

**ZONING ORDINANCE  
WHITE HOUSE, TENNESSEE  
JUNE 15, 1995**

**Department of Economic & Community Development  
Local Planning Assistance Office  
Suite 128  
446 Metroplex Drive  
Nashville, Tennessee 37211-3139**

**THIS DOCUMENT LAST UPDATED – DECEMBER 2016**

## ADOPTED AMENDMENTS

<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENTS</u>
01-01-96	95-22	Article II, Section 2.020, Definitions, Amended by Adding: <u>Impact Fee Administrator</u> . The Director of the City of White House Code Administration Department, or such other person selected by the Mayor to be responsible for administration of the City's impact fee regulations.
01-01-96	95-22	Article VIII, Section 8.050, <u>Impact Fees</u> .
01-01-96	95-22	Article VIII, Section 8.050, <u>Penalties</u> , Is Renumbered Section 8.060.
01-01-96	95-22	Article VIII, Section, 8.060, <u>Remedies</u> , Is Renumbered Section 8.070
04-18-96	96-07	Article II, Section 2.020, Definitions, is Amended by Adding: <u>Bed and Breakfast Facility</u> . A use subordinate to the principal use of a single family dwelling providing four (4) or fewer rooms designated for lodging purposes.
04-18-96	96-07	Article IV, is Amended by Adding: Section 4.100. <u>Special Conditions for Review Pertaining to Bed and Breakfast Home Residences</u> .
04-18-96	96-07	Subsection 5.052.1, <u>R-40, Large Lot Residential District, C, Uses Permitted as Special Exceptions</u> , Add: 7. <u>Bed and Breakfast Home Residences</u> . (See Article IV, Section 4.100. <u>Special Conditions for Review Pertaining to Bed and Breakfast Home Residences</u> ).
04-18-96	96-07	Subsection 5.052.2, <u>R-20, Low Density Residential District, C, Uses Permitted as Special Exceptions</u> , Add: 8, <u>Bed and Breakfast Home Residences</u> . (See Article IV, Section 4.100, <u>Special Conditions for Review Pertaining to Bed and Breakfast Home Residences</u> ).
04-18-96	96-07	Subsection 5.052.3, <u>R-15, Medium Density Residential District, C, Uses Permitted as Special Exceptions</u> , Add: 9, <u>Bed and Breakfast Home Residences</u> . (See Article IV, Section 4.100. <u>Special Conditions for Review Pertaining to Bed and Breakfast Home Residences</u> ).
04-18-96	96-07	Subsection 5.052.4, <u>R-10, High Density Residential District, C, Uses Permitted as Special Exceptions</u> , Add: 8, <u>Bed and Breakfast Home Residences</u> . (See Article IV, Section 4.100. <u>Special Conditions for Review Pertaining to Bed and Breakfast Home Residences</u> ).

### ADOPTED AMENDMENTS (Continued)

<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENTS</u>
07-18-96	96-15	Amended Article III, Section 3.110, <u>Site Plan Requirements</u> , number of days a site plan be submitted twenty-eight (28) days prior to Planning Commission Meeting.
08-21-97	97-10	Amended Article II, Section 2.020, <u>Definitions</u> , to Include Adult Oriented Business. Amended Article IV, to Include New Section 4.120, <u>Adult Oriented Business</u> . Amended Article V, to Include New Use Classification, <u>Adult Oriented Business</u> .
12-20-97	97-15	Article II, Section 2.020, Definitions, is Amended by Adding: <u>Special Institutional Care Facilities</u> .
12-20-97	97-15	Article V, Section 5.050, <u>Specific District Regulations</u> , Subheading 5.054.1 (I-1, Light Industrial District), C, Added, 2, Special institutional care facilities, and Subheading 5.054.2 (I-2 Heavy Industrial District), C, Added, 2, Special institutional care facilities.
02-19-98	98-01	Article II, Section 2.020, Definitions, Is Amended by Including: FEMA Definitions.
06-18-98	98-11	Article XI, of the Zoning Ordinance, Is Duplication of the Provisions in Article I, Sections 1.060, 1.090 and 1.110, Therefore, Article XI, Entitled, <u>Legal Status Provisions</u> , Is Deleted from the Zoning Ordinance.
06-18-98	98-11	Article V, Section 5.052, Subsection 5.052.4, <u>R-10 High Density Residential District</u> , Is Amended.
09-17-98	98-20	Article V, Subsection 5.053.4, <u>C-4, Office/Professional Service District</u> , Added.
11-19-98	98-22	Article III, Section 3.150, <u>Minimum Design Standards for Transmission and Communications Towers and Stations</u> , Was Added.
03-18-99	99-01	Article IV, Section 4.010, <u>Supplementary Provisions Applying to Specific Districts</u> , Was Amended.
07-99	99-13	Article IV, Section 4.040, <u>Home Occupations</u> , Was Deleted.

**ADOPTED AMENDMENTS (Continued)**

<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENTS</u>
11-99	99-14	Article III, Section 3.120, Which Is Currently Titled as <u>Landscaping and Buffer Strips</u> , Be Replaced by a Completely Revised and Expanded Section 3.120, Entitled, <u>Landscaping and Screening Provisions</u> .
11-99	99-14	Article III, Section 3.140, Entitled, <u>Buffer Installation</u> , Be Deleted Entirely.
07-99	99-17	Article V, Section 5.050, <u>Specific District Regultions</u> , Subsection 5.053, Item 5.053.1, 5.053.2 and 5.053.3, D, <u>Uses Prohibited</u> , Is Amended.
08-99	99-19	Article III, Section 3.030, <u>Lot Must Abut a Public Street or Dedicated Easement</u> , Is Amended.
11-99	99-24	Article V, Section 5.050, <u>Specific District Regultions</u> , Subsection 5.056.1, <u>Residential Planned Unit Developments</u> , Item D, <u>Permitted Activities in a Residential PUD</u> , of Article V, Zoning Districts, and Item G, <u>High Density Residential Planned Unit Development</u> , Are Amended.
02-17-00	00-02	Article V, Section 5.050, <u>Specific District Regultions</u> , Subsection 5.056, <u>Planned Unit Development District</u> , Item B, Is Amended.
02-17-00	00-06	Article V, Section 5.050, <u>Specific District Regultions</u> , Subsection 5.056.1, <u>Residential Planned Unit Developments</u> , Item F, 1, Is Amended.
02-17-00	00-07	Article III, Section 3.160, <u>Minimum Administrative Submital Requirements</u> , Added.
02-17-00	00-07	Article IV, Section 4.070, (I), Amended by Adding, <u>Temporary Subdivision Signs</u> .
04-20-00	00-09	Article VII, Section 7.020, <u>Nonconforming Uses</u> , c, <u>Discontinuance</u> , Amended.
09-14-00	00-23	Article VIII, Section 8.050, (c), <u>Exemptions Applying to Impact Fees</u> , Adding an Additional Subsection 6.
12-21-00	00-29	Article IX, Section 9.040, (D), <u>Variances</u> , Adding Additional Sentence.

