Rear</i>	30	Setback, front (ft)	10 [2]

min = minimum ft = feet sf = square feet

NOTES:

- [1] The travel trailer park shall be adequately sized to accommodate a sewage disposal system approved by the County Health Department or TDEC, as applicable.
- [2] This is the minimum distance each travel trailer shall be set back from the edge of the private street.

(c) Travel Trailer Space Standards

Each travel trailer space shall:

1. Abut and have access to a private street within the travel trailer park;
2. Not have access to a public street; and
3. Comply with the number of parking spaces required for the travel trailers in accordance with the minimum requirements in Section <>. In lieu of the parking space surfacing requirements in Section <>, each parking space may be paved with a material such as crushed stone or gravel provided it is well maintained and renewed or replaced as reasonably necessary to maintain a neat and orderly appearance.

¹⁹⁵ The current regulations, in Sec. 4.222(12) of the Zoning Resolution, state that the sign “may display the name and/or address of the owner or name of the bed and breakfast establishment.” We have removed this requirement as it may violate the First Amendment to the U.S. Constitution as interpreted by Reed v. Gilbert.

¹⁹⁶ These are updated standards for a use carried forward from the Zoning Resolution. Dimensional standards are updated, private streets are permitted to use surfacing other than asphalt, concrete, or other materials used for public roads, and new requirements are included for solid and liquid waste facilities to reflect that travel trailers may not be hooked up to water and sewer services.

(d) Required Improvements

1. Streets within the travel trailer park shall be paved with gravel and shall be at least 15 feet in width if accommodating one-way traffic, or 20 feet in width if accommodating two-way traffic. On-street parking shall be prohibited unless the streets include additional paved right-of-way width as required by the Building Official. All streets within the travel trailer park shall be private streets and shall not be accepted as public streets.
2. The travel trailer park, including each travel trailer space, shall be properly graded with a positive drainage flow away from buildings on the site.
3. Solid waste collection facilities shall be provided for the benefit of residents of the travel trailer park. The operator of the travel trailer park shall maintain each solid waste collection facility in a neat and orderly condition with no overflowing refuse and shall meet County health requirements. Refuse shall be stored in containers with tight-fitting covers that are adequate in size to accommodate the amount of refuse reasonably anticipated to be generated by the occupants of the travel trailer park. The operator of the travel trailer park shall provide for the collection of waste from the collection facilities as frequently as needed to comply with the standards of this section.
4. The travel trailer park shall be served by a water supply system adequate to ensure fire protection, and each travel trailer park site shall be provided with access to a water supply.
5. The travel trailer park shall be served by a sewage disposal system. The system shall include a centralized collection and disposal system that disposes of liquid waste from travel trailers, and may include sanitary sewer connections at some or all travel trailer spaces. If available, a public sanitary sewer system shall be used; otherwise, the sanitary sewer system shall be approved by the County Health Department or TDEC, as applicable.
6. Service buildings housing laundry, sanitation, or other facilities for use by occupants shall be permanent structures and shall comply with all applicable codes.

(6) Amphitheater¹⁹⁷

- (a) An amphitheater shall be situated on the site in a way that minimizes the effects of lighting and noise on surrounding properties.
- (b) An amphitheater shall comply with the following dimensional requirements:
 1. The minimum lot size shall be five acres.
 2. The lot shall have at least 300 feet of frontage on an arterial street at the point of access.
 3. All structures shall be set back at least 400 feet from any adjoining property line.
- (c) All points of vehicular access shall be from arterial streets and located to minimize vehicular traffic to and through local streets in residential areas.
- (d) Permanent restroom facilities shall be provided to accommodate the maximum number of simultaneous employees, nonemployees, and visitors anticipated on the site and shall meet the plumbing fixture gender parity requirements established in the current edition of the International Plumbing Code adopted by the County.
- (e) Except for parking spaces required for ADA compliance, which shall comply with the paving and dimensional standards in Section 5.2, Off-Street Parking and Loading Standards, the Building Commissioner may, for all required vehicular parking other than accessible parking spaces, allow surfacing with gravel, grass, or similar materials if the applicant demonstrates that the surface will be capable of accommodating anticipated traffic loading stresses and commits to maintenance of the surface.
- (f) All events shall end by midnight.

¹⁹⁷ These are new standards.

(7) Fleet Fuel Depot¹⁹⁸

- (a) The site shall have at least 200 feet of frontage on, and direct vehicular access to, a street with a right-of-way width of at least 50 feet.
- (b) Gasoline pumps, other service appliances, and any buildings shall be set back at least 50 feet from the street right-of-way.
- (c) The storage or junking of wrecked motor vehicles (whether capable of movement or not) is prohibited.
- (d) No storage or parking space shall be offered for rent.

(8) Gas Station¹⁹⁹

- (a) Except for canopies designed to cover gasoline pump islands, all buildings and other structures shall be set back at least 40 feet from street rights-of-way.
- (b) Gasoline pumps shall be set back at least 15 feet from street rights-of-way.

(E) Industrial Uses

(1) Brewery, Distillery, or Winery²⁰⁰

(a) General

Except as provided in subsection (b) below, the standards in Section 4.2.4(A)(1), Farm Winery, apply to brewery, distillery, and winery uses.

(b) Minimum Lot Size of Winery Use

In the AF district, the minimum lot size is 25 acres. Multiple contiguous parcels shall be consolidated into a single parcel that complies with the minimum lot size before the use may begin operation.

(2) Junk or Salvage Yard²⁰¹

(a) Purpose

A junk or salvage yard may have visual, noise, dust, traffic, odor, and other impacts on surrounding properties and on the values of nearby properties. The purpose of this section is to include design standards that mitigate the impacts of these uses on nearby property.

(b) Minimum Lot Size

The minimum lot size is 10 acres.

(c) Screening

All outdoor storage of junk, salvage, and wrecking operation shall be conducted entirely within an area enclosed by a fence or wall between eight and 12 feet in height. The fence or wall shall be maintained in good condition. Items within the outdoor storage area shall not be stacked higher than the height of the fence or wall.²⁰²

(d) Access and Egress

Driveways shall be no greater than 25 feet in width, exclusive of curb returns, and the use shall have:

1. One driveway if the lot's street frontage is 100 feet or less; or
2. One or two driveways if the lot's street frontage is greater than 100 feet.

¹⁹⁸ These are new standards for a new use.

¹⁹⁹ This carries forward the standards in Sec. 4.060 of the Zoning Resolution. References to the general sign standards are not included.

²⁰⁰ This carries forward the standards in Section 4.2000 of the Zoning Resolution.

²⁰¹ This carries forward and updates for clarity the standards in Sec. 4.110 of the Zoning Resolution.

²⁰² The limitation on the height of outdoor storage is new.

(e) Setbacks and Separation

1. All structures and operations associated with this use shall be set back:
 - i. At least 150 feet from the property line of a non-industrial and non-residential use; and
 - ii. At least 300 feet from any public road.
2. The use shall only be located on a site at least 1,000 feet from the nearest lot line of a property in a Residential zone district or property with a residential use.

(f) Operational Standards

1. Junk or salvage piles shall not exceed 15 feet in height and shall be arranged with interior drives to allow for adequate fire protection.
2. Burning of junk or other materials is prohibited.
3. Any yard shall be maintained in a sanitary condition so as not to be a menace to public health or safety. All motor vehicles shall be stored or kept to minimize areas where mosquitoes may breed, and areas in which rats, mice, or other vermin may be harbored, reared, or propagated.

(3) Landfill or Dump²⁰³

- (a) No portion of a piece of property used as a landfill or dump for the disposal of solid or hazardous wastes shall be within two miles of the center of the Duck River.
- (b) No landfill or dump shall operate without the approval from TDEC.

(4) Recycling Collection Center²⁰⁴

A recycling collection center on private land that is not operated by a public entity shall comply with the following:

- (a) Vehicular access shall be provided on an all-weather surface and be maintained in a dust-free condition.
- (b) All materials to be recycled shall be stored in containers. The containers shall be regularly emptied to ensure that materials to be recycled are not visible above the edge of open containers and do not overflow.
- (c) Containers that are not fully enclosed or located within a building shall be screened by an opaque wall or fence that complies with Section 5.7, Fence and Wall Standards, and that blocks the visibility of the recyclable materials or enclosures from any public right-of-way or adjacent lots.

Section 4.3 Accessory Uses and Structures

4.3.1. General

(A) Purpose and Intent

The purpose of this section is to authorize the establishment and continuation of accessory uses and structures, which are uses and structures that are incidental and customarily subordinate to principal uses.

(B) Organization of this Section

Table 4-6: Accessory Use and Structure Table, identifies accessory uses and structures and the zone districts in which they are allowed. Section 4.3.3, Standards for All Accessory Uses and Structures, establishes general standards applicable to all accessory uses and structures.

²⁰³ This carries forward the standard in Sec. 4.160 of the Zoning Resolution. County staff currently are developing updates to the standards that apply to landfills in the Zoning Resolution, and any such revisions will be incorporated into future drafts of this Ordinance.

²⁰⁴ These new standards for recycling centers operated by government are not subject to these standards.

Section 4.3.4, Standards Specific to Accessory Uses and Structures, sets out particular standards applicable to specific accessory uses and structures.

4.3.2. Accessory Use/Structure Table

(A) Organization and Applicability

Table 4-6: Accessory Use and Structure Table, lists accessory uses and structures in alphabetical order.

(B) Explanation of Table and Abbreviations

For each listed accessory use or structure in Table 4-6, the first column of each row identifies its name. The entries in the cells formed by the intersection of a zone district column and an accessory use or structure row indicate whether an accessory use or structure is permitted in a particular zone district, as follows:

(1) Accessory Uses and Structures Permitted By-Right

- (a) "P" in a cell other than a PD district column indicates that the accessory use or structure is allowed by right in the zone district, subject to any use-specific standards referenced in the right-most column in that row. Permitted uses are subject to all other applicable requirements of this Ordinance.
- (b) "A" in a cell in a PD district column means that the accessory use or structure is allowed in the type of planned development district only if it is specified in the PD Plan for the particular district, subject to all other applicable requirements of this Ordinance, unless expressly modified in the PD Plan or PD Agreement for the district. See Section 3.4.2(A), Planned Development (PD) Plan, and Section 3.4.2(B), Planned Development (PD) Agreement.

(2) Prohibited Uses

A blank cell indicates that the accessory use or structure is prohibited in the zone district.

(3) Use-Specific Standards

A particular accessory use or structure may be subject to additional standards that are specific to the particular use. The right-most column in a row includes references to the standards in Section 4.3.4, Standards Specific to Accessory Uses and Structures, that apply to the accessory use or structure.

(4) Definitions

Accessory uses and structures are defined in Section 8.5, Definitions.

(C) Unlisted Uses

The Building Commissioner shall determine whether an unlisted accessory use is similar to an accessory use identified in Table 4-6: Accessory Use and Structure Table, in accordance with Section 2.04, Interpretation. In making the interpretation, the Building Commissioner shall consider the following:

- (1) Accessory uses identified in Table 4-6: Accessory Use and Structure Table;
- (2) The definition of accessory uses and structures (see Section 8.5, Definitions), and the general accessory use and structure standards established in Section 4.3.3, Standards for All Accessory Uses and Structures;
- (3) The additional standards for specific accessory uses established in Section 4.3.4, Standards Specific to Accessory Uses and Structures;
- (4) The purpose and intent of the zone district in which the accessory use or structure is located (see Article 3: Zone Districts);
- (5) Any potential adverse impacts the accessory use or structure may have on other lands in the area, compared with other accessory uses or structures permitted in the zone district; and
- (6) The compatibility of the accessory use or structure, including the structure in which it is housed, with other principal and accessory uses permitted in the zone district.

(D) Accessory Use and Structure Table

The accessory use and structure table is established in Table 4-6: Accessory Use and Structure Table.

Table 4-6: Accessory Use and Structure Table															
P = Permitted			A = Allowed in PD			S = Special Exception			Blank = Not Permitted						
Use Category/Type	Zone Districts											PD		Use-Specific Standards	
	Ag./Res.			Commercial							PD	PD TND			
	AF	RR	RG	RC	CN	CC	COR	O	IM	IH	PD	PD TND			
Accessory dwelling unit ²⁰⁵															
Antenna ²⁰⁶	P	P	P	P	P	P	P	P	P	P	P	A	A		
Automated teller machine (ATM) ²⁰⁷	P			P	P	P	P	P	P	P	P	A	A		
Caretaker dwelling ²⁰⁸								P	P	P	P	A	A		
Carport or garage ²⁰⁹	P	P	P	P	P	P	P	P	P	P	P	A	A		
Drive-through facility ²¹⁰				P		P	P	P	P	P	P	A	A	4.3.4(A)	
Electric vehicle level 1 or 2 charging station ²¹¹	P	P	P	P	P	P	P	P	P	P	P	A	A		
Electric vehicle level 3 charging station ²¹²	P	P	P	P	P	P	P	P	P	P	P	A	A		
Family burial ground ²¹³	P	P	P	P	P	P	P					A	A	4.3.4(B)	
Greenhouse ²¹⁴	P	P	P									A	A		
Home occupation ²¹⁵	P	P	P									A	A	4.3.4(C)	
Limited wood assembly ²¹⁶	S											A	A	4.3.4(D)	
Outdoor display of merchandise ²¹⁷	P			P	P	P	P	P				A	A	4.3.4(E)	
Outdoor seating or activity area ²¹⁸	P			P	P	P	P	P	P	P	P	A	A	4.3.4(F)	
Outdoor storage area ²¹⁹	P	P	P	P	P	P	P	P	P	P	P	A	A		
Satellite dish, accessory ²²⁰	P	P	P	P	P	P	P	P	P	P	P	A	A		
Solar energy conversion system, small-scale ²²¹	P	P	P	P	P	P	P	P	P	P	P	A	A	4.3.4(G)	
Stable, accessory ²²²	P	P										A	A		
Storage building ²²³	P	P	P	P	P	P	P	P	P	P	P	A	A		

²⁰⁵ This is included as a placeholder for discussion purposes.

²⁰⁶ This is defined in the Zoning Resolution but not listed as a use separate from communication towers and antennas.

²⁰⁷ This is a new use.

²⁰⁸ This renames the use "Attached or detached single family dwelling or mobile home for residential occupancy of the owner or employee of the permitted C-2 commercial use. Residential use must be subordinate to the commercial use of the property."

²⁰⁹ This is a new use.

²¹⁰ This is a new, separate accessory use.

²¹¹ This is a new use.

²¹² This is a new use.

²¹³ This is a new use.

²¹⁴ This is a new use.

²¹⁵ This is an existing use permitted in residential dwellings.

²¹⁶ This is an existing use permitted as a special exception in the A-1 district.

²¹⁷ This is a new use.

²¹⁸ This is a new use.

²¹⁹ This is a new use.

²²⁰ This is a new use.

²²¹ This is a new use.

²²² This is a new, separate accessory use.

²²³ This is a new use.

