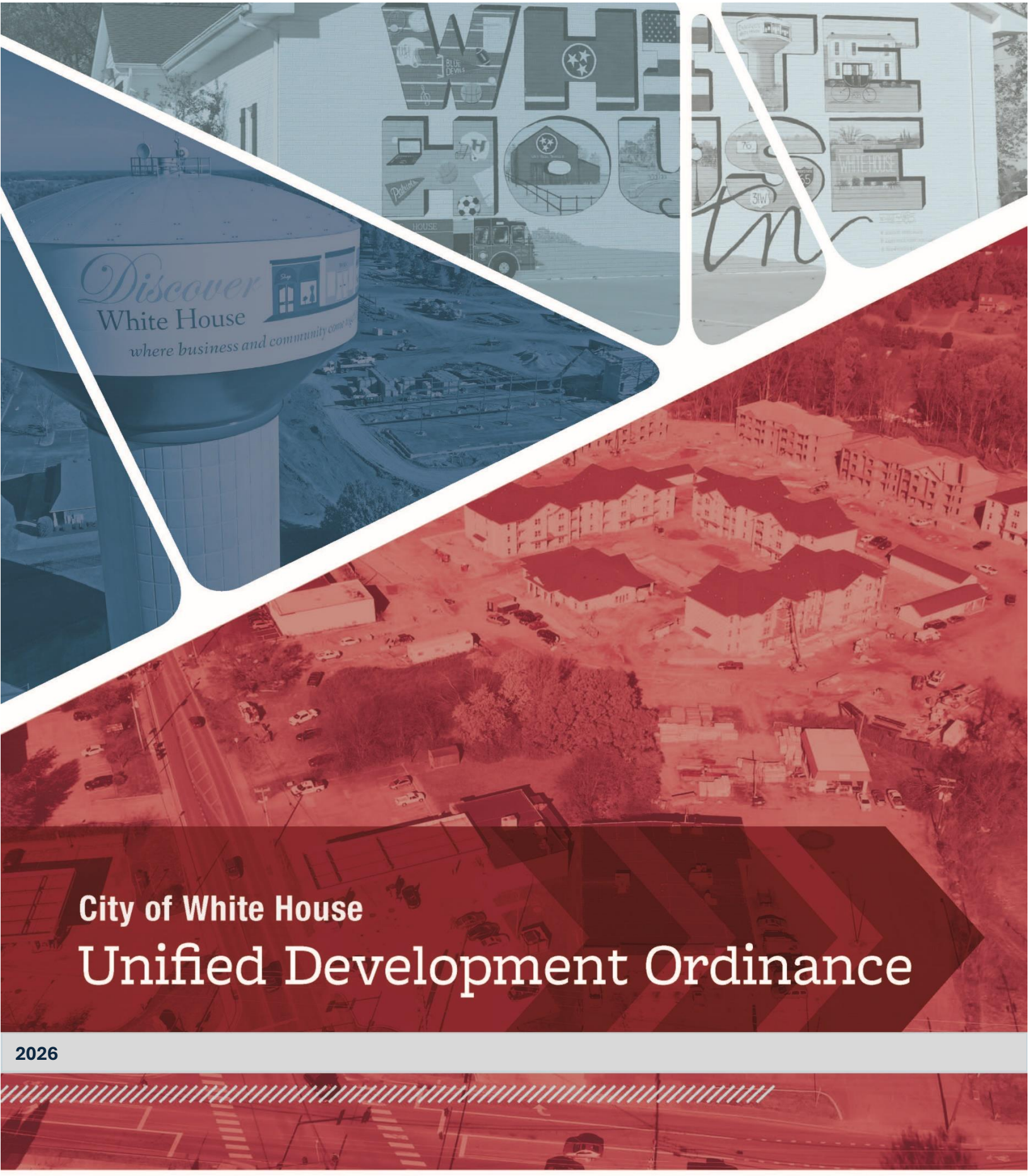

City of White House

Unified Development Ordinance

2026

CHAPTER A – ADMINISTRATION 1
1 GENERAL REQUIREMENTS 1
1-1 | TITLE 1
1-2 | AUTHORITY 1
1-3 | ZONING MAP 1
1-4 | JURISDICTION 2
1-5 | PURPOSE 2
1-6 | REPEAL OF EXISTING ORDINANCES 3
1-7 | ABROGATION 3
1-8 | EFFECTIVE DATE 4
1-9 | APPLICATION OF THE REGULATIONS 4
1-10 | ENFORCEMENT 5
1-11 | VIOLATIONS AND PENALTIES 5
1-12 | SEVERABILITY 6
1-13 | FEES 6
2 DEFINITIONS 8
2-1 | RULES FOR CONSTRUCTION OF LANGUAGE 8
3 REVIEW BODIES AND AUTHORITY 33
3-1 | CITY STAFF 33
3-2 | BOARD OF MAYOR AND ALDERMEN 34
3-3 | PLANNING COMMISSION (PC) 34
3-4 | BOARD OF ZONING APPEALS (BZA) 35
3-5 | CONSTRUCTION BOARD OF APPEALS (CBOA) 39
4 PROCESS AND PROCEDURES 42
4-1 | GENERAL STANDARDS AND REQUIREMENTS 42
4-1.1 | PUBLIC HEARING NOTIFICATION REQUIREMENTS 42
4-1.2 | CHILD CARE AGENCY APPLICATIONS 45
4-2 | MAJOR AND MINOR MODIFICATIONS 45
4-3 | PREAPPLICATION CONFERENCE 48
4-3.1 | INTENT 48
4-3.2 | ELIGIBLE APPLICANT 48
4-3.3 | APPLICATION RECOMMENDATIONS FOR PREAPPLICATION CONFERENCE 48
4-3.4 | APPLICATION PROCESS 50
4-4 | PLATS 51
4-4.1 | GENERAL STANDARDS 51

4-4.2 | PRELIMINARY PLAT 53
4-4.3 | FINAL PLAT 61
4-4.4 | PLAT VACATION 65
4-4.5 | EXEMPT DIVISION 68
4-4.6 | ACCESS REQUIREMENTS FOR LOTS 70
4-4.7 | FLAG LOTS 72
4-5 | CONSTRUCTION PLANS 73
4-6 | SUBDIVISIONS (specific to the Subdivision Regulations) 74
4-6.1 | SUBDIVISION ADMINISTRATIVE APPEAL 74
4-6.2 | SUBDIVISION MODIFICATIONS (specific to the Subdivision Regulations) 76
4-7 | AMENDMENTS TO THE ENGINEERING STANDARDS (specific to the Subdivision Regulations) 79
4-8 | SITE PLANS 81
4-8.1 | MINOR SITE PLAN REVIEW 81
4-8.2 | SITE PLAN REVIEW 85
4-9 | ZONING 101
4-9.1 | REZONING 101
4-9.2 | AMENDMENT TO ZONING REGULATIONS/UDO 105
4-9.3 | ZONING VARIANCE 106
4-9.4 | ZONING ADMINISTRATIVE APPEAL 111
4-10 | CONDITIONAL USE PERMIT 113
4-10.1 | INTENT 113
4-10.2 | APPLICABILITY 114
4-10.3 | ELIGIBLE APPLICANT 114
4-10.4 | APPLICATION 114
4-10.5 | REVIEW CRITERIA 115
4-10.6 | APPLICATION PROCESS 116
4-11 | CERTIFICATE OF OCCUPANCY 117
4-11.1 | INTENT 117
4-11.2 | APPLICABILITY 117
4-11.3 | ELIGIBLE APPLICANT 118
4-11.4 | APPLICATION 118
4-11.5 | REVIEW CRITERIA 118
4-11.6 | APPLICATION PROCESS 118
4-12 | TREE REMOVAL PERMIT 119
4-12.1 | INTENT 119

4-12.2 | APPLICABILITY 119
4-12.3 | ELIGIBLE APPLICANT 120
4-12.4 | APPLICATION 120
4-12.5 | REVIEW CRITERIA 121
4-12.6 | APPLICATION PROCESS 122
4-13 | PLANNED DEVELOPMENTS 123
4-13.1 | INTENT 123
4-13.2 | APPLICABILITY 124
4-13.3 | COORDINATION WITH OTHER PROVISIONS 125
4-13.4 | ELIGIBLE APPLICANT 127
4-13.5 | REVIEW CRITERIA 127
4-13.6 | APPLICATION PROCESS 130
4-14 | TEMPORARY USE PERMIT 137
5 PUBLIC AND COMMON IMPROVEMENTS/DEVELOPMENT CONTRACTS 138
5-1 | GENERAL REQUIREMENTS 138
5-2 | TYPES OF PUBLIC AND COMMON IMPROVEMENTS 140
5-3 | INSPECTION, CERTIFICATION, SURETY REDUCTION, AND ACCEPTANCE OF PUBLIC IMPROVEMENTS 141
5-4 | SURETY REQUIREMENTS 145
6 OTHER TYPES OF SECURITY 148
6-1 | TREE PROTECTION SECURITY 148
6-2 | LOT DEPOSIT 148
6-3 | SECURITY FOR INCOMPLETE IMPROVEMENTS 148
7 OWNERS ASSOCIATION 150
7-1 | OWNERS' ASSOCIATION 150
7-2 | DECLARATION OF COVENANTS AND RESTRICTIONS 150
7-3 | FUNDING & MAINTAINING COMMON ELEMENTS 151
7-4 | CITY ENFORCEMENT 152
8 NONCONFORMANCE 153
8-1 | GENERAL PROVISIONS 153
8-2 | NONCONFORMING STRUCTURES 154
8-3 | NONCONFORMING USES 156
8-4 | NONCONFORMING SITE CHARACTERISTICS 157
8-5 | EXCEPTIONS 158
8-6 | NONCONFORMING LOT 158
9 PERMIT ISSUANCE AND IMPACT FEES 160

9-1 | BUILDING PERMITS 160
9-2 | ADMINISTRATION, RECORDS, AND ENFORCEMENT 161
9-3 | IMPACT FEES – GENERAL PROVISIONS 161
9-4 | MAJOR ROAD IMPACT FEES 166
9-5 | PARKS AND RECREATION IMPACT FEES 169
9-6 | POLICE PROTECTION IMPACT FEES 170
9-7 | FIRE PROTECTION IMPACT FEES 172
9-8 | DEVELOPMENT REVIEW AND PERMIT FEE SCHEDULE 173
9-9 | INACTIVE CONSTRUCTION SITES AND SITE RESTORATION 177
CHAPTER B – ZONING DISTRICTS, USES & DEVELOPMENT STANDARDS 181
1 ZONING REGULATIONS 181
1-1 | ZONING MAP AND ZONING DISTRICTS 181
1-1.1 | INTERPRETATION OF BOUNDARY LINES 181
1-1.2 | CLARIFICATION OF BOUNDARY LINES 182
1-1.3 | ZONING DISTRICTS PURPOSE AND AUTHORITY 182
1-1.4 | ZONING DISTRICTS GENERAL 182
1-2 | RESIDENTIAL DISTRICTS 184
1-2.1 | AGRICULTURE / RURAL RESIDENTIAL 185
1-2.2 | LOW DENSITY RESIDENTIAL 186
1-2.3 | MEDIUM DENSITY RESIDENTIAL 187
1-2.4 | HIGH DENSITY RESIDENTIAL 188
1-3 | COMMERCIAL DISTRICTS 191
1-3.1 | CENTRAL BUSINESS DISTRICT 191
1-3.2 | GENERAL COMMERCIAL 192
1-3.3 | OFFICE PROFESSIONAL 193
1-3.4 | MIXED-USE COMMERCIAL 194
1-4 | INDUSTRIAL DISTRICTS 197
1-4.1 | LIGHT INDUSTRIAL 197
1-4.2 | HEAVY INDUSTRIAL 198
1-5 | PLANNED DEVELOPMENT DISTRICTS 200
1-5.1 | PLANNED DEVELOPMENT GENERAL REQUIREMENTS 200
1-5.2 | PLANNED DEVELOPMENT RESIDENTIAL SPECIFIC STANDARDS AND CRITERIA 207
1-5.3 | PLANNED DEVELOPMENT COMMERCIAL SPECIFIC STANDARDS AND CRITERIA 209
1-6 | OVERLAY DISTRICTS 212
1-6.1 | AGRICULTURE DISTRICT OVERLAY 212
1-6.2 | GASOLINE SERVICE STATION OVERLAY DISTRICT 214

1-6.3 | INDUSTRIAL OVERLAY DISTRICT 218
1-6.5 | HWY 76 HISTORIC CHARACTER OVERLAY DISTRICT (HHCOD) 224
1-7 | DIMENSIONAL REQUIREMENTS 226
1-7.1 | PURPOSE AND INTENT 226
1-7.2 | DENSITY AND INTENSITY 227
1-7.3 | STANDARDS OF GENERAL APPLICABILITY 228
1-7.4 | MEASUREMENT OF A STORY 229
1-7.5 | BUILDING PLACEMENT (SETBACKS) 230
1-7.6 | LOT MEASUREMENTS 233
1-7.7 | EQUIPMENT CONSIDERATIONS 234
1-7.8 | BUILDING PLACEMENT 234
1-7.9 | FRONTAGE 235
1-7.10 | EXCEPTIONS TO HEIGHT LIMITATIONS 236
1-7.11 | FRONT SETBACK AVERAGING 236
1-7.12 | ABSOLUTE MINIMUM LOT SIZE 237
2 USES AND CONDITIONS 238
2-1 | PERMITTED USES 238
2-1.1 | RESIDENTIAL USES 239
2-1.2 | NON-RESIDENTIAL AGRICULTURAL USES 243
2-1.3 | CIVIC USES 245
2-1.4 | RETAIL AND COMMERCIAL USES 251
2-1.5 | RECREATION AND ENTERTAINMENT USES 266
2-1.6 | OFFICE AND MEDICAL USES 268
2-1.7 | INDUSTRIAL AND MANUFACTURING USES 270
2-1.8 | OTHER USES 279
2-1.9 | PERMITTED USE TABLE 282
Table B.2.1 Permitted Use Table 282
2-2 | ACCESSORY USES AND STRUCTURES 288
2-2.1 | GENERAL STANDARDS 288
2-2.2 | SPECIFIC STANDARDS 290
2-2.3 | ACCESSORY USE AND DEVELOPMENT STANDARDS 293
2-2.4 | ACCESSORY STRUCTURE DEVELOPMENT STANDARDS 298
2-2.5 | ACCESSORY USES AND STRUCTURES TABLE 302
2-3 | TEMPORARY USES 306
2-3.1 | STANDARDS 306
2-3.2 | TEMPORARY USES AND STRUCTURES TABLE 311

3 NONCONFORMITIES 316
3-1 | PURPOSE 316
3-2 | NONCONFORMING USES 316
3-2.1 | DEFINITION 316
3-2.2 | ORDINARY REPAIRS AND MAINTENANCE 317
3-2.3 | STRUCTURAL ALTERATIONS AND REPLACEMENTS 317
3-2.4 | RELOCATION 317
3-2.5 | CHANGE OF USE 317
3-2.6 | DISCONTINUATION OR ABANDONMENT 317
3-2.7 | DAMAGE OR DESTRUCTION 318
3-3 | NON-CONFORMING STRUCTURES 318
3-3.1 | ORDINARY REPAIRS AND MAINTENANCE, STRUCTURAL ALTERATIONS AND ADDITIONS 317
3-3.2 | RE-CONSTRUCTION AND REPLACEMENT 318
3-3.3 | RELOCATION 318
3-3.4 | DAMAGE 319
3-4 | NONCONFORMING LOTS 319
3-4.1 | DEFINITIONS 319
3-4.2 | LOTS OF RECORD 320
3-5 | NON-CONFORMING DEVELOPMENT FEATURES 320
4 SIGNS 322
4-1 | PURPOSES AND APPLICABILITY 322
4-1.1 | PURPOSE 322
4-1.2 | APPLICABILITY 322
4-1.3 | TRANSITIONAL PROVISIONS 322
4-1.4 | POLITICAL SIGNS 323
4-1.5 | SIGN DEFINITIONS 323
4-1.6 | ADMINISTRATION 325
4-2 | STANDARDS 325
4-2.1 | GENERAL STANDARDS 325
4-2.2 | PERMITS NOT REQUIRED 333
4-2.2A | TEMPORARY SIGNS REQUIRING A PERMIT 334
4-2.3 | CALCULATING SIGN AREA & SIGN HEIGHT 335
4-2.4 | SIGN TYPES 338
4-2.5 | ELECTRONIC MESSAGE DISPLAY SIGNS 353
4-3 | PROHIBITED SIGNS 357

4-4 | NON-CONFORMING SIGNS 359
4-4.1 | GENERALLY 359
4-4.2 | REMOVAL 361
4-5 | WALL MURALS 362
4-5.1 | GENERALLY 362
4-6 | PERMIT PROCEDURES 362
4-6.1 | PERMIT REQUIRED 362
4-6.2 | PERMIT APPLICATION 362
4-6.3 | PERMIT REVIEW, ISSUANCE, AND RECORDING 363
4-6.4 | INSPECTIONS 363
4-6.5 | COMPLAINTS AND REVOCATIONS 364
4-6.6 | EXPIRATION OF SIGN PERMITS 364
4-6.7 | REMOVAL 364
4-7 | CONSTRUCTION STANDARDS 364
4-7.1 | GENERALLY 364
4-8 | ALTERNATIVE PLAN APPROVAL 366
4-8.1 | GENERALLY 366
4-8.2 | STANDARDS OF REVIEW 366
4-8.3 | PROCEDURE 367
5 PARKING, LOADING AND ACCESS STANDARDS 368
5-1 | PURPOSE, INTENT, AND APPLICABILITY 368
5-1.1 | PURPOSE AND INTENT 368
5-1.2 | APPLICABILITY 368
5-1.3 | CHANGE IN USES 369
5-2 | OFF-STREET PARKING REQUIREMENTS 369
5-2.1 | OFF-STREET PARKING PLAN 369
5-2.2 | OFF-STREET PARKING TABLE 370
5-2.3 | PARKING REQUIREMENTS TABLE 371
5-2.4 | REQUIRED ACCESSIBLE PARKING 377
5-3 | PARKING DESIGN STANDARDS 378
5-3.1 | GENERAL DESIGN STANDARDS 378
5-3.2 | PAVING 379
5-3.3 | DIMENSIONAL STANDARDS 380
5-3.4 | DEMARCATION 382
5-3.5 | SURFACING 382
5-3.6 | CURBS AND WHEEL STOPS 382

5-3.7 | TIMING OF CONSTRUCTION 382
5-3.8 | MAINTENANCE 382
5-3.9 | RENOVATIONS AND REPAIRS 383
5-4 | LOCATION OF OFF-STREET PARKING SPACES 383
5-4.1 | RESIDENTIAL USES 383
5-4.2 | NON-RESIDENTIAL USES 383
5-5 | RESERVED 384
5-6 | LOADING AND UNLOADING REQUIREMENTS 384
5-6.1 | GENERALLY 384
5-6.2 | LOADING AREAS DESIGN STANDARDS 384
5-6.3 | AREA REQUIREMENTS 385
5-6.4 | COMPLIANCE 385
5-7 | ALTERNATE OFF-STREET PARKING REQUIREMENTS 385
5-7.1 | PRIVATE SITE PARKING 385
5-7.2 | VALET PARKING 386
5-7.3 | ON-STREET PARKING CREDIT 387
5-7.4 | COMPACT VEHICLE PARKING 387
5-7.5 | VEHICLE CHARGING STATION 387
5-7.6 | SHARED VEHICLE PARKING 388
5-7.7 | ALTERNATIVE PARKING PLAN (APP) 389
5-8 | SITE ACCESS 390
5-8.1 | GENERAL REQUIREMENTS 390
5-8.2 | DRIVEWAYS 390
5-9 | STACKING REQUIREMENTS 392
5-9.1 | STACKING 392
5-10 | BICYCLE PARKING 393
5-10.1 | MINIMUM BICYCLE PARKING 393
5-10.2 | BICYCLE PARKING STANDARDS 393
5-11 | PARKING AREA SCREENING AND LANDSCAPING 394
5-11.1 | PERIMETER SCREENING REQUIREMENTS 394
5-11.2 | PERIMETER LANDSCAPE MATERIAL 396
5-11.3 | PARKING AREA LANDSCAPING STANDARDS 396
6 LANDSCAPING STANDARDS 399
6-1 | PURPOSE, INTENT, AND APPLICABILITY 399
6-1.1 | PURPOSE AND INTENT 399
6-1.2 | APPLICABILITY 399

6-2 | LANDSCAPE PLAN / SUBMITTAL 400
6-3 | ALTERNATIVE LANDSCAPING PLAN 401
6-4 | INSTALLATION AND INSPECTIONS 401
6-5 | GENERAL LANDSCAPING STANDARDS 402
6-5.1 | PURPOSE AND INTENT 402
6-5.2 | PLACEMENT 402
6-5.3 | PLANT MATERIAL 403
6-5.4 | INSTALLATION 403
6-5.5 | PLANTING SEASON 403
6-5.6 | SPECIES DIVERSITY 403
6-5.7 | PLANT SIZES 404
6-5.8 | RECOMMENDED PLANT SPECIES 405
6-5.9 | USES WITHIN LANDSCAPE AREA (Note, the following also correspond with the standards provided in Section 7 Bufferyard Standards) 414
6-6 | TREE PRESERVATION 416
6-6.1 | PURPOSE AND INTENT 416
6-6.2 | APPLICABILITY 417
6-6.3 | EXEMPTIONS 417
6-6.4 | TREE SAVE AREA REQUIREMENTS 417
6-6.5 | SIGNIFICANT TREE MITIGATION 417
6-6.6 | HERITAGE TREES 418
6-6.7 | CREDITS AND INCENTIVES TO PRESERVE VEGETATION 418
6-6.8 | PROTECTION OF EXISTING TREES DURING CONSTRUCTION 419
6-6.9 | MAINTENANCE AND REPLACEMENT 421
6-6.10 | PROTECTION PLAN 421
7 BUFFERYARD STANDARDS 422
7-1 | PURPOSE, INTENT, AND APPLICABILITY 422
7-1.1 | PURPOSE AND INTENT 422
7-1.2 | APPLICABILITY 422
7-2 | STANDARDS 423
7-2.1 | GENERAL STANDARDS 423
7-2.2 | BUFFERYARD TYPES 425
7-2.3 | FRONTAGE BUFFERYARD STANDARDS 429
7-2.4 | BUFFERYARD TYPES BY DISTRICT 429
7-3 | RESPONSIBILITY FOR BUFFERYARD INSTALLATION 432
7-4 | ALTERNATIVE BUFFERYARD 432

7-4.1 | GENERAL STANDARDS 432
7-5 | SCREENING OF SERVICE AREAS, MECHANICAL EQUIPMENT, AND DISPLAY 433
7-5.1 | PURPOSE AND INTENT 433
7-5.2 | APPLICABILITY 433
7-5.3 | SERVICE AREA 433
7-5.4 | ROOF MOUNTED MECHANICAL EQUIPMENT 434
7-5.5 | GROUND MECHANICAL EQUIPMENT 435
7-5.6 | WALL MOUNTED EQUIPMENT 435
7-5.7 | MISCELLANEOUS UTILITY SERVICE AREAS 436
7-5.8 | COMMERCIAL VEHICLE STORAGE AREAS 436
8 OPEN SPACE 437
8-1 | PURPOSE, INTENT, AND APPLICABILITY 437
8-1.1 | PURPOSE AND INTENT 437
8-1.2 | APPLICABILITY 437
8-1.3 | EXEMPTIONS 438
8-2 | OPEN SPACE FORMS 438
8-3 | OPEN SPACE REQUIREMENTS 443
8-3.1 | MINIMUM OPEN SPACE REQUIREMENT 443
8-4 | OPEN SPACE DESIGN STANDARDS 448
8-5 | OWNERSHIP OF OPEN SPACE 450
8-6 | MAINTENANCE OF OPEN SPACE 451
8-7 | GREENWAY PROTECTION 451
9 FENCING 452
9-1 | STANDARDS 452
9-1.1 | GENERAL STANDARDS 452
9-1.2 | ELECTRIC AND BARBED WIRE FENCES 453
9-1.3 | EARTHEN BERMS 454
9-1.4 | RESIDENTIAL FENCE AND WALL STANDARDS 455
10 LIGHTING 458
10-1 | INTENT, PURPOSE, AND APPLICABILITY 458
10-1.1 | PURPOSE AND INTENT 458
10-1.2 | APPLICABILITY 458
10-1.3 | DEFINITIONS 459
10-1.4 | EXEMPTIONS 460
10-1.5 | PROHIBITED LIGHTING 460
10-1.6 | MAXIMUM ILLUMINATION 461

10-1.7 | LIGHTING PLAN 461
10-2 THROUGH 10-4 | RESERVED 462
10-5 | STANDARDS 462
10-5.1 | DESIGN STANDARDS 462
10-5.2 | EXTERNAL BUILDING LIGHTING STANDARDS 463
10-5.3 | PARKING AREA LIGHTING STANDARDS 464
10-5.4 | PEDESTRIAN LIGHTING STANDARDS 464
10-5.5 | SIGN LIGHTING STANDARDS 464
10-5.6 | ATHLETIC FIELD LIGHTING STANDARDS 465
10-5.7 | GAS STATION LIGHTING STANDARDS 465
10-5.8 | RESIDENTIAL LIGHTING STANDARDS 465
10-5.9 | DECORATIVE STREET LIGHTING 466
10-5.10 | STREET LIGHTING PLAN 467
11 CLUSTER DEVELOPMENT STANDARDS 468
11-1 | PURPOSE, INTENT, AND APPLICABILITY 468
11-1.1 | CLUSTER DEVELOPMENT 468
11A MULTI-FAMILY DEVELOPMENT STANDARDS 471
11A-1 | DEVELOPMENT STANDARDS FOR MULTI-FAMILY PROJECTS 471
12 WINERY STANDARDS 473
12-1 | SUPPLEMENTARY DISTRICT REGULATIONS AND SPECIAL PROVISIONS ACCESSORY (INCIDENTAL USES WITH WINERIES) 473
12-1.1 | INTENT 473
12-1.2 | DEFINITIONS 473
12-1.3 | GENERAL REQUIREMENTS FOR INCIDENTAL USES IN CONJUNCTION WITH WINERIES 473
12-1.4 | PARKING 476
12-1.5 | LIGHTING 477
12-1.6 | NOISE 477
12-1.7 | ACTIVITY SUMMARY 477
13 HOME OCCUPATION STANDARDS 479
13-1 | GENERAL STANDARDS 479
14 MANUFACTURED HOME PARK STANDARDS 481
14-1 | MANUFACTURED HOME PARK BUILDING PERMIT 481
14-2 | DEVELOPMENT STANDARDS 482
14-3 | RESPONSIBILITY OF PARK MANAGEMENT 486
14-4 | RESPONSIBILITY OF PARK OCCUPANTS 487

14-5 | INSPECTIONS 488
15 CAMPGROUND STANDARDS 490
15-1 | GENERAL STANDARDS 490
16 ADULT ORIENTED BUSINESSES 493
16-1 | PURPOSE AND INTENT 493
16-2 | CLASSIFICATIONS 493
16-3 | LICENSES REQUIRED 493
16-4 | ISSUANCE OF LICENSE 495
16-5 | FEES 496
16-6 | INSPECTION 496
16-7 | EXPIRATION OF LICENSE 497
16-8 | SUSPENSION 497
16-9 | REVOCATION 498
16-10 | HEARING; DENIAL, REVOCATION, AND SUSPENSION; APPEAL 498
16-11 | TRANSFER OF LICENSE 500
16-12 | HOURS OF OPERATION 500
16-13 | LOITERING, EXTERIOR LIGHTING VISIBILITY, AND MONITORING REQUIREMENTS 500
16-14 | PENALTIES AND ENFORCEMENT 501
16-15 | EXISTING ADULT ORIENTED BUSINESSES 501
16-16 | PROHIBITED CONDUCT 501
16-17 | SCIENTER REQUIRED TO PROVE VIOLATION OR BUSINESS LICENSE LIABILITY 502
16-18 | FAILURE OF CITY TO MEET DEADLINE NOT TO RISK APPLICANT/LICENSEE RIGHTS 501
16-19 | LOCATION 503
17 WIRELESS TRANSMISSION FACILITIES 504
17.1 | SCOPE, PURPOSE AND APPLICABILITY 504
17.1.1 | SCOPE 504
17.1.2 | PURPOSE 504
17.1.3 | STANDARDS FOR TELEPHONE, TELEGRAPH AND COMMUNICATIONS STATIONS AND TOWERS 504
17.2 | DEFINITIONS 505
17.3 | APPLICATION REQUIREMENTS 506
17.4 | EXCEPTIONS 508
17.5 | SEPARATION DISTANCES 509
17.6 | DEVELOPMENT STANDARDS 511
17.7 | INSPECTIONS 513

17.8 | REMOVAL 514
17.9 | REMOVAL OF ABANDONED WIRELESS TELECOMMUNICATION FACILITIES 514
17.10 | NONCONFORMING USES 514
17.11 | BUILDING PERMITS 515
18 REGULATIONS FOR CHICKENS IN RESIDENTIAL ZONING DISTRICTS 516
18.1 | SCOPE, PURPOSE AND APPLICABILITY 516
18.1.1 | SCOPE 516
18.1.2 | PURPOSE 516
18.1.3 | APPLICABILITY 516
18.2 | GENERAL REQUIREMENTS 516
19 PERFORMANCE STANDARDS 518
19-1 | APPLICATION AND ADMINISTRATION 518
19-2 | NOISE 519
19-3 | VIBRATION 522
19-4 | SMOKE AND PARTICULATE MATTER 523
19-5 | ODOR 524
19-6 | TOXIC MATTER 525
19-7 | FIRE AND EXPLOSIVE HAZARDS 525
19-8 | RADIOACTIVE MATERIALS 527
19-9 | GLARE AND ELECTROMAGNETIC INTERFERENCE 530
CHAPTER C – ENGINEERING STANDARDS 531
1 STREET TYPE STANDARDS 531
1-1 | GENERAL REQUIREMENTS 531
1-2 | MAP OF STREET TYPES 533
1-3 | GENERAL STREET TYPE STANDARDS 533
1-4 | GENERAL STREET LAYOUT REQUIREMENTS 538
1-5 | INTERSECTION DESIGN 539
1-6 | PUBLIC RIGHT OF WAY STANDARDS 542
1-7 | MINOR ARTERIAL STREET 543
1-8 | MAJOR COLLECTOR STREET 545
1-9 | MINOR COLLECTOR STREET 547
1-10 | RURAL MINOR COLLECTOR STREET 550
1-11 | LOCAL STREET 552
1-12 | RURAL LOCAL STREET 554
1-13 | ALLEY 556

1-14 | CUL-DE-SACS 558
2 UTILITY STANDARDS 560
2-1 | GENERAL REQUIREMENTS 560
2-2 | WATER SUPPLY SYSTEM 565
2-3 | STORM SEWER SYSTEM (REFER ALSO TO CITY OF WHITE HOUSE MUNICIPAL CODE TITLE 18). 565
2-4 | SANITARY SEWER SYSTEM 568
2-5 | SEWAGE LIFT STATIONS AND SEWER FORCE MAINS 576
3 STORMWATER MANAGEMENT 583
3-1 | GENERAL REQUIREMENTS 583
3-2 | GENERAL DESIGN PRINCIPLES 584
3-3 | DESIGN STANDARDS 586
4 STREAMSIDE MANAGEMENT BUFFERS 589
4-1 | GENERAL REQUIREMENTS 589
4-2 | BOUNDARY DETERMINATION 593
4-3 | STREAMSIDE MANAGEMENT BUFFER USE AND REGULATIONS 593
4-4 | DESIGN STANDARDS FOR STREAMSIDE MANAGEMENT BUFFER 593
4-5 | STREAMSIDE MANAGEMENT AND MAINTENANCE 594
4-6 | PLAN REQUIREMENTS AND ADMINISTRATION 596
4-7 | EXCEPTIONS AND VARIANCES 598
4-8 | ENFORCEMENT 601
4-9 | SEVERABILITY 601
APPENDIX 602
APPENDIX A. TRAFFIC IMPACT STUDY 602
APPENDIX B. RESERVED 615
APPENDIX C. CITY OF WHITE HOUSE COMMERCIAL DESIGN STANDARDS 616
APPENDIX D. CITY OF WHITE HOUSE PUBLIC WORKS STANDARD NOTES 697
APPENDIX E. CITY OF WHITE HOUSE STORMWATER STANDARD NOTES 702
APPENDIX F. CITY OF WHITE HOUSE WASTEWATER STANDARD NOTES 707
APPENDIX G. SITE PLAN REVIEW CHECKLIST 712

CHAPTER A – ADMINISTRATION

1 GENERAL REQUIREMENTS

1-1 | TITLE

The Zoning Ordinance and Subdivision Regulations, adopted separately and under separate authority as indicated in each applicable section, shall be collectively referred to as the Unified Development Ordinance of White House, TN.