**ADOPTED AMENDMENTS (Continued)**

<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENTS</u>
1-18-01	00-30	Article VII, Amended in Its Entirety by Deleting and Replacing.
3-21-02	02-05	Article IV, <u>Supplementary Provisions to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , J, <u>Standards and Criteria</u> , 7, <u>Residential Districts</u> , a, <u>Single Family Subdivision Identification Signs</u> , Amended, (3), <u>Maximum Size and Height</u> ; b, <u>Multi-Family Complex Signs</u> , Amended, (2), <u>Types</u> , and (3), <u>Maximum Size and Heights</u> , Amended i, <u>Monument Size</u> and Added, d, <u>Churches, Public/Private Schools, and Other Places of Public Assembly</u> , (1), (2), (3), and (4).
3-21-02	02-05	Article IV, <u>Supplementary Provisions to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , J, <u>Standards and Criteria</u> , 8, <u>Commercial and Industrial Districts</u> , Amended, a, <u>Signs Facing Residential Areas</u> ; c, <u>Zoning Lots with One (1) Establishment</u> , (3), <u>Maximum Sizes and Heights</u> , Amended iii, <u>Monument Signs</u> ; Amended, d, <u>Multiple Establishments on Single Zoning Lots</u> .
3-21-02	02-05	Article IV, <u>Supplementary Provisions to Specific Districts</u> , Added New Section 4.130, <u>Development Standards for Churches, Public/Private Schools, and Other Places of Public Assembly in Residential and Agricultural Areas</u> .
3-21-02	02-05	Article V, <u>Zoning Districts</u> , Section 5.050, Subsection 5.056, Subsection 5.056.1, Subpart I, <u>Development Standards</u> , Amended, 5, <u>Street Improvements</u>
3-21-02	02-05	Article V, <u>Zoning Districts</u> , Section 5.050, Subsection 5.056, Subsection 5.056.1, Subpart G, <u>High Density Residential Planned Unit Developments</u> , 2, <u>Density, Bulk, and Open Space Regulations for Multi-Family Dwellings</u> , Amended, a, (i), (ii), (iii), and (iv).
3-21-02	02-05	Article V, <u>Zoning Districts</u> , Section 5.050, Subsection 5.056, Subsection 5.056.1, Subpart D, <u>Permitted Activities in a Residential PUD</u> , Amended, Table I, <u>Permitted Uses and Structures, Residential Planned Unit Development</u> .

**ADOPTED AMENDMENTS (Continued)**

<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENTS</u>
3-21-02	02-05	Article V, <u>Zoning Districts</u> , Section 5.050, Subsection 5.056, Subsection 5.056.1, Subpart F, <u>Low Density Residential Planned Unit Development</u> , Amended, 1, <u>Density and Open Space Regulations</u> .
3-21-02	02-05	Article V, <u>Zoning Districts</u> , Section 5.050, Subsection 5.056, Subsection 5.056.1, Subpart G, <u>High Density Residential Planned Unit Development</u> , Amended, 1, <u>Density and Open Space Regulations</u> .
3-21-02	02-05	Article V, <u>Zoning Districts</u> , Section 5.050, Subsection 5.056, Subsection 5.056.1, Subpart I, <u>Development Standards</u> , Amended, 2, <u>Landscaping Requirements</u> .
3-21-02	02-05	Article V, <u>Zoning Districts</u> , Section 5.050, Subsection 5.056, Subsection 5.056.1, Subpart I, <u>Development Standards</u> , (e), <u>Yards</u> , Amended, (3).
3-21-02	02-05	Article V, <u>Zoning Districts</u> , Section 5.050, Subsection 5.056, Subpart C, <u>Administrative Procedure</u> , Amended, 5, <u>Cancellation of an Adopted Planned Unit Development</u> , a, b, c, and d.
3-21-02	02-05	Article V, <u>Zoning Districts</u> , Section 5.050, Subsection 5.056, Subpart C, <u>Administrative Procedure</u> , Amended 6, <u>Building Permit</u> .
3-21-02	02-05	Article V, <u>Zoning Districts</u> , Section 5.050, Subsection 5.056, Subpart C, <u>Administrative Procedure</u> , Amended, 4, <u>Development Period, Development Staging Schedule</u> .
3-21-02	02-05	Article V, <u>Zoning Districts</u> , Section 5.050, Subsection 5.056, Subsection 5.056.1, Subpart I, Amended, 4, <u>Signs</u> .
3-21-02	02-05	Article V, <u>Zoning Districts</u> , Section 5.050, Subsection 5.056, Subpart C, <u>Administrative</u> , Amended c, <u>Final Master Development Plan</u> , (1) - (9).
3-21-02	02-05	Article V, <u>Zoning Districts</u> , Section 5.050, Subsection 5.056, Subpart B, 6, <u>Common Open Space and Facilities</u> , Amended f, (7) and (8).
3-21-02	02-05	Article V, <u>Zoning Districts</u> , Section 5.050, Subsection 5.056, Subpart B, Amended, 6, <u>Common Open Space, and Facilities</u> , (g) - (m).

**ADOPTED AMENDMENTS (Continued)**

<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENTS</u>
3-21-02	02-05	Article II, <u>Definitions</u> , Section 2.020, <u>Definitions</u> , Amended, Right-of-Way.
3-21-02	02-05	Article III, <u>General Provisions</u> , Section 3.110, <u>Site Plan Requirements</u> , Amended A, Added, 20.
3-21-02	02-05	Article IX, <u>Board of Zoning Appeals</u> , Deleted in Its Entirety and Replaced with New Text.
7-18-02	02-16	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Amended by Adding New Section 4.140, <u>Alternative Provisions for Lot Size and the Location of Open Space</u> .
7-18-02	02-18	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Amended by Adding New Section 4.150, <u>Special Institutional Care Facilities</u> .
11-21-02	02-33	Article III, Amended by Adding New Section 3.170, <u>Zero Lot Line Provisions</u> .
11-21-02	02-34	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , Subpart H, <u>Exempt Signs</u> , Amended, <u>Directional Signs</u> .
11-21-02	02-34	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , Subpart B, <u>Definitions</u> , Amended, <u>Reader Board</u> .
11-21-02	02-34	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , Subpart B, <u>Definitions</u> , Amended, <u>Changeable Copy Sign</u> .
11-21-02	02-34	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , Subpart B, <u>Definitions</u> , Amended, <u>Sign Distance Triangle</u> .
11-21-02	02-34	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , Subpart B, <u>Definitions</u> , Amended, <u>Temporary Signs</u> .
11-21-02	02-34	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , Subpart B, <u>Definitions</u> , Amended, <u>Banner Signs</u> .