Table 4-6: Accessory Use and Structure Table														
P = Permitted			A = Allowed in PD			S = Special Exception			Blank = Not Permitted					
Use Category/Type	Zone Districts											Use-Specific Standards		
	Ag./Res.			Commercial							PD			
	AF	RR	RG	RC	CN	CC	COR	O	IM	IH	PD		PD TND	
Swimming pool ²²⁴	P	P	P	P	P	P	P	P	P	P	P	A	A	4.3.4(H)
Wind energy conversion system, small ²²⁵	P	P	P	P	P	P	P	P	P	P	P	A	A	4.3.4(I)

4.3.3. Standards for All Accessory Uses and Structures

- (A) All accessory uses and structures shall conform to the applicable requirements of this Ordinance, including the standards for the zone district in which they are located (see Article 3: Zone Districts), the use regulations in this article, and the development standards in Article 5: Development Standards.²²⁶
- (B) All accessory uses and structures shall:²²⁷
 - (1) Be customarily accessory and clearly incidental to the principal use and structure;
 - (2) Be subordinate to and serve the principal use and structure; and
 - (3) Be subordinate in area, intent, and purpose to the principal use and structure.

4.3.4. Standards Specific to Accessory Uses and Structures

- (A) **Drive-Through Facility²²⁸**
 - (1) Internal traffic circulation patterns on the site shall not cause vehicles to impede vehicular movement external to the site or block access to any required parking spaces located on the site.
 - (2) Drive-through facilities shall be designed so as not to obstruct the movement of pedestrians along sidewalks, through areas intended for public use, or between the building entrance and customer parking spaces.
 - (3) Stacking lanes shall be provided in accordance with Section **<>**, **<>**.²²⁹
 - (4) No portion of a drive-through facility shall be located within 50 feet of a Residential zone district or a lot containing a Residential use.
- (B) **Family Burial Ground²³⁰**

A family burial ground is permitted on a site where there is a current residential use, subject to the following standards:

 - (1) The minimum lot size shall be five acres.
 - (2) All graves or burial lots shall be set back at least 50 feet from a lot line and 100 feet from any public right-of-way, and shall be set back at least 10 feet from any other building or structure on the site.
 - (3) Before the use may be initiated, the property owner shall file with the Maury County Register of Deeds an amended deed for the lot on which the family burial ground is located that identifies the portion of the lot that will be used for the family burial ground.

²²⁴ This is an existing use.

²²⁵ This is a new use.

²²⁶ This is a new standard that requires compliance with the general regulations of this Ordinance.

²²⁷ This builds on Sec. 3.070 of the Zoning Resolution.

²²⁸ These are new, basic standards for drive-throughs.

²²⁹ This will be a reference to the parking lot/stacking configuration standards which will be included in Section 5.2, Off-Street Parking and Loading Standards.

²³⁰ These are new standards for a new use.

(4) The family burial ground shall comply with all requirements in Title 46, Cemeteries, T.C.A.

(C) Home Occupation²³¹

(1) Home Occupation Standards

- (a) The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and shall under no circumstances change the residential character of the property.
- (b) The only persons who may engage in the home occupation on the site of the residential dwelling unit are members of the family residing on the premises, and one additional person.
- (c) The site shall not be a storage facility for a business conducted elsewhere, and shall not serve as a gathering place for employees, vehicles, or equipment engaged in business that takes place off the premises.
- (d) The home occupation shall not generate traffic in greater volumes than would normally be expected in the residential area where the home occupation is located. Any need for parking generated by the home occupation shall be met between the principal building on the site and the rear yard.
- (e) No signage is permitted beyond the signage authorized for the residential use in Section 5.9, Sign Standards.
- (f) One accessory structure is permitted to be used in the home occupation. The accessory structure shall be located between the principal building on the site and the rear yard. The accessory structure shall not be altered in any way that is incompatible with the residential dwelling. The maximum floor area of the accessory structure used in the home occupation shall be:
 - 1. On a lot five acres or larger, 2,000 square feet or 75 percent of the floor area of the residential dwelling, whichever is less;
 - 2. On a lot two acres or larger but less than five acres, 1,000 square feet or 75 percent of the floor area of the residential dwelling, whichever is less; and
 - 3. On a lot smaller than two acres, 500 square feet.
- (g) All materials, goods, or equipment used in the home occupation shall be stored within the dwelling or the accessory structure. Outdoor storage of materials, goods, or equipment used in the home occupation is prohibited.
- (h) No more than one commercial vehicle, not exceeding 24 feet in length, may be stored on site.
- (i) No more than three vehicles of non-resident employees or clients may be parked on the site at one time.
- (j) The home occupation shall not generate noise, vibration, odor, discharge of materials, fluids, gasses, excessive lighting, glare, fumes, electrical interference, or any similar activity that causes a nuisance to nearby property owners or that adversely affects their health, safety, or tranquility.
- (k) Outdoor lighting shall comply with the standards in Section 5.4, Exterior Lighting Standards.
- (l) Hazardous materials may not be stored on site.
- (m) If required, the owner of the home occupation shall obtain a business license from the County.

²³¹ As discussed in the Code Assessment (page II-19 through II-20), this simplifies the Home Occupation standards in Section 4.040 of the Zoning Resolution. Instead of the separate Type I (Minor) home occupations and Type II (Major) home occupations procedures and standards, the updated ordinance includes a single set of performance-based requirements that can be approved by right, subject to enforcement proceedings under the ordinance if the standards are violated.

(2) Prohibited Home Occupations²³²

Notwithstanding subsection (1) above, the following use types may not be operated as home occupations:

- (a) Animal kennels;
- (b) Use types in the Funeral Services Category;
- (c) Use types in the Adult Business category;
- (d) Use types in the Food and Beverage Services category;
- (e) Use types in the Vehicle-Related Uses category;
- (f) Retail sales establishment uses, except for the sale of hand-made goods made on the premises. and
- (g) Use types in the Industrial Uses classification.

(3) Permitted Home Occupations

The following non-exhaustive list of use types are specifically permitted as home occupations, subject to the standards in subsection (1) above:

- (a) Animal grooming;
- (b) General office use types; and
- (c) Small-scale personal services establishment uses, such as barber or beauty services, nail salons, and the like;

(D) Limited Wood Assembly²³³

(1) Minimum Lot Size

The minimum lot size is five acres.

(2) Setbacks

A limited wood assembly activity shall be set back at least 300 feet from the front property line, and at least 100 feet from all other property lines.

(3) Floor Area and Employee Limitations

All limited wood assembly activities shall take place in a single accessory building. The total floor area of the accessory building in which the limited wood assembly activities take place, the total area on the site devoted to the limited wood assembly activity (including for example the accessory building, storage sheds, outside storage, parking, and areas for loading and unloading), and the number of employees on site shall not exceed the limits set forth in Table 4-7: Limited Wood Assembly Area Limits, based on the size of the property on which the activity takes place.

Table 4-7: Limited Wood Assembly Area Limits			
Property Size	Maximum Floor Area, Accessory Building	Maximum Total Activity Area	Maximum Number of Employees
Fewer than 5 acres	Not permitted	Not permitted	n/a
At least 5, up to 10 acres	2,500 square feet	1 acre	5
At least 10, up to 15 acres	3,750 square feet	2 acres	6
At least 15, up to 20 acres	5,000 square feet	3 acres	7
At least 20, up to 25 acres	7,500 square feet	4 acres	8
25 or more acres	10,000 square feet	5 acres	9 [1]

²³² This builds on the list of prohibited home occupations in Sec. 4.040 of the Zoning Resolution and further excludes uses in the Industrial use classification.

²³³ This carries forward the standards in Sec. 4.400 of the Zoning Resolution with reorganization and updating for clarity. We have not carried forward the provision in Sec. 4.400(m) regarding a review by the Board of Zoning Appeals every two years. The approval process referenced in Sec. 4.400(l), which involves a site plan approved by the Planning Commission, will be addressed in a later module.

Table 4-7: Limited Wood Assembly Area Limits

Property Size	Maximum Floor Area, Accessory Building	Maximum Total Activity Area	Maximum Number of Employees
---------------	--	-----------------------------	-----------------------------

NOTES:

[1] On properties larger than 25 acres in size, one additional employee is permitted for every five additional acres of lot size, up to a maximum total of 15 employees for a lot that is 55 acres or larger.

(4) Development Standards

- (a) No loading or unloading activity or parking associated with the limited wood assembly shall take place on a public street or public right-of-way.
- (b) All outside storage shall be located to the rear of the accessory building in which the activity takes place.
- (c) All limited wood assembly activities shall be screened from the street and from adjoining properties using a slatted fence.²³⁴
- (d) One non-illuminated sign with a maximum sign area of 32 square feet is permitted.

(5) Operational Standards

- (a) Except for the sale of products produced on the property through the limited wood assembly activity, retail sales are prohibited.
- (b) The limited wood assembly activity shall not cause nuisance effects that would adversely affect the health, safety, and tranquility of the neighborhood. Nuisances include noise, vibration, odor, discharge of materials, fluids, gases, excessive lighting, glare, fumes, electrical interference, or similar impacts.

(E) Outdoor Display of Merchandise²³⁵

- (1) All outdoor display of merchandise shall be located immediately adjacent to the principal building and outside of all drive aisles, loading zones, fire lanes, sidewalks, required parking, and required landscaping yards.
- (2) The area used for outdoor display of merchandise shall not exceed 35 percent of the gross floor area occupied by the principal use.

(F) Outdoor Seating or Activity Area²³⁶

An outdoor seating or activity area shall not be placed in the public right-of-way unless the appropriate permit has been acquired from the County.

(G) Solar Energy Conversion System, Small-Scale²³⁷

- (1) The system shall comply with the maximum height standards for the zone district in which it is located.
- (2) A solar energy collection system may be located on the roof of an existing structure irrespective of applicable height standards, provided the system extends no more than five feet above the roof surface if the structure is at the maximum height allowed in the zone district.
- (3) The property owner shall be responsible for negotiating with other property owners in the vicinity to establish any solar easement designed to protect solar access for the small-scale solar energy collection facility, and recording any such solar easement with the County.

²³⁴ Requirement for a slatted fence is new.

²³⁵ These are new standards for a new accessory use.

²³⁶ These are new standards. When development standards are drafted, we will incorporate a requirement that sidewalks not be blocked.

²³⁷ These are new standards for a new accessory use.

(H) Swimming Pool²³⁸

- (1) The following standards apply to swimming pools located in the Residential zone districts or that are accessory to Residential uses:
 - (a) No part of the swimming pool (excluding aprons and walks) shall extend into the front yard.
 - (b) The swimming pool shall be intended and shall be used solely for the enjoyment of the occupants of the property on which it is located, and their guests.
 - (c) The swimming pool shall include a pool alarm in accordance with TCA § 68-14-801 *et seq.*
- (2) The area around the swimming pool shall be enclosed by a lockable wall or fence to prevent uncontrolled access by children and pets, and persons from adjacent properties. The wall or fence shall be at least four feet in height. A fence which uses dividers such as horizontal or vertical slats, spindles, or wrought iron shall be designed so there is no spacing that allows the passage of an object larger than four inches in diameter.

(I) Wind Energy Conversion System, Small²³⁹

- (1) Tower-mounted small-scale wind energy systems shall not be located between the front lot line and the principal building on the site.
- (2) The system shall be set back a minimum distance equal to its total extended height (e.g., if on a roof, roof height plus the height of any tower extending from the roof) plus five feet from all property lines, public street rights-of-way, and overhead utility lines. Guy wires and other support devices shall be set back at least five feet from all property lines.
- (3) The maximum height of a system (including the tower and extended blades) shall be 60 feet if it is free-standing. If a system is mounted on the roof of an existing building, the maximum height shall be 20 feet above the existing building height.
- (4) The noise produced by the wind turbine under normal operating conditions, as measured at the lot line abutting an existing residential use, shall not exceed 55 dBA at any time. The 55 dBA sound level, however, may be exceeded during short-term events that occur beyond the property owner's control, such as utility outages or severe windstorms.
- (5) The wind turbine and tower shall be painted or finished in the color originally applied by the manufacturer, or a matte neutral color (e.g., gray or white) that blends into a range of sky colors, or a color consistent with that of the buildings on the site. Bright, luminescent, or neon colors are prohibited.
- (6) The blade tip or vane of a small-scale wind energy system shall have a minimum ground clearance of 15 feet, as measured at the lowest point of the arc of the blades. No blades may extend over parking areas, public right of ways, driveways, or sidewalks.
- (7) The turbine or tower shall not be illuminated unless required by the FAA.
- (8) Wind turbines shall not be readily climbable for the first 15 feet of the turbine.
- (9) Signage shall not be allowed on the wind turbine. Signage may be posted on the fence near the entrance gate(s) or at the base of the tower identifying manufacturer's or installer's identification, appropriate warning signs, or owner identification.
- (10) If use of the facility is discontinued for a continuous period of six months, the County shall deem it abandoned and provide the owner a written notice of abandonment stating that the owner has 90 days from the date of receipt of the notice to either resume use of the facility or file a notice of termination with the County. The owner shall remove the facility (including all towers, turbines, and above-ground structures and equipment) within 90 days after a notice of termination is filed.

²³⁸ This carries forward and reorganizes the standards in Sec. 4.070 of the Zoning Resolution and adds a reference to state law requirements that swimming pools include alarms.

²³⁹ These are new standards for a new accessory use.

Section 4.4 Temporary Uses and Structures

4.4.1. General

The purpose of this section is to authorize the establishment of certain temporary uses and structures, which are uses and structures of a limited duration. This section identifies the zone districts in which temporary uses and structures are allowed, sets out general standards applicable to all temporary uses and structures, and sets out any special standards applicable to particular temporary uses and structures. This section is intended to ensure that such uses or structures do not negatively affect adjacent land, are discontinued upon the expiration of a set time period, and do not involve the construction or alteration of any permanent building or structure.

4.4.2. Temporary Use and Structure Table

(A) Organization and Applicability

Table 4-8: Temporary Use and Structure Table lists temporary uses and structures in alphabetical order.

(B) Explanation of Table and Abbreviations

For each listed temporary use or structure in Table 4-8, the first column of each row identifies its name. The entries in the cells formed by the intersection of a zone district column and a temporary use or structure row indicate whether a temporary use or structure is permitted in a particular zone district, as follows:

(1) Temporary Uses and Structures Permitted By-Right

- (a) "P" in a cell other than a PD district column indicates that the temporary use or structure is allowed by right in the zone district, subject to any use-specific standards referenced in the right-most column in that row. Permitted uses are subject to all other applicable requirements of this Ordinance.
- (b) "T" in a cell other than a PD district column indicates that the temporary use or structure is allowed only following issuance of a temporary use permit in accordance with Section <>, <>, and subject to any use-specific standards referenced in the right-most column in that row. Permitted uses are subject to all other applicable requirements of this Ordinance.
- (c) "A" in a cell in a PD district column means that the temporary use or structure is allowed in the type of planned development district only if it is specified in the PD Plan for the particular district, subject to all other applicable requirements of this Ordinance, unless expressly modified in the PD Plan or PD Agreement for the district. See Section 3.4.2(A), Planned Development (PD) Plan, and Section 3.4.2(B), Planned Development (PD) Agreement.

(2) Prohibited Uses

A blank cell indicates that the temporary use or structure is prohibited in the zone district.