1-2 | AUTHORITY

1. This Chapter includes provisions that fall under both Zoning and Subdivision authority, as defined by the Tennessee Code Annotated (TCA).
2. The City of White House, Board of Mayor and Alderman (BOMA) and the Planning Commission (PC), under the authority of TCA § 13-7-201 and § 13-4-303, enact the Zoning Regulations and Subdivision Regulations, respectively, to promote and protect the public health, safety, morals, comfort, convenience, and general welfare of the people.

1-3 | ZONING MAP

1. To regulate the location and Use of land and the permitted Building Types, the City is divided into the districts listed in Section B.1 Zoning Regulations, hereby established to scale as shown on the map entitled Zoning Map of the City of White House and referred to herein as “Zoning Map.”
    a. **Zoning Map.** The Zoning Map is adopted by reference and declared to be part of this UDO.

b. **Location of Map.** The official Zoning Map shall be located at Municipal Building and shall be the final authority as to the Zoning designation of Parcels throughout the City.

c. **Amending the Map.** All amendments to these regulations (refer to Section A.4-9.1 Rezoning) which involve a change to the district designation of a Lot shall be recorded on the official map in Municipal Building.

1-4 | JURISDICTION

The regulations detailed in this Unified Development Ordinance (UDO) shall be effective throughout the corporate limits of the City of White House, Tennessee.

1-5 | PURPOSE

This UDO is adopted to promote the public health, safety, morals, convenience, order, prosperity, and general welfare of the City and for the specific purposes set forth below and elsewhere in these regulations.

1. To promote better public health through innovative community design.
2. To promote safety within the community through design principles, such as entrance location and Facade Transparency.
3. To create walkable environments within the city.
4. To control and guide the orderly growth and development within the City in accordance with the intents and purpose of the Comprehensive Plan.
5. To regulate the division of land and to ensure that the land is suitable for building sites and Public Improvements.
6. To preserve and enhance the City's natural resources and open spaces, such as its rolling topography, trees, and natural drainageways, for current and future residents of White House.

7. To establish a relationship between buildings, streets, and open spaces to create compatible, cohesive development within White House.
8. To guide development to minimize visual clutter and promote economic and social stability within the community.
9. To promote innovatively designed development that promotes the character of White House.
10. To prevent conflicts among the Uses of land and buildings.
11. To establish processes, criteria, and applications for development within White House.

1-6 | REPEAL OF EXISTING ORDINANCES

The adoption of this UDO shall repeal the existing Zoning, Development, and Subdivision Regulations of the City, as amended.

1. **Conflicts.** All ordinances or parts of ordinances which conflict with this UDO, or inconsistent with the provisions of these regulations, are repealed to the extent of any inconsistency. Where conflicts may occur between the UDO and the City's Municipal Code, the Municipal Code, except where otherwise noted, shall prevail.
2. **Continuation of Institution or Proceedings.** The adoption of this UDO shall not affect nor prevent any pending or future prosecution of an action to abate any existing violation of said existing regulations, as amended, if the violation is also a violation of these regulations.

1-7 | ABROGATION

This UDO is not intended to repeal, abrogate or interfere with any existing easements, covenants, or deed restrictions duly recorded in the public records of the city.

1-8 | EFFECTIVE DATE

This UDO shall be effective immediately upon adoption and public notification in the manner prescribed by law.

1-9 | APPLICATION OF THE REGULATIONS

The provisions in this UDO shall be applied as follows.

1. **New Development.** All development, construction, and establishment of Uses occurring after the effective date of this Ordinance shall be subject to the applicable requirements of these regulations.
2. **In-Process Development.** Where land development approvals and permits, such as plats, development contracts, site plans, and planned developments have been approved or issued in advance of this Ordinance's effective date and in accordance with the prior laws, said development may comply with the plans from which the approval or permit were based, provided that the development complies with the "sunset" or expiration of approvals established in the development contract and planned development approval or, in the absence of such a provision, the construction is begun within two (2) years of the effective date of this Ordinance and that work or construction continues diligently toward completion.
3. **Nonconformance.** After the effective date of this UDO, existing legally developed buildings and Uses that do not comply with the regulations of this Ordinance shall be considered nonconforming and are subject to the standards of Section A.8 Nonconformance.
4. **Existing Planned Developments.** Any existing approved, unexpired planned developments, whether constructed or not, shall be considered during the enforcement of this Ordinance as existing zoning. For the purposes of transitions and relationships to proposed developments, the Planning Commission (PC) shall determine the Zoning District(s) in this UDO that matches the requirements of each Lot in the planned development as closely as possible.

5. **Previously Approved Developments and Density Limitation.** Any development that has received preliminary plat approval, master development plan approval, or other formal development approval prior to the effective date of this Ordinance shall be limited to the number of lots, dwelling units, and overall density approved as part of that application. Such development may proceed in accordance with Section 1-9(2). However, in the event the applicant elects to abandon, withdraw, expire, or otherwise discontinue the approved development and submit a new application under this Ordinance, the subject property shall not be entitled to a density greater than that established by the previously approved plan. Any new application for the same or substantially similar property shall be subject to all applicable provisions of this UDO; however, the maximum number of lots, dwelling units, or overall density shall not exceed that previously approved unless expressly authorized through a rezoning, planned development amendment, or development contract approved by the Board of Mayor and Aldermen. For the purposes of this section, a substantial modification shall include, but is not limited to, any increase in the number of lots or dwelling units, a change in development type, or a modification to the approved layout that results in increased density or intensity.

1-10 | ENFORCEMENT

The provisions of this UDO shall be administered and enforced by the Director of Planning and Codes or his or her designees. Appointed by the City Administrator, the Director of Planning and Codes shall have the authority and duty to take or direct all actions as warranted by continued violation of this Ordinance, and to make inspections of building or premises about enforcement activities.

1-11 | VIOLATIONS AND PENALTIES

1. Any one (1) or more of the following fines, penalties, or remedies may apply to a violation of this Ordinance:

a. Any person violating any provisions of this UDO shall be guilty of a Class C misdemeanor. Each day of such violation constitutes a separate offense.

b. Any person violating this Ordinance may be required to reimburse the City for any expenses incurred, whether administrative or legal, prosecuting the violation.

c. The City may pursue all remedies allowed under law for violations of this Ordinance including, without limitation, seeking an injunction, filing a mandamus action, revoking building permits, denying certificates of occupancy, and bringing an action to vacate or remove an unlawful building or structure.

d. The sale of land involving a Plat of Subdivision that has not been approved pursuant to this Ordinance is a Class C misdemeanor, and the City may enjoin such a sale by action for injunction.

1-12 | SEVERABILITY

If any section, clause, provision, or portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of these regulations which is not of itself invalid or unconstitutional.

1-13 | FEES

1. Upon the filing of an application for any development approval or other process or permit outlined in Section A.4 Process and Procedures an administrative fee shall accompany said application.

    a. The BOMA shall determine and set a schedule of fees to be charged by adopted ordinance.

b. These fees shall cover the costs incurred by the City in processing development approval or permit applications, and includes such expenses as plan review by staff, recording secretarial services, engineering and other professional and technical consultant services, legal fees, provision of notice, and document recordation.

c. All fees are nonrefundable unless otherwise stated, and shall be collected at the time of application.

1. d. Reviews of a development application, development plan, or site inspection shall not generate more than two (2) written reports of deficiencies. If deficiencies identified in a second written report are not satisfactorily resolved, then the City shall deny the application and provide written justification of the denial based upon specific evidence of noncompliance with one (1) or more statutory or regulatory requirements. Upon such denial, the City shall return to the developer fifty percent (50%) of the total amount of fees the developer paid to the City during the review process.

2 DEFINITIONS

2-1 | RULES FOR CONSTRUCTION OF LANGUAGE

1. In the construction of this UDO the rules and definitions set forth herein shall be observed and applied, except when the context clearly indicates otherwise or where included within specific topics, subjects, and/or other core sections.
    a. Numbers, abbreviations, terms, and words used in this UDO shall have the meanings provided in this Section.
    b. The tables, and text used throughout are regulatory; graphics, including illustrations, are understood to be illustrative in nature except where otherwise noted. In case of a conflict, text shall control over tables or graphics; tables shall control over graphics.
    c. Unless the context clearly indicates to the contrary.
    d. Words used in the present tense include the future tense.
    e. Words used in the singular number include the plural; and words used in the plural number include the singular.
    f. The words “this UDO” or “this ordinance” shall mean “the illustrations, text, tables, maps, and schedules included in these regulations or any amendments to these regulations.”
    g. Regarding actions taken via City review and approval processes in these regulations by Boards, Commissions, or City staff, “shall approve”, “shall recommend”, and similar language means that for approval to occur, these actions must be taken. Generally, Boards, Commissions, and Staff may take other appropriate action as described in these regulations and/or Tennessee law, such as disapproving, recommending disapproval, or postponing action. Occurrences of the word “shall” is always mandatory and not discretionary in other instances herein. The word “may” is permissive herein.

h. The word “person” includes individuals, firms, corporations, and other similar entities.

i. Lists of examples prefaced by “including the following,” “such as,” or other similar preface shall not be construed as exclusive and shall not preclude an interpretation of the list including other similar and non-mentioned examples by the Director of Planning and Codes.

j. The word “building” or “structure” includes all other structures, or parts thereof, of every kind regardless of similarity to buildings; and the phrase “used for” shall include the phrases “arranged for”, “designed for”, “intended for”, “maintained for”, and “occupied for”.

k. The “City” is the City of White House in the county of Robertson and Sumner, State of Tennessee.

    i. All public officials, bodies, and agencies to which reference is made are those of the City of White House, Tennessee, unless otherwise defined.

    ii. The “PC” refers to the City of White House Planning Commission, unless otherwise defined.

    iii. The “BZA” refers to the City of White House Board of Zoning Appeals.

    iv. The “BOMA” refers to the City of White House of Mayor and Alderman, unless otherwise defined.

l. The “CBOA” refers to the City of White House Construction Board of Appeals, unless otherwise defined.

m. Other agencies include but are not limited to those located within the City and or the respective County including those provides services to development within the City.

n. Except where definitions are specifically included in various sections, words in the text or tables of this UDO shall be interpreted in accordance with the provisions set forth in this Section. Where words have not been defined, the

standard dictionary definition shall prevail. In any case, the Director of Planning and Codes shall have the right to interpret the definition of any word.

o. Words capitalized throughout this UDO are defined below or defined within the section in which they occur.

p. Definitions for all Uses can be found in Section B.2 Uses and Conditions.

The following definitions are alphabetized based on the root word.

1. **Access Point.** A driveway or other vehicular opening to/ from or exit to a right-of-way. An access point may include multiple ingress and egress lanes and a divider median; may also be referred to as a vehicular access into a Subdivision.

2. **Accessory dwelling unit (ADU).** An accessory residential family dwelling unit, either attached or detached to the principal single-family detached dwelling, which provides complete living facilities for one or more persons on the same lot as the principal single-family dwelling. See Section B.2-2.3(1).

3. **Adjustments, Minor.** Changes or revisions to an approved Preliminary Plat, Final Plat, or site plan that can be approved by the Director of Planning and Codes and include changes that do not alter the intent and purpose of the approved Plat or plan and that do not result in a violation of any standard or requirement of this UDO including modification in certain adopted Bulk standards which require review and approval as a variance through the BZA; see also Section A.4-2 Major and Minor Modifications.

4. **Adjustments, Major.** Changes or revisions to an approved Preliminary Plat or site plan that do not qualify as Minor Adjustments and require approval of the PC.

5. **Adult Oriented Business.** A business use that includes an adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model

studio, and sexual encounter center. Refer to Section B.16 Adult Oriented Businesses for standards.

6. **Aggrieved Party.** A Property Owner or Applicant of the property in question, or a Property Owner or Applicant with a direct interest in the property, issue, or grievance.

7. **Agricultural Services.** Establishments primarily engaged in supplying soil preparation services, crop services, landscaping, livestock operations, horticultural services, and farm labor and management services.

8. **Agriculture.** As defined by Tennessee Code Annotated § 43-1-113.

9. **Agriculture Equipment, Service, and Supply.** A business involving the sales and/or rental of agricultural supplies, accessories, or services including, but not limited to: Agricultural Services, Soil Preparation, and Veterinarian (including domestic and livestock).

10. **Alternative Financial Services.** These businesses include financial services other than banks and savings & loans. (Ordinance 17-256, 11/9/2017).

11. **Ammunition.** Ammunition or cartridge cases, primers, bullets, or propellant powder designed for use in any Firearm, and any component thereof, but shall not include blank cartridges or Ammunition that can be used solely in an “antique Firearm” as that term is defined in Section 921 of Title 18 of the United States Code.

12. **Animal.** All non-human members of the Animal kingdom, including domestic and livestock species.

13. **Applicant.** The Owner of a subject property on which a land development application is being made, or the Owners’ authorized representative.

14. **Applicant’s Property.** All the Parcels or Lots included in an Applicant’s land development application.

15. **Application, Complete.** An application for a land development process (Section A.4 Process and Procedures) shall be considered complete when the

Director of Planning and Codes has verified that all submittal requirements have been satisfied. An application shall not be docketed for review by any office, commission, or review body until it is deemed complete.

16. **Animal Shelter/Kennel.** The use of land for the purpose of Boarding animals. May include a pet resort which provides day care for pets in addition to grooming and training/classes.

17. **Artisan Manufacturing.** A small-scale fabrication or production use by skilled workers which involves or includes the assembly of food or goods with no noxious by-products. May include a showroom or ancillary sales of products.

18. **Assembly.** A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting.

19. **Assisted Living Facility (ALF).** Any facility, building, establishment, complex or distinct part thereof, which undertakes through its ownership or management to provide room and Board and one or more personal services for a period exceeding 24 hours to one or more adults. May also include hospice services, providing continuing care for the terminally ill and their families. See Tennessee Code Annotated § 68-11-201.4.

20. **Balcony.** A platform enclosed with a parapet or railing that projects from the exterior wall of a building; it is suspended or cantilevered from or supported solely by the Principal Structure or a porch. Refer to Section B.1 Zoning Regulations for specific regulations.

21. **Basement.** The portion of a building having its floor below ground level on all sides.

22. **Base Type.** The permitted treatment types of the Ground Story Facade of a structure. Refer to Section B.1 Zoning Regulations.

23. **Bed and Breakfast.** An owner-occupied or manager-occupied residential structure providing rooms for overnight lodging, or lodging and meals, that includes no more than five (5) rooms.

24. **Building Code.** Latest edition of the applicable building code and or Municipal Code adopted by the City.

25. **Build-to Zone.** An area in which the front or corner side Facade of a building shall be placed; it may or may not be located directly adjacent to a Property Line. The zone dictates the minimum and maximum distance a structure may be placed from a Property Line. Parking, or other areas of Impervious Surfaces, except for access for vehicles and pedestrians, are not permitted within the Build-to Zone, unless specifically stated in this UDO.

26. **Building, Principal.** Any structure used or intended for supporting or sheltering any use or occupancy and which has an impervious roof and walls for fifty (50) percent or more of its perimeter. (Also see building within definition for Structure, Principal).

27. **Caliper.** Measurement and notation for the diameter of new trees, measured in inches at six (6) inches above mean grade of the trunk for trees less than four (4) inches Caliper and measured at twelve (12) inches above mean grade of the trunk for larger trees.

28. **Cast Stone.** Concrete. An acceptable, natural architectural material of precast concrete manufactured offsite to look like natural cut stone, typically used for trim, ornamentation, often custom made.

29. **CBD Store.** See “Smoke Shop.”

30. **Cemetery.** Land use dedicated for the internment of human or animal remains or cremated remains.

31. **Certificate of Completion.** An administrative approval for certain items indicated in the ordinance that does not pertain to occupancy, such as for seasonal landscaping, accessory structures, etc.

32. **Child Care.** A licensed facility as defined by TCA § 71-3-501 that provides for the care of children under seventeen (17) years of age for twelve (12) hours or less per day without a transfer of custody.

33. **Cluster Development.** A type of subdivision that permits residential uses to be located on lots of a reduced size and width than required in conventional subdivisions for the preservation and conservation of common open space.

34. **Director of Planning and Codes.** The Director and or staff as designated by the City Administrator, responsible for the primary administration of this UDO.

35. **Commercial Equipment and Supply.** A Retail use involving the large-scale sale of goods marketed primarily to commercial or industrial businesses, but available to the public. This Use may include bulk sales, outdoor storage, and frequent commercial vehicle and consumer traffic. Commercial Equipment and Supply include such Uses as: Building Materials, Hardware, and Garden Supply, Heating and Plumbing Sales and Service, Cabinet Supply (display only), and Machine Sales and Rental.

36. **Common Improvements.** Common Improvements include certain improvements to the Applicant's Property intended for use and aesthetics for the entire development. Common Improvements are not subject to City acceptance, but are required to be reviewed in parallel with Public Improvements at the time that acceptance of Public Improvements is proposed.

37. **Condominium.** An ownership arrangement in which the buyer purchases only a dwelling unit and does not receive the title to any real property. This term may apply to apartments or townhouses. Also, a building, or group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.

38. **Conservation.** Use of land, publicly or privately managed, that preserves natural open spaces. These spaces may or may not be legally protected as Conservation Area(s).

39. **Coverage, Building.** The percentage of a Lot developed with a building(s), both Principal and Accessory.

40. **Coverage, Impervious Site.** Referred to as "Lot Coverage". The percentage of a Lot developed with buildings and other Impervious Surfaces, such as driveways, sidewalks, or patios.

41. **Courtyard.** An outdoor area enclosed by a building on at least two (2) sides that is open to the sky.

42. **Critical Root Zone.** The circular area of soil and roots with a radius as measured from the trunk of one and one-half (1 1/2) feet for Heritage Trees, one (1) foot for Specimen Trees, and one half (1/2) foot for all other trees for every inch of the tree's Diameter Breast Height (DBH)).

43. **Cultural, Library and Museum Facilities.** A facility or site open to the public for cultural services and events operated by the government or a certified non-profit entity.

44. **Cut.** An alteration or excavation of the slope of native soils material resulting in a new face or slope.

45. **Dedication.** The intentional appropriation of land and/or public improvements by the Owner to the City for public Use and/or ownership.

46. **Design Alternative.** Similar to a variance in that it provides design flexibility in limited circumstances providing the overall intent of the subject regulation is met. Design alternatives are limited in scope to those items explicitly listed in this UDO.

47. **Developable Area.** That part of the Lot Area that may be developed or improved; it is the Lot Area exclusive of Conservation Areas, Streamside Management Buffers, Scenic Corridor Buffers, and dedicated City Park or Greenway land.

48. **Diameter Breast Height (DBH).** Measurement and notation for the diameter of existing trees, measured in inches at four and a half (4 1/2) feet above the mean grade of the tree's trunk.

49. **Drop-Off Drive.** A driveway with two Access Points off adjacent streets, either off the Front and/or Corner Side Property Line. The drive is “C” or “L” shaped and includes a Landscape Area between the drive and the public sidewalk.

50. **Dwelling Unit.** A room or rooms connected, constituting a separate independent housekeeping establishment for a Family only, for Owner occupancy, rental, lease, or other occupancy on a weekly or longer basis, physically separated from any other rooms or Dwelling Units, and containing independent cooking and sleeping facilities.

51. **Easement.** A legal interest in land, granted by the Owner to another person or entity, which allows that person(s) the Use of all or a portion of the Owner’s land, generally for a stated purpose including but not limited to access, landscape buffers, or placement of utilities.

52. **Easement, Public Use.** An Easement established for public access or use, such as for a trail or sidewalk.

53. **Eave.** The edge of a pitched roof; it typically overhangs beyond the side of the building.

54. **Exempt Division.** A division of land, without undergoing Preliminary Plat approval, resulting in no more than two (2) lots, each greater than five (5) acres, which do not require improvements to develop, such as new streets or utilities, nor will they likely necessitate such improvements in the future.

55. **Expression Line.** An architectural feature. A decorative, three-dimensional, linear elements, horizontal or vertical, protruding or indented at least two (2) inches from the exterior Facade of a building, often used to delineate the floors or stories of a building.

56. **Event Facility.** Venues or facilities used by a group of people for temporary events such as conferences, sports, weddings, event halls, concerts, or similar events.

57. **Facade.** The exterior face of a building, including, but not limited to the wall, windows, window sills, doorways, and design elements such as Expression Lines. The front Facade is any building face adjacent to the Front Property Line.

58. **Family.**

    a. A group of not more than five (5) persons who are not related by blood, marriage, or adoption, living together as a common household in a Dwelling Unit.

    b. Pursuant to Tennessee State Code § 13-24-101 et seq., a residence in which up to eight (8) unrelated persons with disabilities reside, and may include three (3) 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, provided that such a home is not operated on a commercial basis. The term "persons with disabilities" excludes persons who due to a mental illness pose a likelihood of serious harm as defined by Tennessee State Code § 33-6-501 or who have been convicted of serious criminal conduct related to their illness.

59. **Farming.** A Use of land involving the raising and caring for crops or livestock for selling or distributing food or food by-products to distribution facilities, including the associated facilities or structures for growing, harvesting, storing, and housing livestock, crops, and other materials. Farming includes such Uses as: Farm, Livestock, Nursery, Orchard, and Winery.

60. **Fiber Cement Board.** An acceptable, exterior grade natural siding panel material consisting of Portland cement mixed with ground sand, wood cellulose fibers, and other additives, typically textured to look like stucco, wood Clapboards, or cedar shingles. HardiPlank and HardiPanel are brand names.

61. **Fill.** The placement of soils material to achieve a new ground surface.

62. **Firearm.** Any device, designed to be used as a weapon or modified to be used as a weapon, from which is expelled through a barrel a projectile by the

force of explosion or other means of combustion, provided that the term "Firearm" shall not include an "Antique Firearm" as defined in Section 921 of Title 18 of the United States Code.

63. **Firearms Dealer.** A retail use involving the sale of Firearms or Ammunition and occupying a space.

64. **Flex Facility.** Any building or space which allows a flexible range of office, warehouse, research, and development uses. Flex buildings allow for a combination of offices, wholesale, and light manufacturing with proportions of each use subject to the needs of a user.

65. **Flex Loans.** Any building, room, space or portion thereof where a written agreement providing open-end credit, either unsecured or secured by personal property, in which repeated non-commercial loans for personal, family or household purposes is contemplated, as regulated by Tennessee Code Annotated § 45-12-102.

66. **Flood Hazard, Area of Special.** The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year.

67. **Floodway.** The channel of the river or other water course and the adjacent land area that must be reserved to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height, defined by Federal Emergency Management Agency (FEMA).

68. **Grade, Finished.** The average level of the finished surface of the Ground Story, adjacent to the exterior walls of a building.

69. **Gross Building Area.** Referred to as "Gross Floor Area". The sum of all areas of a building, including accessory storage areas or closets within sales or working spaces and any basement floor area used for such activities as retail, the production or processing of goods, or business offices. Floor area shall not include attic space having headroom of seven (7) feet or less and areas devoted primarily to storage, off-street parking and loading areas,

enclosed porches, roof decks, roof gardens, or basement floor area other than specified above. Measurement is typically provided in square feet.

70. **Gross Floor Area.** See "Gross Building Area".

71. **Half Street.** Development of a portion of the street including Right-of-Way along the property's frontage from the centerline of the existing roadway to one curb, longitudinally. Generally, refers to the area, except where otherwise defined and regulated that may be required for improvement when development is proposed. Refer to Section C.5-1.4(3)(b) Half Streets.

72. **Historic Building/Historic Site.** The location of a significant event or historic occupation or activity, where the location maintains a historical or archeological value to the City of White House. An historic building is defined as a building or structure that is:

    a. Individually listed in the National Register of Historic Places; or

    b. A contributing property in a National Register of Historic Places listed district; or

    c. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district; or

    d. Determining eligible by the Tennessee State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.

73. **Horizontal Site Distance.** See "Site Triangle".

74. **Hospice.** Residential facilities with on-site 24-hour medical care for seniors. This use category describes building or buildings, section or distinct part of a building, private home, home for the aged, or other residential facilities, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one (1) or more personal services for a period exceeding 24 hours to one (1) or more adults who are

not relatives of the owner or administrator. See Tennessee Code Annotated § 68-11-201.4.

75. **Hospital.** A licensed institution providing medical care and health services to the community. These services may be in one (1) building or clustered in several buildings and typically include laboratories, in- and out-patient facilities, training facilities, medical offices, staff residences, food service, and gift shop.

76. **Hotel.** A facility offering temporary lodging consisting of sleeping rooms with or without in-room kitchen facilities to the public. Secondary service uses may also be provided, such as restaurants, meeting rooms, entertainment, and recreational facilities.

77. **Impervious Surface.** Any hard-surfaced, man-made area that does not absorb or retain water, including but not limited to building roofs, sidewalks, parking, driveways, and other paved areas.

78. **Landscape Area.** Area on a lot not dedicated to a structure, sidewalk or pedestrian pathway, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping.

79. **Landscape Area, Natural.** Area of a lot designated for a natural landscape system in lieu of ornamental landscape. Ornamental landscapes include but are not limited to turf grass and ornamental planted beds, whether planted with native or non-native plant material. Refer to Section B.4-3.5 General Landscaping Standards for specific information.

80. **Liquor Store.** A retail use that sells alcoholic beverages solely for off-premise consumption and regulated pursuant to Tennessee Code Annotated § 57-3-404. For the purposes of this definition, alcoholic beverage means any beverage that contains more than five (5) percent alcohol content by weight as defined in Tennessee Code Annotated.

81. **Lot.** Referred to as Parcel. A plot of land intended to be separately owned, developed, or otherwise used as a unit. See Section B.1-7-Dimensional Requirements.

a. **Corner.** A Parcel of land abutting two (2) vehicular Rights-of-Way, other than an Alley, at their intersection.

b. **Double Frontage.** See Lot, Through.

c. **Flag.** A Lot that only has access to the adjacent vehicular Right-of-Way through a narrow strip of land.

d. **Interior.** A Parcel of land abutting a vehicular Right-of- Way along one (1) Property Line; surrounding by Lots on the remaining Property Lines.

e. **Through.** Also referred to as a "Double Frontage Lot"; a Lot having frontage on two (2) approximately parallel vehicular Rights-of-Way, other than an Alley.

82. **Lot Area.** The computed area contained within the Property Lines; it is typically denoted in square feet or acres.

83. **Lot Depth.** The smallest horizontal distance between the Front and Rear Property Lines measured parallel to the Corner Side or Side Property Lines.

84. **Lot Frontage.** The horizontal distance between the Side or the Side and Corner Side Property Lines, measured at the Front Property Line.

85. **Lot Line.** See "Property Line".

86. **Lot Width.** The horizontal distance between the Corner Side or Corner Side and Side Property Lines measured at the front of the Build-to Zone or at the Front Setback.

87. **Manufactured Home.** Any structure, transportable in one (1) or more sections, which, in the traveling mode, is eight (8) or more feet in width or forty (40) or more feet in length, or when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. TCA § 47-9-102. Also see Section B.2-1.1(12) Manufactured Home, Individual Lot.

88. **Mixed Use.** A building or development project that contains more than one (1) Use; the multiple uses are located "vertically" or "horizontally"; refers to a use and not a zoning district.

89. **Modular Home.** A factory built, single family structure that is transportable in one or more sections, but is not constructed on a permanent chassis or with a permanent hitch. For the purposes of this UDO, Modular Homes are considered single family homes.

90. **Motel.** See "Hotel."

91. **Natural Resource Harvesting and Management.** A use of land for the growing and harvesting of natural resources, such as timber, that involves low-impact harvest activity and long-range cultivation and management plans.

92. **Nonconformance.** A structure, Use, or other site characteristic that was legally constructed or operated prior to the adoption of or amendment to this UDO, but that cannot be constructed or operated after adoption or amendment. Refer to Section A.8 Nonconformance.

93. **Nursing Home.** As defined by Tennessee Code Annotated § 68-11-201(30).

94. **Opaque.** Not clear or translucent, not allowing light to show through.

95. **Open Boundary.** The perimeter of a Parcel(s) being subdivided, available for present or future Access Points, with no limitations due to natural features (City Waterways, steep grades) or jurisdictional boundaries (City limits) or existing neighborhoods with no available Access Points.

96. **Open Space.** A category of uses for land utilized for active or passive, public or private, outdoor recreation, education, or entertainment, including associated support Uses such as parking, spectator facilities, or food and beverage service. Open Space Uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair.

97. **Open Water.** A pond, lake, reservoir, or other body of water feature with the water surface fully exposed, that may be man-made or naturally occurring.

98. **Optical and Eye Care Facility.** A facility for the fitting and retail sale of eyeglasses and contact lenses to individuals by opticians; oculists, ophthalmologists, and optometrists, are considered within the medical/dental facility use.

99. **Outdoor Sales Lot.** A permanent retail use that is secondary and accessory to the principal use where a significant portion of the goods are stored or displayed outdoors. Outdoor Sales Lots include such uses as: Vehicle, Truck, and Trailer Minor Repair/Sales/Rental; Vehicle, Used Sales; and Nursery/Garden Center.

100. **Owner.** The legal or beneficial Owner of all the land included within the application pursuant to this UDO, or the holder of a written option or contract to purchase the land subject to the application.

101. **Parcel.** See “Lot”.

102. **Parking Lot.** A lot that is solely used for the temporary parking of vehicles.

103. **Pedestrian way.** A pathway designed and dedicated for use by pedestrians or bicyclists, typically not aligned with a street Right-of-Way.

104. **Pervious Surface.** Referred to as “Permeable Surface”. A material that allows for the absorption of water into the ground or plant material.

105. **Planting Zone.** That portion of the street Right-of-Way typically within residential areas, between the walkway and the back of curb, reserved for street trees and other plantings.

106. **Plat.** A plan of the division of a tract or parcel of land into two (2) or more lots where any lot is less than five (5) acres.

107. **Porte-cochere.** A covered entrance large enough for vehicles to pass through, typically opening into a courtyard.

108. **Post Office.** Any facility which accepts customers to mail or deliver letters, packages, and goods.

109. **Property Line.** Referred to as "Lot Line". A boundary line of a Parcel of land or Lot.

    a. **Corner Side.** Referred to as the "Corner Lot Line". A boundary of a lot that is approximately perpendicular to the Front Lot Line and is directly adjacent to a public Right-of-Way, other than an Alley.

    b. **Front.** Referred to as the front Lot Line. The boundary abutting a Right-of-Way, other than an Alley, from which the required Setback or Build-to Zone is measured. On Corner Lots, this line is typically the narrower of the two (2) Lot Lines along the vehicular Right-of-Way.

    c. **Side.** Referred to as the "Interior Side Lot Line". The boundary of a lot that is approximately perpendicular to the front Lot Line and is not adjacent to a vehicular Right-of-Way; this line separates lots from one another.

    d. **Property Line, Rear.** Referred to as the rear Lot Line. The boundary of a Lot that is approximately parallel to the front Lot Line; this line separates Lots from one another or separates a Lot from an Alley.

110. **Protection Zone.** An area on a lot that during site development or construction shall not be disturbed with development activities, such as grading.

111. **Public Improvements.** Public Improvements include all improvements to the Applicant's Property located within rights-of-way typically intended to be dedicated to the City, within public or private utility Easements, or on Parcels intended to be dedicated to the City. Public Improvements are subject to the City acceptance process.

112. **Public Safety.** A facility providing public safety staff and emergency services; training facilities, locker rooms, and limited overnight accommodations for those providing such services.