**ADOPTED AMENDMENTS (Continued)**

<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENTS</u>
11-21-02	02-34	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , Subpart L, <u>Prohibited Signs</u> , Amended, <u>Animated Moving Signs</u> .
11-21-02	02-34	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , Subpart I, <u>Temporary Signs Requiring a Sign Permit at No Charge</u> , Amended, <u>Specian Events Signs</u> , Deleted and Replaced with <u>Temporary Event and Advertising Signs</u> .
11-21-02	02-34	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , Subpart I, <u>Temporary Signs Requiring a Sign Permit</u> , Amended, <u>Political Signs</u> .
11-21-02	02-34	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , Subpart I, <u>Temporary Signs Requiring a Sign Permit</u> , Amended, <u>Auction Signs</u> , 1 & 2.
11-21-02	02-34	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , Subpart J, <u>Standards and Criteria</u> , Added, in Amendment Number 8, An 8, <u>Residential Districts</u> , Exists, Should Be Number 9, <u>Commercial and Industrial Districts</u> .
11-21-02	02-34	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , Subpart J, <u>Standards and Criteria</u> , Added, in Amendment Number 8, An 8, <u>Residential Districts</u> , Exists, Should Be Number 9, <u>Commercial and Industrial Districts</u> , Added, Subpart e, <u>Multiple Establishments on Single Zoning Lots</u> .
11-21-02	02-34	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , Subpart J, <u>Standards and Criteria</u> , Added, Added, in Amendment Number 8, An 8, <u>Residential Districts</u> , Exists, Should Be Number 9, <u>Commercial and Industrial Districts</u> , Added Subpart f, <u>Single Use Establishments on Single Zoning Lot</u> .

**ADOPTED AMENDMENTS (Continued)**

<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENTS</u>
11-21-02	02-34	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , Subpart J, <u>Standards and Criteria</u> , Added, in Amendment Number 8, An 8, <u>Residential Districts</u> , Exists, Should Be Number 9, <u>Commercial and Industrial Districts</u> , Added or Amended Subpart g, <u>Multiple Establishments with Five (5) or more Establishments</u> .
11-21-02	02-34	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , Subpart J, <u>Standards and Criteria</u> , Added or Amended, in Amendment Number 8, An 8, <u>Residential Districts</u> , Exists, Should Be Number 9, <u>Commercial and Industrial Districts</u> , Added or Amended Subpart h, <u>Gasoline Stations</u> .
11-21-02	02-34	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , Subpart J, <u>Standards and Criteria</u> , Added, in Amendment Number 8, An 8, <u>Residential Districts</u> , Exists, Should Be Number 9, <u>Commercial and Industrial Districts</u> , Renumbered Subpart i, <u>Office and/or Industrial Centers</u> .
11-21-02	02-34	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , Subpart J, <u>Standards and Criteria</u> , Added, in Amendment Number 8, An 8, <u>Residential Districts</u> , Exists, Should Be Number 9, <u>Commercial and Industrial Districts</u> , Renumbered Subpart j, <u>Direction Signs</u> .
11-21-02	02-34	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , Subpart J, <u>Standards and Criteria</u> , Added, in Amendment Number 8, An 8, <u>Residential Districts</u> , Exists, Should Be Number 9, <u>Commercial and Industrial Districts</u> , Added Subpart g, <u>Multiple Establishments with Five (5) or more Establishments</u> . (Renumbered h, thru j, by Ordinance 02-34, November 21, 2002)

**ADOPTED AMENDMENTS (Continued)**

<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENTS</u>
11-21-02	02-34	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Section 4.070, <u>Standards for Signs</u> , Subpart J, <u>Standards and Criteria</u> , Added, in Amendment Number 8, An 8, <u>Residential Districts</u> , Exists, Should Be Number 9, <u>Commercial and Industrial Districts</u> , Subpart 9, <u>Commercial and Industrial Districts</u> , Exists Now, So Subpart 9, in Amendment <u>Interstate Signs</u> , should be Number 10, <u>Interstate Signs</u> , (Renumber) 11, <u>Other Uses</u> .
12-19-02	02-35	Article III, General Provisions, Section 3.030, <u>Lot Must Access to a Public Road</u> , Deleted and Replaced in Its Entirety.
06-19-03	03-05	Article XI, Section 11.010, <u>Commercial Design Standards</u> , Added in Its Entirety with <u>City of White House Commercial Design Standards</u> , Appendix A. (Separate Book)
08-21-03	03-10	Article III, Amended 3.090, <u>Access Control</u>
08-21-03	03-10	Article III, 3.110, <u>Site Plan Requirements</u> (Deleted and Replaced with New Text)
08-21-03	03-10 03-11	Article IV, Section 4.070, <u>Standards for Signs</u> , Subpart J, <u>Standards and Criteria</u> , Added, 7, <u>Illumination</u> , and Amended 8 - 11, by Renumbering)
08-21-03	03-10 03-11	Article IV, Section 4.070, <u>Standards for Signs</u> , Amended Subpart L, <u>Vehicular Signs</u>
08-21-03	03-10	Article V, Subsection 5.053.1, <u>C-1, Central Business Service District</u> , Subpart E, <u>Dimensional Regulations</u> , Amended 4, <u>Height Requirements</u>
08-21-03	03-10	Article V, Subsection 5.053.4, <u>C-4, Office/Professional Service District</u> , Subpart E, <u>Dimensional Regulations</u> , Amended 4, <u>Height Requirements</u>
08-21-03	03-10	Article V, Subsection 5.056.1, <u>Residential Planned Unit Development</u> , Subpart F, <u>Low Density Residential Planned Unit Development</u> , Added 3, <u>Height Requirements</u> ,