(3) Use-Specific Standards

A particular temporary use or structure may be subject to additional standards that are specific to the particular use. The right-most column in a row includes references to the standards in Section 4.4.3, Standards Specific to Temporary Uses and Structures, that apply to the temporary use or structure.

(4) Definitions

Temporary uses and structures are defined in Section 8.5, Definitions.

(C) Temporary Use and Structure Table

The temporary use and structure table is established in Table 4-8: Temporary Use and Structure Table.

Table 4-8: Temporary Use and Structure Table													
P = Permitted			A = Allowed in PD			T = Permit Required			Blank = Not Permitted				
Use Category/Type	Zone Districts											Use-Specific Standards	
	Ag./Res.			Commercial							PD		
	AF	RR	RG	CR	CN	CC	COR	O	IM	IH	PD		PD TND
Christmas tree sales ²⁴⁰	T	T	T	T	T	T	T	T	T	T	AT	AT	4.4.3(A)
Construction-related building ²⁴¹	T	T	T	T	T	T	T	T	T	T	AT	AT	4.4.3(B)
Fireworks sales stand ²⁴²	T			T	T	T	T	T	T	T	AT	AT	4.4.3(C)
Portable storage container ²⁴³	P	P	P	P	P	P	P	P	P	P	A	A	4.4.3(D)
Seasonal sale of farm produce ²⁴⁴	P	P									A	A	4.4.3(E)
Special event ²⁴⁵	T	T	T	T	T	T	T		T	T	AT	AT	4.4.3(F)
Temporary dwelling unit for cases other than medical hardship ²⁴⁶	T	T	T	T	T	T	T	T	T	T	AT	AT	4.4.3(G)
Temporary family healthcare structure ²⁴⁷	T	T	T	T	T	T	T	T	T	T	AT	AT	4.4.3(H)
Temporary real estate sales office ²⁴⁸	T	T	T								AT	AT	4.4.3(I)
Temporary road material manufacture ²⁴⁹	T			T	T	T	T	T	T	T	AT	AT	4.4.3(J)

4.4.3. Standards Specific to Temporary Uses and Structures

(A) Christmas Tree Sales²⁵⁰

A permit shall be valid for up to 30 days.

(B) Construction-Related Building²⁵¹

The permit shall be valid for one year, and the applicant may apply for a maximum of three extensions of six months each. The use shall be removed immediately upon completion of the construction project, or upon expiration of the temporary use permit, whichever occurs first.

(C) Fireworks Sales Stand²⁵²

(1) Permit Required

A permit shall be valid for up to 30 days. Application requirements are included in the Procedures Manual.

(2) Design and Development Standards

(a) All structures, including tents, shall meet the minimum setbacks that apply in the zone district.

²⁴⁰ This carries forward the existing use in Sec. 4.030B of the Zoning Resolution.

²⁴¹ This renames the “Construction project office” temporary use in Sec. 4.030D of the Zoning Resolution.

²⁴² This renames the “Fireworks sales” temporary use in Sec. 4.030C of the Zoning Resolution.

²⁴³ This is a new use.

²⁴⁴ This is a new use.

²⁴⁵ This renames the “Religious Tent Meetings” temporary use in Sec. 4.030F of the Zoning Resolution.

²⁴⁶ This carries forward the existing use in Sec. 4.030I of the Zoning Resolution.

²⁴⁷ This renames the “Temporary Dwelling Unit in Case of Medical Hardship” use in Sec. 4.030H of the Zoning Resolution.

²⁴⁸ This carries forward the existing use in Sec. 4.030E of the Zoning Resolution.

²⁴⁹ This carries forward the existing use in Sec. 4.030J of the Zoning Resolution.

²⁵⁰ This carries forward Sec. 4.030B of the Zoning Resolution.

²⁵¹ This carries forward Sec. 4.030D of the Zoning Resolution.

²⁵² This carries forward sec. 4.030C of the Zoning Resolution, with changes as noted below. In addition, application requirements have been removed.

- (b) Access to the site shall be on driveways at least 25 feet wide that accommodate two-way traffic. Driveways shall be paved with gravel, concrete, or asphalt within the road right-of-way (from the edge of the road pavement to the property line). If applicable, driveway permits shall be acquired from TDOT or the County Highway Department.
 - (c) Parking on public roads or public right-of-way adjacent to the site is prohibited.
 - (d) If tents are used, they shall be certified flame retardant.
 - (e) Four working fire extinguishers shall be kept on site within the selling area (such as an individual tent) at each location. The fire extinguishers shall be 10 pound ABC Type and shall have been inspected within the preceding year.
 - (f) Any structure selling fireworks shall be 100 feet from any residential structure, and 70 feet from any nonresidential structure.
 - (g) The site shall include at least 15 parking spaces on site that comply with the dimensional standards in Section [4.4.3](#), [4.4.3](#).²⁵³ Parking spaces shall be constructed of compacted crusher run or pug mix (six inch minimum depth), concrete, or asphalt, and shall not be located on septic disposal fields.
 - (h) A portable toilet shall be provided.
 - (i) The applicant shall obtain a County business license.
 - (j) Only fireworks authorized for sale in the state to consumers in accordance with TCA § 68-104-108 may be sold.²⁵⁴
 - (k) Signs that state “No Smoking” with letters at least four inches tall shall be posted.
 - (l) All applicable permits shall be visibly posted in the area where fireworks are sold.
- (3) Operational Standards**
- (a) Fireworks shall not be discharged within 100 feet of any temporary and/or permanent structure or fireworks stand.²⁵⁵
 - (b) Smoking and open flames are prohibited within 50 feet of any structure where fireworks are sold.
 - (c) The site, premises, and surrounding areas shall be maintained in a neat and clean manner.
 - (d) All unsold permitted consumer fireworks shall be properly disposed of and removed from the site.
- (D) Portable Storage Unit²⁵⁶**
- (1) No more than one portable storage unit shall be located on a lot.
 - (2) The storage unit shall be no more than eight feet wide, 16 feet long, and eight feet high.
 - (3) A storage unit may be placed on a lot for no more than 30 consecutive days, and no more than 60 days within any calendar year.
 - (4) The unit shall not be placed in the front yard, in the front parking lot of a commercial use, or in fire lanes, passenger loading zones, commercial loading areas, or public rights-of-way.
 - (5) The owner and operator of the lot containing a portable storage unit shall ensure that the unit is in good condition, free from evidence of deterioration, weathering, discoloration,

²⁵³ This will be a reference to the parking space dimensional standards that will be included in Section 5.2, Off-Street Parking and Loading Standards.

²⁵⁴ The Zoning Resolution references DOT Class C Common Fireworks. However, the Class C designation is no longer used by the U.S. Department of Transportation. The state law authorizing the sale of fireworks continues to reference the class framework, although guidance from the state Department of Commerce and Insurance does reference the current standards (known as “1.4G Consumer Fireworks”). Therefore, for clarity and consistency, the reference to Class C Common Fireworks is replaced with a reference to the state law which authorizes their sale.

²⁵⁵ Revised from “in the vicinity of the fireworks stand” in the Zoning Resolution and applied the required 100 foot setback to the fireworks stand.

²⁵⁶ These are new standards.

rust, ripping, tearing, or other holes or breaks. The unit shall be kept locked when not being loaded or unloaded.

- (6) The owner and operator of the lot containing a portable storage unit shall ensure that no hazardous substances are stored within the unit.

(E) Seasonal Sale of Farm Produce²⁵⁷

- (1) Structures shall be set back from the road at least 35 feet.
- (2) Structures used for sales shall be removed when not in use
- (3) The permit shall be issued for a five-month period, with no renewal.

(F) Special Event²⁵⁸

- (1) An application for this use shall demonstrate that the lot on which the special event will be held will have adequate capacity to accommodate the use's off-street parking.
- (2) The permit shall be issued for no longer than 30 days, with no renewal.

(G) Temporary Dwelling Unit for Cases Other Than Medical Hardship²⁵⁹

- (1) The temporary structure shall not represent a hazard to the safety, health, or welfare of the community.
- (2) The applicant shall provide a written statement from TDEC approving the temporary structure's sewage disposal system.
- (3) The temporary use permit shall be valid for 18 months, and may be renewed one time for an additional year provided the same hardship conditions continue to exist.

(H) Temporary Family Healthcare Structure²⁶⁰

- (1) The temporary family healthcare structure shall be used: by a caregiver in providing care for a mentally or physically impaired person; on property owned or occupied by the caregiver as their residence.
- (2) Only one temporary family healthcare structure is permitted on a lot.
- (3) The application for a temporary use permit shall include:
 - (a) A written statement from a physician certifying that the specific medical condition requires assistance from someone in close proximity; and
 - (b) A written statement from TDEC approving the temporary structure's sewage disposal system.²⁶¹
- (4) The temporary structure shall not represent a hazard to the safety, health, or welfare of the community.
- (5) The temporary use permit shall be valid for 18 months. The permit may be renewed for an unlimited number of one-year terms provided the applicant submits a new written statement from a physician certifying that the assistance is still required due to the medical condition.
- (6) The temporary use permit shall terminate when, and the structure shall be removed within 30 days after,
 - (a) The permit expires; or
 - (b) The conditions which required the permit cease to exist.

²⁵⁷ This carries forward Sec. 4.030G of the Zoning Resolution.

²⁵⁸ This carries forward Sec. 4.030F of the Zoning Resolution which applied to the "Religious Tent Meeting" temporary use.

²⁵⁹ This carries forward Sec. 4.030I of the Zoning Resolution.

²⁶⁰ This renames the Temporary Dwelling Unit in Case of Medical Hardship" use in Sec. 4.030H of the Zoning Resolution and updates standards to match the requirements of state law (TCA §§ 13-7-501 *et seq.*).

²⁶¹ Updated from "Maury County Sanitarian."

(I) Temporary Real Estate Sales Office²⁶²

- (1) The office shall only be placed on a new residential subdivision which has been approved by the Planning Commission.
- (2) The permit shall be valid for one year, and may be renewed two times for six months each time.
- (3) The office shall be removed when all lots in the residential subdivision have been sold, or upon expiration of the temporary use permit, whichever occurs first.

(J) Temporary Road Material Manufacture

- (1) The temporary use permit shall only be approved if the Board of Zoning Appeals determines the use is not potentially noxious, dangerous, or offensive.
- (2) The temporary use permit shall be issued for a nine-month period and may be renewed for additional terms up to six months, but the total time during which the use is permitted shall not exceed 24 months.

²⁶² This carries forward Sec. 4.030E of the Zoning Resolution.

Article 8: Definitions and Rules for Construction, Interpretation, and Measurement

Commentary on Draft:

Article 8: Definitions and Rules for Construction, Interpretation, and Measurement, provides background material that is relevant to interpreting the entire Zoning Ordinance.

Section 8.1, Rules of Construction, includes the rules governing the construction of language in the Zoning Ordinance.

Section 8.2, General Rules for Interpretation, includes the rules governing interpretation of the text and zone district boundaries in the Zoning Ordinance.

Section 8.3, Rules of Measurement, includes the rules of measurement in the Zoning Ordinance.

Section 8.4, Principal Use Classification, provides the definitions of the use classifications and the use categories used in Table 4-1: Principal Use Table.

Section 8.5, Definitions, provides all other applicable definitions. Additional definitions will be included as future modules of the Ordinance are drafted.

This commentary is provided for reference purposes. It will be deleted in the adopted Zoning Ordinance.

Section 8.1 Rules of Construction²⁶³

8.1.1. Mandatory and Discretionary Terms

The words “shall,” “must,” and “will” are mandatory in nature, establishing an obligation or duty to comply with the particular provision. The words “may” and “should” are permissive in nature.

8.1.2. Conjunctions

Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

- (A) “And” indicates that all connected items, conditions, provisions, or events apply.
- (B) “Or” indicates that one or more of the connected items, conditions, provisions, or events apply.

8.1.3. Tenses and Plurals

Words used in the present tense include the future tense. Words used in the singular number include the plural number and the plural number includes the singular number, unless the context of the particular usage clearly indicates otherwise. Words used in the masculine gender include the feminine gender, and vice-versa.

8.1.4. Computation of Time

The time in which an act is to be done shall be computed by excluding the first day and including the last day. If a deadline or required date of action falls on a Saturday, Sunday, or holiday observed by the County, the deadline or required date of action shall be the day subsequent that is not a Saturday,

²⁶³ These general rules of construction build on the existing rules in Section 2.010 of the Zoning Resolution.

Sunday, or holiday observed by the County. References to days are calendar days unless otherwise stated.

8.1.5. Person

An individual, firm, partnership, corporation, club, or any other group or combination acting as a legal entity.

8.1.6. Used or Occupied

When used in reference to land, the terms “used” or “occupied” shall be interpreted to mean “intended, arranged, or designed to be used or occupied.”

8.1.7. Term Not Defined

If a term used in this Ordinance is not defined in this Article 8 or elsewhere in this Ordinance, the Building Commissioner shall have the authority to provide a definition based on the definitions use in accepted sources including, but not limited to, *A Planners Dictionary*, *A Glossary of Zoning, Development, and Planning Terms*, and *A Survey of Zoning Definitions* (all published by the American Planning Association), as well as general dictionaries such as *Merriam-Webster*, *American Heritage*, *Webster's New World*, and *New Oxford American* dictionaries.

Section 8.2 General Rules for Interpretation²⁶⁴

8.2.1. Meanings and Intent

All provisions, terms, phrases, and expressions contained in this Ordinance shall be interpreted in accordance with the general purposes set forth in Section <>, <>, and the specific purpose statements set forth throughout this Ordinance. When a specific section of these regulations gives a different meaning than the general definition provided in this Article, the specific section's meaning and application of the term shall control.

8.2.2. Headings, Illustrations, and Text

In the event of a conflict or inconsistency between the text of this Ordinance and any heading, caption, figure, illustration, table, or map, the text shall control. Graphics and other illustrations are generally provided for informational purposes only and should not be relied upon as a complete and accurate description of all applicable regulations or requirements.

8.2.3. Lists and Examples

Unless otherwise specifically indicated, lists of items or examples that use terms like “for example,” “including,” and “such as,” or similar language are intended to provide examples and are not exhaustive lists of all possibilities.

8.2.4. References to Other Regulations/Publications

Whenever reference is made to a resolution, ordinance, statute, regulation, or document, it shall mean a reference to the most recent edition of such resolution, ordinance, statute, regulation, or document, unless otherwise specifically stated.

8.2.5. Delegation of Authority

Any act authorized by this Ordinance to be carried out by a specific official of the County may be carried out by a professional-level designee of such official at the direction of the official.

8.2.6. Technical and Nontechnical Terms

Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.

²⁶⁴ These are new rules for interpretation.

8.2.7. Public Officials and Agencies

All public officials, bodies, and agencies to which references are made are those of the Maury County, Tennessee, unless otherwise indicated.