113. **Public Tree.** A tree that is located on lands for which the City has responsibility and authority for tree management.

114. **Recreation, Indoor.** Commercial uses providing daily or regularly scheduled recreation-oriented activities in an indoor setting.

115. **Recreation, Outdoor.** Use of land, publicly or privately managed for active recreation, entertainment, and amusement for residents within the region. Large scale outdoor recreation commonly involves facilities with five (5) or more acres, illuminated for use after dark, ball courts or fields, parking facilities, restrooms, spectator facilities, and food and beverage service.

116. **Recreational Vehicle Park.** A development under single ownership divided into lots or spaces designed specifically to allow temporary living accommodations for recreation, camping, or travel use.

117. **Regulations, Subdivision.** Per Tennessee Code Annotated § 13-4-301, all the terms and provisions of this UDO relating to the Subdivision of land and planning, development, provision of all categories of open space and other common elements, and development and maintenance of Public Improvements.

118. **Regulations, Zoning.** All the terms and provisions of UDO other than the Subdivision Regulations.

119. **Retail, Neighborhood.** A singular retail Use involving the Small-Scale sale of goods or merchandise to residents in adjacent neighborhoods. A Use in this category occupies an area of less than 5,000 square feet (combined up to 10,000 square feet on a single lot or within a unified development).

120. **Retail, General.** A singular retail Use involving the medium-scale sale of goods or merchandise. A Use in this category occupies an area between 5,000 and 30,000 square feet.

121. **Retail, Large Scale.** A singular retail Use involving the Large- Scale sale of goods. It is typically known as a shopping center and is almost exclusively accessed by automobile and therefore additional consideration shall be given to parking and traffic issues when developing this Use. The goods or merchandise sold may be of the same type or a variety of types as General Retail and occupy a space greater than 30,000 square feet.

122. **Retaining Wall.** A manmade structure built out of rock, concrete, block, wood, or other similar material and used to either directly support retained material or to serve as a facing of a cut slope. This definition includes, but is not limited to, other systems designed to retain earth or other materials such as a geosynthetic-reinforced soil system or pre-engineered structures.

123. **Right-of-Way.** Land dedicated or used for a Street Type, trail, utility, or other public purposes.

124. **Scale.** Refers to the relative size of a building, street, sign, or other element in the built environment.

125. **Semi-Pervious Surface.** Referred to as "Semi-Permeable". A material that allows for at least fifteen (15) percent absorption of water into the ground or plant material, such as pervious asphalt, pervious concrete, permeable pavers or a Green Roof.

126. **Shared Parking.** A parking facility which serves uses or destinations within walking distance.

127. **Shopping Center.** A collection of independent retail stores, services, and a parking area conceived, constructed, and maintained by a management firm as a unit.

128. **Site.** A lot, tract or parcel of land considered as one land- unit for purposes of this Ordinance. For a single-family residence, the site shall be the subdivided lot on which it is located. For multifamily projects, the site shall be all land occupied by the buildings in the project and adjoining such property and under common ownership with it. For vacant land, the site shall be all of the adjoining vacant land under single ownership. For single-occupancy, non-residential properties, the site shall be the subdivided lot that is occupied. For multiple-occupancy properties, the site shall be all land included under the original site plan or subdivision plan approved by the City of White House.

129. **Site Plan.** A scaled graphic schematic of a development site indicating the location of buildings, walkways, signage, lighting, parking, drainage facilities, utilities, topography and landscaping, as they are to appear upon the

completion of development. Site plans may be required to contain such other information as may be deemed necessary by the City to insure proper development of the site.

130. **Site Triangle.** The horizontal and vertical areas at the intersections of streets and/or driveways which must remain unobstructed in order to ensure that drivers can see traffic and pedestrians around the corner of the intersection, entrance or driveway.

131. **Smoke Shop.** A retail store that derives its largest category of sales from tobacco, nicotine, inhaled smoke or vape products and/or CBD products including accessories. (White House Ordinance 20-12).

132. **Street Frontage.** The distance for which a lot line adjoins a public or private street from one lot line intersecting said street to the furthest lot line intersecting the same street.

133. **Stormwater Best Management Practices (BMP) or Techniques.** Conservation practices or systems of practices and management measures that control soil loss; reduce water quality degradations caused by nutrients, animal waste, toxins, and sediment; and minimize adverse impacts to surface water and groundwater flow circulation patters and to chemical, physical, and biological characteristics of wetlands by natural means, including replicating natural systems.

134. **Story, Ground.** Referred to as “Ground Floor”. The first floor of a building that is level to or elevated above the Finished Grade on the Front and Corner Side Facades, excluding basements and cellars.

135. **Story, Half.** A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with the Transparency facing the street.

136. **Story, Upper.** Referred to as “Upper Floor”. The habitable upper stories of a building, residential and or non-residential, located above the Ground Story.

137. **Street Face.** The facade of a building that faces a Right-of- Way. The Front and Corner Side Facades of a building are examples.

138. **Street Termini.** At a three-way or "T" intersection, it is the location where one (1) street terminates at the other street.

139. **Street Type.** The permitted and regulated types of streets in this UDO. Refer to Section C.5-1 Street Type Standards.

140. **Structure, Accessory.** The general term for a subordinate structure detached from, but located on the same Lot as the Principal Structure; it may or may not be an enclosed or inhabitable structure and includes such structures as, accessory buildings (garages and sheds), gazebos, swimming pools, and antennae or satellite dishes. Refer to Section B.2-2 Accessory Uses and Structures.

141. **Structure, Principal.** Referred to as a Principal Building on a Lot; contains the dominant Use of the Lot and typically located toward the front of the Lot in the front Build-to Zone or behind the Front Yard Setback.

142. **Subdivision.** As defined by TCA section 13-3, dividing any tract of land or parcel into two or more lots, site or other divisions requiring new street or utility construction or any division less than five acres for sale of building development.

143. **Supermajority.** Greater than the simple majority, as in four of the five Commissioners represent the Supermajority.

144. **Swale.** A low lying, naturally planted area with gradual slopes that facilitate the transport, absorption, and/or filtration of stormwater.

145. **Temporary Building.** Temporary structure associated with a Subdivision or construction project, used to house offices associated with construction and/or sales and marketing for the development.

146. **Through Street.** A street that is continuous through a neighborhood or a series of neighborhoods, connecting a major road to another major road.

147. **Timber Harvest.** The cutting and removal of timber products from forested lands which usually includes felling and bucking trees, skidding bucked and tree length logs, and loading logs at landings.

148. **Timber Harvesting Plan.** A plan submitted to the City that provides information on landowner, timber owner, timber operator, specific management practices and objectives, reforestation techniques, and other supporting information needed to demonstrate that a timber harvest operation will follow best management practices as set forth by the Tennessee Department of Agriculture, Division of Forestry.

149. **Total Open Space.** The total land area comprising all open spaces that are Categories of Open Space, per the Section B.8 Open Space, which are to be set aside on the site.

150. **Translucent.** The property of a material to allow the passage of some light through it without being transparent.

151. **Transparency.** The level of highly transparent, low reflectance glass in the windows and doors of a building allowing viewing into and out of the building.

152. **Tree Significant.** A tree which qualifies, per an arborist, forester, or other qualified professional, for special consideration for preservation due to size, type, and health. Refer to Section B.6-6 Tree Preservation.

153. **Tree Canopy.** The uppermost area of spreading branches and leaves of a tree.

154. **Tree Canopy Coverage.** The area of ground covered or shaded by a Tree's Canopy, measured in square feet.

155. **Tree Stand.** A grouping of trees of sufficiently uniform species, age, and condition to be considered a homogeneous unit for management purposes.

156. **Tree Well.** An opening in pavement for tree planting, sometimes, but not always, covered by a tree grate.

157. **Unified Development.** Development submitted and approved containing two (2) or more parcels, units, or uses; which has a master plan for common utilization of the infrastructure system. Said infrastructure system shall contain (but is not limited to) parking, stormwater retention, access, wastewater/water support facilities, open space/impervious area requirements and signage.

158. **Unified Stormwater Sizing Criteria.** A unified approach for sizing stormwater management practices, which addresses groundwater recharge, water quality treatment, channel protection, overbank flooding control, and management of large events.

159. **Use.** The purpose for which a building, lot, sign or other structure is arranged, intended, designed, occupied or maintained.

160. **Use, Accessory.** A use incidental and subordinate to the Principal Use or Structure and located on the same lot with such Principal Use or Structure. See Section B.2-2 Accessory Uses and Structures.

161. **Use, Conditional.** A use that does not result in an intensity and scale substantially different from the uses permitted in the District and that may not be appropriate in certain locations based on the potential negative impacts associated with that Use. Refer to Section A.4-10 Conditional Use Permit for more information.

162. **Use, Principal.** The specific primary purpose for which a Lot or building is used.

163. **Utility and Infrastructure Use.** Land utilized for the City's infrastructure needs and include such Uses as: Electric or Gas Services, Sewage Treatment, and Water Treatment and Storage.

164. **Vape Shops.** See "Smoke Shop."

165. **Visible Basement.** A basement where the ceiling is located a minimum of two (2) feet and a maximum of four and half (4 1/2) feet above the finished

grade of the front or corner side facade, with transparency visible on street faces.

166. **Warehouse and Distribution.** A facility primarily engaged in the storage and distribution of manufactured product, supplies, and equipment with little to no sales on site. May also include truck terminals or similar where semi-trucks, trailers and or high cube/box trucks may be utilized for the transportation of goods; may also include areas for truck, trailer, etc., parking and storage.

167. **Waterway, City.** In this UDO means any of the identified creeks, streams, and lakes within the city limits.

168. **Wireless Transmission Facility.** A use of land that includes buildings, cabinets, structures, and facilities, including generating and switching stations, repeaters, antennas, transmitters, receivers, towers, and all other buildings and structures relating to low- power mobile voice transmission, data transmission, video transmission and radio transmission, or wireless transmission. Refer to Section B.17 Wireless Transmission Facilities.

169. **Yard.** The space on a Lot which is unoccupied and unobstructed from the ground to the sky by the Principal Structure.

    a. **Corner Side.** A Yard extending from the corner side building Facade along a Corner Side Property Line between the Front Yard and Rear Property Line.

    b. **Front.** A Yard extending from the front building Façade along the full length of the Front Property Line, between the Side Property Lines or Side and Corner Side Property Lines.

    c. **Rear.** A Yard extending from the rear building Facade along the Rear Property Line between the Side Yards or, on a Corner Lot, the Corner Side and Side Yards.

    d. **Side.** A Yard extending from the side building Façade along a Side Property Line between the Front Yard and Rear Property Line.

170. **Zoning.** The process of specifically delineating an area or district within which uniform development standards govern the placement, spacing, size, and Use of land and buildings.

171. **Zoning District.** A designation given to each Lot within the City that dictates the standards for development on that Lot; the districts are mapped on the Zoning Map. Refer to Section B.1-1 Zoning Regulations.

172. **Zoning Map.** The official map designating the Zoning District the City has assigned to each Lot within city limits.

3 REVIEW BODIES AND AUTHORITY

3-1 | CITY STAFF

The Director of Planning and Codes or his/her designees shall perform the following duties:

1. **Establish Procedural Rules and Forms.** The Director of Planning and Codes shall assist in the management of the Planning Commission's (PC) and Construction Board of Appeals (CBOA), Board of Zoning Appeals (BZA), review of development approvals and permit requests by establishing application procedures and forms.
2. **Administrative Approvals.** The Director of Planning and Codes shall review and approve certain applications (refer to Section A.4 Process and Procedures).
3. **Record Applications.** The Director of Planning and Codes shall accept, maintain, and keep applications for all processes outlined in Section A.4 Process and Procedures as required by applicable law.
4. **Inspections.** The Director of Planning and Codes or his/her staff shall be empowered to make inspections of sites or buildings to properly assist the review bodies outlined in this Section and otherwise carry out the enforcement of this UDO.
5. **Interpretation.** The Director of Planning and Codes shall render interpretations of this UDO, which may be appealed per the provisions in either Section A.4-6.2 Subdivision Administrative Appeal or Section A.4-9.4 Zoning Administrative Appeal, depending on the regulation interpretation being appealed.
6. **Cancellation of Approvals.** The Director of Planning and Codes shall, upon finding any violation of this UDO, take or direct all activities necessary and appropriate to abate and redress such violation, such as revocation of permits.

3-2 | BOARD OF MAYOR AND ALDERMEN

The Board of Mayor and Alderman (BOMA) shall have the following powers and authorities in application of the Zoning Regulations, which include parts of Chapter A Administration and Chapter B Zoning Districts, Uses & Development Standards and Chapter C Engineering Standards.

1. **Rezoning.** The BOMA shall review and approve requests for changes in a Lot's zoning designation.
2. **Amendment to the Zoning Regulations.** The BOMA shall review and approve any proposed amendments.

3-3 | PLANNING COMMISSION (PC)

The Planning Commission (PC) has the authority and power set forth in this UDO pursuant to T.C.A. § 13-4-301 through § 13-4-309, to promote municipal planning within the City.

1. **Authority.** The PC shall have the following powers.
   a. **Comprehensive Plan.** The PC shall make and adopt an official Comprehensive plan for the physical development of the municipality, including any land outside of the planning area of municipality which, the PC judges to be in relation to the planning of the municipality.
   b. **Approval of Certain Improvements.** PC shall review and approve location and extent of all proposed streets; parks or other public ways, grounds, places, or spaces; public buildings or structures; or utilities, whether publicly or privately owned.
   c. **Subdivision.** PC shall have the following authorities in application of the Subdivision Regulations, which include parts of Chapter A Administration and Chapter B Zoning Districts, Uses & Development Standards and Chapter C Engineering Standards

i. **Subdivision Regulations or Engineering Standards.** PC shall review and approve appeal requests resulting from a decision made by the Director of Planning and Codes or another City official.
ii. **Preliminary Plat.** PC shall review and approve applications for preliminary subdivision plats.
iii. **Subdivision Modification.** PC shall review and approve applications for modifications and/or certain design alternatives requests from the strict application of the Subdivision Regulations. This is understood not to include Variances as defined in Section A. 4-9.3.
iv. **Amendment to Subdivision Regulations.** The PC shall adopt and amend any proposed amendments.
v. **Plat Approval.** Excluding Minor Plats which are approved by the Director, the PC shall review and approve all other Plats, including Plat Vacation.

d. **Zoning.** PC shall have the following authorities in application of the Zoning Regulations, which include parts of Chapter A Administration and Chapter B Zoning Districts, Uses & Development Standards, and Chapter C Engineering Standards.
e. **Site Plans.** The PC shall review and approve major site plan applications.
f. **Rezoning.** The PC shall review and make recommendations to the BOMA on requests for changes in a Parcel's Zoning designation.
g. **Amendment to the Zoning Regulations.** The PC shall review and make recommendations to the BOMA on any proposed amendments.

3-4 | BOARD OF ZONING APPEALS (BZA)

(Amended by Ord. No. _____, adopted _____.)

The Board of Zoning Appeals (BZA) is the municipal board of zoning appeals for the City of White House, established by the Board of Mayor and Aldermen under Tennessee Code Annotated § 13-7-205. Its jurisdiction is limited to the corporate limits of the City.

The BZA shall exercise the powers and authority established by Tennessee Code Annotated §§ 13-7-205 through 13-7-207, as amended, and this Unified Development Ordinance (UDO).

1. **Authority.** The BZA shall have the following powers in administering the Zoning Regulations contained in Chapter A Administration, Chapter B Zoning Districts, Uses & Development Standards, and Chapter C Engineering Standards, to the extent applicable to zoning matters:
    a. **Conditional Uses (Special Exceptions).** Pursuant to Tennessee Code Annotated § 13-7-206, the BZA shall hear and decide applications for Special Exceptions, referred to in this UDO as Conditional Use Permits, and shall approve, approve with conditions, or deny them in accordance with Section A.4-10 Conditional Use Permit. The BZA shall determine whether the proposed use satisfies the applicable standards, requirements, and safeguards of this UDO, including any use-specific standards. The BZA shall not deny an application solely on the basis of generalized public opposition, speculation about potential impacts, or concerns unsupported by evidence of noncompliance. Any conditions shall be reasonably related to the proposed use, supported by the record, and necessary to comply with this UDO.
    b. **Zoning Variances.** The BZA shall hear and decide applications for variances from the strict application of the Zoning Regulations in accordance with Section A.4-9.3 Zoning Variance and Tennessee Code Annotated § 13-7-207. Variances shall be granted only upon the required findings.
    c. **Administrative Appeals.** The BZA shall hear and decide appeals alleging an error in any order, requirement, permit, decision, determination, or refusal made by the Director of Planning and Codes, the Building Official, or another administrative official in the administration or enforcement of the Zoning Regulations, in accordance with Section A.4-9.4 Zoning Administrative Appeal.
    d. **Boundary Interpretation.** The BZA shall hear and decide questions concerning the interpretation of zoning district boundaries shown on the Official Zoning Map.

e. **Impact Fee Appeals.** The BZA shall hear and decide appeals of the assessment or payment of impact fees under Section A.9-3(15).

2. **Membership and Appointment.** The BZA shall consist of five (5) members appointed by the Board of Mayor and Aldermen (BOMA) in accordance with Tennessee Code Annotated § 13-7-205, with jurisdiction within the corporate limits of the City of White House.
3. **Terms, Compensation, Removal, and Vacancies.** Members shall serve staggered three (3) year terms, or until their successors are appointed and qualified, with such compensation as the BOMA may set. The BOMA may remove a member for cause upon written charges and after a public hearing. Vacancies shall be filled for the unexpired term in the same manner as the original appointment.
4. **Officers, Meetings, and Records.** The BZA shall select a chair and a vice chair. Meetings shall be held at the call of the chair and at such other times as the BZA determines, and shall be open to the public. The chair, or the vice chair in the chair's absence, may administer oaths and compel the attendance of witnesses. The BZA shall adopt rules of procedure and keep records of applications and actions taken; its records and minutes shall be filed with the Department of Planning and Codes and are public records.
5. **Quorum and Voting.** Three (3) members constitute a quorum. The concurring vote of a majority of the members present and voting, and in no case fewer than two (2) members, is required to grant or deny any application.
6. **Applications and Owner Authorization.** An application shall be filed by the owner of the subject property or by an authorized agent with written authorization from the owner, through a signed statement or other documentation acceptable to the Director of Planning and Codes, at the time of application.
7. **Public Hearing and Notice.** No action shall be taken on any matter until after a public hearing with notice as required by Section A.4-1.1 Public Hearing Notification Requirements, including published notice in a newspaper of general circulation in White House at least ten (10) days before the hearing. No appeal shall be heard less than fifteen (15) days after it is filed.

8. **Hearing Procedure.** Matters shall be heard in the order they appear on the agenda unless advanced by the BZA for good cause. The applicant or appellant shall be heard first, followed by those in opposition, and each side shall proceed without interruption. Any party may appear in person, by agent, or by attorney. The BZA may request information from any City office or agency, which shall provide it as reasonably required. The Planning Commission may submit an advisory opinion on any matter, which shall be made part of the record.
9. **Decisions and Findings.** All decisions shall be based on the applicable standards of this UDO and supported by findings of fact entered into the record that identify the applicable ordinance provisions and the factual basis for the decision. A decision on a special exception or variance shall cite the specific section of this UDO under which it is granted and state any conditions imposed. Written notice of the decision shall be provided to the applicant.
10. **Stay of Proceedings.** An appeal stays all proceedings in furtherance of the action appealed, unless the Director of Planning and Codes or Building Official certifies to the BZA that a stay would cause imminent peril to life or property. In that case, proceedings shall not be stayed except by a restraining order granted by the BZA or by a court of competent jurisdiction, on notice to the Director and for due cause shown.
11. **Rehearings.** No rehearing of a decision shall be held except on a motion to reconsider the vote or on a written request for rehearing. A request shall not be considered unless new evidence is submitted that could not reasonably have been presented at the previous hearing. If a motion to reconsider receives a majority affirmative vote, the BZA may grant a rehearing subject to conditions it sets. No rehearing of a variance shall be granted to an applicant found by a court to be in willful violation of a prior variance.
12. **Appeals from the BZA.** Any person aggrieved by a final decision of the BZA, including any officer, department, or agency of the City, may seek review by a court of competent jurisdiction by common law writ of certiorari as provided by Tennessee Code Annotated § 27-9-101 et seq., within sixty (60) days after entry of the written decision.

13. **Limitations of Authority.** The BZA shall not exercise legislative zoning authority, amend the Zoning Map, or authorize a use not permitted in the applicable zoning district, except as expressly authorized through the Special Exception provisions of this UDO and Tennessee law, and shall not grant a variance or other approval that exceeds the authority granted by Tennessee law or this UDO.
14. **Liability and Right of Entry.** BZA members and City employees acting in good faith within the scope of their duties under this UDO shall not be personally liable, and shall be defended and held harmless by the City as provided by law. Upon notice to property owners, BZA members and City employees may enter land within the City to make examinations and surveys in the performance of their duties.

3-5 | CONSTRUCTION BOARD OF APPEALS (CBOA)

The White House Construction Board of Appeals (CBOA) consists of property owners who aid in the decisions of the building official, building code variances, and interpretations. This Board hears appeals from property owners on decisions of the building official, building code variances, and interpretations. This Board meets on an as-needed basis. The Construction Board of Appeals consists of five members serving five-year terms. All meetings are open to the public.

1. **Authority.** The CBOA reviews appeal of certain Site Plan and Design Review applications from property owners on decisions of the building official, building code variances, and interpretations (refer to Section A.4-8.2 Site Plan Review) that involve the following issues not under the review authority of the Planning Commission and or Board of Zoning Appeals. It is understood some portion of the following items may be reviewed by the CBOA as they may relate to construction and building code related items.
    a. Buildings designed per the City's Commercial Design Standards Section II.F Architectural Standards (provided herein as Appendix C) for both new construction and modification of existing non-single-family buildings and their Accessory Structures for property owners who live within the City limits.

b. Facade modification of all historic buildings or structures per applicable local, state, and national standards.

c. Certain fence installation per Section B.9 Fencing.

d. Signs.

e. Wireless Telecommunication Facilities.

f. All landscape requirements per Section B.6 Landscaping Standards.

g. All lighting per Section B.10 Lighting.

Table A.3.1 Summary Development Process

SUMMARY DEVELOPMENT PROCESS TABLE						
REVIEW PROCESS	**SECTION**	**REVIEW AND DECISION-MAKING BODIES**				
		Director of Planning and Codes	**Construction Board of Zoning Appeals (CBOA)**	**Board of Zoning Appeals (BZA)**	**Planning Commission (PC)**	**Board of Mayor and Alderman (BOMA)**
LEGISLATIVE PROCESS						
Zoning Regulation Text Amendment	A.4-9.2	**RR**			**RR**	**D**
Development Contract	A.5	**RR**			**RR**	**D**
Zoning Map Amendment (Rezoning)	A.4-9.1	**RR**			**RR**	**D**
Planned Development	A.4-13	**R**			**RR**	**D**
QUASI-JUDICIAL PROCESS						
Variance	A.4-9.3	**RR**		**D**		
Appeals	A.4-9.4	**RR**	**D***	**D**		
Appeals (specific to CBOA)	A.3-5	**RR**	**D**			
ADMINISTRATIVE PROCESS						
Minor Subdivision Preliminary Plat	A.4-4	**D**				

Major Subdivision Preliminary Plat	A.4-4.2	**RR**	**RR**		**D**	
Major Subdivision Final Plat	A.4-4	**RR**	**RR**		**D**	
Minor Site Plan	A.4-8.1	**D**				
Major Site Plan	A.4-8	**RR**	**RR**		**D**	
Conditional Use Permit	A.4-10	**RR**		**D**		
KEY: R = REVIEW RR = REVIEW AND RECOMMEND D = FINAL DECISION						

4 PROCESS AND PROCEDURES

This Section contains the development review procedures on all requests for development as defined and subject to this UDO. Other processes as may be required by the City including but not limited to annexation, building permits, or similar are not included within these Regulations. Sections 4.2 Major and Minor Modifications – 4.13 Planned Developments identify the City's Review Procedures on all requests for development subject to this Ordinance. Each section establishes the required application materials, application process, and review criteria for each procedure type. For the purposes of this Code, digital copies are required. However, the City including certain departments require paper copies in addition to digital copies and paper copies are required prior to certain meetings and or hearings including but not limited to the Planning Commission. Applicants are advised to confirm required application materials and timeframes prior to and or as part of the formal application process.

4-1 | GENERAL STANDARDS AND REQUIREMENTS

4-1.1 | PUBLIC HEARING NOTIFICATION REQUIREMENTS

Notification requirements, where required for each procedure type, are listed in the table below. Unless otherwise expressly provided in Tennessee Code Annotated or in this Ordinance, notice shall be provided as follows:

Table A.4.1 Procedure Types

Procedure Type	Section Number	Public Hearing	Published Notice	Mailed Notice	Posted Notice
Preliminary Plat	A.4-4.2	No	Yes	No	No
Final Plat	**A.4-4.3**	No	Yes	No	No
Minor Site Plan	**A.4-8.1**	**No**	**No**	**No**	**No**
Site Plan	**A.4-8.2**	No	Yes	No	No
Rezoning	A.4-9.1	Yes	Yes	Yes	Yes
Conditional Use	A.4-10	Yes	Yes	No	Yes
Zoning Variance	A.4-9.3	Yes	Yes	No	Yes

Preliminary Development Master Plan	**A.4-13.6(4)**	Yes	Yes	Yes	Yes
Final Development Master Plan	A.4-13.6(6)	Yes	Yes	Yes	Yes

1. **Requirements for Notice by Mail:**
    a. The City shall send notice to each owner of adjoining parcels
    b. If any dwelling unit within the required notification areas is part of a property owner's association, the association must also be notified.
    c. Where the notification boundaries include a multifamily dwelling with individually owned units (e.g., condominium), each individual unit owner shall be notified.
    d. Notice shall be mailed at least 21 days prior to the hearing.
    e. The public notice letter shall be sent by United States Postal Service first class mail.
    f. The Applicant is responsible for all costs associated with printing and mailing public notice letters.
    g. The letter must, at a minimum, include the date and time of the hearing, the applicant's name, the project type for the application being made, and contact information for the Planning Department. Additionally, the applicant must enclose a vicinity map showing the location of the proposed project and a copy of the plan being submitted for review. While 8 ½" x 11" paper may be used, the applicant should ensure that all text is clear and legible; larger paper may be used if necessary.
2. **Requirements for Notice by Publication:**
    a. The Planning Department shall publish notice at least 21 days prior to the hearing in a newspaper of general circulation.
    b. The applicant is responsible for all costs associated with publishing the notice in a newspaper of general circulation.
3. **Requirements for Posted Notice on Subject Property:**

a. Notice shall be constructed on weatherproof material. Notice shall be a minimum of 36" x 36". Notice shall include the project's docket number, which can be obtained from the Planning Department.

b. Notice shall be constructed on weatherproof material. Notice shall include the project's docket number, which can be obtained from the Planning Department.

c. The sign must clearly indicate that it is a notice of public hearing for a pending development request. The sign must include the hearing date, docket number, and contact information for the Planning Department.

d. Notice shall be posted in a conspicuous location, not less than every 750 feet along each street frontage of the parcel in question.

e. The applicant is responsible for obtaining required sign(s) that meet City standards.

f. The applicant is responsible for all costs associated with purchasing and posting signs.

g. The applicant shall be responsible for ensuring that the appropriate posted notice is maintained on the property subject to the application until the completion of the public hearing.

4. **Additional Requirements and Information:**

a. Prior to the public hearing, the applicant shall file a notarized affidavit, on a form acceptable to the City of White House, certifying that the required notice has been completed according to the provisions of the UDO. The names and addresses and parcel location map of each interested party shall be attached and incorporated with the affidavit.

b. Failure to mail and/or post public notices in the time and manner set forth in the UDO will result in the project application being deemed incomplete. The project may be removed from the Planning Commission agenda and/or deferred to a later meeting.

4-1.2 | CHILD CARE AGENCY APPLICATIONS

(Added by Ord. No. _____, adopted _____.)

As required by Tennessee Code Annotated § 71-3-536(b) and (d)(6), applications for child care agencies, including site plans, building permits, and Conditional Use Permits, shall be processed on an expedited basis with the same priority as affordable housing applications and ahead of other non-emergency permitting activities.

1. **Assignment.** A complete application shall be assigned for review within five (5) business days of receipt.
2. **Completeness Review.** The City shall complete an initial completeness review within ten (10) business days of receipt and notify the applicant of any deficiencies. The Department of Planning and Codes shall serve as the single point of contact.
3. **Decision.** A final decision shall be issued within ninety (90) calendar days of receipt of a complete application, unless the applicant agrees in writing to an extension. A Conditional Use Permit for a child care agency shall be decided within sixty (60) days of receipt of a complete application. If a decision is not issued within the required period and no extension has been granted, the application is deemed approved, subject to a successful State fire safety inspection.

4-2 | MAJOR AND MINOR MODIFICATIONS

In reaching a decision as to whether or not proposed modifications are to be considered Major or Minor, the Director of Planning and Codes shall review the proposed modifications pursuant to the following table. If the modification is not determined to be a Minor Modification, it will be considered a Major Modification and will be approved subject to the requirements in the applicable sections (See Table A.3.1. Summary Development Process Table).

Table A.4.2 Major and Minor Modification Standards

Land Development Regulation Standards	Minor Modification	Major Modification
General		
Any modification in a stipulation or condition specifically required by the Board.		X

Scrivener errors that do not alter the location or boundary of any lot or easement.	X	
Any other modifications that are not specifically set forth in this table as a minor modification.		X
Corrections to the Final Plat to match the applicable Preliminary Plat.	X	
Revising the terms and conditions of the applicable zoning district on the Final Plat.		X
Site Standards		
A reduction in the minimum Lot Coverage by less than 10 percent.	X	
An increase in maximum Lot Coverage by 10 percent or more.		X
An increase in maximum Block Length by 15 percent or more.		X
Moving a side or rear lot line in common with an abutting lot on a Final Plat, so long as the resulting lots and setbacks remain in compliance with the Zoning Ordinance.	X	
A decrease in minimum Front, Side, or Reat Setback by 15 percent or more.		X
An increase in maximum permitted Encroachment Into Setback by 15 percent or more.		X
A modification to the location of provided open space, provided the applicant demonstrates all applicable Open Space Standards are still met. This applies to the location only but does not include reduction of Open Space size and/or types.	X	
A modification made to the final grade on previously approved and recorded documents of not more than 10 percent.	X	
On the Final Plat, the combination of 2 lots to create 1 lot that is larger than the original lots being joined, so long as the resulting lot and development otherwise complies with the zoning ordinance and subdivision regulations, and so long as the lot(s) have not already been combined with any other lot in such a manner.	X	
Development Standards		
An increase in maximum Lighting Height by 15 percent or less.	X	
An increase in maximum permitted sign height by 15 percent or more.		X
An alteration of the type of landscaping provided, provided all Landscape Screening requirements are met and provided the changes don't amend, revise, reduce, and/or eliminate Planning Commission Stipulations.	X	
A modification of the Tree Replacement Schedule wherein no more than 20 inches of tree planting is either added or removed due to changes in	X	

tree removal or retention and does not require a revision to Tree Bank contributions.		
Access		
A modification in the location of a street or access point by not more than 10 feet, provided the applicant demonstrates that all other applicable requirements are still met; does not apply to TDOT facilities.	X	

4-3 | PREAPPLICATION CONFERENCE

4-3.1 | INTENT

The purpose of the Preapplication Conference is to afford the Applicant an opportunity to provide Staff with an overview of a potential development project, and to receive informal, non-binding guidance of the City Staff before preparation of formal plans and before making an official application.

It is understood the following items in 4-3.3 are required for certain applications as deemed appropriate by City staff and are not intended solely for the purposes of the Preapplication meeting. It is recommended Eligible Applicants identified in 4-3.2 below provide sufficient information for the Preapplication conference to inform the City of the type, nature and extent of the proposed project. The items identified in 4-3.3 are required for all applications except where otherwise noted by the City.

4-3.2 | ELIGIBLE APPLICANT

An Applicant shall apply in the following circumstances.

