

(ADDED BY ORDINANCE 03-05, JUNE 19, 2003)

Article XI

Commercial Design Standards

Section

11.010 Commercial Design Standards

11.020 Application, Alterations and Additions, and Variance Procedures

11.010 Commercial Design Standards

The document, City of White House Commercial Design Standards, is hereby adopted, as **Appendix A**, in its entirety and shall become a part of the Zoning Ordinance.

11.020 Application, Alterations and Additions, and Variance Procedures  
(Added by Ordinance 03-17, October 16, 2003)

11.020.1 Application

These Design Standards shall apply to the following uses in the City of White House's Municipal Limits: commercial, industrial, high density residential uses, except one and two family dwellings, and all public and semi-public uses, including but not limited to, churches and schools.

11.020.2 Alterations and Additions

The Planning Commission shall review for compliance with the Commercial Design Standards all exterior alterations and additions on existing buildings. Alterations include all structural and cosmetic changes, with the exception of general exterior maintenance, to the exterior of existing buildings. Additions exceeding fifty (50) percent of the current square footage shall require the entire building to be under the provisions of the Commercial Design Standards. Repeated additions over a period of time commencing with the effective date of this ordinance shall be combined in determining whether the fifty (50) percent threshold has been reached.

11.020.3 Variance Procedures

Variances from the provisions established within this document may be granted by the White House Regional Planning Commission. In addition to approval by the Planning Commission, request for variances from provisions covered in the Zoning Ordinance shall require review and approval by the Board of Zoning Appeals. Request for variances are subject to the following procedures, conditions, and stipulations:

1. No variances may be granted from any provisions unless a specific finding is made that the resulting condition will meet the original intent of the provision for which the variance is being sought.
2. No variance may be granted from any provisions unless the applicant presents specific and detailed information as to the nature of the relief being requested and the alternative means proposed whereby the original intent of the particular provision will be accomplished.
3. Any variance from any provision of these regulations shall be noted in the minutes of the meeting where such action is taken along with detailed findings that such variance:
  - a. Is necessitated by conditions unique to the site in question.
  - b. Provides equal or greater protection of the public interest that the original requirement or standard from which variance is requested.
  - c. Meets or exceeds the intent of the original provisions contained within these regulations.