8.2.8. Zone District Boundaries²⁶⁵

When determining the location of zone district boundaries as shown on the Official Zone District Map, the following general rules of interpretation shall be used:

- (A) District boundaries indicated as approximately following the centerlines of streets, highways, alleys, or other public access ways shall be construed to follow those centerlines.
- (B) District boundaries indicated as approximately following lot lines shall be construed as following those lot lines. If a subsequent minor adjustment (such as from a court ordered settlement of a boundary dispute or overlap) results in a lot line moving ten feet or less, the district boundary shall be interpreted as moving with the lot line.
- (C) District boundaries indicated as approximately following County limits shall be construed as following County limits.
- (D) District boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- (E) District boundaries indicated as following centerlines of rivers, streams, or other watercourses shall be construed to follow those centerlines.
- (F) District boundaries indicated as approximately parallel to or extensions of features identified in subsections (A) through (E) above shall be construed to be parallel to or extensions of such features.
- (G) If the specific location of a depicted boundary cannot be determined from notations on the Official Zone District Map or in accordance with subsections (A) through (F) above, it shall be determined by using the map's scale to determine the boundary's distance from other features shown on the map.
- (H) Where the actual locations of existing physical or natural features vary from those shown on the Official Zone District Map, or in other circumstances not covered by this section, the Building Commissioner shall have the authority to interpret the district boundaries in accordance with this section.

²⁶⁵ This reorganizes, clarifies, and builds on the rules of zoning district interpretation in Section 5.030 of the Zoning Resolution with the following changes: 1) The standards that apply to a lot that was divided by a zone district "at the time this Resolution takes effect" have been removed as the Zoning Resolution was adopted more than 36 years ago. 2) The final paragraph restricts the use of property in a business or industrial district which is located between two intersecting streets if the property facing or fronting the intersecting street (except on the corners) is within a residential district and has a residential use. This has not been carried forward because the standard is somewhat difficult to interpret. The updated development standards, such as Section 5.3, Landscaping Standards, and Section 5.8, Neighborhood Compatibility Standards, will address similar concerns about compatibility between adjacent or nearby uses of different types. 3) Authority to interpret district boundaries has been changed from the Board of Zoning Appeals to the Building Commissioner; appeals to the Board of Zoning Appeals of the Building Commissioner's determination will be available.

Section 8.3 Rules of Measurement²⁶⁶

8.3.1. Lots and Yards

(A) Lot²⁶⁷

A piece, plot, or parcel of land in one ownership, which may include one or more lots of record, occupied or to be occupied by a principal building along with any accessory structures or uses and other areas required in this Ordinance such as driveways, parking areas, and yards.

(B) Lot Types²⁶⁸

(1) Corner Lot

A lot on which at least two adjoining sides abut their full lengths on a street, and where the adjoining angle is less than 135 degrees.

(2) Flag Lot

A lot on which the main building site area is set back from the street on which it fronts and that is connected to the frontage street by a narrow access strip

(3) Interior Lot

A lot other than a corner lot.

(4) Lot of Record

A lot which is part of a subdivision recorded with the Maury County Register of Deeds, or a lot described by metes and bounds, the description of which has been recorded with the Maury County Register of Deeds.

(C) Lot Line²⁶⁹

The boundary that marks the boundary of a lot. Specific lot lines include:

(1) Front Lot Line²⁷⁰

On any lot other than corner lot, the lot line connecting the two side lot lines along the edge of the lot abutting the right-of-way of the adjoining street. On a corner lot, any lot line along the edge of the lot abutting the right-of-way of an adjoining street.

(2) Rear Lot Line²⁷¹

- (a)** On any lot other than a corner lot or an irregular lot, the lot line connecting the two side lot lines along the edge of the lot opposite from the front lot line.
- (b)** On a corner lot, the lot line connecting the side lot line and the front lot line, along the edge of the lot opposite from the front lot line abutting the street that provides the lot's street address.
- (c)** On an irregular lot, the lot line or collection of lot lines that are most opposite the front lot line.

(3) Side Lot Line

Any lot line other than the front or rear lot lines.

²⁶⁶ This draft includes definitions necessary to interpret the dimensional standards in Article 3: Zone Districts. Future drafts will include additional definitions as well as illustrative graphics.

²⁶⁷ This updates the definition in Sec. 2.020 of the Zoning Resolution.

²⁶⁸ This carries forward the definitions in Sec. 2.020 of the Zoning Resolution with minor revisions for clarity, except the definition of flag lot is new.

²⁶⁹ This updates the definition in Sec. 2.020 of the Zoning Resolution. The definitions of front, rear, and side lot lines are new.

²⁷⁰ The front lot line is defined as the lot line abutting the adjoining street, except for a corner lot which has two front lot lines.

²⁷¹ The rear lot line is opposite the front lot line, except that for a corner lot with multiple front lot lines the rear lot line is opposite the front lot line along the street that provides the lot's address.

(D) Setback²⁷²

The minimum allowable distance between the lot line and a building on a lot, within which no building or other structure shall be placed except as provided in this Ordinance.

(1) Front Setback

The setback between the street right-of-way, or if an official future street right-of-way has been established, from that future street right-of-way line, and the front of a building on a lot. The front setback extends the full width of the lot and is parallel to or concentric with the street right-of-way.

(2) Rear Setback

The setback between the rear lot line and a building on a lot. The rear setback extends the full width of the lot.

(3) Side Setback

The setback between the side lot line and a building on a lot. The side setback extends from the front setback to the rear setback.

(E) Yard²⁷³

An open space on the same lot with a principal building, open, unoccupied, and unobstructed by buildings from the ground to the sky, measured from the setback to the lot line, except as otherwise provided in this Ordinance.

(1) Front Yard

The yard extending across the entire width of the lot from the front lot line to the front setback.

(2) Rear Yard

The yard extending across the entire width of the lot from the rear lot line to the rear setback.

(3) Side Yard

The yard extending between the front yard and the rear yard from the side lot line to the side setback.

8.3.2. Lot-Related Measurements

(A) Building Area of Lot²⁷⁴

The portion of a lot bounded by the required front, side, and rear yards .

(B) Density²⁷⁵

The number of dwelling units permitted per area of land, typically measured in dwelling units per acre.

(C) Lot Area²⁷⁶

The size of a lot measured within lot lines.

²⁷² This simplifies the definition for “building setback line” in Sec. 2.020 of the Zoning Resolution, as well as the front, rear, and side building setback line definitions.

²⁷³ This updates the definitions of yard and front, rear, and side yard in Sec. 2.020 of the Zoning Resolution to make clear that the yard (or required yard) is measured from the lot line to the setback line.

²⁷⁴ This carries forward the definition in Sec. 2.020 of the Zoning Resolution with updates from “building setback line” to “front yard.”

²⁷⁵ This carries forward the definition in Sec. 2.020 of the Zoning Resolution with minor revisions.

²⁷⁶ This updates the definition in Sec. 2.020 of the Zoning Resolution by removing the phrase “total surface land area” from the calculation.

(D) Lot Coverage²⁷⁷

The portion of a lot that is covered by buildings and structures, including the area covered by overhanging roofs.

(E) Lot Depth²⁷⁸

The average distance from the front lot line to the rear lot line, measured in the general direction of the sides of the lot.

(F) Lot Width²⁷⁹

The width of a lot measured at the front setback.

8.3.3. Structure-Related Measurements

(A) Building Story²⁸⁰

(1) General

A story (or full story) is:

- (a)** The space between the upper surface of any floor and the upper surface of the next floor above; or
- (b)** Any portion of a building between the topmost floor and the roof which is used for human occupancy in which the floor area with eight feet or more head clearance equals 50 percent or more of the floor area of the next story below.

(2) Half Story

The portion of the building between the topmost floor and the roof, in which the floor area with eight feet or more of clearance equals 50 percent or more of the floor area of the next story below, shall be a “half story” if it is not used as a dwelling unit.

(3) Basement

A basement is a story if more than half of its height is above the average ground level from which the “height of a building” is measured, or if the basement is used for commercial purposes.

(B) Floor Area²⁸¹

The total of the horizontal area of each floor of a building or structure, measured from the exterior walls or the center lines of party walls. This term does not include arcades, porticos, and similar open areas which are accessible to the general public and which are not designed or used as sales, display, storage, service, or production areas.

(C) Height, Building or Structures²⁸²

(1) Building or Structure Height in Stories

The number of complete stories or feet above the finished grade for any building or at-grade or above-grade parking structure, but excluding

- (a)** Habitable attics, half-stories, and mezzanines (which shall be measured as half stories); and
- (b)** Spaces completely below grade, such as basements, cellars, crawl spaces, sub-basements, and below-grade parking structures.

²⁷⁷ This revises the definition in Sec. 2.020 of the Zoning Resolution.

²⁷⁸ This carries forward the definition in Sec. 2.020 of the Zoning Resolution and modifies “street line of the lot” to “front lot line.”

²⁷⁹ This updates the definition in Sec. 2.020 of the Zoning Resolution.

²⁸⁰ This carries forward and reorganizes the definition in Sec. 2.020 of the Zoning Resolution.

²⁸¹ This significantly simplifies the definition in Sec. 2.020 of the Zoning Resolution.

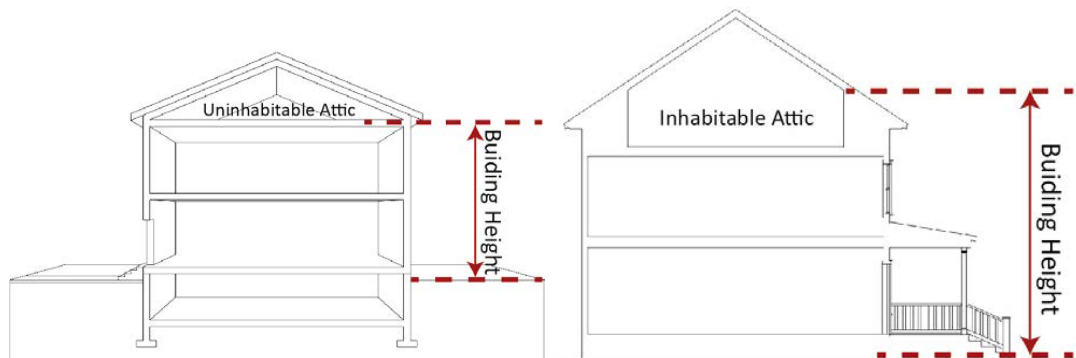
²⁸² This carries forward the definition in Sec. 2.020 of the Zoning Resolution.

(2) Building or Structure Height in Feet

The vertical distance from the average ground elevation or finished grade at the building line, whichever is the highest, to the following (see Figure 8-1: Height Measurement):

- (a) If the building does not contain an attic, to highest point of the building or structure; or
- (b) If the building contains an attic, to the floor of the attic if the attic is not habitable, or if the attic is habitable, to the midpoint of the attic.

Figure 8-1: Height Measurement



(D) Height, Tower²⁸³

The distance measured from ground surface elevation to the highest point on the tower and appurtenances, including an antenna.

Section 8.4 Principal Use Classification and Definitions

8.4.1. Agricultural Uses Classification²⁸⁴

Uses in this use classification include the production, keeping, or maintenance, for sale, lease, or personal use, of plants and animals useful to people. This includes but is not limited to forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; emus and ostriches; livestock, including beef cattle, sheep, swine, horses, ponies, mules, llamas, alpacas, or goats or any mutations or hybrids thereof, including the breeding and grazing of any or all such animals; bees and apiary products; fur animals; trees and forest products; fruits of all kinds, including grapes, nuts, and berries; vegetables; nursery, floral, ornamental, and greenhouse products; or lands devoted to a soil conservation or forestry management program.

(A) Agricultural Cultivation

The Agricultural Cultivation use category includes use types that involve the raising of agricultural products for consumption or commercial sale. Products may include, but are not limited to, vegetables, grains, fruits, plants, sod, trees, and other similar products. Use types include agricultural operations, forestry operations, nursery, and tree farm uses.

(B) Agriculture Support and Services, Directly Related

The Agriculture Support and Services, Directly Related use category includes use types that provide support and services to agricultural, horticultural, and animal husbandry activities, which are limited to and that operate in conjunction with and on the site of on-going horticultural or animal husbandry uses. Use types include agri-education or agri-tourism, auction barn and livestock storage, equestrian facility, farm winery, and roadside agriculture sales.

²⁸³ This carries forward the definition in Sec. 2.020 of the Zoning Resolution with minor revisions.

²⁸⁴ This updates the definition of "Agriculture Use" in Sec. 2.020 of the Zoning Resolution.

(C) Agriculture Support and Services, Not Directly Related

The Agriculture Support and Services, Not Directly Related use category includes use types that provide support and services to off-site agricultural, horticultural, and animal husbandry activities and that are not directly related to on-going agricultural, horticultural, or animal husbandry uses on the same property. Use types include agricultural distribution hub and agricultural processing.

(D) Animal Agriculture

The Animal Agriculture use category includes use types that are related to the commercial breeding, raising, and keeping of fish, livestock, and any type of fowl, for sale or use of the animal, animal products or byproducts, or the processing of those products or byproducts. Use types include animal husbandry, commercial feed lot, and fishery.

8.4.2. Residential Uses Classification

(A) Household Living

The Household Living category includes use types providing for the residential occupancy of a dwelling unit by a single family. Tenancy is generally arranged on a month-to-month or longer basis. Use types include single-family detached dwellings, townhouse dwellings, two-family dwellings (duplexes), three-family dwellings (triplexes), four-family dwellings (fourplexes), mobile home dwellings, multifamily dwellings, and mobile home parks. This use category does not include residential use types that generally involve some level of managed personal care for a larger number of residents (e.g., retirement facility), which are included in the Group Living category. Accessory uses common to Household Living uses include recreational activities, raising of domestic pets, gardens, swimming pools, and parking of occupants' and guests' vehicles. Some accessory uses, such as accessory dwelling units and home occupations, are subject to additional regulations (see Section 4.3, Accessory Uses and Structures).

(B) Group Living

The Group Living use category includes use types providing for the residential occupancy of a group of living units by persons who may or may not constitute a single family and may receive some level of personal care. Individual living units often consist of a single room or group of rooms without cooking and eating facilities (though some do have such facilities), but unlike a hotel or motel, are generally occupied on a monthly or longer basis. Use types include assisted care facility, group home, retirement facility, and rooming house. This use category does not include use types where persons generally occupy living units for periods of less than 30 days (e.g., hotels or motels), which are categorized in the Lodging Uses category. It also does not include use types where residents or inpatients are routinely provided with more than modest health care services (e.g., nursing home), which are categorized in the Health Care Uses category. Accessory uses common to group living uses include recreational facilities, administrative offices, and food preparation and dining facilities.

8.4.3. Civic and Institutional Uses Classification

(A) Community and Cultural Facilities

The Community and Cultural Facilities use category includes use types of a public, nonprofit, or charitable nature providing a local service directly to people of the community. Generally, such uses provide ongoing continued service on-site or have employees at the site on a regular basis. The uses may provide special counseling, education, or training of a public, nonprofit, or charitable nature. Use types include child care center, community center, conference center, correctional facility, cultural institution, event venue, government facility, library, place of assembly, public safety facility, and religious facility. This use category does not include uses with a residential component or counseling in an office setting (categorized in the Office Use category). Accessory uses may include offices, meeting areas, food preparation and dining areas, health and therapy areas, and recreation and athletic facilities.