1. A Preapplication Conference is required for Preliminary Plat, Subdivision Modification, Amendment to Subdivision Regulations, Site Plan Review, Rezoning, Amendment to Zoning Regulations application, and Conditional Use Permit applications.

4-3.3 | APPLICATION RECOMMENDATIONS FOR PREAPPLICATION CONFERENCE

The following are understood to be recommended but not required as part of a Preapplication Conference. The Director may request the following as part of the process in order to better inform staff as to the nature of the project. It is understood that review and comments by staff as part of the Preapplication Conference are not binding upon staff and intended to be informational and advisory only. It is further understood that the following information is required as part of a formal application submittal.

1. **Cover Letter.** Cover letter requesting a preapplication conference with staff and project description.
2. **Schematic Plan.** Schematic Plan are understood to provide conceptual information and do not/are not intended to provide detailed site and development plans. The schematic plan should be provided at a scale of one (1) inch equal to or less than two hundred (200) feet. It is understood items a-i below are recommended and

requested to provide additional information and clarity but not necessarily required by the City unless otherwise requested:

a. **Boundaries and Phases.** A map of the entire area scheduled for development and proposed phasing, if applicable.

b. **Vicinity Plan.** Illustrate existing adjacent development within one thousand (1,000) feet, including: Blocks, Lots, existing buildings, Rights-of Way, acreage of Lots, and names of Subdivisions.

c. **Land Use.** Land Use and Zoning designation of the proposed Subdivision and adjacent Parcels within one thousand (1,000) feet of the Parcels in question.

d. General layout of proposed streets, Blocks, and Lots.

e. Proposed community improvements, including open space (Open Space Type and Conservation Area Type), pedestrian and bike systems, and any other community facilities.

f. Existing conditions, topography, trees, Areas of Special Flood Hazard per, and other unique characteristics of the land on and adjacent to the site.

g. **Utilities.** Proposed layout of utilities, both internal and any external extensions required.

h. Map summary of proposed public and private land and facilities.

i. The following may be submitted for Preapplication review by the Director of Planning and Codes to assist in preparing for formal application submittal.

    i. Street Sections, including any Scenic Corridor Buffers, internal utility locations, on street parking, and Street Types per Section 5.1 Street Types as well as classification per the Major Roads Plan.

    ii. Table keyed to schematic plan of proposed Uses, Building Types, and estimate of Gross Floor Areas.

    iii. **Natural Features Map.** All areas denoted as low, medium, high, or very high priority on the Conservation Priority Map (available in Municipal Building).

iv. **Compliance Summary.** A summary by Section of how the development complies with Chapter A Administration and Chapter B Zoning Districts, Uses & Development Standards, and Chapter C Engineering Standards.

v. **Soils Summary.** County Soil Conservation Service information summary and plan of soil types.

vi. **Traffic Plan.** Plan illustrating traffic generated by all proposed Uses and existing traffic counts and capacities of surrounding streets.

vii. **Signage.** Schematic layout and description of general approach to a unified signage scheme.

viii. **Fences and Walls.** Schematic layout and types of fences and walls.

ix. **Irrigation.** Schematic location of areas to be irrigated, irrigation types, and methodology for reuse of water for irrigation.

x. **Lighting.** Schematic lighting locations and lighting types (cut sheets representative of typical fixture types) for streets, parking and driveways, and other public areas. Unless deemed not applicable by the Director of Planning and Codes, Applicant shall also provide the following information.

1) **Engineering Letter.** A letter from a surveyor or engineer concerning the general feasibility of the land for the development proposed, including capacity of utilities and traffic impact to handle proposed project.

4-3.4 | APPLICATION PROCESS

The following specific application process shall apply to Preapplication Conference Applicants. The following specific application process(es) shall apply. Review time frames and meeting schedules/hearings are maintained by the City.

1. **Submit Complete Application.** Applicant shall submit application, fees, and plans, as may be requested by the City, to the Director of Planning and Codes, the number of copies sufficient for staff and commission's review as determined by the Director of Planning and Codes.

   a. Application shall be submitted per the preapplication meeting schedule, which can be obtained at Municipal Building.

b. The Preapplication Conference shall not be scheduled until all submission requirements have been met and a Complete Application is submitted.

2. **Distribute Plans to Staff.** The Director of Planning and Codes shall distribute the application to staff and relevant agencies for review and comment. The Preapplication Conference shall be delayed if plans are not properly distributed and comments are not received by the Director of Planning and Codes prior to the Preapplication Conference.

3. **Plan Review.** Staff and applicable agencies shall review the application.

4. **Meeting.** The Preapplication Conference between the Applicant and City staff shall occur a minimum of forty-five (45) days prior to submission.

   a. Acceptance of the preapplication plan or Plat does not assure acceptance of future applications.

   b. Note: A preapplication conference with the Director shall be required prior to any submittal for review. At the preconference meeting, applicants will be advised of the details of the Planning Commission review procedures. It is the responsibility of the applicant to become familiar with the regulations, policies, and procedures of the city. At the meeting, the applicant shall designate one contact person to work with the Planning Department for the duration of the project.

5. **Update Commissions.** The Director of Planning and Codes shall regularly update the Preapplication Conference items that the respective Board or Commission would act upon.

4-4 | PLATS

4-4.1 | GENERAL STANDARDS

1. **Intent.** This Section is established to set forth the procedures and standards for plats.

2. **Application.** In addition to the application requirements outlined in the sections below, a plat application submittal shall include at minimum the following:

a. **Application Form and Fee.** The application, fee list, and PC Filing and Meeting Schedule can be obtained at Municipal Building.

b. **Digital and Paper.** All Plats and plans shall be submitted in digital format.

3. **Application Process.** In addition to the application process outlined in the sections below, a plat application shall follow the following process:

   a. **Submit Complete Application.** Applicants shall submit the application, fee, and all required plans and documentation per Section A.4-4.2 Preliminary Plat Application to the Director of Planning and Codes per the PC Filing and Meeting Schedule which can be obtained at Municipal Building.

      i. **This Section intentionally left blank.**

      ii. Application shall not be considered complete and eligible for docketing for the PC until all submission requirements have been met and a Complete Application has been received.

      iii. Applicant may withdraw application twenty-four hours or more in advance of any PC meeting by submitting a request in writing to the Director of Planning and Codes; new form, fees, and plan sites are required for reapplication.

   b. **Administrative Review.** The Director of Planning and Codes, City staff, and applicable review Boards shall review the plan sets using the criteria outlined in the sections below and the Director of Planning and Codes shall complete a report with recommendations for the PC.

   c. **PC Consideration and Action.** The PC shall consider the Director of Planning and Codes' report and the application utilizing the criteria detailed in the sections below.

      i. The PC shall review and consider the plat and shall approve or disapprove.

      ii. PC shall approve, approve with conditions, or disapprove the Plat from its initial consideration of the application within the action period (60 days as may be amended by T.C.A.).

iii. The action period may be extended with the Applicant's written consent or until the regularly scheduled PC meeting after the period, if municipal offices are closed due to an unforeseen event during the period.

iv. As permitted by TCA, prior to the close of the public meeting, PC may hold a matter under advisement or defer a decision until the next regularly scheduled meeting.

v. If disapproved, the application may be resubmitted; the new application (including a new application form, fees, and plan sets) may only be submitted after changes have been made to fulfil the requirements of this UDO.

4-4.2 | PRELIMINARY PLAT

1. **Intent.** Preliminary Plat process allows the City to review development of Parcels, Rights-of Way, Common Improvements, Public Improvements, and other public spaces to ensure it meets with the goals of the Comprehensive Plan and this UDO.
2. **Applicability.** All divisions of a tract or Parcel of land other than divisions approved through Section A.4-4.5 Exempt Division shall obtain Preliminary Plat approval.
3. **Eligible Applicant.** An Applicant may apply for Preliminary Plat approval provided the following.
    a. A Preapplication Conference (Section A.4-3 Preapplication Conference) was completed within the six (6) months prior to application.
    b. If the Preliminary Plat requires approval of a modification or variance (refer to Section A.4-6.2 Subdivision Modifications and Section A.4-9.3 Zoning Variance), Applicant may submit for all processes at the same time, for concurrent approvals, so long as any required variances receive approval prior to the corresponding plat.
    c. For Exempt Division application process refer to Section A.4-4.5 Exempt Division.
4. **Application.** The Applicant shall submit the following, in addition to the requirements of this Section, to the Director of Planning and Codes to constitute a Complete Application.

a. **Plat.** The Plat shall be at a scale of one (1) inch equal to or less than two hundred (200) feet and include the date and north arrow, as well as the following information.

   i. The names of the proposed Subdivision and streets and the existing Subdivisions and streets directly abutting it.

   ii. Location of the Subdivision.

   iii. Subdivision plan and layout with Dimensions for all Rights-of Way, Easements, Lot Lines, and Blocks.

   iv. Names, addresses, and telephone numbers of the Applicant and the surveyor preparing the Plat.

b. **Major Plans and Information.** Applicants shall illustrate the following information on the Preliminary Plat or supplemental plans.

   i. The location of the property to be subdivided with respect to surrounding property(s) and public way(s);

   ii. The names of all adjoining property owners of record, or the names of adjoining developments;

   iii. The names of adjoining public ways;

   iv. The location and dimensions of all boundary lines of the property, figured to the nearest one hundredth (1/100) of a foot;

   v. The location of existing public ways, easements, water bodies, streams, and other pertinent features, such as swamps, railroads, buildings, parks, cemeteries, drainage ditches, and bridges, as determined by the Planning Commission;

   vi. The location and width of all existing and/or proposed easements. alleys, and other public ways, and building setback lines;

   vii. The location, dimension, and area of all proposed or existing lots;

   viii. The position of all existing and/or proposed buildings within proposed condominium developments;

ix. The location and dimension of all property proposed to be set aside for park or playground use or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation;

x. The limits of floodway and floodway fringe areas (100-year flood area(s)) and the associated floodway elevation and regulatory flood protection elevation;

xi. The name and address of the owner(s) of land to be subdivided, the subdivider if other than the owner, and the land surveyor or other person preparing the plat;

xii. The date of the plat, approximate true north point, scale, and title of the subdivision;

xiii. Sufficient data to determine readily the general location, bearing, and length of all lines necessary to reproduce such lines within the area to be subdivided;

xiv. Name of the subdivision and all new public ways, as approved by the Planning Commission;

xv. The zoning classification of all zoned lots within the subject subdivision, as well as of all adjoining properties, as well as an indication of all uses other than residential proposed by the subdivider;

xvi. The distance and bearing of one of the corners of the boundary of the subdivision to the nearest intersection of existing public ways and to the original corner of the original survey of which it is a part;

xvii. Key map showing relation of the subdivision to all public ways, railroads, and water courses in all directions to a distance of at least one-half (1/2) mile (suggested scale: one (1) inch to one thousand (1,000) feet);

xviii. Contours at vertical intervals of 1 foot where the proposed subdivision has an average slope of less than two (2) percent. Contours at vertical intervals of not more than two (2) feet where the proposed subdivision has an average slope of between five (5) percent and two (2) percent. Vertical

intervals of not more than five (5) feet are required where the average slope exceeds five (5) percent (contours to be field surveyed or taken from aerial photographs acceptable to the Planning Commission);

xix. Map parcel numbers as recorded on the land tax maps of the county;

xx. The location and size of all water and sewer lines, as well as the location of all existing and proposed fire hydrants;

xxi. The following notations:

1) explanation of drainage easements;

2) explanation of site easements;

3) explanation of reservations; and

4) for any lot where public sewer or water systems are not available, the following:

a. areas to be used for sewage disposal and their percolation results, or if the Planning Commission desires, any other acceptable data to show that the entire site can be served effectively by septic tanks;

b. water wells (existing and proposed); and

c. rock outcroppings, marshes, springs, sinkholes, natural storm drains, and other outstanding topographical features;

xxii. Draft of proposed restrictive covenants, if any, to be imposed and designation of areas subject to special restrictions; and

xxiii. Submission of traffic impact study as required in Subsection 4-103.206.

xxiv. A designation of any lot containing topographic slopes of fifteen (15) percent or greater (see Subsection 4-102.103).

xxv. A form for endorsement of Planning Commission approval of the preliminary plat which shall read as follows:

Approved by White House Regional Planning Commission, with such exceptions or conditions as are indicated in the minutes of the commission on _____ (date).

Preliminary plat approval shall not constitute final approval for recording purposes.

5. **Review Criteria.** The Preliminary Plat shall be reviewed using the following criteria.
   a. The proposed division of land meets with standards of Chapter B Zoning Regulations and Chapter C Engineering Standards of this UDO.
   b. The proposed division of land is in the interest of public health, safety, and welfare.
   c. All Parcels, including any proposed development, are in conformance with the Zoning Regulations.
   d. The proposed plan and street system follow intent and purposes of the City of White House's Comprehensive Plan.
6. **Preliminary Plat Application Process.** The following specific application process shall apply to all Preliminary Plat Applicants, in addition to the application process outlined in Section A.4-4.2(4) Application.
   a. **PC Hearing.**
      i. PC may request modifications or changes to the Preliminary Plat based on the requirements of this UDO.
      ii. Preliminary Plat approval does not constitute acceptance of the Site Plans (Section A.4-8 Site Plans) or Final Plat (Section A.4-4 Plats); this fact shall be indicated on the Preliminary Plat.
      iii. PC makes a recommendation to the BOMA for approval, approval with modifications or denial.

b. **Action Upon Approval.** Applicant shall provide copies of the approved Plat for signature by the PC secretary and filing within Municipal Building.

c. **Expiration of Approval.** Approval of the Preliminary Plat shall lapse if a Complete Application for Site Plans (refer to Section A.4-8 Site Plans) is not submitted for review and approval within the twenty-four (24) months from date of approval of the plat.

   i. Applicant may request an extension done in writing at least sixty (60) days prior to the expiration of the approval if such Site Plans subsequently lapse for the first phase or for the entire development, the preliminary Plat shall lapse.

   ii. Failure to act within the twenty-four (24) month period shall require a new Preliminary Plat application, including form, fees, and plans.

d. **Disapprovals of Certain Public and/or Common Improvements.** If the PC recommends denial or disapproves any portion of an application relating to the location or extent of Right(s)-of-Way; parks or public spaces; public building or structures; or public utilities, whether publicly or privately owned, the PC shall communicate its reasons for disapproval to the BOMA and such disapproval may be overruled by the BOMA as follows:

   i. If the authorization or financing of the improvement is, pursuant to Tennessee or federal law, within the purview of a government body other than the City, such government body may, within thirty (30) days after the PC's disapproval, overrule the disapproval of the PC by a majority vote of its membership or by the head of the government body if there is no Board.

   ii. For any other disapproval of an improvement described in this subsection, the BOMA may overrule the disapproval of the PC by a majority vote of the members of the BOMA.

e. **Procedure for Minor Plat Amendment.** A Minor Amendment to an approved Preliminary Plat may be permitted by the Director of Planning and Codes, if the adjustments are within the intent, terms, and conditions of the original approval. Permitted Minor Amendments are identified in Section A.4-2 Major and Minor Modifications.

i. Applicant shall submit a revised Plat and letter detailing the changes to the Director of Planning and Codes.

ii. Minor amendments may apply to an entire Plat or only that portion which is impacted by the amendment.

iii. Amendments to any of the following are not acceptable:

1) The vacation of a plat or portion of a Plat unless otherwise permitted in this Section.

2) The vacation or revision of Plat conditions required by the PC, unless grammatical or typographical only.

3) The vacation of a platted Easement.

4) The vacation of a public way or platted Right-of-Way.

5) The vacation of public lands or a public place.

6) Substantive changes to bearings, distances, dimensions, or the location of any Public Improvement, Common Improvement, utility, drainage system, or associated Easement, such as by increasing or decreasing any of these measures by more than five (5) percent, unless specifically permitted below.

7) Any platted land that is not part of a residential or non-residential development Lot or public Right-of-Way (such as open space), unless the terms and procedure for such an amendment are fully described in the previously recorded plat. In the case that the land or related improvements to it are described in the prior recorded Plat, the procedure for amendment so described may be followed to make an amendment, so long as the result otherwise complies with these regulations.

iv. After review, the Director of Planning and Codes shall notify the Applicant if the amendment is considered minor and if they are approved.

v. Approved Minor Amendment shall be shown on the Final Plat when submitted for approval.

vi. If the amendments are deemed to be major changes to the approved Plan, the Applicant must seek approval of the amendment as a major plan amendment.

vii. **Appeal.** Applicant may appeal the Director's decision on the Plat amendments per the Subdivision Administrative Appeal process (refer to Section A.4-6.1 Subdivision Administrative Appeal).

viii. **Action Upon Approval of an Exempt Division.**

1) Applicant shall provide the Director of Planning and Codes with an original Plat of Subdivision, per the application form available from the City for recording in the Office of the Register of Robertson or Sumner County, Tennessee.

4-4.3 | FINAL PLAT

1. **Intent.** Final Plat approval allows the City to verify that the Plat is consistent with the previously approved Preliminary Plat and Site Plans (Section A.4-4.2 Preliminary Plat and Section A.4-8 Site Plans).

2. **Applicability.** All Plats receiving Preliminary Plat approval (Section A.4-4.2 Preliminary Plat) and Site Plan approval (Section A.4-8 Site Plans) shall obtain Final Plat approval.

3. **Eligible Applicant.** An Applicant may apply for Final Plat approval provided that:

    a. The Applicant has received the appropriate Preliminary Plat (refer to Section A. 4-4.2 Preliminary Plat) and Site Plan approval (refer to Section A.4-8 Site Plans)

    b. Applicant has entered a development contract with the City consistent with Section A.5 Development Contracts, if applicable.

    c. All site improvements submitted at the Site Plans stage have been completed and inspected for final acceptance by the City, unless the City has agreed that an item be deferred for future construction for which the City may withhold security for that item. Applicant shall request an inspection of the improvements required by the approved plans and or Development Contracts at least 45 days prior to filing of the final plat and not more than 90 days prior to filing.

    d. Acceptance of Public Improvements shall be requested concurrently with the Final Plat application (refer to Section A.5 Development Contracts).

4. **Application.** The Applicant shall submit the following, in addition to the requirements of Section A.4-4.1(2) Application, to the Code Administrator to constitute a Complete Application.

    a. **Plat Requirements.** The Final Plat shall conform substantially to the approved Preliminary Plat and Site Plans and shall illustrate the following.

        i. Date, title, name, and location of Subdivision; graphic scale; and true north arrow.

ii. The lines of all streets and roads, Lot Lines, Build-to Zone or Setback lines, Lot numbers, reservations for Easements, and Zoning Districts.

iii. The minimum Finished Floor Elevation (F.F.E.) for each lot.

iv. Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, Lot Line, boundary line, Block line, and building line whether curved or straight, and curved Property Lines that are not the boundary of curved streets.

v. Location and description of monuments with Tennessee State Plane Coordinates noted on the Plat per Tennessee State Statute.

vi. Date, title, name, and location of adjoining Subdivisions and streets and the location and ownership of adjoining property.

vii. Restrictive covenants that apply within the Subdivision, shall be filed as a separate document. Refer to Section A.7 Owner's Association for the minimum requirements to be included in the declarations or covenants and restrictions.

b. Stormwater Management Plan, to be concurrently approved (refer to The City's Municipal Code Title 18).

c. A set of original record drawings which show, as a minimum, the location by station and depth of all sanitary sewer services, water services, drainage improvements, the actual location of all other utilities, and the indication of any deviations from the original plans which were approved or field engineered after the Site Plans were approved.

d. Recorded Home Ownership Association (HOA) declaration with record and/or instrument number noted on the Plat prior to recording.

5. **Review Criteria.** The Final Plat shall be reviewed using the following criteria.

a. The proposed plan is in substantial conformance with the approved Preliminary Plat and Site Plans; if deviations exist, they have been approved per Section A.4-2 Major and Minor Modifications.

b. The proposed division of land meets with standards of Chapter B Zoning Districts, Uses & Development Standards.

c. All Parcels, including any proposed development, are in conformance with the requirements of this Ordinance and the Zoning designation for the subject property or, where an alternative Zoning designation is also being requested in association with this application, would be in conformance with the standards of the proposed Zoning District.

d. The proposed plan and street system follow the intent and purposes of the Comprehensive Plan and Major Roads Plan.

6. **Application Process.** The following specific process shall apply to all Final Plat Applicants.

   a. **PC Review.** The PC shall, at a public meeting, review the Final Plat application utilizing the criteria detailed in Section A.4-4.3(5) Review Criteria.

      i. A recommendation for Acceptance of Public Improvements may be requested concurrently with the Final Plat application. Refer to Section A.5 Development Contracts.

      ii. Concurrent with approval, the PC shall make a recommendation to the BOMA on the acceptance of the Public Improvements or land per the development contract (refer to Section A.5 Development Contracts). The approval of the Final Plat shall not constitute acceptance by the City or the Dedication of any Public Improvements; this is the prerogative of the BOMA.

   b. **Action Upon Approval.**

      i. Applicant shall provide the Planning and Codes Director with an original Plat and copies, per the application form available in Municipal Building, for signature and recording in the Register of Robertson or Sumner County, Tennessee. The Applicant shall be responsible for payment of, and all costs and fees associated with such recordation.

ii. The recorded original Plat shall be retained as a permanent record in Municipal Building after it has been stamped, signed, and recorded by the County Register in Robertson or Sumner County.

7. **Procedure for Minor Plat Amendments.** Requests for Minor Amendments to an approved or recorded Final Plat may be submitted to the Planning and Codes Director in accordance with this subsection. Permitted Minor Amendments are identified in Section A.4-2 Major and Minor Modifications.

   a. **Review criteria.** The Minor Amendment may be approved if all the following are met.

      i. All conditions imposed by the Planning Commission on the Preliminary Plat have been fully complied with by the Subdivider.

      ii. The resulting plat remains in compliance with the Zoning Ordinance and Engineering Standards.

      iii. The nature of the Minor Amendment is consistent with the determination of Minor Amendments set forth herein.

      iv. Applicable procedures for recording a plat are completed.

   b. To apply, Applicant shall submit in the same manner as a Final Plat with the recorded Plat, Plat application, letter detailing the changes, and fees for processing and re-recording the Plat to the Planning and Codes Director.

      i. It shall contain signature blocks for the Secretary of the PC and the City Engineer.

      ii. If the ownership of the Subdivision has changed or Lots have been sold since the previous recording, an Owner's and notary's certificate shall be provided on the Plat for each new Owner and each Lot Owner.

   c. After review, the Planning and Codes Director shall notify the Applicant if the adjustments can be considered Minor Amendments and if they are approved.

   d. **Major Amendment.** If the adjustments are deemed to be Major Amendments to the recorded Plat, the Applicant shall seek re-approval for the amendment,

including a new application (including a new application form, fees, and plan sets).

e. **Approval.** If the Planning and Codes Director determines that the request can be approved; the plat document shall be submitted for signatures. The City shall record any approved Minor Amendments.

f. **Subdivision Regulation or UDO Engineering Standards Appeal.** If disapproved, Applicant may appeal decision per the Subdivision Administrative Appeals process (refer to Section A.4-6.1 Subdivision Administrative Appeal).

4-4.4 | PLAT VACATION

1. **Intent.** The process to vacate a Plat or part of a Plat allows the City to review changes to an existing division of land.
2. **Applicability.** Approval of a Plat Vacation is required anytime Property Lines in an existing Subdivision are to be removed, nullifying a Plat or part thereof.
   a. Separate application for Plat Vacation is not required when Exempt Division (Section A.4-4.5 Exempt Division) or Preliminary Plat (Section A.4-4.2 Preliminary Plat) approval is also sought.
3. **Eligible Applicant.** Any Applicant may apply for a Plat Vacation.
4. **Application.** The Applicant shall submit the following, in addition to the requirements of Section A.4-4.1(2) Application, to the Planning and Codes Director.
   a. **Original and New Plat.** The Plat shall be at a scale of one (1) inch equal to or less than two hundred (200) feet and include the date and north arrow, as well as the following information:
      i. The names of the streets and the existing Subdivisions and streets directly abutting it.
      ii. Location of the Subdivision.

iii. Subdivision plan and layout with Dimensions for all Right-of-Way, Easements, Property Lines, and Blocks.

iv. Names, addresses, and telephone numbers of the Applicant and the surveyor preparing the Plat.

5. **Review Criteria.** The application for a Plat Vacation shall be reviewed based upon the rationale behind the request.

   a. The City reserves the right to maintain ownership of and platting of Rights-of-Way and Easements associated with the original Plat.

   b. The vacation will not have a negative effect on the existing or future street or utility network.

   c. The plat was recorded but never developed, and after many years of inactivity, the property is now proposed for replatting.

6. **Application Process.** The following specific application process shall apply to all Plat Vacation applications.

   a. **Submit Complete Application.** Applicant shall submit the application, fee, and all required plans and documentation per Section A.4-4.4(4) Plat Vacation Application to the Planning and Codes Director per the preapplication meeting schedule.

      i. Application shall not be considered complete and eligible for docketing for the PC until all the submission requirements have been met and a Complete Application has been received.

      ii. Applicant may withdraw application twenty-four hours or more in advance of any PC meeting by submitting a request in writing to the Planning and Codes Director; new form, fees, and plan sites are required for reapplication.

   b. **Administrative Review.** The Planning and Codes Director, City staff, and other applicable review Boards shall review the plan sets using the criteria outlined in Section A.4-4.4(4) Plat Vacation Application and the Planning and

Codes Director shall complete a report with recommendations for the PC no later than thirty (30) days from receipt of the Complete Application.

c. **PC Hearing.** The PC shall hold a public hearing to review the vacation application.

   i. **Hearing Notice.** Notice shall be provided through publication, mailing, and posted sign. Notice Specifications for detailed requirements.

   ii. **PC Consideration and Action.** The PC shall consider the Planning and Codes Director's report and the application utilizing the criteria detailed in Section A.4-4.4(4) Plat Vacation Application.

      1) PC shall approve, approve with conditions, or disapprove the Plat Vacation no later than sixty (60) days from receipt of the Complete Application.

      2) The sixty (60) day action period may be extended with the Applicant's written consent or until the regularly scheduled PC meeting after the sixty (60) day period, if municipal offices are closed due to an unforeseen event during the period.

      3) Prior to the close of the public meeting, PC may hold a matter under advisement or defer a decision until the next regularly scheduled meeting.

      4) If modifications or changes are requested by the PC, the Applicant shall submit a revised Plat, along with a letter addressing the revisions requested, no less than fifteen (15) days prior to the PC meeting at which it is to be considered.

      5) If disapproved, the application may be resubmitted; the new application (including a new application form, fees, and plan sets) may only be submitted after the recommended changes have been made.

d. **Action Upon Approval.**

i. Applicant shall provide the Planning and Codes Director with an original Plat and copies, per the application form available in Municipal Building, for signature and recording in the Register of Robertson or Sumner County, Tennessee. The Applicant shall be responsible for payment of all costs and fees associated with such recordation.

ii. The recorded original Plat shall be retained as a permanent record in Municipal Building after it has been stamped, signed, and recorded by the County Register.

4-4.5 | EXEMPT DIVISION

1. **Intent.** Consistent with TCA 13-4, the Exempt Division process allows for the approval of a division of land, without undergoing Preliminary Plat approval (refer to Section A.4-4.2 Preliminary Plat), through an endorsement on the Plat by the Director.

2. **Eligible Applicant.** The Owner of the subject property may apply for an Exempt Division.

3. **Applicability.** Application for an Exempt Division shall be made when the division of land results in no more than two (2) Parcels or the resulting Parcels are greater than five (5) acres unless Applicant determines prior to application that the Exempt Division criteria in Section A.4-4.5 Exempt Division cannot be met, in which case application for Preliminary Plat approval (refer to Section A.4-4.2 Preliminary Plat) shall be made.

4. **Application.** The Applicant shall submit the following, in addition to the requirements of Section A.4-4.1(2) Application, to the Planning and Codes Director to constitute a Complete Application.

    a. **Plat/Plan.** The Plat/plan shall be at a Scale of one (1) inch equal to or less than two hundred (200) feet and include the date and north arrow, as well as the following information:

        i. The name of the proposed Subdivision and the existing Subdivisions and streets directly abutting it.

ii. Location of the Subdivision.

iii. Subdivision layout.

5. **Review Criteria.** The Exempt Division application shall be reviewed using following criteria.

   a. A Plat of Subdivision is not required for the following conditions:

      i. The resulting Parcels are greater than five (5) acres in size.

      ii. The resulting Parcels do not require improvements to develop, such as streets or utilities, nor will they likely necessitate such improvements in the future.

      iii. The division of the land is required by court order.

   b. A Plat of Subdivision can be approved through endorsement of the secretary of the PC if both following criteria are met:

      i. The division results in no more than two (2) Parcels.

      ii. No variances from this Ordinance are required for either Parcel to be developed.

6. **Application Process.** The following specific application process shall apply to all Exempt Division Applicants.

   a. **Submit Complete Application.** Applicant shall submit the application, fee, and all required plan(s) and documentation per Section A.4-4.5(5) Review Criteria to the Planning and Codes Director.

      i. Plans will not be reviewed until all the submission requirements have been met and a Complete Application is received.

      ii. Applicant may withdraw application at any time by submitting a request in writing to the Code Administrator; new forms, fees, and plan sets are required for reapplication.

b. **Administrative Review.** The Planning and Codes Director shall review the application and verify its compliance with the provisions of this Ordinance no later than thirty-five (35) days from receipt of the Complete Application.

   i. If the Planning and Codes Director determines that the division complies with Section A.4-4.5(5) Review Criteria above, the division does not require signature of the PC secretary or a formal Plat of Subdivision.

c. **Notification of Decision.** The Applicant shall be notified in writing of the decision to approve or disapprove and the reasons for disapproval.

   i. If approved, the secretary of the PC shall endorse in writing the Plat.

   ii. If disapproved, an Applicant may,

      1) Submit a new application (including new application form, fees, and plan sets) after the reasons for disapproval have been satisfied.

      2) Submit application for Preliminary Plat approval (Section A.4-4.2 Preliminary Plat).

d. **Appeal.** Applicant may appeal the Planning and Code Director's decision per the Subdivision and Resource Protection Administrative Appeal process (refer to Section A.4-6.1 Subdivision Administrative Appeal).

e. **Action Upon Approval of an Exempt Division.**

   i. Applicant shall provide the Planning and Codes Director with an original Plat of Subdivision and copies, per the application form available in Municipal Building, for recording in the Office of the Register of Robertson or Sumner County, Tennessee.

   ii. The recorded original Plat shall be retained as a permanent record in Municipal Building after it has been stamped, signed, and recorded by the County Register.

4-4.6 | ACCESS REQUIREMENTS FOR LOTS

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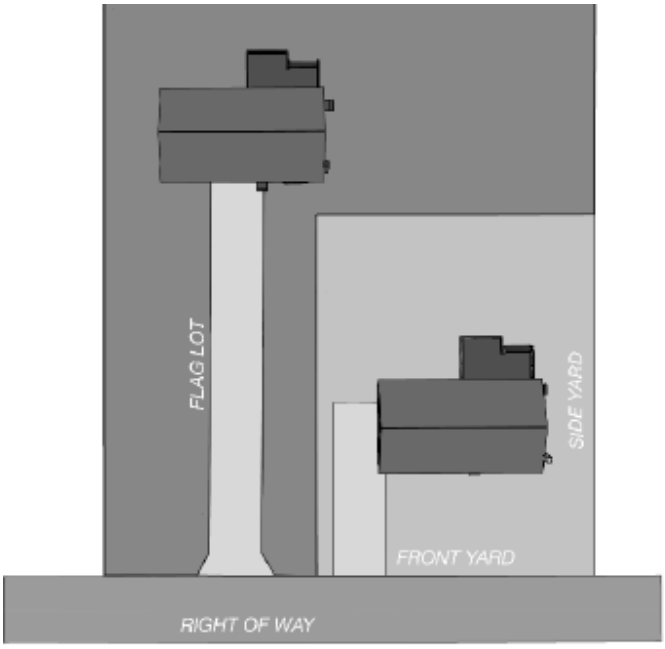
6. **This Section intentionally left blank.**
7. **General Access Requirement:** All lots created through subdivision, final plat, or exempt division shall have legal and physical access to a public street. Access shall be provided either by direct frontage on a public street or by a recorded access easement.
8. **Frontage.** Lots with frontage on an existing public street shall meet the minimum frontage requirements of the applicable zoning district and shall be served by an approved driveway connection.
9. **Access by Easement or Shared Driveway.** Where access is provided by easement or shared driveway:
    a. The easement shall be recorded and shown on the plat.
    b. The easement shall provide permanent and unobstructed access to a public street.
    c. The location and design of the access shall be subject to review and approval by the City to ensure safe and adequate access for vehicles, emergency services, and utilities.
10. **Minimum Width.** Access provided by easement or shared driveway shall be of sufficient width to accommodate safe ingress and egress, utilities, and emergency access. In no instance shall such access be less than thirty (30) feet in width unless otherwise approved by the Planning Commission.
11. **Limitation.** No lot shall be created without legal and physical access meeting the requirements of this Section. Requests that cannot demonstrate adequate access shall not qualify for administrative approval and shall be required to proceed through the subdivision plat process.
    a. *All exempt divisions shall comply with the access requirements set forth in Section A.4-4.9.