**ADOPTED AMENDMENTS (Continued)**

<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENTS</u>
08-21-03	03-10	Article V, Subsection 5.056.1, <u>Residential Planned Unit Development</u> , Subpart G, <u>High Density Residential Planned Unit Development</u> , 2, <u>Density, Bulk, and Open Space Regulations for Multi-Family Dwellings</u> , a, <u>Density, Bulk and Open Space Regulations</u> , Amended iv, <u>Maximum Building Height</u>
08-21-03	03-10	Article V, Subsection 5.056.2, <u>Commercial Planned Unit Developments</u> , Subpart F, <u>Bulk Regulations for Commercial Planned Unit Developments</u> , Amended 2, <u>Maximum Building Height</u>
10-16-03	03-17	Article XI, <u>Commercial Design Standards</u> , Added New Section 11.020, <u>Application, Alteration, and Variances</u>
04-15-04	04-04	Article V, Section 5.056, <u>Planned Unit Development Districts</u> , Added New Subsection 5.056.1, <u>District Description</u>
04-15-04	04-04	Article V, Added New Subsection 5.056.2, <u>Site Location Criteria and Definitions</u> , Added New Subsection 5.056.3, <u>Administrative Procedure</u> , Added New Subsection 5.056.4, <u>Common Open Space and Facilities</u> , Added New Subsection 5.056.5, <u>Residential Planned Developments</u> , Added New Subsection 5.056.7, <u>Design and Development Standards</u> -Deleted Section 5.056, and replaced in its entirety, except Subsection 5.056.6, Commercial Planned Developments
04-15-04	04-05	Article IV, Section 4.070, <u>Standards For Signs</u> , Subsection L. <u>Prohibited Signs</u> , Item: <u>Vehicular Signs</u> Is Amended
04-15-04	04-06	Article III, Section 3.160, <u>Minimum Administrative Submittal Requirements</u> Is Amended
09-16-04	04-14	Article III, Section 3.110, <u>Site Plan Requirements</u> , Item B. <u>Expiration of Site Plan Approval</u> , Is Amended
05-19-05	05-08	Article IV, Section 4.140, <u>Alternative Provisions for Lot Size and the Location of Open Space</u> , Deleted Entirely, And Replaced With Item Number 4 <u>Minimum Lot Area And Lot Width</u>

**ADOPTED AMENDMENTS (Continued)**

<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENTS</u>
05-19-05	05-09	Article IV, Section 4.160, <u>Twenty-Four (24) Hour Medical/Veterinarian Clinic Accessory Residential Quarter</u> , Added
05-19-05	05-09	Article V, Section 5.053.1, <u>Commercial Districts</u> , Subsection 5.053.1, <u>C-1, Central Businesses Service District</u> , Item C. Uses Permitted as Special Exceptions, Add Number 7. Twenty-Four (24) Hour Medical /Veterinarian Clinic Accessory Residential Quarter (Meeting Requirements of Article IV, Section 4.160.)
05-19-05	05-09	Article V, Section 5.053.1, <u>Commercial Districts</u> , Subsection 5.053.2, <u>C-2, General Commercial</u> , Item C. Uses Permitted as Special Exceptions, Add Number 3. Twenty-Four (24) Hour Medical/Veterinarian Clinic Accessory Residential Quarter
05-19-05	05-09	Article V, Section 5.053.1, <u>Commercial Districts</u> , Subsection 5.053.4, <u>C-4, Office/Professional Service District</u> , Item C. Uses Permitted as Special Exceptions, Add Number 2. Twenty-Four (24) Hour Medical/Veterinarian Clinic Accessory Residential Quarter
05-19-05	05-09	Article V, Section 5.053.1, <u>Commercial Districts</u> , Subsection 5.054.1, <u>I-1, Light Industrial District</u> , Item C. Uses Permitted as Special Exceptions, Add Number 3. Twenty-Four (24) Hour Medical/Veterinarian Clinic Accessory Residential Quarter
05-19-05	05-09	Article V, Section 5.053.1, <u>Commercial Districts</u> , Subsection 5.054.2, <u>I-2, Heavy Industrial District</u> , Item C. Uses Permitted as Special Exceptions, Add # 3. Twenty-Four (24) Hour Medical/Veterinarian Clinic Accessory Quarter
05-19-05	05-09	Article IX, Section 9.070, <u>Procedure for Authorizing Special Exceptions</u> , Amended Land Use Table, Items 20 and 21.
08-18-05	05-19	Article V, Section 5.052.3, <u>R-15, Medium Density Residential District</u> , Item. C. Uses Permitted As Special Exception-Delete Number 8 Multi-family dwellings

**ADOPTED AMENDMENTS (Continued)**

<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENTS</u>
09-15-05	05-25	Article IV, Section 4.070, <u>Standards For Signs</u> , Subsection J, Number 10, Item E. <u>Interstate Sign District</u> , Amend the height of for signs in the Interstate Sign District from 75 feet to 120 feet.
11-17-05	05-34	Article V, Section 5.040, <u>Zoning of Annexed Territory</u> , Added Additional Sentence.
02-16-06	06-03	Article IV, Section 4.030, <u>Temporary Use Regulations</u> , Added Item # F., <u>Storage Containers</u> .
02-16-06	06-06	Article IV, Section 4.170, <u>Residential Agricultural Uses</u> , Added.
02-16-06	06-06	Article V, Zoning Districts, Section 5.052.1, R-40, Large Lot Residential District, Item C., Uses Permitted as Special Exceptions, Add Item # 8 <u>Residential Agricultural Uses</u> .
02-16-06	06-06	Article V, Zoning Districts, Section 5.052.2, R-20, Low-Density Residential District, Item C. Uses Permitted as Special Exceptions, Add Item # 9, <u>Residential Agricultural Uses</u> .
02-16-06	06-06	Article V, Zoning Districts, Section 5.052.3, R-15, Medium Density Residential District, Item C. Uses Permitted as Special Exceptions, Add Item # 9, <u>Residential Agricultural Uses</u> .
02-16-06	06-07	Article IV, Section 4.160, <u>Twenty-four (24) Hour Medical/Veterinarian Clinic Accessory Residential Quarter</u> . Delete Item # 3.
02-16-06	06-08	Article II, Section 2.020, Definitions, <u>Day Care Center</u> , Amended from more than twelve (12) to more than five (5) children.
02-16-06	06-08	Article II, Section 2.20, Deleted Home Day Care Definition.
02-16-06	06-08	Article IV, Section 4.130, <u>Development Standards for Churches, Public/Private Schools, Day Care Center, other places of Public Assembly in Residential and Agricultural Areas</u> , Amended definition and subsections A., C., and G.