(B) Educational Facilities

The Educational Facilities use category includes use types such as public schools and private schools (including charter schools) at the elementary, middle, or high school level that provide State-mandated basic education or a comparable equivalent. This use category also includes colleges, universities, and other institutions of higher learning such as vocational or trade schools that offer courses of general or specialized study leading to a degree or certification. Accessory uses at all education uses may include offices, play areas, recreational and sport facilities, cafeterias, theaters, auditoriums, and before- or after-school day care. Accessory uses may additionally include dormitories, food service, laboratories, health care facilities, meeting areas, athletic facilities and fields, maintenance facilities, bookstores, and other supporting uses typically associated with an educational institution.

(C) Funeral Services

The Funeral and Mortuary Services use category includes establishments that provide services related to the death of a human being or an animal. Uses include crematory and funeral home.

(D) Health Care Services

The Health Care Services use category includes use types providing a variety of health care services, including surgical or other intensive care and treatment, various types of medical treatment, nursing care, preventative care, diagnostic and laboratory services, rehabilitation services, and physical therapy, as well as mental health treatment. Health care services may be provided on an inpatient or outpatient basis, or routinely to residents of the facility. Use types include hospital, medical or dental office or clinic, nursing home, and rehabilitation center. This use category does not include group homes, which focus primarily on providing personal care rather than medical care to residents, or assisted living facilities. Accessory uses may include food preparation and dining facilities, recreation areas, offices, meeting rooms, teaching facilities, memory care facilities, hospices, maintenance facilities, staff residences, and limited accommodations for members of patients' families.

(E) Parks and Open Areas

The Parks and Open Areas use category includes use types focusing on open space areas largely devoted to natural or curated landscaping and outdoor recreation and tending to have few or no structures. Use types include cemeteries, community gardens, country clubs, and public parks. This use category does not include golf driving ranges or other primarily outdoor recreation uses. Accessory uses may include caretaker's quarters, clubhouses, recreational structures, statuary, fountains, maintenance facilities, concessions, and parking.

(F) Transportation and Utility Facilities

The Transportation and Utility Facilities use category includes use types providing for facilities to accommodate transportation needs and local infrastructure relating to electrical, cable TV, water, sewer, and gas service, and other basic service needs. Accessory uses may include freight handling areas, concessions, offices, maintenance, limited storage, and fueling facilities. Use types include airports, communication towers and equipment, fallout shelters, parking facilities, large solar energy facilities, major utilities, minor utilities, and large wind energy facilities.

8.4.4. Commercial Uses Classification

(A) Adult Business

The Adult Business use category includes any establishment that regularly exploits an interest in matters relating to specified sexual activities or specified anatomical areas or regularly features live entertainment intended for the sexual stimulation or titillation of patrons. There is one use that incorporates the state law definition of an adult-oriented establishment, which incorporates multiple types of adult businesses.

(B) Animal Care Uses

The Animal Care Uses use category is characterized by use types related to the provision of medical services, general care, and boarding services for household pets and domestic

animals. Use types include animal grooming, animal kennel, veterinary hospital, and similar uses.

(C) Food and Beverage Services

The Food and Beverage Services category consists of establishments primarily engaged in the preparation and serving of food or beverages for on- or off-premises consumption. Use types include bars or taverns, drive-in restaurants, and sit-down restaurants. Accessory uses may include areas for outdoor seating, drive-through service facilities, facilities for live entertainment, and valet parking services.

(D) Lodging

The Lodging use category includes use types providing lodging units or rooms for short-term stays of typically less than 30 days for rent, lease, or interval occupancy. Use types include bed and breakfast homestays, campgrounds, hotels or motels, and travel trailer parks (small and large). This use category does not include rooming houses, which are generally occupied for tenancies of a month or longer and are categorized in the Group Living use category. Accessory uses may include pools and other recreational facilities, restaurants, limited storage, laundry facilities, gift shops, retail sales establishments, meeting facilities, and offices.

(E) Office

The Office use category includes office buildings that house activities conducted in an office setting, usually with limited contact with the general public, and generally focusing on the provision of business services, professional services (e.g., accountants, attorneys, engineers, architects, planners), financial services (e.g., lenders, brokerage houses, tax preparers), or small-scale video or audio production services that are entirely conducted indoors (e.g. video editing, podcast recording and production). Use types include contractor's yard, data center, general office, and research and development uses. This use category does not include offices that are a component of or accessory to a principal use in another use category, such as medical or dental offices or clinics (categorized in the Health Care Services use category) or banks or other financial institutions (categorized in the Retail Sales and Services use category), although mental health services such as counseling are included in this category. Accessory uses may include cafeterias, lunch rooms, recreational or fitness facilities, incidental commercial uses, or other amenities primarily for the use of employees in the offices.

(F) Recreation and Entertainment

The Recreation and Entertainment use category includes use types providing indoor or outdoor facilities for recreation or entertainment-oriented activities by patrons or members. Use types include amphitheaters; marinas, indoor recreation facilities, outdoor recreation facilities, stables, and theaters. This use category does not include recreational facilities that are accessory to parks (categorized in the Parks and Open Areas use category), or that are reserved for use by a residential development's residents and guests (e.g., accessory community swimming pools and other recreation facilities). Accessory uses may include offices, concessions, snack bars, and maintenance facilities.

(G) Retail Sales and Services

The Retail Sales and Services use category includes use types involved in the sale, rental, and incidental servicing of goods and commodities that are generally delivered or provided on the premises to a consumer. Use types include agricultural equipment sales, rental, and service, bank and financial institutions, convenience stores, massage therapy establishments, personal repair establishments, personal service establishments, and retail sales establishments (small, medium, and large). This use category does not include sales or service establishments related to vehicles (categorized in the Vehicle-Related Uses use category), establishments primarily selling supplies to contractors or retailers (categorized in the Wholesale Sales use category), the provision of financial, professional, or business services in an office setting (categorized in the Office use category), uses providing recreational or entertainment opportunities (categorized in the Recreation and Entertainment use category), or adult uses (categorized in the Adult Business category). Accessory uses may include offices, storage of goods, assembly or

repackaging of goods for on-site sale, concessions, Automatic Teller Machines (ATM), and outdoor displays of merchandise.

(H) Vehicle-Related Uses

The Vehicle-Related Uses use category includes use types involving the direct sales and servicing of motor vehicles, including automobiles, trucks, motorcycles, and recreational vehicles, as well as trailers whether for personal transport, commerce, or recreation. Use types include car washes, fleet fuel depots, gas stations, light vehicle repair, light vehicle rental, light vehicle sales, and travel trailer rental. Accessory uses may include offices, sales of parts, maintenance facilities, and vehicle storage.

8.4.5. Industrial Uses Classification

(A) Extraction

The Extraction use category is characterized by activities related to the extraction of naturally occurring materials, such as sand and gravel. Accessory uses may include washing and grading plants, offices, storage areas, and vehicle washing facilities.

(B) Manufacturing and Processing

The Manufacturing and Production use category includes use types involved in the manufacturing, processing, production, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally sold on the wholesale market, transferred to other plants, or made to order for firms or consumers. This use category includes breweries, distilleries, artisanal manufacturing, heavy manufacturing, light manufacturing, slaughterhouses, and wineries, based on the general extent of off-site impacts and the extent of outdoor storage. Goods are generally not displayed or sold on-site, but if so, such sales are a subordinate part of total sales. Relatively few customers come to the site. Accessory uses may include wholesale sales, offices, cafeterias, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets, fueling facilities, and security and caretaker's quarters.

(C) Freight and Warehousing

The Freight and Warehousing use category includes use types involving the storage or movement of goods and their delivery to other firms or the final consumer. There is minimal on-site sales activity with the customer present. Use types include cold storage plants, junk or salvage yards, self-storage, truck terminals, and warehouses. This use category does not include use types categorized in the Waste-Related Uses use category. Accessory uses include offices, truck fleet parking, outdoor storage, and maintenance areas.

(D) Waste-Related Uses

The Waste-Related use category includes use types receiving solid or liquid wastes from others for on-site disposal, storage, processing, or transfer to another location for processing or disposal, or uses that manufacture or produce goods or energy from the composting of organic material or reuse, recycling, or processing of scrap or waste material. This use category also includes use types that receive hazardous wastes from others. Use types include construction, demolition and debris landfill; sanitary landfill; recycling collection center; recycling processing center; salvage and junkyard; sewage disposal and sludge storage; solid waste transfer station; waste composting; and similar use types. Accessory uses may include offices, outdoor storage, recycling of materials, and repackaging and trans-shipment of by-products

(E) Wholesale Sales

The Wholesale Sales use category includes use types involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order-taking and often include display areas. Sales to the general public are limited. Products may be picked up on-site or delivered to the customer. Accessory uses may include offices, product repair, warehouses, minor fabrication services, outdoor storage, greenhouses (for plant nurseries), and repackaging of goods.

Section 8.5 Definitions

The following definitions apply to terms used in this Ordinance. Definitions of use classifications and categories are located in Section 8.4, Principal Use Classification and Definitions.

A

***Accessory dwelling unit*²⁸⁵**

A dwelling unit that is accessory, supplementary, and secondary to a single family detached dwelling, located on the same parcel, and internal to or attached to the principal dwelling or in a detached structure.

***Accessory structure*²⁸⁶**

A building or other structure whose use is incidental to that of the main building, which is located on the same parcel of property, and which is customarily used in connection with the main building or other structure. Accessory structures are subordinate in size to the principal (main) building.

***Accessory use*²⁸⁷**

A use customarily incidental, appropriate, and subordinate to and located on the same lot as a principal use of land or buildings.

***Adult-oriented establishment*²⁸⁸**

Has the meaning in TCA § 7-51-1102(6).

***Agricultural distribution hub*²⁸⁹**

A place where farmers can deliver agricultural products for pick-up by consumers or wholesalers. This definition does not include industrial uses.

***Agricultural equipment sales, rental, and service*²⁹⁰**

An establishment engaged in the sales, rental, or repair of farm equipment, large and small animal equipment and materials, and related infrastructure or vehicles used for agricultural, horticultural, or animal husbandry operations, but not of non-farm equipment or materials..

***Agricultural operation*²⁹¹**

The commercial production of farm products and nursery stock and related activity, including entertainment activities conducted in conjunction with, but secondary to, commercial production of farm products and nursery stock, as well as the processing of farm products and nursery stock, when such activities occur on land used for the commercial production of farm products and nursery stock, and which is not included in a specific use type in the Agricultural Uses classification.

***Agricultural processing*²⁹²**

The processing of farm products and nursery stock grown or raised at a different location than the processing establishment including meat preparation; feed mills; dairy processing; timber processing; and fruit and vegetable packing, sorting, and grading, but not including the stockyard or slaughterhouse use.

²⁸⁵ This is a new definition.

²⁸⁶ This updates the definition in Sec. 2.020 of the Zoning Resolution for “Accessory Building.”

²⁸⁷ This carries forward the definition in Sec. 2.020 of the Zoning Resolution with minor revisions.

²⁸⁸ This simplifies the definition in Sec. 2.020 of the Zoning Resolution.

²⁸⁹ This is a new definition.

²⁹⁰ This is a new definition.

²⁹¹ This is a new definition based on the state definition of “agriculture” in TCA § 43-1-113.

²⁹² This is a new definition.

Agri-education or agri-tourism²⁹³

An establishment that provides facilities for the investigation, testing, or demonstration of products and processes related to agriculture, horticulture, or animal husbandry, including veterinary, soil, plant, and animal sciences, or that provides activities such as corn mazes, self-directed fruit picking (also known as “u-pick” operations), petting zoos, hay rides, demonstration farms, and garden tours, for the purpose of entertaining or educating visitors to the site.

Airport²⁹⁴

A landing area, runway, or other facility designed, used, or intended to be used for the landing or taking off of aircraft and helicopters, including all necessary taxiways, aircraft storage and tie-down areas, hangars, maintenance facilities, and other necessary buildings and open spaces.

Alley²⁹⁵

A minor right-of-way that provides vehicular access to the back or side of properties otherwise abutting a street, and which may be used for utility and service purposes.

Amphitheater²⁹⁶

An outdoor, open-air area or structure suitable for musical or theatrical performances, performing arts, or sporting events with tiers of seats, benches, or berms.

Animal grooming²⁹⁷

An establishment, other than a kennel or veterinary hospital, for the cleaning and grooming of dogs, cats, birds, and other small domestic animals.

Animal husbandry²⁹⁸

The active and ongoing propagation, rearing, exercising, feeding, milking, housing, controlling, handling, or general care of living animals, including the raising and production of cattle (beef and dairy), pigs, mules, ducks, emus, horses, goats, llamas, poultry, sheep, and similar animal husbandry uses.

Animal kennel²⁹⁹

An establishment where dogs or cats are boarded for compensation, or where dogs or cats are bred or raised for purposes of sale, animal rescue, or not-for-profit. A kennel may include the grooming and training of animals. There are two types of animal kennels:

Animal kennel, small

An animal kennel with no more than 30 dogs or cats are kept on site at any one time.

Animal kennel, large

An animal kennel with capacity to keep more than 30 dogs or cats on site at any one time.

Antenna³⁰⁰

Any exterior apparatus designed for telephonic, radio, or television communications through the sending and/or receiving of electromagnetic waves. This use does not include the communications tower and equipment principal use, or the satellite dish accessory use.

²⁹³ This is a new definition that replaces the “Agri-tourism and Education Facilities” definition in Sec. 2.020 of the Zoning Resolution.

²⁹⁴ This is a new definition.

²⁹⁵ This updates the definition in Sec. 2.020 of the Zoning Resolution.

²⁹⁶ This is a new definition.

²⁹⁷ This is a new definition.

²⁹⁸ This is a new definition.

²⁹⁹ This makes minor revisions to the definition in Sec. 2.020 of the Zoning Resolution.

³⁰⁰ This carries forward the definition in Sec. 2.020 of the Zoning Resolution with additional language to distinguish it from other uses.

Assisted living facility³⁰¹

A state-licensed facility that provides or offers to provide any combination of residence, health supervision, personal care, social activities, and other supportive services to individuals who need assistance with activities of daily living such as bathing, dressing, ambulation, feeding, toileting, grooming, medication assistance, diet, cleaning, and personal safety.

Auction barn and livestock storage³⁰²

A facility to which cattle producers bring cattle to be sold via auction, which may include an enclosure designed or used for holding livestock prior to sale or transfer.

Auction yard³⁰³

An open-air area or structure for the sale via auction of heavy machinery (including farm machinery) and vehicles.

Automated teller machine (ATM)³⁰⁴

A mechanized device operated by or on behalf of a bank or financial institution that allows customers to conduct automated banking or financial transactions.

B

Bank and financial institution³⁰⁵ [new]

An establishment that provides retail banking, mortgage lending, and financial services to individuals and businesses, including check-cashing facilities. Drive-through service may be allowed if permitted as an accessory use in the zone district where the establishment is located. Accessory uses include ATMs.

Bar or tavern³⁰⁶

An establishment providing or dispensing, for on-site consumption, any fermented malt beverage, malt beverage, special malt, vinous, or spirituous liquors. Accessory uses may include the sale of food products such as sandwiches and light snacks.

Basement³⁰⁷

A floor of a building that is partly or wholly underground.