4-4.7 | FLAG LOTS

1. **Purpose.** Flag lots are generally discouraged due to potential impacts on access, safety, and orderly development patterns. Where permitted, they shall comply with the standards of this Section to ensure adequate access and compatibility with surrounding development. Figure A.4-4.7 illustrates a typical flag lot configuration.
2. **Applicability.** Flag lots may be permitted only through administrative review or subdivision approval where it is determined that the lot cannot otherwise reasonably obtain public street frontage.

Figure A.4-4.7 Flag Lot (illustration only)



3. **Standards.**
   a. **Access Strip Width.** The access strip (flagpole) connecting the buildable portion of the lot to a public street shall not be less than thirty (30) feet in width.

b. **Minimum Lot Area.** The minimum lot area shall be met exclusive of the access strip, unless otherwise approved by the Planning Commission.

c. **Access Configuration.** The access strip shall:

   i. Provide direct and unobstructed access to a public street

   ii. Be suitable for emergency vehicle access

   iii. Not be used for parking or storage

d. **Number of Lots Served.** A single access strip shall serve only one (1) principal lot unless otherwise approved by the Planning Commission.

e. **Driveway Requirements.** Driveways within the access strip shall comply with applicable site access and engineering standards and shall be constructed to provide safe ingress and egress.

f. **Utilities and Easements.** Adequate utility easements shall be provided within or adjacent to the access strip to serve the lot.

4. **Limitations.**

   a. Flag lots shall not be permitted where they would:

      i. Create unsafe access conditions

      ii. Interfere with future street connectivity

      iii. Result in irregular or inefficient development patterns

   b. The City may require the dedication of right-of-way or future street connections where necessary to support long-term development patterns.

4-5 | CONSTRUCTION PLANS

Refer to Section A.4-8 Site Plans.

4-6 | SUBDIVISIONS (specific to the Subdivision Regulations)

4-6.1 | SUBDIVISION ADMINISTRATIVE APPEAL

1. **Intent.** The Subdivision Administrative Appeal process allows the review of any decision made by the Director or other City official in carrying out or enforcing the Engineering Standards/Subdivision Regulations provided in Chapter C. This Section is understood to be applicable only to the engineering and design standards and not an appeal of plats identified in Chapter A including Section 4-4, 4-5 and or 4-6.
    a. This process is provided as a safeguard against arbitrary, ill-considered, or erroneous administrative decisions, and to provide a local procedure for their review and correction.
    b. This process is not intended to subvert either the clear purposes, intent, or meaning of this UDO, required construction and development standards, municipal code requirements or the rightful authority of the Director of Planning and Codes/Public Services Director to enforce these regulations.
    c. PC, in reviewing these cases, shall give all proper deference to the spirit and language of this UDO and to the reasonable interpretations of those charged with its administration.
2. **Applicability.** An Applicant may appeal to the PC a decision made by the Director, an administrative official, or other body related to the Engineering Standards.
3. **Eligible Applicant.** Any Applicant or Aggrieved Party with an actual interest and their authorized representative may request an Appeal within thirty (30) days of a decision subject to the appeals process.
4. **Application.** The Applicant shall submit the following to the Director of Planning and Codes to constitute a Complete Application.
    a. **Application Form and Fee.** Applications shall be submitted to the Director in the form established by the Director of Planning and Codes, along with the appropriate application fee.

b. **Digital and Paper.** All Plats and plans shall be submitted in both digital and paper format.

c. **Plan Requirements.** Resubmit all Plats and plans reviewed during the initial action.

5. **Application Process.** The following specific application process shall apply to all Subdivision Administrative Appeal Applicants.

   a. **Submit Complete Application.** Applicant shall submit the application, fee, and all required plans and documentation per Section A.4-6.1 Subdivision Administrative Appeal Application to the Director of Planning and Codes per the preapplication meeting schedule.

      i. Application shall not be considered complete and eligible for docketing for the PC until all submission requirements have been met and a Complete Application has been received.

   b. **Administrative Review.** The Director shall review the appeals application and shall complete a report for the Planning Commission no later than thirty (30) days from receipt of the Complete Application.

   c. **PC Hearing.** The PC shall review the Director of Planning and Codes' report and the application by considering the merits of the individual appeal within the context of all standards and considerations established in this UDO including but not limited to those items identified in A-3 above.

      i. PC shall approve, approve with conditions, or disapprove the Subdivision appeals application no later than sixty (60) days from receipt of the Complete Application.

      ii. The sixty (60) day action period may be extended with the Applicant's written consent or until the regularly scheduled PC meeting after the sixty (60) day period, if municipal offices are closed due to an unforeseen event during the period.

      iii. Prior to the close of the public meeting, PC may hold a matter under advisement or defer a decision until the next regularly scheduled meeting.

iv. The PC shall render a decision that shall reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination of issue.

v. The PC shall have all the powers of the official or body from whom the appeal was taken and may direct the issuance of a permit.

vi. The PC shall detail the reason(s) and the facts supporting the decision.

4-6.2 | SUBDIVISION MODIFICATIONS (specific to the Subdivision Regulations)

1. **Intent.** Similar to Section 4-6.1 above, the Subdivision Modification process allows the City flexibility in the application of the Engineering Standards, if certain criteria are met and not intended to provide for an appeal of subdivisions in the general, commonly used term (i.e., zoning, land use)

2. **Applicability.** A Modification may be requested to relieve a difficulty or hardship arising from the strict application of the Engineering Standards.

3. **Eligible Applicant.** An Applicant may apply for Modification from the Engineering Standards approval provided the following.

   a. A Preapplication Conference (Section A.4-3 Preapplication Conference) was completed within the six (6) months prior to application.

   b. An Applicant may submit with the Preliminary Plat for concurrent approvals.

4. **Application.** The Applicant shall submit the following to the Director of Planning and Codes to constitute a Complete Application.

   a. **Application Form and Fee.** Applications shall be submitted to the Director of Planning and Codes in the form established by the Director of Planning and Codes, along with the appropriate application fee.

   b. **Digital and Paper.** All Plats and plans shall be submitted in both digital and paper format.

   c. **Plan Requirements.**

      i. A Plat of survey with metes and bounds legal description and property identification number.

ii. Plan (Site Plan or Plat) illustrating the Modification request shall be at a scale of one (1) inch equal to or less than two hundred (200) feet and shall include the date and north arrow.

iii. Engineering plans and support documentation to detail the request shall be at the size and scale as outlined in This Section and/or shall contain information as specified in The City's Commercial Design Standards Section II.F Architectural Standards (see Appendix C).

5. **Review Criteria.** The application for a Modification shall be reviewed utilizing the following sets of criteria.

   a. Applicant shall meet the following two criteria.

      i. The strict application of the Engineering Standards results in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the Applicant.

      ii. If granted, relief shall not cause substantial detriment to the public good and without substantially impairing the intent and purposes of the Comprehensive Plan and this UDO.

   b. In determining whether the above criteria are met, the PC shall consider the following.

      i. Shall not adversely affect or diminish the purpose of this UDO.

      ii. Is not based on financial returns.

      iii. Was not a self-made hardship, created by any person having an interest in the property after the effective date of this UDO.

      iv. Is the minimum request that shall make possible the reasonable Use of the land, building or structure?

      v. The situation is unique; the conditions upon which the application is based would not be applicable, generally, to other properties in the same district.

vi. Shall not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.

6. **Application Process.** The following specific application process shall apply to all Modification Applicants.

   a. **Submit Complete Application.** Applicant shall submit the application, fee, and all required plans and documentation per SectionA.4-6.2(A) Subdivision Modifications Application Process to the Director of Planning and Codes per the preapplication meeting schedule.

      i. Application shall not be considered complete and eligible for docketing for the PC until all submission requirements have been met and a Complete Application has been received.

      ii. Applicant may withdraw application twenty-four (24) hours or more in advance of any PC meeting by submitting a request in writing to the Director of Planning and Codes; new form, fees, and plan sites are required for reapplication.

   b. **Administrative Review.** The Director of Planning and Codes, City staff, and applicable review Boards shall review the Modification application in accordance with the criteria outlined in Section A.4-6.2 Subdivision Modifications and shall complete a report with recommendations for the PC no later than forty-five (45) days from receipt of the Complete Application.

   c. **PC Hearing.** The PC shall review the proposed Modification consistent with the requirements in A-3 and A-4 above.

   d. **Action Upon Disapproval**. If disapproved, the application may be withdrawn; a new application (including a new application form, fees, and plan sets) may only be submitted after a twelve (12) month period.

4-7 | AMENDMENTS TO THE ENGINEERING STANDARDS (specific to the Subdivision Regulations)

1. **Intent.** Similar to the Intent provided in 4-6.1 and 4-6.2, the Intent of this section (process) allows the City to review and revise the Engineering Standards from time to time including to comply with TCA or specific state and or federal requirements.
2. **Applicability.** All the regulations and provisions stated in the graphics, tables, and text of the Engineering Standards may be amended, supplemented, or changed.
3. **Eligible Applicant.** An Amendment may be initiated by the Director of Planning and Codes, the PC, the BOMA, or a person with an actual interest.
4. **Application.** The Applicant shall submit the following to the Director of Planning and Codes to constitute a Complete Application.
    a. **Application Form and Fee.** Applications shall be submitted to the Director of Planning and Codes in the form established by the Director, along with the appropriate application fee.
    b. **Proposed Engineering Standards Amendments.** Applicant shall submit the proposed Amendment to the Director of Planning and Codes for review. The Director of Planning and Codes and City staff, during their review, may recommend revisions to the amendment language.
5. **Review Criteria.** The application for an Amendment to the Engineering Standards shall be reviewed utilizing the following criteria:
    a. The proposed Amendment is in accordance with the intent and purposes of the Comprehensive Plan and other development policies of the City or, if not, additional attention is given to the reasons for deviating from these City policies.
    b. The application is consistent with the intent and standards of this UDO.

c. No one property Owner or small group of property Owners shall benefit materially from the change to the detriment of the public.

d. The application is in the interest of the public health, safety, and welfare.

6. **Administrative Review.** The Director of Planning and Codes, City staff, and applicable review Boards shall review the application in accordance with the criteria outlined in Section A.4-7(5) Review Criteria and shall complete a report with recommendations for the PC no later than forty-five (45) days from receipt of the Complete Application.

7. **PC Hearing.** The PC shall hold a public hearing to review the proposed Engineering Standards Amendment.

   a. **Hearing Notice.** Notice shall be provided through publication. Refer to Section A.4-7(8) PC Hearing Notice for detailed requirements.

   b. **PC Consideration and Action.** The PC shall review the Director of Planning and Codes' report and the application utilizing the criteria detailed in Section A.4-7(5) Review Criteria.

      1) PC shall approve, approve with conditions, or disapprove the proposed Amendment no later than one hundred eighty (180) days from receipt of the Complete Application.

      2) The one hundred eighty (180) day action period may be extended with the Applicant's written consent or until the regularly scheduled PC meeting after the one hundred eighty (180) day period, if municipal offices are closed due to an unforeseen event during the period.

      3) Prior to the close of the public meeting, PC may hold a matter under advisement or defer a decision until the next regularly scheduled meeting.

4-8 | SITE PLANS

4-8.1 | MINOR SITE PLAN REVIEW

1. **Intent.** Minor Site Plan Review allows the City to administratively review specific development activities to ensure that the requirements and purposes of this UDO are met.

2. **Applicability.** Minor Site Plan Review may be submitted in lieu of Site Plan Review in the following circumstances. In any circumstance, if removal of a Heritage Tree is proposed, the Applicant shall submit for Site Plan Review (refer to Section A.4-8.2 Site Plan Review).

    a. Alterations to an existing site or development, except for a single-family home on a Lot, which does not also involve the construction of a new Principal or Accessory Structure, such as the following:

        i. Construction of driveways (up to 15% expansion of total square-footage).

        ii. Construction of loading and/or parking areas (up to 15% expansion of total square-footage).

        iii. Grading and/or removal or installation of landscaping (up to 15% expansion of total square-footage).

        iv. Installation of lighting, not including an increase in mounting height, or an increase in foot candles at the property line.

        v. Installation of fences.

        vi. Construction, repair, or modification of a Retaining Wall.

    b. Alteration to an existing Principal or Accessory Structure that results in a less than fifteen (15) percent change in the Gross Floor Area.

    c. Construction of a single-family home or alteration to the Front and Corner Side Facades of a single-family home.

    d. **Open Space.** Privately developed open space.

3. **Eligible Applicant.** Any Applicant may apply for Minor Site Plan Review.

a. If the proposed minor site plan also requires approval of a Modification or Variance (refer to Section A.4-6.2 Subdivision Modifications and/or Section A.4-9.3 Zoning Variance), Applicant shall obtain the Modification or Variance approval first. An Application for Variance or Modification may be submitted concurrently, so long as the Variance or Modification is approved first.

4. **Application.** The Applicant shall submit the following to the Director of Planning and Codes to constitute a Complete Application.

   a. **Application Form and Fee.** Applications shall be submitted to the Director of Planning and Codes in the form established by the Director of Planning and Codes, along with the appropriate application fee.

   b. **Digital and Paper.** All Plats and plans shall be submitted in both digital and paper format.

   c. **Plan Requirements.**

      i. A Plat of survey with metes and bounds legal description and property identification number.

      ii. The site plan shall be at a scale of one (1) inch equal to or less than two hundred (200) feet and include the date and north arrow. It shall also detail the following.

         1) Names, addresses, and telephone numbers of the Applicant and developer.

         2) Existing and proposed development, including buildings, structures, points of access, parking or loading areas, landscaping, lighting, and public or private utilities.

         3) Dimensioned Lots and Property Lines, including those abutting the Parcel(s) in question, Right(s)-of-Way, and Easements, as well as names of the existing streets and the Zoning designation of the Lots.

4) Existing natural conditions, including existing vegetation, trees, drainageways, flood elevation, and/or Area of Special Flood Hazard, slope, and other unique features.

iii. **Additional Plans and Information.** Unless deemed not applicable by the Director of Planning and Codes, Applicant shall also provide the following information.

1) Tree Survey (refer to Section B.6-6 Tree Preservation).
2) Tree Replacement Plan (refer to the Section B.6-6 Tree Preservation).
3) Tree Protection Plan (refer to Section B.6-6 Tree Preservation)
4) Grading Plan.
5) Stormwater Management Plans (refer to the City's Municipal Code Title 18).
6) Traffic Impact Study (refer to Appendix A Traffic Impact Study).
7) Traffic Circulation Plan (on-site and off- site and vehicular and pedestrian).
8) Landscape Plan (refer to Section B.6 Landscaping Standards).
9) Protection Zone Plan.
10) Existing and proposed grading plan and elevations, if appropriate, including the location of any existing and proposed Retaining Walls.
11) Lighting plan.
12) Utility plans.
13) Soil Erosion and Sediment Plan.
14) Signage, including entrance treatment plans.
15) Building Elevations (refer to Section B.1 Zoning Regulations and The City's Commercial Design Standards Section II.F Architectural Standards – See Appendix C).

16) Setback Averaging Documentation, if seeking reduced Setbacks. Refer to Section B.1 Zoning Regulations.

17) Statement of Intent. Describe the alterations to the existing site or development.

5. **Review Criteria.** The Minor Site Plan Review application shall be reviewed using the following criteria.

   a. The proposed plan is in accordance with the purposes and intent of the Comprehensive Plan, the requirements of this UDO, and the intent and requirements of other development policies of the City.

   b. The proposed plan is designed to be consistent with the intent and planning criteria of the Zoning District (refer to Section B.1 Zoning Regulations) and shall not adversely impact the intent and planning criteria of any adjacent Zoning District(s) or the Use and enjoyment of surrounding properties.

   c. The proposed plan is served by or provides essential public facilities, such as vehicular and pedestrian access, open space, and services such as emergency services and utilities and these public facilities and services have sufficient capacity to the site.

6. **Application Process.** The following specific application process shall apply to all Minor Site Plan Review Applicants.

   a. **Submit Complete Application.** Applicant shall submit the application, fee, and all required plans and documentation per Section A.4-8.1(4) Minor Site Plan Review Application to the Director of Planning and Codes.

      i. Application shall not be considered complete and eligible for review until all submission requirements have been met and a Complete Application has been received.

   b. Applicant may withdraw application twenty-four hours or more in advance of any PC meeting by submitting a request in writing to the Director of Planning and Codes; new form, fees, and plan sets are required for reapplication.

c. **Administrative Review.** The Director of Planning and Codes, City staff, and applicable review Boards shall review the minor site plan in accordance with the criteria outlined in Section A.4-8.1(5) Review Criteria.

   i. Staff shall review and render a decision on the plans no later than forty-five (45) days from receipt of the Complete Application.

   ii. The forty-five (45) days may be extended with Applicant's written consent or if municipal offices are closed due to an unforeseen event during the forty-five (45) day period.

   iii. Staff shall hear and decide the application, providing the conditions for approval in writing.

d. **Expiration of Approval.** Approval of the minor site plan shall lapse if permits for construction are not submitted for review and approval within twelve months.

   i. Applicant may request an extension if done so in writing at least sixty (60) days prior to the end of the twelve (12) month period.

   ii. Failure to act within the twelve (12) month period shall require a new minor site plan application, including form, fees, and plans.

e. **Appeal.** If disapproved, Applicant may appeal decision per the Zoning Administrative Appeal process (refer to Section A.4-9.4 Zoning Administrative Appeal).

4-8.2 | SITE PLAN REVIEW

1. **Intent.** Site Plan Review allows the City to review development activity to ensure that it meets with the requirements and purposes of this UDO. Site Plan Review also allows the City Public Services Department and Wastewater Department to verify that all improvements to be installed or constructed meet the required construction and design standards in this UDO and City Municipal Code where applicable, and that the approved Preliminary Plat are being implemented.

2. **Applicability.** Site Plan Review is required in the following circumstances:

a. All new development, except:

   i. Construction of a single-family home on a Lot.

   ii. Construction of Accessory Structures unless otherwise stated in Section B.2-2 Accessory Uses and Structures.

   iii. Development that qualifies for Minor Site Plan Review (refer to Section A.4-8.1 Minor Site Plan Review).

b. Prior to the physical alteration of an existing Principal or Accessory structure or building to the extent that results in a greater than or equal to fifteen (15) percent change in the Gross Floor Area, or results in the need for a traffic study, except for a single-family home on a Lot.

c. Development of a wireless transmission facility. Refer to Section B.17 Wireless Transmission Facilities.

d. Exceptions to Section A.8 Nonconformance as detailed in Section A.8-6 Nonconforming Lot.

e. New or redevelopment of utilities requiring clearing, grading, or any other land disturbance.

f. All other Plats receiving Preliminary Plat approval (Section A.4-4 Plats) shall submit for Site Plan approval within twenty-four (24) months to prevent preliminary approvals being voided.

   1. Extension of the twenty-four (24) month period may be requested of the PC in writing to the Director for possible inclusion on the PC agenda.

   2. Extension requests shall be made a minimum of sixty (60) days prior to the end of the twenty-four (24) month period.

3. **Eligible Applicant.** The Owner of the subject property with an approved Preliminary Plat shall apply for site plan approval provided the following.

   a. A Preapplication Conference (Section A.4-3 Preapplication Conference) was completed within the six (6) months prior to application.

b. If the proposed site plan requires approval of a Modification or Variance (refer to Section A.4-6.2 Subdivision Modifications and/or Section A.4-9.3 Zoning Variance), applicant shall obtain the Modification or Variance approval, prior to applying for Site Plan Review.

4. **Application.** The Applicant shall submit the following to the Director of Planning and Codes to constitute a Complete Application.

   a. **Application Form and Fee(s).** Applications shall be submitted to the Director of Planning and Codes in the form established by the Director of Planning and Codes, along with the appropriate application fee(s).

   b. **Digital.** All Plats and plans shall be submitted in digital format, except where otherwise requested by the City.

   c. **Tree Bank Contributions.** Refer to Section B.6-6 Tree Preservation.

   d. **Plan Requirements.**

      i. A Plat of survey with metes and bounds legal description and property identification number.

      ii. The site plan shall be at a scale of one (1) inch equal to or less than two hundred (200) feet and include the date and north arrow. It shall also detail:

         1) Names, addresses, and telephone numbers of the Applicant and developer.

         2) Existing buildings, structures, points of access, parking or loading areas, and public or private utilities.

         3) Dimensioned Lot and Property Lines, including those abutting the Parcel(s) in question, Right(s)-of-Way, and Easements, as well as names of the existing streets and the Zoning designation of the Lots.

         4) Existing natural conditions, including existing vegetation, trees, drainageways, flood elevation and/or Area of Special Flood Hazard per

The City's Municipal Code Section 18-503(2), slope, and other unique features.

5) Proposed private and Public Improvements, including but not limited to Building Types, Accessory Structures, points of access, parking and loading areas, Easements, Right(s)-of-Way, utilities, and open space.

6) Grading and drainage plan.

iii. Additional plans required, unless deemed not applicable by the Director of Planning and Codes include:

1) Architectural elevations (all Facades) for all structures and buildings.

2) Tree Survey (refer to Section B.6-6 Tree Preservation).

3) Tree Replacement Plan (Section B.6-6 Tree Preservation).

4) Tree Protection Plan (Section B.6-6 Tree Preservation).

5) Stormwater Management Plans (refer to The City's Municipal Code Title 18).

6) Protection Zone Plan.

7) Traffic Impact Study (refer to Appendix A Traffic Impact Study).

8) Traffic Circulation Plan (on-site and off- site and vehicular and pedestrian).

9) Landscape Plan (refer to Section B.6 Landscaping Standards).

10) Lighting plan.

11) Parking Plan (refer to Section B.4-2 Off-Street Parking Requirements).

12) Utility plans.

13) Signage, including entrance treatment plans.

14) Soil Erosion and Sediment Plan.

15) **Statement of Intent.** Describe the intended Use of the proposed development, including public and private Uses, the number of new Lots per Block, the number of new residential units by type, the new commercial or industrial Uses by square feet, number of employees and other Users, number of parking spaces provided, and quantity (acreage) of open space.

iv. **Minimum Site Plan Content Requirements.** In addition to the requirements of this Section, all site plans shall contain sufficient information to demonstrate compliance with this Ordinance. Unless waived by the Director of Planning and Codes due to the nature and scope of the proposed development, the Site Plans shall conform substantially to the approved Preliminary Plat and shall, at a minimum, include the following items:

1) **General Information.**

a. Name, address, telephone number, and email address of the property owner, applicant, developer, engineer, surveyor, architect, and other design professionals associated with the project.

b. Property identification number, acreage, and legal description.

c. Existing zoning district, overlay district, and future land use classification.

d. Vicinity map showing the relationship of the site to surrounding streets and properties.

e. North arrow, graphic scale, date prepared, and revision dates.

2) **Existing Conditions.**

a. Property boundaries and dimensions.

b. Adjacent properties, rights-of-way, easements, and zoning classifications.

c. Existing structures and site improvements.

d. Existing utilities and utility easements.

e. Existing topography and drainage patterns.

f. Floodplains, streams, wetlands, sinkholes, and other environmentally sensitive features.

g. Existing vegetation, tree masses, and protected trees.

3) **Proposed Development.**

a. Location, dimensions, and use of all proposed buildings and structures.

b. Building setbacks, building height, and lot coverage calculations.

c. Finished floor elevations where applicable.

d. Open space, recreation areas, and common areas.

e. Outdoor storage areas and screening.

f. Refuse collection areas and screening.

g. Development phasing, where applicable.

4) **Transportation and Access.**

a. Existing and proposed access points.

b. Internal vehicular circulation.

c. Parking calculations, parking layout, loading areas, and fire lanes.

d. Sidewalks, pedestrian connections, and pedestrian circulation.

e. Cross-access easements and shared access arrangements.

f. Traffic control devices and traffic calming features.

g. Sight distance information and traffic studies when required.

5) **Utilities and Infrastructure.**

a. Water, sanitary sewer, stormwater, electric, gas, and telecommunications facilities.

b. Fire hydrants and fire protection infrastructure.

c. Stormwater management facilities and drainage improvements.

d. Utility easements and proposed utility extensions.

e. Erosion prevention and sediment control measures.

f.Utilities. Existing and proposed, public or private, utilities and Easements, including location and dimension of all Easements on the Parcel and within three hundred (300) feet of the Parcel or to the location of the proposed connection, if greater than three hundred (300) feet.

6) **Landscaping and Tree Preservation.**

a. Landscape areas and planting schedules.

b. Required buffers and screening.

c. Streetscape improvements.

d. Tree preservation, replacement, and protection measures.

7) **Lighting and Signage.**

a. Location and specifications of all proposed lighting fixtures.

b. Pole heights and fixture details.

c. Photometric plan demonstrating compliance with applicable standards.

d. Proposed signage and entrance features.

8) **Architectural Information.**

a. Building elevations for all facades.

b. Exterior building materials and color schemes.

c. Roof materials.

d. Screening of rooftop and ground-mounted mechanical equipment.

9) **Additional Information.**

a. The Director of Planning and Codes may require additional plans, studies, calculations, reports, certifications, permits, or supporting documentation necessary to determine compliance with this Ordinance and other applicable local, state, and federal regulations.

b. An application shall not be considered complete until all required information has been submitted and accepted by the Director of Planning and Codes.

10) Standard Specifications

a. Standard Sanitary Sewer Specifications. All Site Plans and specifications shall comply with the most recent approved iteration of The City's Standard Sanitary Sewer Specifications.

a. Standard Storm Sewer Specifications. All Site Plans and specifications shall comply with the most recent approved iteration of The City's Standard Storm Sewer Specifications.

c. Public Works Construction Specifications. All Site Plans and specifications shall comply with the most recent approved iteration of The City's Public Works Construction Specifications.

11) Signature and seal of an engineer registered in the State of Tennessee.

12) Grading and Drainage Plan. Existing and proposed contour data showing contour intervals of two (2) feet or less that extend a minimum of fifty (50) beyond the property boundary or a sufficient distance to clarify the topography of the immediate area; elevation shall reference a benchmark on or near the subject property. Stormwater infrastructure for locations and elevations conveyance and detention (if applicable).

13) Floodway/Area of Special Flood Hazard Boundaries and elevations of the Floodway and Area of Special Flood Hazard as published in the most recent Federal Insurance Rate Maps for the City.

14) Water and Sanitary Sewage Systems. Construction engineering plans for proposed public or private water and sewage improvements shall be provided, showing feasible connections to adequate existing or proposed utility systems. Where such connections are not feasible, the plans shall include the designs for any proposed individual water supply and/or sewerage disposal systems that have been approved by the Tennessee Department of Environment and Conservation (TDEC), the City of White House, MLGW, and the County Health Department.

15) Plan and Profiles. Plan and profile sheets showing all engineering data necessary for construction of proposed Street Types, including all controls for surface water, sanitary sewer and waterline layout, and connection to existing or proposed utilities.

i. The street profiles shall be plotted along the Street Centerline showing the existing and Finished Grades and utility locations drawn to a scale of not less than one (1) inch equals fifty (50) feet horizontal and one (1) inch equals five (5) feet vertical.
ii. Typical cross section of each Street Type proposed shall be shown.
iii. Construction details of all inlets, typical driveways, sidewalks, curb and gutter, manholes, sewer connections, and all other details necessary to ensure compliance with the City's Design Standards.
iv. Finished floor Elevations. The elevation of the lowest habitable floor of the building, excluding basements, for each building proposed.

16) Tree Survey (refer to Section B.6-6 Tree Preservation).

17) Tree Replacement Plan (refer to Section B.6-6 Tree Preservation) in conformance with Tree Replacement Schedule approved with Preliminary Plat.

18) Street Tree Plan, Schedule, & Construction Details (refer to Section C.1-3(3)(f) Street Trees and Section B.6-2 Landscape Plan/Submittal).

19) Tree Protection Plan (refer to Section B-6.6 Tree Preservation).
20) Landscape Plan, Schedule, and Construction Details (refer to Section B.6 Landscaping Standards).
21) Site Stormwater Management Plan and Operation and Maintenance Plan (refer to the City's Municipal Code Title 18).
22) Soil Erosion and Sediment Control Plan. Plans shall follow the requirements of the latest Tennessee Department of Environment and Conservation Erosion and Sediment Control Handbook.
23) Aquatic Resource Alteration Permit (ARAP), per the requirements of Tennessee Department of Environment and Conservation (TDEC) or additional permitting as required by the Army Corps of Engineers (ACOE).
24) Monuments. An affidavit shall be prepared by the licensed surveyor and submitted to the City prior to the recording of the Plat at the Register of Robertson or Sumner County, Tennessee, stating the following have been set and marked:
   i. Subdivision corners shall be set with two (2) inch diameter brass caps, twenty-four (24) inches in length and set in a post constructed of dense Portland cement concrete four (4) inches round or square and three (3) feet long. Show the number of the corner, the elevation of the corner, the identifying initial of the surveyor or the company making the survey, and the license number of the surveyor making the survey or certifying the survey.
   ii. Lot corners, points of tangency (PTs) and points of curve (PCs) of all curves shall be marked by an iron pin not less than five-eighths (5/8) inches in diameter and not less than twenty-four (24) inches in length, unless otherwise impractical. All survey monuments shall include a permanent attached identifying marker.
   iii. The points of intersection (PIs) and the points of return (PORs) of all Blocks shall be referenced by an iron pin. Also, the PCs and PTs of all curves shall be so referenced by an iron pin.

25) Additional Requirements. Applicant shall provide the following unless deemed unnecessary at this stage by the Director.

a. Storm Water Discharge Letter of Coverage. The Applicant shall submit a signed and certified letter of approval for the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall have been filed with the Tennessee Department of Environment and Conservation (TDEC), Division of Water Pollution Control.

b. Notice of Intent Verification. Verification of having filed a Notice of Intent for Stormwater Discharges/Construction Activity, with TDEC.

c. Public Water System Approval. Applicants who plan to construct or modify a public water system are required to obtain an approval from the WHUD.

d. Public Sanitary Sewer System Approval. Applicants who plan to construct or modify a public sanitary sewer system are required to obtain an approval from the City of White House, TN Wastewater Department.

e. Public Storm Sewer System Approval. Applicants who plan to construct or modify a public storm sewer system are required to obtain an approval from the City of White House, TN Public Services Department.

e. NPDES Discharge Permit. Applicants planning to operate a construction site involving clearing, grading, or excavation that results in either an area of disturbance of one (1) or more acres (or an activity that results in the disturbance of less than one (1) acre if it is part of a larger common plan of development or sale shall obtain an NPDES Stormwater Construction Permit from the appropriate field office of TDEC.

f. State Department of Transportation (DOT) Permits. Construction activities involving State Highway Rights-of-Way shall comply with the Rules of the Tennessee DOT, Maintenance Division, Constructing Driveways on State Highway Right-of-Way and permits

for driveways shall be obtained by the appropriate Regional Engineer's office.