**ADOPTED AMENDMENTS (Continued)**

<u>DATE</u>	<u>ORDINANCE</u>	<u>AMENDMENTS</u>
02-16-06	06-08	Article V, Zoning Districts, Section 5.051, A, <u>Agricultural District</u> , C. <u>Uses Permitted as Special Exceptions</u> . Delete Item # 3, Home day care centers.
02-16-06	06-08	Article V, Zoning Districts, Section 5.052.1, R-40, Large Lot Residential District, Item. # C. <u>Uses Permitted as Special Exceptions</u> , Item # 3. Delete Home day care centers.
02-16-06	06-08	Article V, Zoning Districts, Section 5.052.2, R-20, Low Density Residential District, Item #C., <u>Uses Permitted as Special Exceptions</u> , Item # 3. Delete Home day care centers.
02-16-06	06-08	Article V, Zoning Districts, Section 5.052.3, R-15, Medium Density Residential District, Item # C., <u>Uses Permitted as Special Exceptions</u> , Item # 3. Delete Home day care centers.
02-16-06	06-08	Article V, Zoning Districts, Section 5.052.3, R-10, High Density Residential District, Item # C., <u>Uses Permitted as Special Exceptions</u> , Item # 3. Delete Home day care centers.
04-20-06	06-13	Article V, Zoning Districts, Section 5.052.3, R-15 Medium Density Residential District, Item # E., <u>Dimensional Regulations</u> , Item # 1. Amended Item # 2 Amended.
04-20-06	06-14	Article III, General Provisions, Section 3.180, <u>Cul-de-Sac Lots</u> Added Definition.
05-18-06	06-16	Article IV, Section 4.180, <u>Home Occupations</u> . Added New Section. Article V, Section 5.051 <u>Agricultural District</u> , B. Item 4. Amended. Section 5.052.1, <u>Residential Districts</u> , B. Item 3. Amended. Section 5.052.2, <u>Residential Districts</u> , B. Item 3. Amended. Section 5.052.3, <u>Residential Districts</u> , B. Item 4. Amended. Section 5.052.4, <u>Residential Districts</u> , B Item 5. Amended. Section 5.056.5, <u>Residential Planned Developments</u> , SubSection E. Amended. Section 5.056.1, SubSection E., Item Table 1, Added Home Occupations and Amended

**ADOPTED AMENDMENTS (Continued)**

<u>DATE</u>	<u>ORDINANCE</u>	<u>AMENDMENTS</u>
05-18-06	06-17	Article IV, Section 4.070, <u>Standards for Signs. B.</u> Deleted Pole Sign Definition. Section 4.070, J. Item 2. Amended. Section 4.070, J., Item 3. Amended. Section 4.070, J. Item 7. A. Amended. Section 4.070, J. Item 8 b. Deleted Pole Sign. Section 4.070, J. Item 9 b. Delete Pole Sign and Setback. Section 4.070, J. Item 9 d. Delete Pole Sign. Section 4.070, J. Item 9 d. Section 3. Delete Pole Sign and Renumber. Section 4.070, Item 9 E. Delete Pole Sign. Section 4.070, J. Item 9 F. Section 3, Section 4.070, J. Item 9 F. Delete Pole Sign and Renumber.
05-18-06	06-17	Article IV, Section 4.070, <u>Standards for Signs. J.</u> , Item 9 g. Delete Pole Sign and Renumber. Section 4.070, J., Item 10 b. Delete Reference to Pole Sign. Section 4.070, J., Item 8 a. Section 4, Amended. Section 4.070 J., Item 8 b. Section 4, Amended. Section 4.070, J., Item 8 d., Section 1, Added Wall Sign. Section 4.070, J., Item 8 d., Section 3, Amended. Section 4.070, J., Item 8 d. Section 4, Amended. Section 4.070, J., Item 9 a. Delete Existing Residential Use and Reference to Illumination. Section 4.070, J., Item 9 g. Addition of Previous Amendment not Included in Current Ordinance.
05-18-06	06-18	Appendix A, Commercial Design Standards
05-18-06	06-19	Article IV, Section 4.010, <u>Off-Street Parking Requirements.</u> Amended. Article IV, Section 4.010A.6, <u>Handicap Accessible Parking Spaces,</u> Added New Section and Table of Required Number Of Accessible Vehicle Spaces. Section 4.010A.3, <u>Commercial Activities.</u> Item 9. Combined Food and Beverage and Item 10. Food and Alcoholic Beverage Services under title of Restaurant. Amended From 1 Space per 150 Square Feet to 1 Space per 100 Square Feet.
7-20-06	06-26	Article V, Sections 5.055, <u>Floodplain Provisions.</u> Removed and Replaced by New Provisions entitled "Floodplain Districts". GIS formatted FEMA flood maps incorporated into Zoning Map.

**ADOPTED AMENDMENTS (Continued)**

<u>DATE</u>	<u>ORDINANCE</u>	<u>AMENDMENTS</u>
7-20-06	06-28	Article III, Section 3.110, <u>Site Plan Requirements</u> . First paragraph add exceptions to Planning Commission Approval Requirements., Combined third and fourth paragraphs, Designate item A., Deleted section listing number of plans to be submitted, Added section referencing annual Planning Commission Schedule, Added section Staff approval of Site Plans.
8-17-06	06-31	Article IV, Section 4.190, <u>Accessory Residential Family Dwelling Unit</u> , Added New Section. Article V, Section 5.051, Sub-Section C., Added Item # 8., Article V, Section 5.052.1, Sub-Section C. Added Item # 9., Article V, Section 5.052.2, Sub-Section C., Added Item # 10., Article V, Section 5.052.3, Sub-Section C., Added Item # 10., Article V, Section 5.056.5, Sub-Section D., Added Residential Accessory Dwelling Units. Article V, Section 5.056.5, Added Residential Accessory Dwelling Unit to Table I and updated key.
12-21-06	06-42	Appendix A, Commercial Design Standards, Amended Outdoor Lighting Standards (Pg 44) Item 4 (Pole Lights).
12-21-06	06-43	Article IV, Section 4.110, <u>Self Storage Activities</u> . Amended Sub-Section E. <u>Parking Lots</u> .
1-18-07	06-50	Article IV, Section 4.140, <u>Alternative Provisions for Lot Size and the Location of Open Space</u> , Sub-Section D. Open Space Requirements, Item 2. g. Deleted entire Section.
1-18-07	06-50	Article V, Section 5.056 <u>Planned Unit Development District</u> , Sub-Section 5.056.4, Common Open Space, Item F. #7. Deleted entire section.
5-17-07	07-12	Article IV, Section 4.030, <u>Temporary Use Regulations</u> Item B. Temporary Sales. Amended to define time limits of temporary sales uses and location requirements.
7-19-07	07-22	Article V, Section 5.056 <u>Planned Unit Development District</u> , Sub-Section 5.056.7, Design and Development Standards, Part A., Sub-Part 3. Parking and Storage. Delete entire section and replaced with new on-street Parking requirements and added garage design feature Requirements.