Bed and breakfast homestay³⁰⁸

A private home, inn, or other small-scale residential facility offering bed and breakfast accommodations and one daily meal, where guests stay for fewer than 14 consecutive days and the innkeeper resides on the premises or property or immediately adjacent to it. This use shall include no more than three guest rooms, which shall be established and maintained distinct and separate from the innkeeper's quarters.

Brewery³⁰⁹

An establishment where malt liquors, regardless of alcohol content by volume, are produced in accordance with the production and licensing requirements of the Tennessee Code Annotated.

³⁰¹ This is a new definition.

³⁰² This is a new definition that incorporates definition of "Livestock Feeding Yards" in Sec. 2.020 of the Zoning Resolution.

³⁰³ This is a new definition.

³⁰⁴ This is a new definition.

³⁰⁵ This is a new definition.

³⁰⁶ This makes minor revisions to the definition in Sec. 2.020 of the Zoning Resolution.

³⁰⁷ This revises the definition in Sec. 2.020 of the Zoning Resolution to define the basement part of a building only—the definition of a "story" has been relocated to Section 8.3.3(A), Building Story.

³⁰⁸ This revises the definition in Sec. 2.020 of the Zoning Resolution.

³⁰⁹ This carries forward the definition in Sec. 2.020 of the Zoning Resolution. At staff's request, the separate "craft brewery" use is removed.

Building

A structure having a roof supported by columns or by walls, including tents, lunch wagons, dining cars, mobile homes, and similar structures, whether stationary or movable.

C

Campground³¹⁰ [new]

An outdoor facility designed for overnight accommodation of human beings in tents, rustic cabins and shelters for recreation, education, naturalist, or vacation purposes. Accessory uses may include small-scale office, retail, and other commercial uses commonly established in such facilities.

Car wash³¹¹

An establishment for the primary purpose of washing automobiles, using production line methods with a chain conveyor, blower, steam cleaning device, or other mechanical devices; or providing space, water, equipment, or soap for the complete or partial hand-washing of such automobiles, whether by operator or by customer.

Caretaker dwelling³¹²

An accessory dwelling unit located on the premises of a nonresidential principal use for the occupancy of a caretaker, security guard, or other person charged with oversight or protection of the principal use.

Carport or garage³¹³

An accessory building or portion of a principal building designed or used for the parking or temporary storage of motor vehicles of the occupants in the building to which such garage or carport is accessory. A carport is open on at least two sides, while a garage is enclosed and contains vehicular access doors. A carport or garage is considered an accessory structure if it is detached from the principal building(s) on the site.

Cemetery³¹⁴

A place used for the permanent internment of deceased human bodies or pet animal bodies. Accessory uses may include columbaria and mausoleums. A cemetery may be on its own lot or may be accessory to another institutional use such as a religious facility.

Child care center³¹⁵

A facility that receives or is designed to receive, for care during the absence of a parent or guardian, more than 13 children under 18 years of age, for less than a 24-hour period, as defined and regulated by T.C.A. §§ 71-3-501 *et seq.*

Child care home, family³¹⁶

A place or facility that provides care for compensation for at least five but not more than seven children under 18 years of age who are not related to the primary caregiver, for less than a 24-hour period, as

³¹⁰ This is a new definition.

³¹¹ This is a new definition.

³¹² This is a new definition.

³¹³ This is a new definition.

³¹⁴ This is a new definition.

³¹⁵ This revises the definition in Sec. 2.020 of the Zoning Resolution for “Family Day Care Home.” The reference to required compliance with the licensing requirements of state law has been moved to the use-specific standards for this use and the other child care uses. In addition, the age has been changed from under 17 to under 18 years of age for consistency with state law. We removed the phrase “without transfer of custody” from the definition – that is very unusual to include, and the common definition of a child care center would not imply giving up custody..

³¹⁶ This revises the definition in Sec. 2.020 of the Zoning Resolution for “Group Day Care Home” as discussed above. In addition, under state law these uses are not limited to “homes,” and to allow

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defined and regulated by T.C.A. §§ 71-3-501. Additional children related to the primary caregiver are allowed on the premises in accordance with state law. This use may but is not required to take place on a lot with a residential dwelling.

Child care home, group³¹⁷

A place or facility that provides care for compensation for at least eight but not more than 12 children under 18 years of age who are not related to the primary caregiver, for less than a 24-hour period, as defined and regulated by T.C.A. §§ 71-3-501 *et seq.* Up to three additional children may receive care before and after school, and on school holidays, school snow days, and during summer vacation. Additional children related to the primary caregiver are allowed on the premises in accordance with state law. This use may but is not required to take place on a lot with a residential dwelling.

Christmas tree sales³¹⁸

A temporary retail sales operation, generally conducted wholly outside, that offers for sale Christmas trees and related holiday items, such as wreaths and tree stands.

Cold storage plant³¹⁹

A facility primarily engaged in the cold processing and storage of chilled or frozen food products.

College³²⁰

An institution offering a program of post-secondary education and instruction leading to associate, baccalaureate, or higher degrees, and that is accredited by a national association of colleges and universities.

Commercial feed lot³²¹

Any parcel of land on which 250 or more livestock, poultry, pigs, or small animals are being kept and fed for the purpose of slaughter and sale on the commercial food market..

Communication tower and equipment

A building mounted or ground mounted tower which supports communication equipment for telephone, radio, television, microwave, cellular and similar communications purposes, both for transmission and reception. This use includes radio and television towers, cellular telephone towers, and camouflaged or stealth communication towers, as well as the tower structure and all supports and related facilities and equipment such as cabling, equipment huts, and other associated structures. This use does not include amateur radio operators' equipment, licensed by Federal Communications Commission (FCC), or receiving and transmission facilities used for the County's emergency services.

Community center³²²

A facility used for recreational, social, educational, and cultural activities. This includes private nonprofit recreational and social facilities, recreational buildings and facilities, banquet facilities used for hosting special occasion events, and community centers operated by public agencies, and may be private or open to the general public.

Community garden³²³

A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person, household, family, or organization for personal or group use, consumption, or donation.

additional flexibility with the location and availability of child care options, we have revised the definition to allow, but not require, that this and the group child care home use occur in a residential dwelling. We have also incorporated by reference the provisions related to children related to the primary caregiver.

³¹⁷ This definition has been revised as discussed above.

³¹⁸ This is a new definition.

³¹⁹ This is a new definition.

³²⁰ This is a new definition.

³²¹ This carries forward the definition in Sec. 2.020 of the Zoning Resolution.

³²² This is a new definition.

³²³ This is a new definition.

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Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group, and may include common areas maintained and used by group members.

Conference center³²⁴

A facility principally used to host community, educational, business, and professional conferences, seminars, training programs, exhibitions, presentations, and similar events and which may include indoor halls and seating areas, food preparation and dining areas, reception centers, and meeting areas. Lodging intended for temporary use only during the operation of an event at this use may also be included. This use does not include religious institutions, theaters, or amphitheatres.

Construction-related building³²⁵

A temporary structure on the site of an development project that contains offices or is used for storage by the contractor who is working on the construction project.

Contractor's yard³²⁶

A building and related outdoor areas used to store and maintain construction equipment and materials, including but not limited to plumbing, electrical, carpentry, roofing, landscaping, road work, and facilities customarily required in the building trade by a construction contractor. This use typically includes office facilities for the contractor.

Convenience store³²⁷ [new]

A retail establishment offering for sale food products and beverages for off-site consumption, household items, periodicals, and other general merchandise, and with gross floor area less than 5,000 square feet and typically around 2,500 square feet. This use often is combined with a gas station use.

Country club³²⁸

A chartered, nonprofit membership club with facilities catering primarily to its membership and providing one or more of the following recreational or social amenities: golf, riding, club house, swimming, dining facilities, incidental retail sales such as a pro shop, and a locker room.

Correctional facility³²⁹

A facility for the detention, confinement, treatment, or rehabilitation of persons arrested or convicted for the violation of civil or criminal law.

Crematory³³⁰

A facility containing furnaces for the reduction of dead bodies (human or animal) to ashes by fire.

Cultural institution³³¹ [new]

An establishment such as a museum, art gallery, botanical and zoological garden, or other such facility that displays or preserves objects of interest in one or more of the arts or sciences.

³²⁴ This replaces the definition in Sec. 2.020 of the Zoning Resolution, which provides: "Conference centers with attendant lodging facilities for students enrolled in and instructors employed by educational and research institutions and for visitors to such facilities and to Maury County."

³²⁵ This is a new definition based on the "Construction project office" temporary use in Sec. 4.030D of the Zoning Resolution.

³²⁶ This is a new definition.

³²⁷ This is a new definition.

³²⁸ This revises the definition in Sec. 2.020 of the Zoning Resolution.

³²⁹ This is a new definition.

³³⁰ This is a new definition.

³³¹ This is a new definition.

Construction-related building³³²

A temporary structure, facility, or space associated with the staging, management, and security of new construction or major renovation that is located on or adjacent to the construction site.

D

Data center³³³

A facility containing one or more large-scale computer systems used for data storage and processing for off-site users. Typical supporting equipment includes back-up batteries and power generators, cooling units, fire suppression systems, and enhanced security features. A data center typically has few on-site employees.

Distillery³³⁴

An establishment where distilled liquors or spirits are produced in accordance with the production and licensing requirements of the Tennessee Code Annotated.

Drive-through facility³³⁵

A facility used to provide goods or services through a special window or station for customers who order from their vehicles and leave after receiving the service. The facility can be located in the principal building or in a separate structure. Use types that commonly use drive-through facilities include restaurants, banks (including ATMs), pharmacies, and car washes.

Dwelling, single-family detached³³⁶

A residential building located on a single lot that sits on a permanent foundation, is not attached to any other principal structure, and contains a single living unit, not including a mobile home dwelling.

Dwelling, townhouse³³⁷

A residential structure located on one lot attached at the side or sides in a series of three or more principal buildings. At points of attachment, the buildings shall be separated from each other by fire walls extending from footings through roofs without openings. Each building shall contain one or two dwelling units; a townhouse with two dwelling units is also known as a “stacked townhouse” or “two over two.”

Dwelling, two-family (duplex)³³⁸

A residential building located on one or two lots that contains two dwelling units and that is not attached to any other principal structure.

Dwelling, three-family (triplex)³³⁹

A residential building containing three individual dwelling units located on a single lot.

Dwelling, four-family (fourplex)³⁴⁰

A residential building containing four individual dwelling units located on a single lot.

Dwelling, mobile home³⁴¹

A transportable, factory-manufactured dwelling built on a permanent chassis, transportable in one or more sections, designed for use as a dwelling with or without permanent foundation, intended to be and is

³³² This is a new definition that incorporates the use at Sec. 4.030D of the Zoning Resolution.

³³³ This is a new definition.

³³⁴ This carries forward, with minor revisions, the definition in Sec. 2.020 of the Zoning Resolution.

³³⁵ This is a new definition.

³³⁶ This updates the definition in Sec. 2.020 of the Zoning Resolution.

³³⁷ This makes minor revisions for clarity to the current definition in Sec. 2.020 of the Zoning Resolution.

³³⁸ This updates the definition in Sec. 2.020 of the Zoning Resolution.

³³⁹ This is a new definition.

³⁴⁰ This is a new definition.

³⁴¹ This simplifies the definition in Sec. 2.020 of the Zoning Resolution.

occupied by one family or housekeeping unit, and includes the plumbing, heating, air conditioning, and electric systems in the structure. This use type does not include camping trailers, motor homes, recreational vehicles, travel trailers, truck campers, or other similar wheeled structures typically used as temporary living quarters.

Dwelling, multifamily³⁴²

A residential building more than four dwelling units.

Dwelling unit³⁴³

One or more rooms which are occupied or which are intended or designed to be occupied by one family with housekeeping facilities for living, sleeping, sanitary facilities, cooking, and eating.

E

Electric vehicle charging station³⁴⁴

A vehicle parking space served by an electrical component assembly or cluster of component assemblies (battery charging station) designed and intended to transfer electric energy by conductive or inductive means from the electric grid or other off-board electrical source to a battery or other energy storage device within a vehicle that operates, partially or exclusively, on electric energy.

- A Level 1 charging station is a slow-charging station that typically operates on a 15- or 20-amp breaker on a 120-volt Alternating Current (AC) circuit, such as a typical household power outlet.
- A Level 2 charging station is a medium-speed charging station that typically operates on a 40- to 100-amp breaker on a 208- or 240-volt AC circuit.
- A Level 3 charging station is a high-speed charging station that operates on a high-voltage Direct Current (DC) circuit and supports the fastest charging times.

Equestrian facility³⁴⁵

A facility designed and intended for the keeping or boarding of horses or the teaching and display of equestrian skills, including show jumping and dressage, and the hosting of events. An equestrian facility may include the Stable use.

Event venue³⁴⁶

A facility, including open area, that is owned and operated by an entity other than the government for use for an event that is not a usual or customary use on the property. Events that occur at event venues may include, but are not limited to, weddings, wedding receptions, corporate events, cultural gatherings, musical events, festivals, fairs, carnivals, and circuses.

F

FAA

Federal Aviation Administration

Fallout shelter³⁴⁷

A structure or portion of a structure intended to provide protection to human life during periods of danger from nuclear fallout, air raids, storms, or other emergencies.

³⁴² This replaces the definition in Sec. 2.020 of the Zoning Resolution for “Apartment Dwelling.”

³⁴³ This is a new definition.

³⁴⁴ This is a new definition.

³⁴⁵ This is a new definition.

³⁴⁶ This revises the definition in Sec. 2.020 of the Zoning Resolution.

³⁴⁷ This carries forward the definition in Sec. 2.020 of the Zoning Resolution.

Family burial ground³⁴⁸

The accessory use for permanent internment of deceased human bodies, located on a portion of a lot that has a principal residential use.

Farm products³⁴⁹

Forage and sod crops; grains and feed crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing; fruits; vegetables; flowers; seeds; grasses; forestry products; fish and other aquatic animals used for food; bees; equine; and all other plants and animals that produce food, feed, fiber, or fur.

Farm winery³⁵⁰

An establishment on a working farm with a producing vineyard, orchard, or similar growing area that has facilities on the premises for fermenting and bottling wine and wine related beverages and is licensed by the state to operate as a farm winery. This use may include an area devoted to the sampling and sales of wine and wine-related products.

FCC

Federal Communications Commission

Fireworks sales stand³⁵¹

A temporary retail sales establishment that offers fireworks and related items for sale.

Fishery³⁵²

An establishment where fish are raised and harvested, including fish farms and natural bodies of water, for both commercial and recreational purposes.

Fleet fuel depot³⁵³

A fuel dispensing facility that dispenses fuel to businesses, organizations, and municipalities that maintain a fleet of vehicles. This use does not include any retail sale of gasoline to the general public and does not include any store sales, vehicle service, or vending operations.

Forestry operation³⁵⁴

The creation, conservation, and management of forests and forest lands for the continuing use of both commodity and non-commodity benefits. This use does not include tree farms. Accessory uses include office space, storage and maintenance of equipment used to harvest and transport forest trees, and storage of harvested trees.