5. **Review Criteria.** The Site Plan Review application shall be reviewed using the following criteria.

   a. The proposed plan is in accordance with the purposes and intent of the Comprehensive Plan, the requirements of this UDO, and the intent and requirements of other development policies of the City.

   b. The proposed plan is designed to be consistent with the intent, character, and planning criteria of the Zoning District (refer to Section B.1 Zoning Regulations) in which it will be located.

   c. The proposed plan shall not adversely impact the intent and planning criteria of any adjacent Zoning District(s) or the Use (refer to Section B.1 Zoning Regulations and Section B.2 Uses and Conditions) and enjoyment of surrounding properties.

   d. The proposed plan is served by or provides essential public facilities, such as vehicular and pedestrian access, open space, and services such as emergency services and utilities and these public facilities and services have sufficient capacity to the site.

   e. The proposed plan is designed regarding preserving the unique environment and topography of the city, including areas of slope, existing vegetation, and natural drainage ways.

   f. The proposed division of land meets with standards of Chapter B Zoning Regulations and Chapter C Engineering Standards of this UDO.

   g. The proposed plan and street system follow the City's Comprehensive Plan.

   h. The proposed plan is in substantial conformance with the approved Preliminary Plat; or, if deviations from the approved preliminary plat exist, they have been approved by the appropriate Board or party, as defined in this UDO.

6. **Optional Preliminary Site Plan.** An applicant may choose to apply for preliminary site plan review by the Director of Planning and Codes and the PC to prepare for a full site plan submittal. The preliminary site plan shall follow all requirements found in Section A.4-8 Site Plans. Including application, process and public hearing, notice requirements but may include only items required in Section A.4-8.1(4) Minor Site Plan Review Application for submittal for review by the PC.

7. **Application Process.** The following specific application process shall apply to all Site Plan Review Applicants.

    a. **Submit Complete Application.** Applicant shall submit the application, fee(s), and all required plans and documentation per Section A.4-8.1(4) Minor Site Plan Review Application to the Director of Planning and Codes per the preapplication meeting schedule.

        i. Applicant shall simultaneously submit plans to the agencies listed on the application, including police, fire, school system, and appropriate utility companies.

        ii. An application shall not be deemed complete, and statutory review timelines shall not commence, until the Director of Planning and Codes determines that all required plans, studies, reports, and supporting documentation have been submitted.

            1) An application shall not be docketed for review by any office, commission, or review body until it is deemed complete.

            2) An application shall not be deemed complete, and statutory review timelines shall not commence, unless written verification of authorization to connect to the relevant public utility has been provided with the Application from all respective public utility providers that will service the proposed site. Such public utility providers shall include, but shall not necessarily be limited to the White House Utility District for water service; the City of White House Wastewater Department for sanitary sewer service; and Cumberland Electric Membership

Corporation for electric service.

3) An application shall not be deemed complete, and statutory review timelines shall not commence, until the Public Services Director [or their appointed designee] determines that all required plans include, reference, and comply with The City of White House Public Works Standard Notes found in Appendix D. City of White House Public Works Standard Notes.
4) An application shall not be deemed complete, and statutory review timelines shall not commence, until the Public Services Director [or their appointed designee] determines that all required plans include, reference, and comply with The City of White House Stormwater Standard Notes found in Appendix E. City of White House Stormwater Standard Notes.
5) An application shall not be deemed complete, and statutory review timelines shall not commence, until the Wastewater Director [or their appointed designee] determines that all required plans include, reference, and comply with The City of White House Wastewater Standard Notes found in Appendix F. City of White House Wastewater Standard Notes.
6) An application shall not be deemed complete, and statutory review timelines shall not commence, unless a completed Site Plan Review Checklist (as found in Appendix G. Site Plan Review Checklist) has been provided with the Application.
    a. The Site Plan Review Checklist must be provided in its entirety, inclusive of all requested signatures and attestations from the Applicant or their appointed designee, to be deemed complete.
    b. The Site Plan Review Checklist must also be reviewed and approved by the Public Services Director [or their appointed designee], Wastewater Director [or their appointed designee], and City Engineer [or their appointed designee] to be deemed complete.

iii. Applicant may withdraw application twenty-four (24) hours or more in advance of any PC meeting by submitting a request in writing to the Director of Planning and Codes; new form, fees, and plan sets are required for reapplication.

b. **Administrative Review.** The Director of Planning and Codes, City staff, and applicable review Boards shall review the plan sets using the criteria outlined in Section A.4-8 Site Plans. The Director of Planning and Codes shall complete a report with recommendations for the Boards and PC.

i. The Development Contract shall be executed prior to approval of the Site Plans.

ii. Staff shall review and render a decision on the plans no later than sixty (60) days from receipt of the Complete Application.

iii. The sixty (60) days may be extended with Applicant's written consent or if municipal offices are closed due to an unforeseen event during the period.

iv. Staff shall approve, approve with conditions, or disapprove the plans, providing reasons for disapproval in writing.

v. Staff shall determine the amount and terms of security necessary for the construction of Public Improvements related to the development in accordance with Sections A.5-3 and A.5-4.

c. **PC Consideration and Action.** The PC shall hold a public meeting to consider the site plan application and the recommendations of other Boards and commissions. Notices and review procedures including those by the PC per Section A.3 and A.4 as applicable above.

i. Appeal. If disapproved, Applicant may appeal decision to the PC per the Subdivision Administrative Appeals process (refer to Section A.4-6.1 Subdivision Administrative Appeal).

8. **PC Meeting.** The PC shall review the Director of Planning and Codes' report, other Board recommendation (if applicable), and the application utilizing the criteria detailed in Section A.4-8 Site Plans. The PC shall review and consider the

application in the manner and time adopted by the City including approve, approved with conditions and or disapprove. Actions by the Applicant and PC are as follows:

a. The action period may be extended with the Applicant's written consent or until the regularly scheduled PC meeting after the period, if municipal offices are closed due to an unforeseen event during the action period.

b. Prior to the close of the public meeting, PC may hold a matter under advisement or defer a decision until the next regularly scheduled meeting.

c. Expiration of Approval. Approval of the site plan shall lapse if permits for construction are not submitted for review and approval within twelve (12) months or if an applicable development contract (if required) expires.

d. Applicant may request an extension if done so in writing at least sixty (60) days prior to the end of the twelve (12) month period.

e. Failure to act within the twelve (12) month period shall require a new site plan application, including form, fees, and plans.

9. **Action Upon Approval.**

   a. If Public or Common Improvements are required for development of the site plan or certain private improvements are required per the conditions of approval, a development contract per Section A.5 Development Contracts may be required by the City.

   b. If a development contract is not required by the City, compliance with the conditions of approval shall be a condition of the Certificate of Compliance.

   c. Applicant shall provide copies of the approved site plan for filing within Municipal Building.

10. **Procedure for Minor Adjustments.** Minor adjustments to an approved site plan may be permitted by the Director of Planning and Codes, if the adjustments are within the scope and intent of the original approval.

a. Applicant shall submit a revised site plan and letter detailing the changes to the Director of Planning and Codes.

b. After review, the Director of Planning and Codes and/or other relevant City Director(s) shall notify the Applicant if the revisions are considered Minor Adjustments and if they are approved. Minor Adjustments are as defined by Table A.4.2.

c. If the revisions are deemed to be Major Adjustments to the approved site plan, the Applicant shall seek Site Plan Review (refer to Section A.4-8.2 Site Plan Review) approval for the new plan, including a new application (including a new application form, fees, and plan sets).

d. **Appeal.** Applicant may appeal the Director of Planning and Codes' decision regarding Minor Adjustments through the BZA per the Zoning Administrative Appeal process (Section A.4-9.4 Zoning Administrative Appeal).

4-9 | ZONING

4-9.1 | REZONING

1. **Intent.** The Rezoning process allows the City to review requests for changes in a Lot's and or Property's (or group of properties) Zoning District designation.

2. **Applicability.** A Rezoning change the Zoning District (refer to Section B.1 Zoning Regulations) designation allowing a Parcel to be utilized or developed for a purpose or Use not permitted under the current designation.

3. **Eligible Applicant.** An owner may apply for Rezoning provided that a Preapplication Conference (Section A.4-3 Preapplication Conference) was completed within the six (6) months prior to application. The Director of Planning and Codes or the PC, on behalf of any City department or the BOMA, may also make an application.

4. **Application.** The Applicant shall submit the following to the Director of Planning and Codes to constitute a Complete Application.

a. **Application Form and Fee.** If the Applicant is not the City, an application shall be completed, and fees paid. Applications shall be submitted to the Director of Planning and Codes in the form established by the Director of Planning and Codes, along with the appropriate application fee.

b. **Digital.** All Plats and plans shall be submitted in digital format. See also intent statement at the beginning of Chapter 4 for additional information and or clarification as to requests for digital versus paper.

c. **Rezoning Plan Requirements.**

   i. A Plat of survey with metes and bounds legal description and property identification number.

   ii. The plan shall be at a scale of one (1) inch equal to or less than two hundred (200) feet and shall include the date and north arrow, as well as the following information:

      1) Present and proposed zoning designation and proposed Use of each Parcel in question.

      2) The recommended land Use classification contained in the adopted Land Use Plan of the City.

      3) Map of proposed Building and Open Space Types (refer to Section C.1 Street Type Standards) and Streamside Buffers (refer to Section C.4 Streamside Management Buffers) per Lot.

   iii. **Additional Requirements.** Applicant shall provide the following unless determined unnecessary by the Director of Planning and Codes.

   iv. Traffic Impact Study (refer to Appendix A Traffic Impact Study).

   v. **Vicinity Map.** A vicinity map showing the subject property and all other Parcels, buildings, structures, Rights-of-Way, and Zoning Districts within one thousand (1,000) feet of the outer boundary of the Parcel under consideration.

vi. When in conjunction with Preliminary Plat, all submittals for Preliminary Plat are required.

5. **Review Criteria.** The application for Rezoning a Parcel shall be reviewed utilizing the following criteria:

   a. The requested change is in accordance with the intent and purpose of the City's Comprehensive Plan and other development policies of the City or, if not, additional attention is given to the reasons for deviating from the intent and purposes of these City policies.

   b. The application is consistent with the intent and standards of this UDO, including any existing, applicable plat restrictions and Zoning District and Use regulations (refer to Section B.1 Zoning Regulations and Section B.2 Uses and Conditions) requested; and the rezoning shall not adversely impact any adjacent Zoning Districts.

   c. No one property Owner or small group of property Owners shall benefit materially from the change to the detriment of the public.

   d. The application is in the interest of the public health, safety, and welfare.

   e. Adequate public infrastructure exists to serve the full range of Uses permitted and conditionally permitted in the proposed Zoning District.

   f. In addition, a rezoning request may be considered inappropriate to the context and/or premature, if any of the following are expected by the City at the time of the application:

      i. The size of the expected land Uses is not considered supportable soon or within the applicable planning horizon, when considering traffic levels and patterns, population, and other measures for the applicable market area for the land Uses indicated.

      ii. The impact on natural resources is anticipated to substantially deviate from the recommendations of the Comprehensive Plan or from the intent of this UDO.

iii. The resulting Subdivision design and mix of building types which would be congruent with the proposed Zoning district, are considered out of context with existing and proposed developments in the nearby general area, where such existing area has been predominantly built up.

6. **Application Process.** The following specific application process shall apply to all Rezoning Applicants.

   a. **Submit Complete Application.** Applicant shall submit the application, fee, and all required plans and documentation per Section A.4-9.1(4) Rezoning Application to the Director of Planning and Codes per the Preapplication meeting schedule.

      i. Application shall not be considered complete and eligible for docketing for the PC until all submission requirements have been met and a Complete Application has been received.

      ii. Applicant may withdraw application twenty-four hours or more in advance of any PC or BOMA meeting by submitting a request in writing to the Director of Planning and Codes; new form, fees, and plan sets are required for reapplication.

   b. **Administrative Review.** The Director of Planning and Codes and City staff shall review the Rezoning application in accordance with the criteria outlined in Section A.4-9.1(5) Review Criteria and shall complete a report with recommendations for the PC.

   c. **PC Review.** The PC shall hold a hearing to facilitate public comment on the Rezoning application.

      1) Notices and review procedures including those by the PC shall be per Section A.3 and A.4 as applicable above.

   d. **BOMA Review.** The BOMA shall hold a public hearing on the Rezoning application. Notices and review procedures including those by the BOMA shall per Section A.3 and A.4 as applicable above.

e. **Action Upon Approval.** The Director of Planning and Codes shall update the Zoning Map noting the ordinance number and effective date of such amendment.

4-9.2 | AMENDMENT TO ZONING REGULATIONS/UDO

1. **Intent.** The process to amend the Zoning Regulations, which may also be generally referred to as the Unified Development Ordinance or UDO, allows the City to review and revise the Zoning Regulations from time to time.
2. **Applicability.** All the regulations and provisions stated in the graphics, tables, and text of the Zoning Regulations may be amended, supplemented, or changed.
3. **Application.** The Applicant shall submit the following to the Director of Planning and Codes to constitute a Complete Application.
    a. **Application Form and Fee.** Interested persons shall apply and pay all fees. Applications shall be submitted to the Director of Planning and Codes in the form established by the Director of Planning and Codes, along with the appropriate application fee.
    b. **Application.** A text amendment shall be reviewed by the Director and PB and be approved in a public hearing by the BOMA. A text amendment shall meet all applicable common application procedures defined in this Section.
    c. **Review Process.** A text amendment shall occur through a public hearing process and shall be reviewed by the Director of Planning and Codes and City Engineer for consistency with the regulations of this Code and any other relevant City ordinances and adopted plan.
4. **Application Process.** The following specific application process shall apply to all Amendment applications.
    a. **Submit Complete Application.** Applicant shall submit the application, fee, and all required plans and documentation per Section A.4-9.2 Amendment to Zoning Regulations Application to the Director of Planning and Codes per the

preapplication meeting schedule. If amendment process is initiated by the City, no application is required.

i. Application shall not be considered complete and eligible for docketing for the PC until all submission requirements have been met and a Complete Application has been received.

ii. Applicant may withdraw application twenty-four hours or more in advance of any PC or BOMA meeting by submitting a request in writing to the Director of Planning and Codes; new form, fees, and plan sets are required for reapplication.

b. **Administrative Review.** The Director of Planning and Codes and City staff shall review the application in accordance with the criteria outlined in Section A.4-9.2(5) Review Criteria and shall complete a report with recommendations for the PC no later than forty-five (45) days from receipt of the Complete Application.

c. **PC Hearing.** The PC shall hold a hearing to review the proposed Amendment.

1) Notices and review procedures including those by the PC shall be per Section A.3 and A.4 as applicable above.

d. **BOMA Hearing.** The BOMA shall hold a public hearing to review the proposed amendment.

i. Notices and review procedures including those by the BOMA shall be per Section A.3 and A.4 as applicable above.

e. **Action Upon Disapproval.** If disapproved, a new application (including a new application form, fees, and plan sets) may only be submitted after a twelve (12) month period, unless the application involves a different amendment proposal.

4-9.3 | ZONING VARIANCE

1. **Intent.** The Zoning Variance process allows the City flexibility in the application of the Zoning Regulations, if certain criteria are met.

2. **Applicability.** A Variance may be requested to relieve a difficulty or hardship from:

    a. Exceptional narrowness, shallowness, or shape of a Lot at the time of enactment of this UDO.

    b. Exceptional topography or other extraordinary and exceptional situation or condition of such Lot.

3. **Eligible Applicant.** Any Applicant may apply for a Zoning Variance from the Zoning Regulations of this UDO.

4. **Application.** The Applicant shall submit the following to the Director of Planning and Codes to constitute a Complete Application.

    a. **Application Form and Fee**. Applications shall be submitted to the Director of Planning and Codes in the form established by the Director of Planning and Codes, along with the appropriate application fee.

    b. **Digital and Paper.** All Plats and plans shall be submitted in both digital and paper format.

    c. Plan Requirements.

        i. A Plat of survey with metes and bounds legal description and property identification number.

        ii. The plan illustrating the variance request(s) shall be at a scale of one (1) inch equal to or less than two hundred (200) feet and shall include the date and north arrow.

5. **Review Criteria.** The application for a Zoning Variance shall be reviewed utilizing the following sets of criteria.

    a. The strict application of the Zoning Regulations results in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the Applicant.

b. If granted, relief shall not cause substantial detriment to the public good and without substantially impairing the intent and purposes of the Comprehensive Plan and this UDO.

c. Financial disadvantage to the Owner is not proof of hardship within the purpose of Zoning.

d. The BZA shall not grant the variance unless it makes findings based upon evidence presented as follows:

   i. **Physical or Topographical Conditions.** The physical surroundings, shape, or topographic conditions of the specific property involved would result in a hardship upon the Owner as distinguished from a mere inconvenience, if the strict application of this UDO were carried out.

   ii. **Relationship to other Properties within the District.** The conditions upon which the Application is based would not be applicable, generally, to other property within the same district.

   iii. **Permitted Activity.** The variance shall not authorize activities in a Zoning district other than those permitted by this UDO.

   iv. **Financial Implications.** The variance is not based solely on financial returns.

   v. **Self-Created Hardship.** The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of this UDO.

   vi. **Special Privilege.** Granting the variance shall not confer on this Applicant any special privilege that is denied by this UDO to other lands, structures, or building in the same district.

   vii. **Minimum Variance Required.** The variance is the minimum variance that will make possible the reasonable Use of the land, building, or structure.

viii. **Effect on Public Welfare.** The variance shall not be detrimental to the public welfare or injurious to other property or improvements in the area in which property is located.

ix. **Effect on Adjacent Properties.** The variance shall not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.

x. **Nonconforming Status.** The variance is not based on the presence of nonconforming Use of neighboring lands, structures or buildings in the same district.

xi. **Prohibited Uses.** Under no circumstances shall the BZA grant a variance to allow a Use not permissible under the terms of this UDO in the district involved, or any Use expressly or by implication prohibited by the terms of this UDO in said district.

xii. **Appropriate Uses.** If a Use is not listed, but meets the criteria detailed in the category description or other info as may be provided, the BZA may interpret the Use as appropriate.

xiii. **Inappropriate Uses.** If a Use is not listed and does not meet the criteria in the category description, the Director of Planning and Codes shall interpret the Use as inappropriate; this Use shall only be permitted through amendment of this UDO. A Variance of Use is not permitted.

6. **Application Process.** The following specific application process shall apply to all Zoning Variance Applicants.

   a. **Submit Complete Application.** Applicant shall submit the application, fee, and all required plans and documentation per Section A.4-9.3(4) Zoning Variance Application to the Director of Planning and Codes per the BZA meeting schedule.

i. Application shall not be considered complete and eligible for docketing for the BZA until all submission requirements have been met and a Complete Application has been received.

ii. Applicant may withdraw application twenty-four hours or more in advance of any BZA meeting by submitting a request in writing to the Director of Planning and Codes; new form, fees, and plan sets are required for reapplication.

iii. Applicant may not submit additional materials after submittal of the Complete Application, or the application is rejected, and the Applicant shall schedule a new Pre-Application conference to restart the process.

b. **Administrative Review.** The Director of Planning and Codes, City staff, and applicable review Boards shall review the Zoning Variance application in accordance with the criteria outlined in Section A.4-9.3(5) Review Criteria and shall complete a report with recommendations for the BZA.

c. **BZA Hearing.** The BZA shall hold a public hearing to review the proposed Variance.

d. **Hearing Notice.** Notice shall be provided through publication, mailing, and physical posting of a sign.

e. **BZA Consideration and Action.** The BZA shall consider the Director of Planning and Codes' report and the application utilizing the criteria detailed in Section A.4-9.3(5) Review Criteria.

i. BZA shall approve, approve with conditions, or disapprove the Zoning Variation application no later than seventy-five (75) days from receipt of the Complete Application.

ii. The action period may be extended with the Applicant's written consent or until the regularly scheduled BZA meeting after the ninety (90) day period, if municipal offices are closed due to an unforeseen event during the action period.

iii. Prior to the close of the public meeting, BZA may hold a matter under advisement or defer a decision until the next regularly scheduled meeting.

iv. The BZA shall hear and decide the application.

v. The BZA may impose such conditions and restrictions upon the approval of the application as may be necessary to reduce or minimize the injurious effect of such variation upon adjacent properties and/or to better carry out the general intent of this UDO.

4-9.4 | ZONING ADMINISTRATIVE APPEAL

1. **Intent.** The Zoning Administrative Appeal process allows the review of any decision made by the Director of Planning and Codes or other City official in carrying out or enforcing the Zoning Regulations.

   a. This process is provided as a safeguard against arbitrary, ill-considered, or erroneous administrative decisions, and to provide a local procedure for their review and correction.

   b. This process is not intended to subvert either the clear purposes, intent, or meaning of this UDO or the rightful authority of the Director of Planning and Codes to enforce these regulations.

   c. BZA, in reviewing these cases, shall give all proper deference to the spirit and language of this UDO and to the reasonable interpretations of those charged with its administration.

2. **Applicability.** An Applicant may appeal to the BZA a decision made by the Director of Planning and Codes or other City official in carrying out or enforcing the Zoning Regulations.

   a. Unless otherwise specified in this Section, Appeal of any other decisions made pursuant to this UDO shall be made to a court of record per the laws of the State of Tennessee.

3. **Eligible Applicant.** Any Applicant, Aggrieved Party with an actual interest, department, Board, or office of the City, or their authorized representative may

request a Zoning Administrative Appeal within thirty (30) days of the Director of Planning and Code's or other City official's decision.

4. **Application**. The Applicant shall submit the following to the Director of Planning and Codes to constitute a Complete Application.

    a. **Application Form and Fee.** Applications shall be submitted to the Director of Planning and Codes in the form established by the Director of Planning and Codes, along with the appropriate application fee.

    b. **Digital and Paper.** All Plats and plans shall be submitted in both digital and paper format.

    c. **Plan Requirements.** Resubmit all Plats and plans reviewed during the initial action.

5. **Application Process.** The following specific application process shall apply to all Zoning Administrative Appeal Applicants.

    a. **Submit Complete Application.** Applicant shall submit the application, fee, and all required plans and documentation per Section A.4-9.4(5) Zoning Administrative Appeal Application Process to the Director of Planning and Codes per the BZA meeting schedule.

        i. Application shall not be considered complete and eligible for docketing for the BZA until all submission requirements have been met and a Complete Application has been received.

        ii. Applicant may withdraw application twenty-four (24) hours or more in advance of any BZA meeting by submitting a request in writing to the Director of Planning and Codes; new form, fees, and plan sets are required for reapplication.

    b. **Administrative Review.** The Director of Planning and Codes and City staff shall review the Zoning Administrative Appeal application and shall complete a report with recommendations for the BZA.

c. **BZA Consideration and Action.** The BZA shall review the Director of Planning and Codes report and the application by considering the merits of the individual appeal within the context of all standards and considerations established in this UDO.

   i. BZA shall grant or deny the appeal no later than ninety (90) days from receipt of the Complete Application.

   ii. The ninety (90) day action period may be extended with the Applicant's written consent or until the regularly scheduled BZA meeting after the ninety (90) period, if municipal offices are closed due to an unforeseen event during the action period.

   iii. Prior to the close of the public meeting, BZA may hold a matter under advisement or defer a decision until the next regularly scheduled meeting.

   iv. The BZA shall render a decision that shall reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination of issue.

   v. The BZA shall have all the powers of the official or body from whom the appeal was taken and may direct the issuance of a permit.

4-10 | CONDITIONAL USE PERMIT

4-10.1 | INTENT

A Conditional Use Permit may also be referred to as a Special Exception (SE) throughout this UDO and allows the City to review requests to allow Uses or development types designated within this UDO as potential Conditional Uses to be permitted in certain locations, under certain conditions, based on an evaluation of the potential negative impacts associated with the Use.

1. Each Conditional Use Permit application possesses characteristics of such unique and distinct form that each specific application shall be considered on an individual case.

2. The granting of a Conditional Use Permit does not negate the requirements for any other permit or the need to satisfy any other requirement of this UDO.

4-10.2 | APPLICABILITY

In order that this UDO be flexible and reasonable, certain Uses (refer to Section B.2 Uses and Conditions) and development types (refer to Section B.1 Zoning Regulations) are designated as conditional. To be developed, these require a permit granted by the BZA and shall adhere to all applicable standards, in addition to all other requirements of this UDO.

4-10.3 | ELIGIBLE APPLICANT

An Applicant may apply for a Conditional Use Permit, provided that a Preapplication Conference (Section A.4-3 Preapplication Conference) was completed within the six (6) months prior to application.

4-10.4 | APPLICATION

The Applicant shall submit the following to the Director of Planning and Codes to constitute a Complete Application.

1. **Application Form and Fee.** Applications shall be submitted to the Director of Planning and Codes in the form established by the Director of Planning and Codes, along with the appropriate application fee.
2. **Digital.** All Plats and plans shall be submitted in digital format.
3. **Plan Requirements.**
    a. Plat of survey dated within 180 days of application, with metes and bounds legal description and property identification number.
    b. The plan shall be at a scale of one (1) inch equal to or less than two hundred (200) feet and shall include the date and north arrow, as well as the following information:
        i. Present and proposed Zoning District and Use of each Parcel in question.

ii. The recommended land Use classification contained in the adopted Land Use Plan of the City.

iii. Exhibits required to satisfy the Conditional Use or other applicable standards as outlined in Section B.2 Uses and Conditions, and Section B.1 Zoning Regulations.

4. **Additional Requirements.** Applicant shall provide the following.

   a. Building Type information, including proposed square footage and height.

   b. Traffic Impact Study (refer to Appendix A Traffic Impact Study), if traffic is to be analyzed as a condition of the Use (refer to Section B.2 Uses and Conditions).

   c. **Vicinity Map.** A vicinity map showing the subject property and all other Parcels, buildings, structures, Rights-of-Way, and Zoning Districts within one thousand (1,000) feet of the outer boundary of the Parcels under consideration, or a minimum of three (3) Owners, whichever is greater.

   d. **Justification.** Justification of the conditional use including consistency with the City's Comprehensive Plan, these regulations, and other supporting materials.

4-10.5 | REVIEW CRITERIA

The application shall be reviewed using the following criteria.

1. The proposed development is in accordance with the intent and purpose of the Comprehensive Plan and other development policies of the City.
2. Public safety, health, and welfare are not negatively impacted by its approval.
3. The character of the neighborhood and district in which the Conditional Use is requested shall not be negatively impacted from the Applicant's proposal; its location; intensity; and the height of its buildings, walls, fences, and other structures.
4. The proposed development is consistent with the intent and planning criteria of the district in which it is proposed.

5. All criteria detailed in Section B.2 Uses and Conditions, and Section B.1 Zoning Regulations that pertain to the proposed development are satisfied.
6. The operations of the proposed development shall not be environmentally objectionable to nearby properties due to noise, fumes, pollution, vibration, dust, traffic, signage, or lights to an extent that is more than would be the operations of any Use or activity permitted by right for that district where the Conditional Use is proposed.

4-10.6 | APPLICATION PROCESS

The following specific application process shall apply to all Conditional Use Permit Applicants.

1. **Submit Complete Application.** Applicant shall submit the application, fee, and all required plans and documentation per Section A.4-10 Conditional Use Permit Application to the Director of Planning and Codes per the BZA meeting schedule.
    a. Application shall not be considered complete and eligible for docketing for the BZA until all submission requirements have been met and a Complete Application has been received and determined as complete by the Director of Planning and Codes.
    b. Applicant may withdraw application twenty-four (24) hours or more in advance of any BZA meeting by submitting a request in writing to the Director of Planning and Codes; new form, fees, and plan sets are required for reapplication.
2. **Administrative Review.** The Director of Planning and Codes and City staff shall review the Conditional Use Permit application in accordance with the criteria outlined in Section A.4-10.5 Review Criteria and shall complete a report with recommendations for the BZA no later than thirty-five (35) days from receipt of the Complete Application.
3. **BZA Hearing.** The BZA shall hold a public hearing to review the proposed application.

a. **Hearings.** Notices and review procedures including those by the BZA shall be per Section A.3 and A.4 as applicable above.

b. **Action Upon Approval.** All approved plans, conditions, restrictions, and requirements made part of the approval by the BZA shall run with the land and the Conditional Use permitted for the land shall conform to same always.

4. **Expiration of Approval.** The Applicant is required to begin construction of the approved Conditional Use within twelve (12) months of BZA approval and/or to fully establish said Use within twenty-four (24) months of approval.

   a. Failure to begin construction on the approved Use or to establish the Use within the prescribed time shall result in an expiration of the approval and the permit is no longer valid.

   b. The Applicant may request an extension of up to six (6) months, if requested in writing to the Director of Planning and Codes at least sixty (60) days prior to the expiration of the prescribed time.

4-11 | CERTIFICATE OF OCCUPANCY

4-11.1 | INTENT

To ensure that both a Use and the structure in which it is located meets the standards of this UDO prior to commencing the Use.

4-11.2 | APPLICABILITY

A Certificate is required anytime a Use changes to a different or more intense Use, including a new Use in a previously vacant unit, building, or site whether a building permit is required.

1. Application for a building permit shall be deemed an application for a Certificate; additional application is not necessary.

2. Accessory structures do not require separate certificates of Compliance, unless detailed in Section B.2-2 Accessory Uses and Structures.

4-11.3 | ELIGIBLE APPLICANT

Any Applicant may apply for a Certificate.

4-11.4 | APPLICATION

The Applicant shall submit the following to the Director of Planning and Codes to constitute a Complete Application.

1. **Application Form and Fee.** Applications shall be submitted to the Director of Planning and Codes in the form established by the Director of Planning and Codes, along with the appropriate application fee.
   a. **Digital and Paper.** Please confirm with City staff requirements for digital and or paper applications for this Section.
2. **Use Description.** A description of the new Use shall be provided in addition to the application.

4-11.5 | REVIEW CRITERIA

The application for a Certificate of Compliance will be reviewed based upon the standards in this UDO and other applicable City development codes.

4-11.6 | APPLICATION PROCESS

The following specific application process shall apply to all Certificate of Compliance Applicants.

1. **Submit Complete Application.** Applicant shall submit the application, fee, and all required documentation per Section A. 4-11.4 Certificate of Compliance Application to the Director of Planning and Codes.

   a. Application shall not be considered complete and eligible for review until all submission requirements have been met and a Complete Application has been received.

2. **Inspection.** The Director of Planning and Codes will conduct an inspection no later than ten (10) business days from submission of the Complete Application.

3. **Administrative Review.** Upon inspection and review of any known records relating to the site in question, the Director of Planning and Codes shall, no later

than ten (10) business days from the inspection, provide the Applicant with one of the following.

a. A Certificate of Compliance shall be granted if the Director of Planning and Codes receives a stamped letter of compliance from an engineer assuring compliance with all site lighting regulations and stamped letter of compliance from a Landscape Architect assuring compliance with all landscaping requirements, site meets the standards outlined in this UDO, applicable County codes, all other applicable City development codes, and any additional conditions per applicable development approvals.

b. A correction notice shall be provided in writing to the Applicant if the site does not meet the standards outlined in this UDO and all other applicable City development codes.

4. **Re-submission of Application.** If a Certificate of Compliance is not issued, the Applicant, upon meeting the requirements of the Director of Planning and Codes' correction notice, may request a second inspection. If the Certificate of Compliance is again denied, a new application and fee will be required to obtain the Certificate of Compliance. If additional site work or construction is needed to achieve compliance, a second inspection is required.

5. **Appeal.** If disapproved, Applicant may appeal decision per the Zoning Administrative Appeal process (refer to Section A.4-9.4 Zoning Administrative Appeal).

4-12 | TREE REMOVAL PERMIT

4-12.1 | INTENT

To establish a process for reviewing tree removal requests.

4-12.2 | APPLICABILITY

A Tree Removal Permit may be required on every Lot within all Zoning Districts for the removal of all Heritage and Specimen Trees and all other trees ten (10) DBH inches and greater. See Section B.6-6 Tree Save Area. It is understood that Single Family lots are

exempt from this requirement; however, all other projects, uses and or applications shall require a tree removal permit as may be required by the City.