## ADOPTED AMENDMENTS (Continued)

07-19-07	07-22	Article V, Section 5.056 <u>Planned Unit Development District</u> , Sub-Section 5.056.7, Design and Development Standards, Part A., Sub-Part 6. Street Design, Item d. Deleted entire section. Reserved.
7-19-07	07-22	Article V, Section 5.056 <u>Planned Unit Development District</u> , New Sub-Section 5.056.8, <u>Design Variance</u> . Added new section.
9-20-07	07-30	Article IV, Section 4.070 <u>Standard of Signs</u> , Sub-Section J. Standards and Criteria, Part 9. Commercial and Industrial Districts, Sub-Part 4.070, J., Table 1 Signage Area and Size. Added chart.
9-20-07	07-30	Article IV, Section 4.070 <u>Standard of Signs</u> , Sub-Section J. Standards and Criteria, Part 9. Commercial and Industrial Districts, Sub-Part d. Single Use Establishment on Single Zoning Lot, Item 3. Maximum Size and Height, Sub-Item i. Wall or Marquee Sign.
9-20-07	07-30	Article IV, Section 4.070 <u>Standard of Signs</u> , Sub-Section J. Standards and Criteria, Part 9. Commercial and Industrial Districts, Sub-Part e. Multiple Establishment on Single Zoning Lot, Item 2. Maximum Size and Height, Sub-Item i. Wall or Marquee Sign.
9-20-07	07-30	Article IV, Section 4.070 <u>Standard of Signs</u> , Sub-Section J. Standards and Criteria, Part 9. Commercial and Industrial Districts, Sub-Part f. Single Use Establishment on Single Zoning Lot, Item 3. Maximum Size and Height, Sub-Item i. Wall or Marquee Sign.
9-20-07	07-30	Article IV, Section 4.070 <u>Standard of Signs</u> , Sub-Section J. Standards and Criteria, Part 9. Commercial and Industrial Districts, Sub-Part g. Multiple Establishments with Five (5) or more Establishments, Item 2. Individual Establishment Signs, Sub-Item i. Wall or Marquee Sign
10-18-07	07-31	Article IV, Section 4.030, <u>Temporary Use Regulations</u> , Part B. Temporary Sales. Amended by adding last paragraph.
12-20-07	07-33	Article III, Section 3.050 <u>Corner Lots</u> . Amended by adding second paragraph regarding secondary roadways.
1-17-08	07-37	Article V, Section 5.055 <u>Floodway and Flood Fringe Districts</u> , Item 1-3 General Provisions, Section B. <u>Basis For Establishing the Areas of Special Flood Hazard</u> , Amended Flood Maps.

1-17-08	07-38	Article V, Section 5.053, <u>Commercial Districts</u> , Addition of New Sub-Section 5.053.5, <u>C-5 Limited Office Professional Service District</u> .
4-17-08	08-05	Article IV, Section 4.070, <u>Standard of Signs</u> , Sub Section J. , Item 8, Residential Districts. Deleted entire Section and replaced in its entirety.
4-17-08	08-05	Article IV, Section 4.70, <u>Standard of Signs</u> , Sub Section J., Item 9, Commercial and Industrial Districts. Deleted entire section and replaced in its entirety. Deleted existing 4.070 J. Table 1, <u>Signage Area and Size</u> , and replaced with 4.070 J. Table 1, <u>Signage Area And Height</u> .
9-18-08	08-20	Article V, Section 5.053, <u>Commercial Districts</u> , Addition of new subsection 5.053.6, <u>C-6, Town Center Commercial District</u> .
6-30-09	09-10	Article III, Section 3.110, <u>Site Plan Requirements</u> , Item C., #7. Staff Approval of Minor Site Plans, Amended Approval process. Article III, Section 3.110, <u>Site Plan Requirements</u> , Item A. amended section to define an exemption to professional design requirements for minor site plans.
6-30-09	09-11	Article V, Section 5.056, <u>Planned Unit Development Districts</u> , Sub-Section 5.056.7, <u>Design and Development Standards</u> , Item #3. Amended section regarding garage orientation, exterior materials percentages, maximum densities, and minimum lot sizes.
8-20-09	09-14	Article IV, Section 4.070, <u>Standards for Signs</u> , Sub Section L. <u>Prohibited Signs</u> . Amended multiple sections of the Zoning Ordinance regarding permitting Off-Premise Advertisement, Maximum Square Footage for various classifications of signs as primary property use, prohibit obscene signs, and Protection of first amendment rights.
11-19-09	09-19	Article V, Section 5.053.1, <u>C-1, Central Business District</u> . Amended uses permitted. Amended Uses Prohibited. Article V, Section 5.053.2, <u>C-2, General Commercial</u> . Amended uses Permitted. Amended Uses Prohibited. Amended <u>Interstate Sign District Section, C-2, General Commercial</u> . Uses Permitted. Uses Prohibited.
1-21-10	09-24	Article IV, Section 4.010, <u>Off-Street Parking Requirements</u> , Sub-Section 4.015 Amended multiple sections regarding parking lot design.

1-21-10	09-25	Article II, Definitions, Amended <u>Agricultural Uses</u> to Include exemption for small scale private gardens. Article IV, Section 4.170, <u>Residential Agricultural Uses</u> . Amended to include 1-5 acre properties.
4-15-10	10-04	Article IV, Section 4.200, Added Commercial Accessory Residential Unit, Article V, Section 5.053.1, C-1, Central Business District, C. Uses Permitted as Special Exceptions, Added #8. Commercial Accessory Residential Unit.
4-15-10	10-05	Article IV, Section 4.070, Standards for Signs, B. Definitions, Added Electronic Message Display. Article IV, Section 4.070, Standards for Signs, J. Standards and Criteria, Added #8. Electronic Display, N= Number and Location, Permitted Zoning Districts, Illumination and Brightness, and Message Duration. Article IV, Section 4.070, Standards for Signs, J. Standards and Criteria; Renumbered existing sections.
8-19-10	10-14	Article V, Section 5.053, Commercial Districts, Sub-Sect. 5.053.5, C-5, Limited Office/Professional Service District. Added 6. and 7. permitted uses.
2-17-11	11-02	Article V, Section 5.055, Zoning Districts, Floodway and Flood Fringe Districts. Amended by the deletion of the existing section and addition of a new section.
2-16-12	12-01	Article V, Section 5.055, Zoning Districts, Floodway and Flood Fringe Districts. Amendment to include definitions For the following definitions: "Act", "Breakaway Wall", "Floor". Article III, General Provisions, B. Added Sumner County Maps 252, 254, and 262.
2-16-12	12-02	Article VII, Exemptions and Modifications, Section 7.060, Exceptions to Setback Requirements, Amendment.
2-16-12	12-03	Article III, General Provisions, Section 3.110, Site Plan Requirements, Amendment.
6-21-12	12-05	Article VIII, Permit Issuance, Section 8.050, Impact Fees, Item E., Amendment.
8-16-12	12-10	Article III, General Provisions, Section 3.020, Only One (1) Principal Building on Any Lot, Amendment. Article IV, Supplementary Provisions Applying to Specific Districts, Section 4.121, Secondary Single Family Residential Dwelling Units, Addition. Article V, Zoning Districts, Section 5.052.2, R-20, Low Density Residential, Amended Item C. Part 7 & 11. Article V, Section 5.052.3, R 15, Medium Density Residential, Amended Item B., Part 2 & 6.