Funeral home³⁵⁵

An establishment used primarily for human funeral services, which may or may not include facilities on the premises for embalming, performing autopsies or other surgical procedures, or cremation.

G

Garage

See “Carport or garage.”

³⁴⁸ This is a new definition.

³⁴⁹ This is a new definition, based on the definition in TCA § 43-1-113(b).

³⁵⁰ This is new definition, based off the definition in the Williamson County zoning ordinance.

³⁵¹ This is a new definition that incorporates the use at Sec. 4.030C of the Zoning Resolution.

³⁵² This is a new definition.?

³⁵³ This is a new definition.

³⁵⁴ This is a new definition.

³⁵⁵ This is a new definition.

Gas station³⁵⁶

An establishment for the retail sale of gasoline, oil (but no butane or propane fuels), or automobile accessories, and which may offer minor repair services and inspections including but not limited to battery charging, tire repairs, and oil and fluid changes, but not including painting or major repair. A convenience store may be permitted as an accessory use.

General office³⁵⁷

A facility in which business, professional, administrative and/or clerical activities are conducted, including but not limited to insurance agencies, architects, lawyers, engineers, real estate offices, government offices, motor vehicle licensing branches, post offices, radio/TV stations, video and audio production, programming, research centers, counseling, social services, testing laboratories, advertising agencies, travel agencies, abstract and title agencies or insurance companies, and stockbrokers. This use does not include medical or dental office or clinic uses. Accessory uses may include cafeterias, health and exercise facilities, or other amenities primarily for the use of employees in the firm or building.

Government facility³⁵⁸

A building or facility housing the offices or operations of a department or agency of the city, county, state, or federal government, or a quasi-governmental organization, together with incidental storage and maintenance of necessary vehicles, but not including the public safety facility use or a school.

Greenhouse³⁵⁹

A structure consisting primarily of light-transmitting materials and used exclusively for growing plants or vegetables.

Group home³⁶⁰

A dwelling in which eight or fewer unrelated persons with disabilities reside, along with up to three additional persons acting as support staff or guardians, who need not be related to each other or to any of the persons with disabilities residing in the home. For purpose of this use, a disability is defined as a physical or mental impairment that substantially limits one or more major life activities of an individual, including but not limited to caring for oneself, performing manual tasks, seeing, hearing, eating, or major bodily functions.

H

Home occupation³⁶¹

A business, profession, occupation, or trade that is conducted, as an incidental and subordinate use, within a dwelling unit by a resident of the dwelling unit. This use does not include certain occupations that are separately listed in this Ordinance, including family home day care, group home day care, and limited wood assembly.

Hospital³⁶²

An institution providing health services primarily for human inpatient medical care for the sick or injured and including related facilities such as laboratories, outpatient facilities, emergency medical services, and staff offices which are an integral part of the facility.

³⁵⁶ This updates the definition in Sec. 2.020 of the Zoning Resolution.

³⁵⁷ This is a new definition.

³⁵⁸ This is a new definition.

³⁵⁹ This is a new definition.

³⁶⁰ This is new use. State law (TCA § 13-24-101) requires that group homes which provide shared living quarters for a “person with a disability” be allowed in all zone districts where single-family residential uses are permitted, but it does not define “person with a disability.” The definition of a “person with a disability” has been adopted from federal law (42 U.S.C. § 12102) and Section 504 of the Rehabilitation Act (29 U.S.C. § 794).

³⁶¹ This is a new definition.

³⁶² This carries forward the definition in Sec. 2.020 of the Zoning Resolution.

Hotel and motel³⁶³

A building in which temporary lodging is offered for compensation, typically for fewer than 30 consecutive days. The guest rooms may have separate individual sleeping and living rooms and may include limited kitchen facilities. Accessory uses may include food and beverage uses, meeting rooms, and small-scale retail sales. This does not include bed and breakfast homestay or rooming house uses.

J

Junk or salvage yard³⁶⁴

Any land or building used for the abandonment, storage, keeping, collecting, or bailing of paper, rags, scrap metals, other scrap, or discarded materials or for the abandonment, demolition, dismantling, storage, or salvaging of automobiles or any part of other vehicles or machinery not in running condition.

L

Landfill or dump³⁶⁵

An area or site used for the disposal of solid waste or refuse in accordance with the standards of the Tennessee Department of Environment & Conservation.

Library³⁶⁶

A public facility for the use and loan, but not sale, of literary, musical, artistic, or reference materials. A library may also include meeting rooms, offices for library personnel, other support facilities, and incidental sales of food and beverages.

Light vehicle rental³⁶⁷

An establishment that provides for the rental of autos, small trucks or vans, trailers, motorcycles, and similar vehicles. Typical examples include car rental agencies and moving equipment rental establishments (e.g., U-Haul).

Light vehicle repair³⁶⁸

Any facility providing for the repair and maintenance of automobiles, motorcycles, trucks, vans, trailers, scooters, all-terrain vehicles, and similar vehicles under 8,500 pounds gross vehicle weight, including but not limited to body work, painting, welding, or storage.

Light vehicle sales³⁶⁹

An establishment that provides for the sale (including through auction) of new or used autos, small trucks or vans, trailers, motorcycles, or recreational boats. Typical examples include automobile dealers, auto malls, boat dealers, and moving equipment rental establishments (e.g., U-Haul). This use does not include the sale of commercial vehicles such as large trucks, mobile homes, motor homes, recreational vehicles, mass transit vehicles, travel trailers, or other similar vehicles greater than 8,500 pounds gross vehicular weight.

Limited wood assembly³⁷⁰

The production, on a lot with a residential dwelling, of structural wood members and wood containers as defined by Standard Industrial Classification Nos. 2439 and 244, Standard Industrial Classification Manual, Federal Office of Management and Budget.

³⁶³ This revises the definition in Sec. 2.020 of the Zoning Resolution.

³⁶⁴ This is a new definition that replaces the definition in Sec. 2.020 of the Zoning Resolution.

³⁶⁵ This simplifies the definition of "Sanitary Landfill" in Sec. 2.020 of the Zoning Resolution.

³⁶⁶ This is a new definition

³⁶⁷ This is a new definition.

³⁶⁸ This is a new definition.

³⁶⁹ This is a new definition.

³⁷⁰ This carries forward the definition in Sec. 2.020 of the Zoning Resolution with minor revisions.

Liquor store³⁷¹

An establishment exclusively for the retail sale of alcoholic beverages, excluding beer, in original packages for consumption off the premises where sold.

M

Manufacturing, artisanal³⁷² [new]

Small-scale fabrication, preparation, or production of arts, crafts, foods, and beverages by an artist, artisan, craftsperson, or cook, on the premises, by hand or with minimal automation. Examples include small-scale welding and sculpting or arts and crafts, small-scale 3D printing, firing of pottery or sculpture in kilns, and local, small-batch bakeries, candy shops, and cheese shops. Accessory uses include retail teaching of these skills to others during fabrication, preparation, or production. This use does not include production of alcoholic beverages or a restaurant.

Manufacturing, heavy³⁷³

An establishment engaged in manufacturing and production activities that may result in substantial off-site noise, odor, vibration, dust, or hazard. Examples include the manufacture or assembly of machinery, vehicles, and appliances (including assembly of automobiles and automobile batteries); the smelting or reduction of ores; oil refining; stockyards, slaughterhouses, and rendering facilities; and the manufacture of petroleum products, explosives, cement, lime, gypsum, plaster-of-paris, fertilizer, corrosive acid, insecticides, radioactive materials, and plastic and synthetic resins.

Manufacturing, light³⁷⁴

An establishment primarily engaged in printing, production, processing, assembly, manufacturing, compounding, or preparation of goods or products for sale to the wholesale or retail markets or directly to consumers, which does not meet the definition of artisan manufacturing or heavy manufacturing. This use is wholly confined within an enclosed building, does not include processing of hazardous gases and chemicals, and does not generate off-site noise, odor, vibration, dust, or hazard. Examples include assembly of prefabricated parts; manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of artificial limbs, dentures, hearing aids, and surgical instruments; manufacture, processing, and packing of food products, cosmetics, and drugs (including bottling); manufacturing and mixing of paints; and manufacturing of components, jewelry, clothing, trimming decorations, and similar items.

Marina³⁷⁵

An establishment for the docking and servicing of boats that may include the sale of fuel and incidental supplies for the boat owners, crews, and guests, and related facilities. Food and beverage services may be allowed as an accessory use.

Massage therapy establishment³⁷⁶

Any establishment licensed by the Tennessee massage licensure board, other than a regularly licensed and established medical facility, where any person, firm, association, or corporation engages in the activity of massage by a certified massage therapist licensed by the Tennessee massage licensure board.

³⁷¹ This New definition, is adapted from similar definition in Williamson County zoning ordinance.

³⁷² This is a new definition.

³⁷³ This is a new definition that encompasses a comprehensive range of different manufacturing uses appropriate for the county but that might have significant impacts on surrounding properties.

³⁷⁴ This is a new definition that supports a wide range of industrial uses that have more limited external impacts than the high-intensity manufacturing uses in the heavy manufacturing definition.

³⁷⁵ This revises the definition in Sec. 2.020 of the Zoning Resolution.

³⁷⁶ This is a new definition.

Medical or dental office or clinic³⁷⁷

A facility where medical examination and treatment is performed on an outpatient basis, with no overnight stays except under emergency circumstances. This use includes offices for medical professionals.

Mining³⁷⁸

The extraction of metallic and non-metallic minerals from the earth. This use includes the land, buildings, and machinery associated with the activity of mining.

Mobile home park³⁷⁹

Land that is planned, used, or intended to be used for the placement and occupancy of more than one mobile home, including all accessory buildings relating to the mobile home uses.

N

Nonparticipating landowner

For purpose of Section 4.2.4(C)(11), Wind Energy Facility, Large, a landowner not under a lease or other property agreement with the owner or operator of the large wind energy facility.

Nursery³⁸⁰

A parcel of land used to raise nursery stock, conducted within or without an enclosed building. Any retail sales of goods to the public shall be limited to products grown on site, and shall be clearly secondary and incidental to wholesale sales or sales to landscapers, contractors or suppliers.

Nursery stock³⁸¹

All trees, shrubs, or other plants, or parts of trees, shrubs, or other plants, grown or kept for, or capable of, propagation, distribution, or sale on a commercial basis.

Nursing home³⁸²

A facility where persons who are not actually ill but require skilled nursing care and other related services because of illness, disease, or physical infirmity are housed and furnished with meals for compensation.

O

Outdoor display of merchandise³⁸³

The placement of products or materials for sale outside the entrance of a retail or wholesale sales establishment.

Outdoor seating or activity area³⁸⁴

The provision of on-site outdoor seating or entertainment areas by an eating or drinking establishment where food or beverages are served for consumption or where outdoor entertainment takes place. The accessory use also may include outdoor seating areas on public sidewalks in front of the establishment.

³⁷⁷ This carries forward the definition in Sec. 2.020 of the Zoning Resolution with minor revisions.

³⁷⁸ This carries forward, with minor revisions, the definition in Sec. 2.020 of the Zoning Resolution.

³⁷⁹ This updates the definition in Sec. 2.020 of the Zoning Resolution for general clarity and clarifies that it relates to a site where mobile homes are placed for purposes of occupancy.

³⁸⁰ This is a new definition.

³⁸¹ This is a new definition, based on the definition in TCA § 43-1-113(b).

³⁸² This updates the definition in Sec. 2.020 of the Zoning Resolution with the state law definition of a nursing home in TCA § 68-11-201.

³⁸³ This is a new definition.

³⁸⁴ This is a new definition.

Outdoor storage area³⁸⁵

An area that provides for outdoor storage of machinery and equipment, not including vehicles.

P

Parking facility³⁸⁶

A facility designed to accommodate vehicular parking spaces. This use may be on the surface or contained within a structure with one or more floors that are partially enclosed or located on the deck surface of a building. This definition includes parking lots, parking garages, deck parking, and under-building parking areas.

Personal repair establishment³⁸⁷

An establishment primarily engaged in the repair of personal property, including repair of televisions and electronics, bicycles, clocks, watches, shoes, guns, canvas products, appliances, and office equipment, as well as locksmiths and upholsterer services. This does not include automotive repair services.

Personal services establishment³⁸⁸

An establishment primarily engaged in the provision of frequent or recurrent needed services of a personal nature, such as barbershops and beauty parlors, tattoo and piercing studios, nail salons, aestheticians, lash bars, packaging stores, mailing services, printing, engraving, photocopying, picture framing, tailoring, drapery making, taxidermy, employment agencies, and travel agents.

Place of assembly³⁸⁹

A building or portions of a building used for the gathering of persons for such purposes as deliberation, education, instruction, entertainment, amusement, drinking, dining, or awaiting transportation.

Portable storage container³⁹⁰

A container that is designed and rented or leased for the temporary storage of commercial, industrial, or residential household goods and that does not contain a foundation or wheels for movement. This use includes shipping containers that can be transported by mounting on a chassis, and POD-type boxes that can be transported on a flatbed or other truck.

Public park³⁹¹

Land maintained and made available to the general public for recreation, exercise, sports, education, rehabilitation, or similar activities, or to enhance the enjoyment of natural features or natural beauty. Public parks may include athletic fields, open areas, playgrounds, dog parks, walking trails, outdoor marine recreation areas, such as beaches and fishing areas, and similar areas. This definition does not include community centers or outdoor recreation uses.

Public safety facility³⁹²

A facility used to provide police, fire, or emergency medical services to the surrounding community

³⁸⁵ This is a new definition.

³⁸⁶ This is a new definition.

³⁸⁷ This is a new definition.

³⁸⁸ This is a new definition.

³⁸⁹ This is a new definition.

³⁹⁰ This is a new definition.

³⁹¹ This is a new definition.

³⁹² This is a new definition.

R

Recreation, indoor³⁹³

A commercial establishment that provides indoor facilities for recreation or entertainment-oriented activities by patrons or members, such as amusement arcades, indoor aquatic centers, bowling alleys, climbing walls, health clubs, fitness centers, indoor miniature golf, pool, indoor shooting ranges, axe-throwing, roller- or ice-skating, and video arcades. Accessory uses for indoor recreation facilities may include spectator seating, meeting rooms, training rooms, food and beverage services, and retail sales related to the recreation use.

Recreation, outdoor³⁹⁴

A commercial establishment that provides outdoor facilities for recreation or entertainment-oriented activities by patrons or members, such as archery ranges, athletic fields (e.g. baseball, softball, soccer, and football), batting ranges, golf course, golf driving ranges, outdoor aquatic centers, outdoor miniature golf, go-cart tracks, paintball, outdoor shooting ranges, state parks, and water parks. Accessory uses for indoor recreation facilities may include spectator seating, meeting rooms, training rooms, food and beverage services, and retail sales related to the recreation use.

Recycling collection center³⁹⁵

A facility, other than a donation box or donation center, where recyclable materials are dropped off and stored until they are transported to a recycling processing center.

Recycling processing center³⁹⁶

A facility for the sorting, processing, assembling, packaging, baling, and storage of materials.