1. Tree farms with valid American Tree Farm System Certification or other third-party forestry certification (such as Sustainable Forestry Initiative) are required to submit a timber harvesting plan, which is consistent with Section B.2 Uses and Conditions.
2. All Heritage trees to be removed on Lots classified Agriculture/ Rural Residential (AG-RR) and used for agricultural production (such as crops or livestock) are required to obtain a Tree Removal Permit unless the Heritage tree removal is part of a timber harvest, permitted activity, hazard mitigation, or agricultural production use.
    a. Where a Heritage and or Significant Tree is proposed for removal, the provisions of B.6-6 shall apply.
3. Application for Preliminary Plat (Section A.4-4.2 Preliminary Plat), Minor Site Plan review (Section A.4-8.1 Minor Site Plan Review), and Site Plan Review (Section A.4-8.2 Site Plan Review) shall be deemed as an application for a Tree Removal Permit. All requirements of Section A.4-12 Tree Removal Permit shall be met through any process.

4-12.3 | ELIGIBLE APPLICANT

An Applicant and persons removing trees on someone else's behalf, including tree removal companies and utility companies may apply for a Tree Removal Permit.

4-12.4 | APPLICATION

The Applicant shall submit the following to the Director of Planning and Codes to constitute a Complete Application. The Director of Planning and Codes may administratively waive certain application requirements if deemed unnecessary to complete the permit review and/or provide the needed records.

1. **This Section intentionally left blank.**
2. **This Section intentionally left blank.**
3. **This Section intentionally left blank.**

4. **Application Form and Fee.** Applications shall be submitted to the Director of Planning and Codes in the form established by the Director of Planning and Codes, along with the appropriate application fee.
    a. **Digital and Paper.** Applications for tree removal shall submit in digital format and depending on the nature of the applicant, the City may also require paper format.
5. Plan illustrating reason for tree removal request.
6. Tree Survey (refer to Section B.6-6 Tree Preservation).
7. Tree Replacement Plan (refer to Section B.6-6 Tree Preservation).
8. **Timber Harvesting Plan.** For timber harvesting, a Timber Harvesting Plan is required the provisions in Section B.2 Uses and Conditions.
9. **Tree Bank Contributions.** Refer to Section B.6-6 Tree Preservation.

4-12.5 | REVIEW CRITERIA

All tree removal permits shall be reviewed using the following requirements:

1. All requirements of Tree Management (refer to Section B.6-6 Tree Preservation).
2. Removal does not prevent the Lot from meeting the requirement of the Landscape Standards, except for single family dwellings, a Tree Removal Permit is required (refer to Section B.6 Landscaping Standards), including Tree Canopy Coverage and landscape buffer requirements.
3. The following shall be considered:
    a. The extent to which tree clearing shown avoids excessive clearing and still permits the Applicant to achieve the proposed development or land Use.
    b. The ability to reasonably preserve or transplant the trees in question.
    c. The desirability of preserving Heritage and Specimen Trees and other larger healthy trees on the Permitted Tree List, available in Municipal Building.

d. The extent to which the area would be subject to environmental degradation due to removal of the trees.

e. The extent to which the removal is to thin a wooded area to promote its health and development.

4. Removal of the tree shall not adversely impact soil erosion or runoff.

5. The following trees may be approved for removal without adherence to the Tree Management requirements (refer to Section B.6-6 Tree Preservation).

   a. Tree poses an imminent danger or interferes with existing utility service or traffic.

   b. A City plan or ordinance requires the location of infrastructure in the path of the tree.

4-12.6 | APPLICATION PROCESS

The following specific application process shall apply to all Tree Removal Permit Applicants.

1. **Submit Complete Application.** Applicant shall submit the application, fee, and all required plans and documentation per Section A.4-12 Tree Removal Permit Application to the Director of Planning and Codes.

   a. Application shall not be considered complete and available for review until all submission requirements have been met and a Complete Application has been received.

   b. Applicant may withdraw application at any time, submitted in writing to the Director of Planning and Codes; new form, fees, and plan sets are required for reapplication.

2. **Planning Commission Review.** The Planning Commission shall review the Tree Permit Application if any contribution to the Tree Bank is involved.

3. **Administrative Review.** When submitted solely without another application, or submitted with a Minor Site Plan Site Plan application, the Director of Planning and Codes, City staff, and applicable review Boards shall review the Tree

Removal Permit in accordance with the criteria outlined in Section A.4-12.5 Review Criteria.

a. Staff shall review and render a decision on the plans no later than forty-five (45) days from receipt of the Complete Application.

b. The forty-five (45) days may be extended with Applicant's consent.

c. Staff shall approve, approve with conditions, or disapprove the application, providing the conditions for approval or the reasons for disapproval in writing.

4. **PC Review.** When submitted with Preliminary Plat (Section A.4-4.2 Preliminary Plat) or Site Plan Review (Section A.4-8.5 Site Plan Review) application, the PC shall review the Tree Removal Permit application simultaneously with the Preliminary Plat or Site Plan application.

   a. PC shall hear and decide the Tree Removal Permit application, providing the conditions for approval or the reasons for disapproval in writing.

5. **Action Upon Approval.** If construction or building permits are to be requested, a tree protection plan (refer to Section B.6-6 Tree Preservation) may be required to ensure that remaining trees are appropriately handled during the site disturbance.

6. **Appeal.** If an administratively reviewed permit is disapproved, Applicant may appeal the decision per the Zoning Administrative Appeal process (refer to Section A.4-9.4 Zoning Administrative Appeal).

4-13 | PLANNED DEVELOPMENTS

4-13.1 | INTENT

This Section is intended to provide the means and guidelines through which tracts of land may be developed through an overall unified approach. It is intended to provide a maximum of design freedom to create a better living environment by making the best use of topography and land features, and by granting the developer an opportunity to more fully utilize the physical characteristics of the site that may otherwise not be possible through the standard subdivision approval process defined in the UDO.

Through the requirements of a development plan, it is intended that a better environment will be achieved by the development of property through a unified design that provides continuity between the various uses and elements while still consistent with the intent of the UDO.

4-13.2 | APPLICABILITY

1. **Applicable Requirements.** The requirements for this Section and those of the Engineering Standards shall apply to all Planned Developments. All actions of the BOMA pertaining to Planned Developments shall be based upon a recommendation by the Planning Commission.
2. **Minimum Size Required.** There shall be a minimum area of five (5) acres to apply for a Planned Development.
3. **Permitted Zoning Districts.** Planned Developments shall be permitted in all districts except for Floodway (FW).
4. **Regulations of Zoning Districts.** Except as expressly modified by the BOMA by approval of a Preliminary Development Master Plan (PDMP), a Planned Development shall be governed by the regulations of the zoning district or districts specified in the planned development.
5. **Standards Subject to Modification.** The uniqueness of each proposal for a planned development may require that such things as the width and surfacing of streets, public ways, public utility rights-of-way, curbs and other standards may be subject to modification from the specifications established in the Zoning Ordinance or Engineering Standards adopted by the Planning Commission. Modifications may be incorporated only with the review of the Planning Commission and approval of the BOMA as a variation in the preliminary approval of the subdivision, with the exception of administrative approvals that are otherwise permitted in this ordinance or in the Engineering Standards. Certain detail requirements should not be modified, including screening and buffer requirements, transitional provisions, landscaping, and street types. Such exceptions shall be consistent with the standards and criteria contained in this

Section; no modification of the district requirements or engineering standards may be allowed when the modification would result in:

a. Inadequate or unsafe access to the development.

b. Traffic volume exceeding the anticipated capacity of the existing or proposed street network in the vicinity of the development.

c. Building, Fire, or other similar codes as adopted and enforced by the Tennessee Department of Commerce and Insurance, as may be amended from time to time.

d. An undue burden on public parks, recreation areas, schools, fire and police protection and other public facilities which serve or are proposed to serve the Planned Development; and,

e. A development which will be incompatible with the purposes of this Ordinance.

6. **Exceptions Supersede Conflicting Regulations.** Exceptions to the regulations that are approved under the provisions of this Section shall supersede any conflicting Engineering Standards and Zoning District restrictions in which the Planned Development is located. In no case shall the uses, intensities, or densities be varied, except as herein provided.

4-13.3 | COORDINATION WITH OTHER PROVISIONS

1. **Coordination with Tree Ordinance.** The requirements of Section B.6-6 Landscaping Standards shall apply to all Planned Developments. A tree stand delineation is required with a PDMP. Deferral of a full tree survey may be allowed by the Director of Planning and Codes to be provided with the FDMP, if utilized. If not deferred, all tree survey requirements shall be met and included with the PDMP.

2. **Coordination with Stream Management Buffer Requirements.** The requirements of Section C.4 Streamside Management Buffers shall apply to all Planned Developments. The Director of Planning and Codes may defer this

requirement if in their opinion, such review is not required. Determination shall be made on a case-by-case basis.

a. At a minimum, the PDMP shall include a watercourse determination by the Tennessee Department of Environment and Conservation (TDEC), rationale for determining the stream basin size for each stream, the approximate location on the sketch plan and related documents along the entirety of each stream of the Zone 1 and Zone 2 streamside management buffer, and a note to reference any streamside management buffer stating: “there shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the City of White House”.

b. The PDMP shall include the field delineated and surveyed existing and proposed forest cover within each streamside management buffer, hydric soils mapped in accordance with the Natural Resource Conservation Service NRCS soil survey of the site area, steep slopes greater than fifteen (15) percent for areas adjacent to and within two hundred (200) feet of streams, wetlands, or other water bodies, a narrative of the species and distribution of existing vegetation within each streamside management buffer, notations providing the locations of permanent boundary markers, location of each streamside management buffer required on any plat document, provide a note to reference any streamside management buffer stating: "there shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the City of White House”, provide a note to reference any protective covenants governing all streamside management buffers stating: “any streamside management buffer shown hereon is subject to protective covenants that may be found in the land records and that restrict disturbance and use of these areas.”, and a complete streamside management buffer plan in accordance with Section C.4 Streamside Management Buffers of the White House Zoning Ordinance.

3. Other Provisions as identified and deemed appropriate by City Staff.

4-13.4 | ELIGIBLE APPLICANT

Any applicant may apply for a Planned Development provided that a Preapplication Conference (Section A.4-3 Preapplication Conference) was completed within the six (6) months prior to application.

4-13.5 | REVIEW CRITERIA

All Planned Development Applications will be reviewed using the following requirements:

1. **General Standards and Criteria.** The BOMA may grant Planned Development approval which modifies the applicable zoning and engineering standards upon written findings and recommendations by the Planning Commission which shall be forwarded pursuant to the provisions contained in this Section.

    a. **Effect on Surrounding Property.** The proposed development will not injure or damage the use, value and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the City of White House Comprehensive Plan and current development regulations.

    b. **Availability of Public Facilities.** Water supply, wastewater treatment and disposal and storm water drainage facilities are available and adequate to serve the proposed development.

    c. **Compatibility with Surrounding Uses.** The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses. Any part of the proposed development not used for structures, parking, loading areas or access ways shall be landscaped or otherwise improved except where natural features are such as to justify preservation.

    d. **Consistency with Public Interest.** Any modification of the zoning or other regulations that would otherwise be applicable to the site are warranted by the design of the PDMP and the amenities incorporated therein and are not inconsistent with the public interest.

e. **Owners' Association Required.** Homeowners' or property owners' associations or some other responsible party shall be required to maintain any and all common and open space and/or common elements, unless conveyed to a public body which agrees to maintain such areas.

2. **General Provisions.** The following general provisions shall apply to any Planned Developments reviewed by the BOMA.

   a. **Application for Planned Development Permit Required.** Each application /submission for a planned development shall be submitted in accordance with requirements of this Ordinance and the requirements of the Engineering Standards. Variations to the requirements of both regulations may be granted upon review and recommendation by the Planning Commission and approval by the BOMA.

   b. **Waiver of Board of Zoning Appeals (BZA) Action.** No action of the BZA shall be required in the approval of a Planned Development unless otherwise required by this Ordinance.

   c. **Professional Design.** The Outline Plan, PDMP, and FDMP shall contain a certification that the services of one or more of the following professionals were utilized in the design and planning process consistent with the State of Tennessee requirements for such designs.

      i. **Urban planner.** An urban planner who possesses the education and experience to qualify for membership in a recognized professional planning association.

      ii. **Landscape Architect.** A practicing landscape architect licensed by the State of Tennessee.

      iii. **Architect.** A practicing architect licensed by the State of Tennessee.

      iv. **Civil Engineer.** A practicing civil engineer licensed by the State of Tennessee.

   d. **Completion Period.**

i. **Establishment of completion period.** The Planning Commission shall recommend, and the BOMA shall establish a reasonable period of time for the completion of the Planned Development (required construction and or substantial completion of structures and or uses based on a Phasing Plan or similar) at the time that the Plan approval is granted. The applicant shall supply a plan for development phasing and completion times in the textual portion of the PDMP when the application is submitted. For the purpose of this Section, a Planned Development is considered complete upon approval of the FDMP and the City has either issued a Certificate of Occupancy or received a security (guarantee) in the number and number(s)(s) of remaining items.

ii. **Relation to available facilities.** Each stage shall be planned and related to existing surrounding and available facilities and services such that failure to proceed to subsequent stages will not have an adverse impact on the development or its surroundings at any stage of the development.

iii. **Termination of Development Plan.** If a FDMP has not been approved for any phase of the planned development within the approved completion period, not to exceed one hundred eighty (180) days, the BOMA with a recommendation from the PC may, in its discretion, terminate any prior outline plan and/or PDMP approval for that phase(s) by giving written notice to the applicant.

iv. **Extension of completion period.** Upon the request of the applicant and review and recommendation of the Planning Commission, the BOMA may extend for a reasonable time, not to exceed three (3) years, the period for gaining approval of a FDMP.

v. **Notice of revocation.** If any portion of a Planned Development is terminated under the provisions of this Section, the planned development designation shall be removed from the Official Zoning Map, and a notice of revocation shall be filed on the approved development plan.

3. **Dedication of Public Facilities.** In addition to the normal dedications required in the Engineering Standards other City Ordinances, the Planning Commission and the BOMA may, as a condition of approval and adoption and in accordance with the Preliminary or FDMP, require that additional suitable areas for streets, public rights-of-way, schools, parks and other public areas be set aside, improved and/or dedicated for public use.

4. **Relation to Utilities and Public Facilities.** Planned Developments shall be located in relation to sanitary sewers, water lines, storm and surface drainage systems and other utility systems and installations so that neither extension nor enlargement of such systems will be required in manner, form character, location, degree, scale, or timing resulting in higher net public cost or earlier incursion of public cost than would development in a form generally permitted in the area. Such planned developments shall be located with respect to schools, parks, playgrounds and other public facilities required so as to have access in the same degree as would development in a form generally permitted in the area.

5. **Relation to Major Transportation Facilities.** Planned Developments shall be located with respect to major arterials, collector streets, or other transportation facilities to provide access without creating unnecessary traffic along minor streets in residential neighborhoods outside such developments.

4-13.6 | APPLICATION PROCESS

The following specific application process shall apply to all Planned Developments.

(residential, non-residential, mixed use) through the Preliminary Development Master Plan (PDMP) and Final Development Master Plan (FDMP).

1. **Generally.**

    a. **Submittal of Development Plans.** The PDMP and/or FDMP submitted under this Section must be submitted in a form that will satisfy the requirements of Section A.4-4 Plats for preliminary and final plats. Sketch plans submitted with the Outline Plans do not have to be fully detailed but shall accurately reflect the intent of the Engineering Standards, shall provide sufficient

information to evaluate development impacts, and shall be coordinated with a natural features map.

b. **Subdivision Review.** It is the intent of the Ordinance that subdivision review required by the Engineering Standards is carried out simultaneously with the review of a Planned Development under this Section of the Zoning Ordinance.

2. **Pre-Application Conference.**

a. **Request for conference.** The prospective applicant shall request a Pre-Application Conference with the City of White House professional staff. The purpose of the Pre-Application Conference is to afford the developer an opportunity to avail him/herself of the advice and assistance of the professional staff of the Planning Commission before the planned development is formally submitted for approval. Such request shall include a brief and general narrative description of the nature, location and extent of the proposed Planned Development and a list of professional consultants advising the prospective applicant.

b. **Pre-Application submittal.** The pre-application submittal shall include the following:

i. A map showing property lines and dimensions.

ii. A written statement generally describing the proposed planned development and the market it is intended to serve.

iii. Schematic drawings at an appropriate scale for the size of the project.

c. **Participation in conference.** The Pre-Application Conference shall, at minimum, consist of the developer, their consulting engineers and/or planners and the following representatives from the City of White House:

i. City Engineer or their designee

ii. City Administrator or their designee

iii. Planning and Codes Director **or their designee**

iv. **Public Services Director or their designee**

v. **Wastewater Director or their designee**

d. **Response from City Staff.** Feedback from the City of White House Staff at the Conference shall not be binding upon the City.

3. **Neighborhood Meeting.** While not required, it is highly encouraged that developer have a neighborhood meeting with any adjoining homeowners' associations and/or property owners prior to submittal of a sketch plan, outline plan, or PDMP the initial application is made to the Planning Commission for their review. If a meeting is held, it is recommended that this meeting is held after the required preapplication meeting with City Staff.

4. Preliminary Development Plan (PDP) Approval Process and Effect of Approval.

   a. **Application Deadline.** An optional application / submission for approval of a PDP of the entire Planned Development, if it is to be completed in one phase, or of a portion of the Planned Development, if it consists of more than one phase, shall be submitted, when complete, by the applicant on a date and time no later than the corresponding filing deadline for the Planning Commission meeting at which it is to be considered, as indicated in the approved Annual Planning Commission Filing and Meeting Schedule, and in sufficient time so that the applicant may develop the Planned Development in accordance with the phasing schedule, if any, of the approved PDP.

      i. An application shall not be considered complete and available for docketing at the Planning Commission until all of the filing requirements of this Section are provided and on file with the City of White House on or prior to the applicable filing deadline as stated herein.

   b. **Application / Submission Materials.** The application / submission for PDMP approval shall be filed with the Planning Commission and shall include, but not be limited to the following, if not supplied previously with the PDP:

      i. Tree survey per the White House Tree Management Ordinance;

ii. Selected Stream Management Buffer requirements, per Section C.4 Streamside Management Buffers;

iii. Preliminary Plat;

iv. Subdivision covenants and restrictions;

v. All quantitative and data requirements of the PDP, shall be presented in final form, unless a specific requirement is expressly waived and deferred to a subsequent approval step by the Planning Commission;

vi. Detailed design guidelines including, but not limited to, building elevations, architectural renderings, design standards, and floor plans, for structures and improvements, in accordance with the documentation provided with the PDP, unless a specific requirement is expressly waived and deferred to a subsequent approval step by the Planning Commission. If necessary, any refinements to the standards and guidelines submitted with the PDP shall be provided with the detailed design guidelines, so that building permits subsequently approved shall be in substantial compliance with the detailed design guidelines.

vii. If not provided as a part of the outline plan, a letter meeting the requirements of Section A.4-13.6(4) Sketch Plan shall accompany the PDP.

viii. Standards, renderings, and proposed elevations shall be in substantial compliance with The City's Design Standards including but not limited to Section II.F Architectural Standards (Appendix C), if applicable.

ix. The general location, arrangement, and design of architectural, wall, or pole lighting, typical specifications and fixture types, pole types, and lighting levels. Plans shall be in compliance with Section B.10 Lighting, if applicable. If waivers are requested and an item is waived, each applicable standard that is waived shall be individually and expressly waived in writing.

x. The general location, arrangement, and standards for signs that are part of a consistent design theme, in compliance with Section C.4 Signs. Plans

shall be in compliance with the White House Sign Regulations. If waivers are requested and item is waived, each applicable standard that is waived shall be individually and expressly waived in writing.

c. **Planning Commission Review.** The Planning Commission shall review the plan and determine whether the PDP substantially conforms or substantially deviates from an approved Outline Plan.

d. **Planning Commission Decision.** The Planning Commission shall render a decision on a PDP. Such decision shall be to approve, approve subject to conditions, or disapprove. The Planning Commission may also defer a decision or take the matter under advisement until its next meeting.

e. **Appeal.** Any owner or their agent may appeal to the BOMA any recommendation or condition of the Planning Commission by filing written notice of appeal at least fourteen (14) days prior to review by the BOMA. However, the applicant shall submit a PDP incorporating any and all conditions not appealed within ninety (90) days after the Planning Commission's decision, or the application shall be deemed withdrawn.

f. **Use of PDP.** The Preliminary Development Plan shall be used in lieu of a Preliminary Plat to comply with the provisions of the Engineering Standards pertaining to Preliminary Plats.

g. **Effect of Approval.** The Approved PDP shall bind the applicant, owner and mortgagee, if any, with respect to the contents of such plan.

5. **Construction Plans.** Refer to Section A.4-8.2 Site Plan Review.

6. **Final Development Plan Approval Process.**

a. **Application / Submission Deadline.** An application / submission for approval of a FDP of the entire Planned Development, if it is to be completed in one phase, or of a portion of the Planned Development, if it consists of more than one phase, shall be submitted by the applicant on a date and time no later than the corresponding filing deadline for the Planning Commission meeting at which it is to be considered, as indicated in the approved Annual Planning

Commission Filing and Meeting Schedule, and in sufficient time so that the applicant may develop the Planned Development in accordance with the phasing schedule, if any, of the approved PDP.

i. An application shall not be considered complete and available for docketing at the Planning Commission until all of the filing requirements of this Section are provided and on file with the City of White House on or prior to the applicable filing deadline as stated herein.

b. **Application / Submission Materials.** The application / submission for FDP approval shall be filed with the Planning Commission and shall include, but not be limited to the following:

i. A plan suitable for recording with the Register of Robertson or Sumner County, Tennessee.

ii. Proof referred to on the plan and satisfactory to the City Attorney as to the provision and maintenance of common open space.

iii. All certificates, seals and signatures required for the dedication of land and recordation of documents.

iv. Location and type of existing and proposed landscaping.

v. Location and dimensions of utility and drainage facilities.

vi. All textual information (such as descriptions, objectives, quantitative data, tabulations, bulk standards, and conditions) of the PDP, shall be provided on a separate plan sheet(s).

vii. All other requirements of a Final Plan and Final Plat under the White House Engineering Standards and/or this Ordinance.

c. **Planning Commission Review.** The Planning Commission shall review the plan and determine whether the final plan substantially conforms or substantially deviates from an approved PDP. Substantial Deviation from the approved PDP shall be sufficient cause for denial of the application.

7. **Site Plan Review.** All site plan reviews required under the provisions of Section A.4-8 Site Plans of this Zoning Ordinance shall be completed before building permits are issued for applicable phases of any Planned Development.

8. **Zoning Administration and Permits.**

    a. **Issuance of building permit.** The Building Official may issue building permits for the area of the Planned Development covered by the approved FDMP for work in conformity with the approved FDP and with all other applicable Ordinances and regulations.

    b. **Non-issuance of building permit.** The Building Official shall not issue a building permit for any building or structure shown on the FDP of any stage of the Planned Development unless the open spaces and public facilities allocated to that stage of the development schedule have been conveyed to the designated public agency or Homeowner's Association or a responsible party.

    c. **Certificate of Occupancy.** A certificate of occupancy may be issued for any completed building or structure located in an area covered by the approved FDP, if the completed building or structures conforms to the requirements of the approved FDP and all other applicable regulations and Ordinances.

9. **Reapplication if Denied.** If any application / submission for a Planned Development is denied by the BOMA, a reapplication pertaining to the same property and requesting the same Planned Development may not be filed within twelve (12) months of the date final action was taken on the previous application / submission, unless such reapplication is initiated by the Planning Commission or authorized by the BOMA.

    a. **Procedure for Amendment.** A Planned Development and the approved PDMP and/or FDMP may be amended in accordance with the procedure which governed the PDMP approval as set forth in this Section including but not limited to Table A-4.2 above. Before Final Master Plan Approval: After receiving preliminary approval by the Planning Commission, if major changes are made to the Master Plan as deemed by major by the Director, the Planning

Commission shall review the request consistent with the procedures above to determine if the intent and concept of the development has changed. If it is determined that the intent and concept has changed then the Planning Commission may cancel the Preliminary Master Plan approval.

b. **After Final Master Plan approval:** If major changes are made to the approved Master Plan the Planning Commission shall hold a Public Hearing to determine if the intent and concept of the development has changed. If it is determined that the intent of the development has changed the Planning Commission shall require the Zoning Administrator to stop the issuance of building permits and revoke any permits issued that are in conflict with the approved Master Plan. All amendments and changes to the approved Master Plan are required to be recorded with the county registrar's office.

10. **Post Completion Certificate.** Upon completion of a Planned Development in accordance with the approved FDMP, the Building Official shall issue a certificate certifying its completion.

4-14 | TEMPORARY USE PERMIT

1. **Intent.** Temporary use permits allow for specific temporary uses of a limited duration, such as outdoor display/sale of merchandise, farmers market/produce stand, outdoor seasonal sales, special events, and food trucks. These temporary uses shall be reviewed and approved by the Director of Planning and Codes to ensure they do not cause a negative effect on adjacent land, and shall not involve the construction of any permanent building or structure. See Section B.2-3 Temporary Uses for specific standards and Table B.2.3 Temporary Uses and Structures for permitted temporary uses and structures in each district.

2. **Application.** A completed application form for a temporary use permit shall be submitted to the Building Inspector.

3. **Review Process.** Applicants for temporary use permits shall provide a graphic description of the property to be utilized and a site plan, a description of the proposed use, and sufficient information to determine yard requirements, setbacks, sanitary facilities, and parking space for the proposed temporary use.

5 PUBLIC AND COMMON IMPROVEMENTS/DEVELOPMENT CONTRACTS

A Development Contract is a written agreement between the City and the applicant that secures the construction of the Public and Common Improvements required as part of a Plat, Site Plan, or other development approval, the payment of fees assessed for the development, and any other terms the City deems necessary to carry out this UDO and other requirements of law. In this UDO, "Development Contract" and "Development Agreement" have the same meaning.

5-1 | GENERAL REQUIREMENTS

1. **When Required.** A Development Contract is required for any Plat or Site Plan that includes Public or Common Improvements. The City may also require a Development Contract as a condition of approval of a rezoning, planned development, or other development approval where necessary to:
    a. Coordinate the timing and construction of Public Improvements;
    b. Establish phasing of development;
    c. Address impacts to infrastructure, including roads, stormwater, and sanitary sewer systems;
    d. Provide for the construction of on-site and off-site improvements; or
    e. Ensure compliance with the intent of this UDO and applicable plans.
2. **Form.** The Development Contract shall be in a form approved by the City Attorney.
3. **Review, Approval, and Execution.** The Planning Commission shall review the Development Contract with the associated Plat, Site Plan, or development application and make a recommendation, and the Board of Mayor and Aldermen (BOMA) shall approve the Development Contract. The Development Contract shall be executed by the applicant and the City before final approval of the Site

Plan or Construction Plans, and site development shall not begin until it has been executed.

4. **Cost of Improvements.** The applicant shall make all required improvements at the applicant's own expense. Any reimbursement by the City or any utility agency shall be clearly stated in the Development Contract.
5. **Contents.** Each Development Contract shall include, at a minimum:
    a. Identification of the property and a description of the development;
    b. A list of the required Public and Common Improvements and the party responsible for each;
    c. A phasing schedule with a completion date for the required improvements;
    d. The amount and form of the performance surety or other security instrument (Sections A.5-3 and A.5-4);
    e. Conditions for the issuance of building permits and Certificates of Occupancy;
    f. Maintenance responsibilities for the improvements, including the maintenance security instrument (Section A.5-3(7));
    g. Payment of all fees assessed for the development, including impact fees (Section A.9);
    h. Procedures for amending the Development Contract; and
    i. Any other terms the City deems necessary to protect the public health, safety, and welfare.
6. **Building Permits and Occupancy.**
    a. Plats. The owner, or the owner's agent, may sell, agree to sell, or negotiate to sell land by reference to a subdivision plat before the Final Plat is approved. However, no building permit shall be issued until the Final Plat has been approved and recorded with the County Register of Deeds, the Common Improvements have been completed, and the Public Improvements have been completed and certified under Section A.5-3, or security has been accepted

for incomplete improvements where permitted by Section A.5-3 or Section A.6-3.

b. Site Plans. For Site Plans that include Public or Common Improvements, a Certificate of Occupancy shall be obtained before any building is occupied. No Certificate of Occupancy shall be issued until the required improvements have been completed and certified, or security has been accepted for incomplete improvements where permitted by Section A.6-3.

7. **Effect.** A Development Contract is binding on the applicant and any successors or assigns and runs with the land unless the contract states otherwise. No development shall proceed except in accordance with the approved Development Contract.

8. **Enforcement.** Failure to comply with an approved Development Contract is a violation of this UDO and may result in suspension or revocation of permits, withholding of Certificates of Occupancy, and enforcement of any surety or security instrument, in addition to the remedies in Section A.1-11.

5-2 | TYPES OF PUBLIC AND COMMON IMPROVEMENTS

The Development Contract shall cover the following types of improvements as required by this UDO and other City codes.

1. **Public Improvements.** Public Improvements are improvements located within rights-of-way intended to be dedicated to the City, within public or private utility easements, or on parcels intended to be dedicated to the City. Public Improvements are subject to City acceptance under Section A.5-3. They include, but are not limited to:

   a. Streets, curbs and gutters, and alleys built to Chapter C Engineering Standards;

   b. Sidewalks, multi-use paths, and pedestrian crossings within public rights-of-way;

   c. Public water and sanitary sewer lines, lift stations, and appurtenances;

d. Public storm drainage systems within rights-of-way or public drainage easements;

e. Street lights, street name signs, and traffic control devices; and

f. Street trees and landscaping within public rights-of-way.

2. **Common Improvements.** Common Improvements are improvements to the applicant's property intended for the use and appearance of the entire development. Common Improvements are not accepted by the City, but are reviewed at the same time that acceptance of the Public Improvements is requested, and are maintained by the owners association (Section A.7). They include, but are not limited to:

   a. Neighborhood scale open space or open space types required by Section B.8 Open Space, and their improvements;

   b. Streamside Management Buffer stabilization and landscaping;

   c. Scenic Corridor easements or buffers, plantings, and improvements;

   d. Common perimeter or entry treatments, including subdivision fencing, entry features, signs, and private lighting;

   e. Required landscaping and trees outside public rights-of-way;

   f. USPS cluster/group mailboxes and related amenities;

   g. Private stormwater management facilities; and

   h. Restoration Management Plan improvements (Section A.9-9).

5-3 | INSPECTION, CERTIFICATION, SURETY REDUCTION, AND ACCEPTANCE OF PUBLIC IMPROVEMENTS

1. **Inspection Required.** All Public Improvements shall be subject to inspection by the appropriate City department(s) or designated representative during construction to ensure compliance with approved Site Plans, this Ordinance, applicable provisions of the Municipal Code, and adopted engineering standards. Failure to obtain required inspections may result in rejection of work and may

require uncovering, removal, or reconstruction of such improvements at the applicant's expense.

2. **Certification of Completion.** No Public Improvements shall be considered complete or eligible for City acceptance until the appropriate City department(s) or designated representative has issued written certification that such improvements have been satisfactorily completed in accordance with approved plans and applicable standards.

3. **Amount of Surety.** The performance surety or other security instrument shall equal one hundred (100) percent of the cost of all required improvements, as estimated by the applicant's engineer and approved by the City Engineer, plus an additional fifteen (15) percent to account for inflation and cost escalation over the bondable period. Whenever a surety or security instrument is extended or renewed, the cost of completing all remaining improvements shall be reanalyzed by the City Engineer and the surety amount adjusted accordingly, with the fifteen (15) percent inflation factor applied to the revised cost estimate.

4. **Surety Reduction.** The amount of any surety or security instrument shall be subject to reduction upon the completion and approval of Public Improvements. The surety may be reduced only upon:

    a. Completion of a portion of the required Public Improvements; and

    b. Inspection and written certification by the appropriate City department(s) or designated representative confirming that such improvements have been installed in accordance with approved Site Plans and applicable standards.

    c. The amount of reduction shall be based upon the value of the completed and approved improvements in relation to the total cost of all required Public Improvements.

    d. In no event shall the surety be reduced below twenty-five (25) percent of the original principal amount prior to final acceptance of all required Public Improvements.

5. **Limitations on Permits and Occupancy.** No final subdivision plat shall be approved for recording, and no building permit or Certificate of Occupancy shall be issued for any lot or structure served by required Public Improvements until such improvements have been inspected, approved, certified as complete, and deemed eligible for City acceptance, except that the final surface course of asphalt on public streets may be deferred as provided in Section A.5-3(10).