8-16-12	12-11	Article III, General Provisions, Section 3.100, Accessory Use Regulations, E.Amended, F. Addition. Article V, Zoning Districts, Section 5.051, B. Part 3., Amended. Article V, Zoning Districts , Section 5.052.1, B., Part 2 Amended. Article V, Zoning Districts, Section 5.052.2, B. Part 2, Amended. Article V, Zoning Districts, Section 5.052.3, B. Part 3, Amended. Article V, Section 5.052.4, B., Part 4. Amended. Article V, Section 5.056, A., Part 13 Amended.
10-18-12	12-13	Article V, Section 5.053.1, C-1, Central Business Service District, C., Uses Permitted as Special Exceptions. Deleted Item # 4. Article V, Section 5.053.2, C-2, General Commercial, C., Uses Permitted as Special Exceptions. Deleted Item. # 2. Article V, Section 5.053.1, C-1, Central Business District, B. Permitted Uses, Added Item # 23. Article V, Section 5.053.2, C-2, General Commercial, B. Permitted Uses, Added Item # 22.
10-18-12	12-14	Article IV, Supplementary Provisions Applying to Specific Districts, Section 4.030, Temporary Use Regulations, Item B., Amended by adding time limitations.
10-18-12	12-15	Article III, General Provisions, Section 3.150, Minimum Design Standards for Transmission and Communications Towers and Stations, Item 3.150.1, Part C., Added #3. Article III, General Provisions, Section 3.150.3, Added Small Towers and Antennas. Article III, General Provisions, Section 3.150.4, Public Hearing Review, Added.
03-21-13	13-02	Article IV, Section 4.070 J, Table 1, Signage Area and Height. Deleted section under Awning/Canopy Sign referencing up to a maximum of 16 square feet in area.
01-16-14	13-11	Article III, Section 3.150, Item 3.150.1, Standards for Telephone, Telegraph and Communication Transmitter Stations and Towers. Added New Ordinance Section (f)
06-19-14	14-08	Article VIII, Section 8.050 Impact Fees, Item E, Calculation of Impact Fees Based on Fee Schedule. Amendment by adding <i>effective until June 30, 2016</i> .
09-18-14	14-18	Article IV, Section 4.070 Standards for Signs, Item J. Standards and Criteria, Subsection 11. Interstate Sign District. Added last paragraph in Subsection 11. Amended Subsection 11e. by changing minimum height From 30 feet to 75 feet.
02-19-15	15-04	Article V, Section 5.053.2, Subsection B., Uses Permitted. Added #23. Retail Package Stores. Article V, Section 5.053.6, Subsection B. Use Permitted. Added. R Retail Package Stores.

05-21-15	15-08	Article V, Section 5.052.5. Added. R-TC High Density Town Center Commercial District. Added Subsections A. through D.
05-21-15	15-09	Article V, Section 5.053.3, Subsection E4 and Article V, Section 5.052.4, Subsection E4. Amended."The Maximum Height can be up to fifty-three (53) ft. with a Special exception." Article V, Sections 5.053.01, Subsection E4, 5.053.02, Subsection E4, 5.053.03, Subsection E4, 5.053.04, Subsection E4, 5.053.05, Subsection E4, 5.053.06, Subsection E4, 5.054.01, Subsection E4, 5.054.02, Subsection E4. Amended. "No Building shall exceed fifty-three (53) feet.
07-16-15	15-15	Article V, Section 5.053.6, Subsection B. Residential Activities. Amended.
09-17-15	15-19	Article IV, Section 4.070, Subsection H. Amended.
06-16-16	16-10	Article VIII, Section 8.050, Item E. Amended.
11-17-16	16-21	Article IV, Section 4.300, ADA Monitoring and Compliance. Added Section 4.300 and Section 4.310.

## TABLE OF CONTENTS

		<u>Page</u>
<b>Article I</b>	<b>General Provisions</b>	<b>I-1</b>
1.010	Title and Purpose	I-1
1.020	Legislative Enactment	I-2
1.030	Intent and Purpose	I-2
1.040	Exceptions	I-4
1.050	Interpretation	I-5
1.060	Relationship to Other Laws and Private Restrictions	I-5
1.070	Ordinance Provisions Do Not Constitute Permit	I-5
1.080	Provisions Are Cumulative	I-5
1.090	Separability	I-5
1.100	Application of Regulations	I-6
<b>Article II</b>	<b>Definitions</b>	<b>II-1</b>
2.010	Scope	II-1
2.020	Definitions	II-1
<b>Article III</b>	<b>General Provisions</b>	<b>III-1</b>
3.010	Scope	III-1
3.020	Only One (1) Principal Building on Any Lot	III-1
3.030	Lot Must Access to a Public Road	III-1
3.040	Rear Yard Abutting a Public Street	III-3
3.050	Corner Lots	III-3
3.060	Future Street Lines	III-4
3.070	Reduction in Lot Area Prohibited	III-4
3.080	Visibility Triangle at Intersection	III-4
3.090	Access Control	III-4
3.100	Accessory Use Regulations	III-5
3.110	Site Plan Requirements <b>(Deleted and Replaced with Ordinance No. 03-10, Aug. 21, 2003)</b>	III-5
3.120	Landscaping and Screening Provisions	III-8
3.121	Applicability	III-9
3.122	Landscaping Procedures	III-12
3.123	Definitions	III-14
3.124	General Provisions	III-16
3.125	Vehicular Surface Area Landscaping	III-21
3.126	Transitional Protective Yard Requirements	III-26
3.127	Street Yard Landscape Regulations	III-35
3.128	Variances	III-39
3.130	Solar Orientation	III-44
3.140	Buffer Installation (Example) <b>(Deleted by Ordinance No. 99-14, November 18, 1999)</b>	III-44