Rehabilitation center³⁹⁷

A facility with a purpose of providing formal, organized, services designed for treatment of alcohol or drug use or addiction with the intention of reducing disability or discomfort. Accessory uses may include eating and lodging facilities for staff and guests of the site, classrooms, fitness centers, offices, and similar facilities. Both inpatient and outpatient services may be provided.

Religious facility³⁹⁸

A facility operated, maintained, and controlled by a religious organization for worship or the promotion of religious activities, including but not limited to a church, mosque, synagogue, temple, monastery, or other structure, together with its accessory buildings and uses. Accessory uses may include childcare facilities, educational facilities, and religious leader or caretaker housing.

Research and development³⁹⁹

A facility for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, and mechanical components in advance of product manufacturing, which are not associated with a manufacturing facility on the same site except as incidental to the main purpose of the facility, and for the repair, storage, sale and resale of materials, goods, and products that are incidental to the principal use. This use includes but is not limited to chemical, biotechnology, pharmaceutical and medical research and development, software development, and soils and other materials testing laboratories.

³⁹³ This is a new definition.

³⁹⁴ This is a new definition.

³⁹⁵ This is a new definition.

³⁹⁶ This is a new definition.

³⁹⁷ This is a new definition.

³⁹⁸ This is a new definition.

³⁹⁹ This is a new definition.

Restaurant, drive-in⁴⁰⁰

An establishment that serves food and beverages to customers located in vehicles for consumption on or off premises.

Restaurant, sit-down⁴⁰¹

An establishment that serves food and beverages to customers primarily seated at tables or self-served with food consumed on the premises. Outdoor dining or drive-through service may be allowed if permitted as an accessory use in the zone district where the establishment is located. This use category does not include drive-in restaurants serving food and/or beverages to customers in vehicles.

Retail sales establishment⁴⁰²

An establishment that does not meet a definition of another principal use in this Ordinance that engages in the sale or short-term rental of goods and merchandise to the general public for personal or household consumption. Typical uses include newsstands, food stores, hardware stores, building supply stores, garden supply stores, pet food stores, antique stores, jewelry stores, pharmacies, furniture stores, florists, bakeries, department stores, auto parts stores (without vehicular service), grocery stores, specialty food stores, equipment rental shops, wedding supply rental establishments, sports equipment stores, bicycle sales, electronic equipment stores, and bookstores. There are three types of retail sales establishment:

Retail sales establishment, small

A retail sales establishment with less than 5,000 square feet of gross floor area.

Retail sales establishment, medium

A retail sales establishment with at least 5,000 square feet but no more than 15,000 square feet of gross floor area.

Retail sales establishment, large

A retail sales establishment with at least 15,000 square feet of gross floor area.

Retirement facility⁴⁰³

An establishment for care of the elderly that has common facilities and provides licensed intermediate and skilled nursing services for its residents, as well as other supportive services. This use may include a variety of housing types and provide a variety of levels of assistance and care so that its residents may obtain higher levels of care and service as they age without having to move to another residential care facility.

Rooming house⁴⁰⁴

A residential building which provides living accommodations for up to six persons, where the individual sleeping units do not have individual cooking facilities, and which may include common cooking and dining facilities and may have individual or shared bathrooms.

Roadside agriculture sales⁴⁰⁵

A structure used or intended to be used by the owner or tenants of a farm for the sale of seasonal farm products produced on the farm on which the structure is located.

⁴⁰⁰ This revises for clarity the definition in Sec. 2.020 of the Zoning Resolution.

⁴⁰¹ This revises for clarity the definition in Sec. 2.020 of the Zoning Resolution.

⁴⁰² This is a new definition.

⁴⁰³ This is a new definition.

⁴⁰⁴ This revises the definition in Sec. 2.020 of the Zoning Resolution.

⁴⁰⁵ This carries forward the definition in Sec. 2.020 of the Zoning Resolution for "Roadside Stand."

S

Satellite dish, accessory⁴⁰⁶

A parabolic antenna designed to receive electromagnetic transmissions from extraterrestrial sources such as a satellite.

School, k-12⁴⁰⁷

An educational institution that offers a program of instruction for any grade level or combination of grade levels kindergarten through 12th grade meeting state requirements for a school. Such uses include classrooms, laboratories, auditoriums, libraries, cafeterias, after school care, athletic facilities, and other facilities that further the educational mission of the institution.

School, vocational⁴⁰⁸

A public or private school that offers vocational or trade instruction to students, such as teaching of trade or industrial skills, clerical or data processing, barbering or hair dressing, cosmetology, computer or electronic technology, or artistic skills.

Seasonal sale of farm produce⁴⁰⁹

The temporary sale of goods on the same site as that farm at which they are produced.

Self storage⁴¹⁰

An establishment consisting of independent units for the storage of business or household goods or contractors' supplies. This use does not include the wholesale or retail sale of goods or commodities including, but not limited to, flea markets or yard and garage sales, the use of the storage areas for business or living purposes, or the storage of petroleum and other potentially hazardous and flammable materials.

Slaughterhouse

A facility for the slaughtering and processing of animals and the refining, packaging, and distribution of their byproducts.

Solar energy conversion system, large-scale⁴¹¹

A facility consisting of solar panels, modules, and related equipment (such as heat exchangers, pipes, inverters, wiring, and storage) that collects solar radiation and transfers it as heat to a carrier fluid for use in hot water heating or space heating and cooling, and/or that collects solar energy and converts it into electricity. As a principal use, a solar energy collection system is designed to meet demands for a large area and is typically mounted on the ground.

Solar energy conversion system, small-scale⁴¹²

Equipment for the collection of solar energy or its conversion to electrical energy for use on the same property, or for incidental sale to a public utility, when that equipment is accessory to a principal use of the property. Components are typically mounted on the roofs of principal or accessory structures, but may be mounted on other parts of structures, or on the ground.

⁴⁰⁶ This is a new definition.

⁴⁰⁷ This is a new definition.

⁴⁰⁸ This is a new definition.

⁴⁰⁹ This is a new definition.

⁴¹⁰ This revises the definition for "Mini Storage Warehouse Facility" in Sec. 2.020 of the Zoning Resolution.

⁴¹¹ This is a new definition.

⁴¹² This is a new definition.

Special event⁴¹³

A temporary activity at a specific location that is planned or reasonably expected to attract substantial assemblies of people that is not otherwise defined in this Ordinance, such as tent revival.

Stable⁴¹⁴

A facility or area where horses, mules, or other domestic animals are kept, housed, boarded, lodged, fed, hired, trained, sold, or bred as a commercial activity.

Stable, accessory⁴¹⁵

A facility for the keeping of horses or other domestic animals for personal use and that is accessory to a principal residential use.

Storage building⁴¹⁶

A building accessory to the principal building on the site that is used primarily for the storage of nonhazardous material.

Structure⁴¹⁷

Any combination of materials constructed or erected, which requires location on the ground or attachment to anything located on the ground, including buildings, towers, signs, billboards, and fences.

Swimming pool⁴¹⁸

A structure, either in-ground or above ground, designed, used, or intended to contain water to a depth of 18 inches or greater at any point.

T

Tasting Room⁴¹⁹

A use accessory to a brewery, distillery, farm winery, or winery at which guests may sample the manufacturer's products and consume other nonalcoholic beverages

TCA

Tennessee Code Annotated

TDEC

Tennessee Department of Environment and Conservation

TDOT

Tennessee Department of Transportation

Temporary dwelling unit for cases other than medical hardship⁴²⁰

A mobile home placed on a lot which already contains a residential structure for the purpose of preventing an exceptional hardship of the applicant due to damage to the principal residence on the site which renders it uninhabitable.

⁴¹³ This is a new definition for a use that replaces the more specific "Religious Tent Meeting" use in Section 4.030F of the Zoning Resolution.

⁴¹⁴ This revises the definition in Sec. 2.020 of the Zoning Resolution and removes the 10 horse minimum for this standard.

⁴¹⁵ This is a new definition.

⁴¹⁶ This is a new definition.

⁴¹⁷ This revises for clarity the definition in Sec. 2.020 of the Zoning Resolution.

⁴¹⁸ This revises for clarity the definition in Sec. 2.020 of the Zoning Resolution.

⁴¹⁹ This carries forward the definition in Sec. 2.020 of the Zoning Resolution with minor revisions.

⁴²⁰ This is a new definition for the use carried forward from Sec. 4.030H of the Zoning Resolution, and following discussions with staff limits its applicability to temporary residence due to the uninhabitability of the principal residence on the site.

Temporary family healthcare structure⁴²¹

A transportable healthcare environment that is specifically designed with environmental controls, biometric and other remote monitoring technology, sensors, and communication systems to support extended home-based medical care, rehabilitation, and the provision of home- and community-based support and assistance for an older adult or person with a disability on the property where family members or unpaid caregivers who participate in the person's care reside. A temporary family healthcare structure. Is primarily assembled at a location other than its site of installation; Is limited to one occupant who shall be the older adult or person with a disability who requires extended home-based medical care, rehabilitation, or the provision of home and community-based support and assistance; meets the accessibility guidelines of the federal department of housing and urban development and the Americans with Disabilities Act (42 U.S.C. § 12131 et seq.); and has no more than 500 square feet of living area.

Temporary road material manufacture⁴²²

A temporary manufacturing plant used to make asphalt, concrete, or other materials used for the surfacing of County or state roads.

Temporary real estate sales office⁴²³

A structure on the site of a residential subdivision that is used as an office to support the sale of real estate in that subdivision. The structure may be a mobile home or a residential dwelling before occupancy by a family.

Theater⁴²⁴

A building designed or used primarily for the commercial exhibition of motion pictures to the general public or used for performance of plays, acts, and dramas and which typically have fixed seating.

Tower⁴²⁵

Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers or monopole towers. The term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, alternative tower structures and the like.

Travel trailer⁴²⁶

A vehicular, portable structure designed as a temporary dwelling for travel, recreation, vacation, and other uses and which can function without connections to external water, sewer, and electrical systems. Travel trailers are not permitted as a use in the Residential uses category.

Travel trailer park⁴²⁷

A plot of land designed and equipped to accommodate travel trailers parked in designated spaces for limited periods of time. A travel trailer park may include accessory uses that are related to the operation of the use or persons residing in travel trailers on the site, such as a management office, indoor or outdoor recreational facilities, and laundry facilities. There are two types of travel trailer parks:

Travel trailer park, small

A travel trailer park no more than two acres in size with no more than ten travel trailer spaces.

⁴²¹ This updates the definition in Sec. 4.030H of the Zoning Resolution for “Temporary Dwelling Unit in Case of Medical Hardship”, for consistency with the state law definition in TCA § 13-7-501(3).

⁴²² This is a new definition.

⁴²³ This is a new definition.

⁴²⁴ This is a new definition.

⁴²⁵ This carries forward the definition in Sec. 2.020 of the Zoning Resolution.

⁴²⁶ This revises the definition in Sec. 2.020 of the Zoning Resolution.

⁴²⁷ This carries forward the definition in Sec. 2.020 of the Zoning Resolution with revisions to identify example accessory uses and to distinguish between small and large travel trailer parks.

Travel trailer park, large

A travel trailer park greater than two acres in size with more than ten and fewer than 50 travel trailer spaces.

Travel trailer rental⁴²⁸

An establishment that provides for the rental of travel trailers.

Tree farm⁴²⁹

Any parcel of land used to raise and harvest trees for wood products, such as lumber, posts and poles, fuel wood, and Christmas trees.

Truck terminal⁴³⁰

A building or area in which trucks, including tractor or trailer units, are parked, stored, or serviced, including the transfer, loading, or unloading of goods. A terminal may include facilities for the temporary storage of loads prior to trans-shipment.

U

Utility, major⁴³¹

A structure or facility that is a relatively major component of an infrastructure system providing community- or region-wide utility services. Examples of major utility facilities include private potable water treatment plants, water towers, wastewater treatment plants, solid waste facilities, gas compressor stations, and electrical substations. This use does not include communication towers or equipment, package plants that treat wastewater for a single residential subdivision, or septic systems.

Utility, minor⁴³²

A structure or facility that by itself is a relatively minor component of an infrastructure system providing community- or region-wide utility services and that needs to be in or near the neighborhood or use type where the service is provided. Examples of minor utility facilities include water and sewage pipes and pump stations, stormwater pipes and retention/detention facilities, telephone lines and local exchanges, electric lines and transformers, gas transmission pipes and valves, and telephone, fiber, and cable television lines.

V

Veterinary hospital⁴³³

A facility used for the care, diagnosis, and treatment of sick, ailing, infirm, or injured animals and preventive care for healthy animals. Accessory uses may include animal grooming services, short-term boarding that is incidental to medical care or treatment, cremation services, and limited retail sales of pet-related merchandise.

W

Warehouse⁴³⁴

A facility primarily engaged in the storage or distribution of manufactured products, supplies, and equipment. It includes the temporary storage of such products, supplies, and equipment pending

⁴²⁸ This is a new definition.

⁴²⁹ This is a new definition.

⁴³⁰ This is a new definition.

⁴³¹ This is a new definition.

⁴³² This is a new definition.

⁴³³ This is a new definition.

⁴³⁴ This updates the definition in Sec. 2.020 of the Zoning Resolution.

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distribution, but excludes the bulk storage of materials that are flammable or explosive or that present hazards or conditions commonly recognized as offensive.

Waste composting facility⁴³⁵

A facility where organic matter derived primarily from off-site is processed by composting or is processed for commercial purposes. Activities of a composting facility may include management, collection, transportation, staging, composting, curing, storage, marketing, or use of compost.

Waste transfer facility⁴³⁶

An establishment that receives solid or liquid waste from others for transfer to another location for disposal or other processing.

Wholesale sales⁴³⁷

Establishments or places of business primarily engaged in selling to retail, industrial, commercial, institutional, or professional business users or to other wholesalers, but not to the public at-large, merchandise, including but not limited to drugs and chemicals, dry goods and apparel, electrical goods, farm products, food, grocery products, hardware, plumbing, heating equipment, machinery, motor vehicles, and automobile equipment.

Wind energy facility, small⁴³⁸

A facility that converts the kinetic energy in wind into mechanical energy, with a rated capacity of less than one megawatt or that uses wind energy turbines that do not exceed 200 feet in height..

Wind energy facility, large⁴³⁹

A facility that converts the kinetic energy in wind into mechanical energy, with a rated capacity of one megawatt or more and with wind turbines that exceed 200 feet in height.

Winery⁴⁴⁰

An facility in which virtuous liquors are produced and which is licensed by the state as a winery, and does not meet the requirements to qualify as a farm winery.

Winery, farm

See "Farm winery."

Wind energy conversion system, small⁴⁴¹

A facility consisting of one or more rotating wind turbines and related equipment that converts the kinetic energy in wind into mechanical energy. A small wind energy conversion system as an accessory use is intended to primarily reduce on-site consumption of utility power for a home or business.

⁴³⁵ This is a new definition.

⁴³⁶ This is a new definition.

⁴³⁷ This is a new definition that integrates the different wholesale trade uses listed in Sec. 5.052b of the Zoning Resolution.

⁴³⁸ This is a new definition.

⁴³⁹ This is a new definition.

⁴⁴⁰ This updates the definition in Sec. 2.020 of the Zoning Resolution.

⁴⁴¹ This is a new definition.