## TABLE OF CONTENTS (Cont'd)

		<u>Page</u>
3.150	Minimum Design Standards for Transmission and Communications Towers and Stations	III-45
3.160	Minimum Administrative Submittal Requirements	III-47
3.170	Zero Lot Line Provisions	III-47
3.180	Cul-de-Sac Lots <b>(Added by Ord. 06-14, April 20, 2006)</b>	III-48
<b>Article IV</b>	<b>Supplementary Provisions Applying to Specific Districts</b>	<b>IV-1</b>
4.010	Off-Street Parking Requirements	IV-1
4.011	Certification of Minimum Parking Requirements	IV-9
4.012	Combination of Required Parking Space	IV-10
4.013	Remote Parking Space	IV-10
4.014	Extension of Parking Space into a Residential District	IV-10
4.015	Requirements for Design of Parking Lots	IV-10
4.020	Off-Street Loading and Unloading Requirements	IV-11
4.030	Temporary Use Regulations	IV-11
4.040	Home Occupations <b>(Deleted by Ordinance #99-13, May, 1999)</b>	IV-12
4.050	Gasoline Service Station Restrictions	IV-12
4.060	Swimming Pool Restrictions	IV-12
4.070	Standards for Signs	IV-14
4.080	Development Standards for Automobile Wrecking, Junk and Salvage Yards	IV-36
4.090	Development Standards for Mobile Home Parks	IV-37
4.100	Special Conditions for Review Pertaining to Bed and Breakfast Home Residences	IV-45
4.110	Self-Service Storage Activities	IV-46
4.120	Activity Type - Adult Oriented Business	IV-47
4.121	Secondary Single Family Residential Dwelling Units <b>(Added by Ord. 12-10, Aug. 16, 2012)</b>	IV-1
4.130	Development Standards for Churches, Public/Private Schools, and Other Places of Public Assembly in Residential and Agricultural Areas.	IV-48
4.140	Alternative Provisions for Lot Size and the Location of Open Space <b>(Item No. 4 Amended by Ordinance 05-08, May 19, 2005)</b>	IV-48
4.150	Special Institutional Care Facilities	IV-53
4.160	Twenty-Four (24) Hour Medical/Veterinarian Clinic Accessory Residential Quarter <b>(Added by Ordinance 06-07, February 16, 2006)</b>	IV-55
4.170	Residential Agricultural Uses <b>(Added by Ordinance 06-06, February 16, 2006)</b>	IV-55
4.180	Home Occupations <b>(Added by Ordinance 06-16, May 18, 2006)</b>	IV-56
4.190	Accessory Residential Family Dwelling Unit <b>(Added by Ord 06-31, Aug 17, 06)</b>	IV-56
4.200	Commercial Accessory Residential Unit <b>(Added by Ord 10-04, Apr 15, 10)</b>	IV-25
<b>Article V</b>	<b>Zoning Districts</b>	<b>V-1</b>
5.010	Classification of Districts	V-1
5.020	Zoning Map	V-2
5.030	Zoning District Boundaries	V-2
5.040	Zoning of Annexed Territory	V-2
5.050	Specific District Regulations	V-2
5.051	Agricultural District	V-2
5.052	Residential Districts	V-4
5.053	Commercial Districts	V-17

5.054	Industrial Districts	V-32
5.055	Floodway and Flood Fringe Districts	V-42

**TABLE OF CONTENTS (Cont.)**

5.056	Planned Unit Development District	V-68
5.056.1	District Description (Deleted, and Replaced with Ordinance No. 04-04, April 15, 2004)	
5.056.2	Site Location Criteria and Definitions (Deleted, and Replaced with Ordinance No. 04-04)	
5.056.3	Administrative Procedure (Added, Ordinance No. 04-04, April 15, 2004)	
5.056.4	Common Open Space and Facilities (Added, Ordinance No. 04-04, April 15, 2004)	
5.056.5	Residential Planned Developments (Added, Ordinance No. 04-04, April 15, 2004)	
5.056.6	Commercial Planned Unit Developments (Not Amended)	
5.056.7	Design and Development Standards (Added, Ordinance No. 04-04, April 15, 2004)	

		<u>Page</u>
<b>Article VI</b>	<b>Performance Standards</b>	<b>VI-1</b>
6.010	Performance Standards	VI-1
6.020	Performance Standards Regulating Noise	VI-4
6.030	Performance Standards Regulating Vibration	VI-7
6.040	Performance Standards Regulating Smoke and Particulate Matter	VI-8
6.050	Performance Standards Regulating Odor	VI-10
6.060	Performance Standards Regulating Toxic Matter	VI-11
6.070	Performance Standards Regulating Fire and Explosive Hazards	VI-12
6.080	Performance Standards Regulating Radioactive Materials	VI-13
6.090	Performance Standards Regulating Glare	VI-16
<b>Article VII</b>	<b>Exceptions and Modifications</b>	<b>VII-1</b>
7.010	Scope	VII-1
7.020	Nonconforming Uses	VII-1
7.030	Bulk and Lot Size Noncompliance	VII-4
7.040	Exceptions on Height Limitations	VII-4
7.050	Lots of Record	VII-5
7.060	Exceptions to Setback Requirements	VII-5
7.070	Absolute Minimum Lot Size	VII-5
7.080	Temporary Buildings	VII-5
<b>Article VIII</b>	<b>Permit Issuance</b>	<b>VIII-1</b>
8.010	Enforcement Officer	VIII-1
8.020	Building Permits and Certificates of Occupancy	VIII-1
8.030	Issuance of Certificates of Occupancy	VIII-2
8.040	Records	VIII-2
8.050	Impact Fees	VIII-2
8.051	Major Road Impact Fees	VIII-9
8.052	Parks and Recreation Impact Fees	VIII-13
8.053	Police Protection Impact Fees	VIII-15
8.054	Fire Protection Impact Fees	VIII-18

8.060	Penalties	VIII-19
8.070	Remedies	VIII-20

**TABLE OF CONTENTS (Cont'd)**

<b>Article IX</b>	<b>Board of Zoning Appeals</b>	<b>IX-1</b>
9.010	Creation and Appointment	IX-1
9.020	Term of Office of Board Members, Removal and Vacancies	IX-1
9.030	Procedure	IX-1
9.040	Appeals to the Board	IX-2
9.050	Powers of the Board	IX-2
9.060	Variances	IX-4
9.070	Procedure for Authorizing Special Exceptions	IX-6

**Page**

<b>Article X</b>	<b>Amendment</b>	<b>X-1</b>
10.010	Zoning Amendment Petition	X-1
10.020	Planning Commission Review	X-1
10.030	Public Hearing on Proposed Amendment	X-1
10.040	Fee	X-1
10.050	Effective Date	X-2

<b>Article XI</b>	<b>Commercial Design Standards</b>	<b>XI-1</b>
11.010	Commercial Design Standards	XI-1
11.020	Application, Alterations and Additions, and Variance Procedures	XI-1

<b>Appendix A</b>	<b>Commercial Design Standards - Drawings</b>	<b>Appx.-1</b>
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