6. **Final Acceptance.** Final acceptance of Public Improvements shall occur only after all required improvements have been completed, inspected, and certified as satisfactory by the appropriate City department(s) or designated representative. Upon certification, the Planning and Codes Department shall review the request and may recommend acceptance to the Board of Mayor and Aldermen. No Public Improvements shall be considered accepted until formal approval has been granted by the Board of Mayor and Aldermen. Approval of a plat or development plan shall not constitute acceptance of any Public Improvements.

7. **Maintenance Security Instrument.** Upon final acceptance of Public Improvements, the performance surety or other security instrument shall be released and replaced with a maintenance security instrument. The maintenance security instrument shall be in an amount not less than ten (10) percent of the total cost of the Public Improvements and shall guarantee the satisfactory condition and repair of such improvements for a period of not less than one (1) year from the date of acceptance, or such longer period as may be required by the City.

8. **Default.** Where required Public Improvements have not been completed by the completion date in the Development Contract, or in accordance with approved plans, the City may declare the surety in default and utilize such surety to complete the required improvements. No additional building permits or Certificates of Occupancy shall be issued for any lot or portion of a development in default until such improvements are completed or acceptable surety is reestablished.

9. **Administrative Procedures.** Requests for inspection, certification, surety reduction, surety release, final plat approval, Certificates of Occupancy, or City

acceptance shall be submitted in a form and manner established by the City. The City may require such documentation as necessary to verify compliance with this Ordinance and applicable standards prior to taking action.

10. **Final Surface Course.** The final surface course of asphalt on new public streets may be deferred until after the Final Plat is recorded, subject to the following:
    a. Before the Final Plat is recorded, the subgrade, base course, curb and gutter, drainage structures, and binder course shall be complete, inspected, and certified by the City in accordance with Section A.5-3(2), and the street shall be open to traffic.
    b. The final surface course shall be secured by a separate performance surety in the amount required by Section A.5-3(3) and identified in the Development Contract. This surety shall not be reduced under Section A.5-3(4) until the final surface course has been placed, inspected, and certified.
    c. The final surface course shall be placed when seventy-five (75) percent of the lots in the phase have received Certificates of Occupancy, or two (2) years after the Final Plat is recorded, whichever occurs first. The City Engineer may extend this deadline once, for up to twelve (12) months, for weather or other good cause shown in writing.
    d. Until the final surface course is placed, the applicant shall maintain the binder course in a safe and serviceable condition, including the repair of potholes and damage caused by construction traffic.
    e. Before the final surface course is placed, the binder course shall be inspected by the City. Failed or damaged areas shall be removed and repaired, the binder course shall be cleaned and tack coated, and manholes, valve boxes, and other castings shall be adjusted to finished grade, all at the applicant's expense.
    f. Public streets shall not be eligible for final acceptance under Section A.5-3(6), and the maintenance period under Section A.5-3(7) shall not begin, until the final surface course has been placed, inspected, and certified.

g. Failure to place the final surface course by the required deadline is an event of default under Section A.5-4(7).

5-4 | SURETY REQUIREMENTS

(Amended by Ord. No. _____, adopted _____.)

This Section governs every performance, maintenance, and site restoration surety required by this UDO, including those required by a Development Contract (Section A.5), Section A.6 Other Types of Security, and Section A.9-9 Inactive Construction Sites and Site Restoration.

1. **When Required.** A performance surety is required before a Final Plat is recorded, before Site Plans or Construction Plans with Public or Common Improvements receive final approval, and before any land disturbance permit is issued, for all required improvements not yet completed and certified under Section A.5-3, including any final surface course deferred under Section A.5-3(10). A maintenance surety is required at final acceptance (Section A.5-3(7)), and a site restoration surety is required under Section A.9-9.
2. **Acceptable Forms.** Surety shall be provided in one of the following forms, approved as to form by the City Attorney and payable to the City of White House. Personal checks, personal guarantees, and liens on real property are not acceptable.
    a. An irrevocable standby letter of credit issued by an FDIC-insured bank, presentable for payment in Tennessee or electronically, that the City may draw on by its own written demand without the applicant's consent;
    b. A performance or maintenance bond issued by a surety company licensed to do business in Tennessee and listed on U.S. Department of the Treasury Circular 570; or
    c. A cash escrow or cashier's check deposited with the City.
3. **Amount.** The amount of a performance surety is set by Section A.5-3(3) (one hundred (100) percent of the City Engineer-approved cost estimate plus fifteen (15) percent). The maintenance surety is set by Section A.5-3(7), landscape security by Section A.6-3, and site restoration surety by Section A.9-9. The

applicant's cost estimate shall be prepared and sealed by a Tennessee-licensed engineer.

4. **Term, Renewal, and Expiration.** A letter of credit or bond shall have a term of at least one (1) year and shall renew automatically unless the issuer gives the City at least sixty (60) days' written notice of non-renewal by certified mail. The surety shall remain in effect until released in writing by the City. If a surety is not renewed or replaced at least thirty (30) days before it expires, the applicant is in default, and the City may draw the full amount without further notice and hold the proceeds as a cash escrow.
5. **Tracking and Notice.** The Department of Planning and Codes shall keep a record of each surety, its amount, issuer, and expiration date, and shall notify the applicant at least ninety (90) days before expiration. Failure of the City to give notice does not excuse the applicant's obligation to keep the surety in effect.
6. **Extensions.** An applicant may request in writing, at least sixty (60) days before the completion date in the Development Contract, an extension of the completion date. The Board of Mayor and Aldermen, on the recommendation of the Director of Planning and Codes and the City Engineer, may grant one (1) extension of up to twelve (12) months. Any extension is conditioned on an updated cost estimate and a renewed or increased surety under Section A.5-3(3).
7. **Events of Default.** The City may declare a surety in default when the applicant fails to complete required improvements by the completion date, fails to construct improvements in accordance with approved plans, fails to renew or replace the surety, abandons the work, files for bankruptcy, or fails to correct a defect during the maintenance period.
8. **Notice, Cure, and Call.** The Director of Planning and Codes shall give the applicant and the surety issuer written notice of default stating the deficiencies. The applicant shall have thirty (30) days to cure, or a shorter period stated in the notice where there is an immediate hazard to public health or safety. If the default is not cured, the City may draw on the surety and use the proceeds to complete, correct, stabilize, or restore the improvements, including engineering, administrative, and legal costs. If the cost exceeds the surety, the applicant and

owner are liable for the difference, which the City may recover by any lawful means, including a lien on the property where authorized by Tennessee law. Any unused proceeds shall be returned after the work is complete.

9. **Permits During Default.** While a surety is in default, no building permit, Certificate of Occupancy, plat, or other development approval shall be issued for any portion of the development covered by that surety.
10. **Reduction and Release.** Surety may be reduced only as provided in Section A.5-3(4). A performance surety shall be released only after Board of Mayor and Aldermen acceptance of the Public Improvements and posting of the maintenance surety. A maintenance surety shall be released only after a final inspection at the end of the maintenance period and correction of all deficiencies. A site restoration surety shall be released as provided in Section A.9-9(4). Every reduction or release shall be in writing.
11. **Transfer of Ownership.** If a development is sold or transferred before release, the existing surety shall remain in effect until the new owner posts a replacement surety acceptable to the City and assumes the Development Contract in writing.

6 OTHER TYPES OF SECURITY

The following types of securities are required by this UDO and Section B.6-6 Tree Preservation.

6-1 | TREE PROTECTION SECURITY

1. Tree Protection Security shall be obtained as part of the development contract approved by the BOMA, per Section B.6-6 Tree Preservation.

6-2 | LOT DEPOSIT

The Lot Deposit is required for all Lot development at the time of a building permit request.

1. Per-Lot Security for street trees installation and establishment (refer to Section A.5-2 Types of Public and Common Improvements), sidewalks, erosion and sediment control, damage to Public Improvements, and other items per Title 12 of The City's Municipal Code is required prior to the issuance of the Certificate of Occupancy.
2. Upon approval of the improvements by the City, the Lot Deposit may be released.

6-3 | SECURITY FOR INCOMPLETE IMPROVEMENTS

Whenever, any landscape improvements required by this UDO cannot be performed, Building Permits and Certificates of Compliance may be issued upon the acceptance of security, if there is no danger to the health, safety, or general welfare caused by the delay in construction of the improvements.

1. **Amount of Security.** The security shall be in an amount to be determined by the City for the cost of completion of such improvements, typically equal to one and a half (1 1/2) times the installation costs as estimated by a qualified professional.

2. **Owner's Permission.** In addition to the security, the Applicant shall obtain and file with the Director of Planning and Codes a notarized statement from the purchaser(s) of the premise(s) authorizing the City to install the improvements at the end of the period in the event the improvements have not been installed properly by the Applicant.
3. **Procedures for Security.** Seasonal improvements for which securities have been accepted by the City at the time of issuance of a Certificate of Compliance shall be installed by the developer within a period of nine (9) months from the date of deposit.
    a. If the improvements have not been installed properly at the end of the time, the Director of Planning and Codes shall provide written notice of two (2) weeks to the developer requiring him/her to install the improvements.
    b. If they are not installed properly after two (2) weeks, the Director of Planning and Codes may request that the PC authorize the installation of the necessary improvements in a sum not to exceed the amount of the security.

7 OWNERS ASSOCIATION

7-1 | OWNERS' ASSOCIATION

The following are required.

1. **Association Required.** A homeowners' or property Owners' or responsible party is required for all Subdivisions or multi-owner developments, with the following exception:

    a. Subdivisions consisting only of AR and or RL Lots with no private common elements, such as but not limited to streets, stormwater management systems, open space, Conservation Areas.

2. **Developer to Association Transfer.** Transfer of responsibilities to the association is encouraged by eighty (80) percent of Lot or unit build out.

3. **Covenants and Restrictions.** Prior to the transfer of responsibilities to the Owners' association, the developer shall ensure all owners of properties be furnished a copy of the Declaration of Covenants and Restrictions.

7-2 | DECLARATION OF COVENANTS AND RESTRICTIONS

The developer shall provide and or ensure that a complete set of covenants and restrictions shall be provided to the City, in a form approved by the City Attorney and BOMA for review and approval during the Final Plat process (refer to Section A.4-4 Plats). All declarations of covenants shall contain the following.

1. Provisions for the maintenance and protection of public, common, and private improvements, easements, open space, Scenic Corridor Buffers, and other improvements in accordance with Section II.F Architectural Standards (See Appendix C).

2. **Stormwater Management Plan.** Reference to and provision for meeting the requirements of the Stormwater Management Plan for stormwater facilities (refer

to The City's Municipal Code Title 18), approved at the Final Plat process for the Subdivision.

3. **Restoration and Management Plan.** Reference to and provision for meeting the requirements of the Restoration and Management Plan for any Conservation Areas, approved in the Plat or Site Plan process.
4. Adequate safeguards to prevent the subsequent Use of open space for any Use, structure, improvement, or development other than indicated in the approved Plat and plans and in Section B.8 Open Space.
5. Assurance that the declarations shall not be amended in any matter that would result in a violation of this UDO, except upon approval of the BOMA.
6. Establish measures for collecting and assessing fees and expenses for the maintenance and preservation of common properties, improvements, payment of real estate taxes and other applicable taxes and for the attachment of liens on the property of delinquent association members.

7-3 | FUNDING & MAINTAINING COMMON ELEMENTS

If the Owner's association will be the owner of, responsible for maintenance of, or responsible for providing funding for the maintenance, protection, or restoration of certain Subdivision elements, the following shall be included in the declaration of covenants and be adhered to by the association.

1. No Lots shall be sold prior to the City's approval of the declarations of covenants and establishment of the association.
2. Association shall be responsible for casualty and liability insurance, taxes, and maintenance of or funding for the maintenance and protection of the Alleys, any private streets, stormwater management systems, common area and utilities, Neighborhood Scale Open Space, and or Conservation Areas.
3. Each Owner within the association shall pay his or her pro rata share of the cost of the association by means of an assessment to be levied by the association that

meets the requirements for becoming a lien on the property, if payment is not received, in accordance with the statutes of the State of Tennessee.

4. Association shall have the right to adjust the assessment to meet changed needs.
5. City shall have the right, without obligation, to enforce all declarations, covenants, and restrictions.
6. City shall have the right, without obligation, but only after ten (10) days written notice to the association to do the following.
    a. To perform any maintenance or repair work that the association has neglected to perform.
    b. To assess the association for such work performed.
7. In the case of emergencies, the City shall have the right, without obligation, to perform emergency repairs without ten (10) days written notice provided that the association is informed of the work within three (3) days or a reasonably practical period given the circumstances.
    a. The City shall have the right to assess the association for such emergency work.

7-4 | CITY ENFORCEMENT

The City shall have the right, but not the obligation to enforce all aspects of the Covenants and Restrictions that implement and maintain any aspect of this UDO, Section B.6-6 Tree Preservation, and any other City codes and ordinances.

8 NONCONFORMANCE

8-1 | GENERAL PROVISIONS

The following general provisions apply to nonconforming structures and Uses.

1. **Intent.** It is the intent of this Section to:
    a. Recognize the reasonable elimination over time of the existing structures or Uses that are not in conformity with the provisions of this UDO is as much a subject of health, safety, and welfare as is the prevention of the establishment of new Uses that would violate the provisions of these regulations and undermine the goals of the Comprehensive Plan.
    b. Administer the elimination of nonconforming Uses and structures to avoid an unreasonable invasion of established private property rights.
2. **Applicability.** A nonconforming structure (Primary or Accessory), Use, or site characteristic that lawfully existed at the time this UDO was adopted may continue to exist or operate subject to the conditions outlined in this Section. The ultimate purpose of these conditions, however, is to secure compliance with the requirements outlined in these regulations.
3. **Maintenance.** All Nonconformances shall be maintained as required by law, provided said maintenance does not result in the expansion of the nonconformity.
4. **Variation.** Except for relief granted through Section A.4-6.2 Subdivision Modifications, Section A.4-8.2 Site Plan Review, or Section A.4-9.3 Zoning Variance, land occupied by a Nonconformance shall not be eligible for any other variance, Rezoning, or Conditional Use Permit unless the nonconformity shall be permanently removed or reduced with the granting of the variance, Rezoning, or Conditional Use Permit. Refer to Section A.4 Process and Procedures for additional information on each.
5. **Variance.** The Owner of any Nonconformance may request relief from these provisions from the BZA through the Zoning Variance process (refer to Section A.4-9.3 Zoning Variance), utilizing the review criteria defined for that process.

8-2 | NONCONFORMING STRUCTURES

1. **Intent.** A nonconforming structure is a Principal or Accessory Structure that was legally constructed prior to the adoption of this UDO or amendment to these regulations, but that could not occur under the provision of these regulations. Applicable regulations include, but are not limited to, such items as Build-to Zones, Setbacks, Building Coverage, Building Height, Building Transparency, entrances, Cap and Base Type, and Building Materials.
2. **Continuation of a Nonconforming Structure.** A nonconforming structure may continue to exist subject to the following provisions:
    a. An existing structure is considered conforming if the size of the Nonconformance is fifteen (15) percent or less of these regulations' requirement. For example, if the required Setback is ten (10) feet and the building's Setback is eleven and a half (11.5) feet, the Setback is considered in conformance.
    b. An existing single-family dwelling with a nonconforming Side Yard Setback that is thirty (30) percent or less of this UDO' Side Yard Setback requirement may be enlarged or extended along that Side Yard provided that the following conditions are met:
        i. The enlargement or extension does not increase the structure's Nonconformance and,
        ii. the enlargement or extension does not encroach into the front Build-to Zone or Setback beyond the original structure and,
        iii. the enlargement or extension does not exceed fifty (50) percent of the lineal footage of the original dimensions of the structure.
    c. Where an alteration includes an addition of more than fifty (50) percent in building square footage, the building shall be brought into conformance.

d. Normal repairs required for structural safety and minor alterations, such as new siding, windows, or doors are permitted with the Director of Planning and Codes' approval.

e. The right to utilize a nonconforming structure shall be terminated, if the structure is damaged by any cause and the cost of such damages is fifty (50) percent or more of the structure's cost to rebuild at the time of the event.

f. If the cost of damages to a nonconforming structure are less than fifty (50) percent of the structure's cost to rebuild prior to the event, it may be repaired provided that the repairs or reconstruction do not increase the Nonconformance.

    i. Repairs or reconstruction of a nonconforming structure shall be completed or substantially completed within twelve (12) months of the damage.

    ii. If the Applicant demonstrates a good faith effort proceeding toward repair or reconstruction, such as a permit or cost proposal from a contractor, this twelve (12) month period may be extended up to an additional twenty-four (24) months with permission of the BZA. Self-imposed situations shall not constitute cause for the delay.

g. The right to utilize a nonconforming structure shall be terminated if the structure is not used or is abandoned for a period of twelve (12) consecutive months.

    i. If the Owner is actively seeking another tenant for the Use of land or building, the BZA may extend the time for up to another twelve (12) months.

    ii. To obtain the extension, the Owner shall provide evidence of this activity, including solicitation and showing the site to potential tenants and maintenance of utilities and other site facilities for reuse; simply listing the site as available real estate is not sufficient.

8-3 | NONCONFORMING USES

1. **Intent.** A nonconforming Use is a Use of land or a structure that lawfully existed prior to the adoption of this UDO but could not occur under the provisions of these regulations.
2. **Continuation of a Nonconforming Use.** Unless subject to the exception set forth in Section A.8-3.C Exception to Nonconforming Uses, a nonconforming Use may continue to exist subject to the following provisions.
    a. The nonconforming Use shall not be enlarged or be extended to any other building, part of the building, Lot or part of a Lot.
    b. The right to continue a nonconforming Use shall be terminated, if the structure housing the Use is destroyed by any cause and the cost of such damages is fifty (50) percent or more of the structure's cost to rebuild at the time of the event.
    c. If the cost of the damages is less than fifty (50) percent of the structure's cost to rebuild at the time of the event, it may be repaired provided that the repairs or reconstruction do not increase the Nonconformance.
        i. Repairs or reconstruction of a structure housing a nonconforming Use shall be completed or substantially completed within twelve (12) months of the damage.
        ii. This twelve (12) month period may be extended up to an additional twenty-four (24) months with permission of the BZA.
    d. The right to continue a nonconforming Use shall be terminated if the Use is not used or is abandoned for a period of twelve (12) consecutive months.
        i. If the Owner is actively seeking another tenant for the Use of land or building, the BZA may extend the time for up to another twelve (12) months.
        ii. To obtain the extension, the Owner shall provide evidence of this activity, including solicitation and showing the site to potential tenants and

maintenance of utilities and other site facilities for reuse; simply listing the site as available real estate is not sufficient.

3. **Exception to Nonconforming Uses.** All nonconforming industrial, commercial, or business Uses are subject to the provisions of the Tennessee Nonconforming Property Act (T.C.A. § 13-7-208) and shall be permitted to do the following.
    a. Continue in operation so long as the Use of the property is not changed to any other nonconforming Use.
    b. Expand operations and facilities, provided that the expansion constitutes a continuation of the existing nonconforming Use and shall not result in a nuisance to neighboring properties.
    c. Destroy and reconstruct existing facilities that are necessary to the ongoing conduct of the nonconforming Use, provided that any reconstructed structures shall conform with all site and bulk regulations in effect at the time of reconstruction.

8-4 | NONCONFORMING SITE CHARACTERISTICS

1. **Intent.** Any site element or characteristic of a Zoning Lot, such as impervious coverage, driveway quantity, parking, landscaping, or other non- structural characteristic of a Lot that is not in compliance with the provisions of this UDO, whether associated with a nonconforming or conforming structure or Use, lawfully in existence prior to the adoption of this code, shall be considered a nonconforming site characteristic.
2. **Continuation of a Nonconforming Site Characteristic.** A nonconforming site characteristic may continue to exist subject to the following provisions:
    a. An existing site characteristic is considered conforming if the size of the Nonconformance is fifteen (15) percent or less of this UDO requirement. For example, if the required parking is thirty (30) spaces and the number of spaces provided is twenty-six (26), the parking is considered in conformance.

b. The right to continue a nonconforming site characteristic shall be terminated, if the associated structure is altered to increase the associated structure's footprint by more than twenty-five (25) percent.

c. The right to continue a nonconforming site characteristic shall be terminated, if the associated Use or structure, conforming or not, is abandoned for a period of twelve (12) consecutive months.

8-5 | EXCEPTIONS

Through the Section A.4-8.2 Site Plan Review, an exception to Section A.8-2 Nonconforming Structures through Section A.8-4 Nonconforming Site Characteristics may be granted, if:

1. The purpose of the discussed alteration is to convert a nonconforming Use of a nonconforming structure to a conforming Use in a nonconforming structure.
2. The proposed increase in the Nonconformance of a structure is the minimum necessary to allow the conversion of a nonconforming Use to a conforming Use within a nonconforming structure.
3. The proposed alteration is to decrease the nonconformity of the Use or structure.

8-6 | NONCONFORMING LOT

1. **Intent.** A nonconforming Lot is a Lot that was legally recorded prior to the adoption of this UDO but could not be created under the provisions of these regulations. Applicable regulations include Lot width and Lot size.
2. **Continuation of a Nonconforming Lot.** A nonconforming Lot may be developed at or after the time at which the Lot became nonconforming, if it meets all the following provisions.
   a. The Owner certifies in writing to the City that he or she does not own or have an interest in any adjacent open Lot at the time the Lot became nonconforming.

i. If Owner has interest or owns any adjacent open Lot, the Lots shall be combined, if the resulting Parcel is a conforming Lot.

ii. The Lot is undeveloped.

iii. All other regulations of the Zoning District can be met, except those that constitute the nonconformity.

9 PERMIT ISSUANCE AND IMPACT FEES

(Added by Ord. No. _____, adopted _____.)

9-1 | BUILDING PERMITS

1. **Building Permit Required.** It shall be unlawful to commence excavation for the construction of any building or structure, including accessory buildings, or to commence the moving or alteration of any building, including accessory buildings, until the Building Official has issued a building permit for such work.
2. **Application.** The applicant shall submit a scale plan indicating the shape, size, and location of all buildings to be erected, altered, or moved and of any buildings already on the lot; state the existing and intended use of all such buildings; and supply such other information as the Building Official may require to determine whether the provisions of this UDO are being observed.
3. **Issuance.** If the proposed excavation or construction conforms to this UDO and, other than for single-family or two-family detached dwellings, has received any required site plan or Planning Commission approval, the Building Official shall, after at least three (3) days, issue a building permit. If a building permit is refused, the Building Official shall state the refusal and its cause in writing.
4. **No Waiver.** The issuance of a building permit shall in no case be construed as waiving any provision of this UDO.
5. **Expiration.** A building permit shall become void twelve (12) months from the date of issuance unless progress acceptable to the Building Official has been made on the project. The Planning Commission may grant exceptions.
6. **Access to a Public Way.** No building permit shall be issued and no building or structure shall be erected on any lot unless the public way giving access to the lot has been accepted or opened, or has otherwise received the legal status of a public way as provided by law.
7. **Certificates of Occupancy.** Certificates of occupancy shall be issued in accordance with Section A.4-11 Certificate of Occupancy.

9-2 | ADMINISTRATION, RECORDS, AND ENFORCEMENT

1. **Enforcement Officer.** The provisions of this UDO shall be administered and enforced by the Director of Planning and Codes and the Building Official, who shall have the power to make any inspections of buildings or premises necessary to carry out their duties.
2. **Records.** A complete record of applications and plans shall be maintained by the Department of Planning and Codes.
3. **Penalties and Remedies.** Violations, penalties, and remedies are set forth in Section A.1-10 Enforcement and Section A.1-11 Violations and Penalties.

9-3 | IMPACT FEES – GENERAL PROVISIONS

1. **Purpose.** Sections A.9-3 through A.9-7 may be referred to as the City of White House "Impact Fee Ordinance." This Impact Fee Ordinance is intended to ensure timely construction of off-site public capital improvements for major road, park and recreation, police protection, and fire protection facilities that are necessary to serve new development by ensuring that necessary financing is available for such improvements. The impact fees paid by each new development are to be proportional to the impact that the new development will have on the types of facilities for which the fees are charged.
2. **Impact Fee Administrator.** The City Administrator, or the City Administrator's designee, is the Impact Fee Administrator and is responsible for administration of the City's impact fee regulations, including fee determinations, individual assessments, offsets, refunds, and developer agreements under this Section.
3. **Applicability.** No building permit, certificate of occupancy, electrical permit, or other permit shall be issued for the construction, reconstruction, enlargement, relocation, or change of use of any building until the requirements of this Impact Fee Ordinance are met. The movement of a structure, including a mobile home, onto a lot shall be considered development subject to impact fees. A stop work order shall be issued on any development for which the applicable impact fee has not been paid in full.
4. **Exemptions.** Impact fees shall not apply to the following:

a. Certificates of occupancy or other permits issued for a development for which a building permit was issued prior to January 1, 1996, the effective date of the impact fee ordinance (Ordinance No. 95-22);

b. Any development activity that does not involve the construction, reconstruction, enlargement, relocation, or change of use of a building;

c. The movement of a mobile home onto a mobile home site in a mobile home park that existed on the effective date of the impact fee ordinance;

d. Placing a temporary construction trailer or office on a lot, but only for the life of the building permit for the construction served by the trailer or office;

e. Any minor development activity that, in the opinion of the Impact Fee Administrator, will not result in a net increase of more than one (1) one-way average daily trip, as defined in Section A.9-4; and

f. Any development involving a governmental institution financed totally by federal, state, or local tax funds.

5. **Impact Fee Service Area.** There shall be one (1) impact fee service area encompassing the entire incorporated jurisdiction of the City, as amended from time to time. The service area shall be reviewed as part of the impact fee revision process in subsection 17 below and may be amended following a public hearing. Impact fees collected within the service area shall be spent within the service area.

6. **Calculation of Impact Fees Based on Fee Schedule.** Unless an applicant requests an administrative determination or individual assessment, impact fees shall be calculated for the proposed development based on the permit allowing the use, according to the applicable fee schedule. Impact fees shall be calculated and assessed at one hundred (100) percent of the impact fee set forth in the police, fire, and parks and recreation impact fee schedules.

   a. The following impact fee schedules are adopted: major road impact fees, Table A.9.1; parks and recreation impact fees, Table A.9.2; police protection impact fees, Table A.9.3; and fire protection impact fees, Table A.9.4.

   b. Land use categories are interpreted as follows: "Single-family" means a one-family detached dwelling, including modular/manufactured dwellings that

otherwise meet the definition but excluding mobile homes; "Duplex" means a two-family detached dwelling; "Multi-family" includes apartment, townhouse, condominium, triplex, quadplex, and attached dwellings; "Mobile home" is as defined in Section A.2 Definitions; "Commercial" includes, but is not limited to, hotel/motel, bank, convenience market, discount store, golf course, racquet club, fast food restaurant, quality restaurant, service station, shopping center, and supermarket/food store; "Office/institutional" includes, but is not limited to, general and medical office, church, community college, day care center, elementary school, high school, hospital, library, and park; and "Industrial" includes, but is not limited to, light industry, mini-warehouse, and warehousing. Building square footage shall be measured as floor area.

c. For uses not specified in a fee schedule, the Impact Fee Administrator shall apply the category most similar to the proposed use.

d. For a mix of uses, impact fees shall be calculated separately for each use and the results aggregated.

e. For a change of use, addition, remodeling, or replacement of existing structures, the impact fee shall be the difference, if any, between (i) the fee that would be payable for the existing development on the site or, in the case of demolition or removal of a structure within one (1) year before the application, the previous development on the site; and (ii) the fee that would be payable for the total development on the site after the new development.

7. **Administrative Determination of Impact Fees.** If an applicant believes the impacts of the proposed development will be less than indicated by a strict interpretation of the fee schedule, the applicant may request that the Impact Fee Administrator determine the fee, taking into consideration special factors indicated by the applicant. Requests for administrative determination of major road impact fees are also subject to Section A.9-4(2).

8. **Individual Assessment of Impact Fees.** If an applicant believes the impacts of the proposed development will be substantially less than indicated by the fee schedule or an administrative determination, the applicant may request an individual assessment, subject to the special standards in Sections A.9-4(3), A.9-5(2), A.9-6(2), and A.9-7(2). The City shall accept the individual assessment if the

Planning Commission finds at a public meeting that (a) the proposed development is so unique that strict application of the fee schedule or administrative determination would result in inaccurate impact projections; and (b) the individual assessment results in a fee that differs by at least five (5) percent from the fee schedule or administrative determination. If accepted, the fee shall be determined from the individual assessment, whether higher or lower.

9. **Assessment and Collection.** Impact fees shall be calculated and collected with the application for the first building or grading permit, electrical permit, certificate of occupancy, or other permit for the development, whichever occurs first. Upon written request, the Impact Fee Administrator shall provide an estimate of the current fee based on data provided by the applicant, but shall not be responsible for the accuracy of that information.
10. **Fund Accounting.** The City shall establish a separate accounting fund for each type of facility within the service area. Fees shall be invested, and the yield credited to the fund and used for the fund's purposes. Funds need not be segregated from other City monies for banking purposes. Financial records of each fund shall be maintained and open to public inspection.
11. **Expenditure of Impact Fees.** Impact fees may only be spent on qualifying improvements as set forth in Sections A.9-4(4), A.9-5(3), A.9-6(3), and A.9-7(3).
12. **Refunds.** Any impact fee not spent for a permitted use within six (6) years from the last day of the fiscal year in which it was received shall be refunded, with accrued interest, to the current record owner upon written request. Fees are deemed spent in the order received. If development for which a fee was paid has not begun, the fee and accrued interest shall be returned if the applicant applies in writing within sixty (60) days after expiration of the permit or approval. The City shall charge an administrative fee of fifty dollars ($50.00) for each year or portion thereof that the fee has been deposited with the City. If entitlement is in doubt, the City may deposit the funds with a court and deduct its reasonable costs, including attorney's fees.
13. **Offsets.** Offsets shall be granted only for qualifying improvements of the same category required as a condition of development approval after January 1, 1996, and shall not result in reimbursement from, or a liability of, the City. The applicant

shall provide appraisals, cost figures, and documentation of contributions and dedications. Offsets are valid for ten (10) years after City acceptance of the improvement, run with the land, may be claimed only by owners of property within the development for which the improvement was required, and must be claimed no later than submittal of the development application subject to impact fees, or they are waived.

14. **Developer Agreements for Impact Fees.** Where a development includes or requires a qualifying improvement, the City and the developer may agree in writing to have the developer participate in the financing or construction of the improvement, with cash reimbursement, offsets, or other compensation. The agreement shall include the estimated cost (lowest responsive qualified bid approved by the Impact Fee Administrator, or a Tennessee-registered engineer's certified estimate), a schedule for initiation and completion, a requirement for compliance with City ordinances, and other terms the City deems necessary.
15. **Appeals.** A developer who owes or has paid an impact fee may appeal the assessment or payment of the fee to the Board of Zoning Appeals in accordance with Section A.4-9.4 Zoning Administrative Appeal.
16. **Impact Fees as Supplemental Regulation.** Impact fees are in addition to any other requirements, taxes, fees, or assessments imposed by the City, and are intended to be consistent with the Comprehensive Plan and Capital Improvements Program. The City may also finance qualifying capital improvements through bonds, assessment districts, or any other mechanism authorized by law.
17. **Updates and Revisions.** Not less often than every five (5) years, following a public hearing, the Planning Commission shall review and, if warranted, recommend changes to the impact fee schedules, considering past and projected growth, improvements constructed, levels of service, revised cost estimates, other funding sources, demand characteristics, and other relevant factors.

9-4 | MAJOR ROAD IMPACT FEES

1. **Major Road Impact Fee Schedule.** At the option of the applicant, the major road impact fee may be calculated using Table A.9.1. If the land use category that best represents the proposed use is not clear, the Impact Fee Administrator shall determine the category based on the most similar use in terms of trip generation characteristics.

Table A.9.1 Major Road Impact Fee Schedule

Land Use	Unit	1-Way ADT	Primary Trips	Daily VMT	Impact Fee/Unit
Single Family	Dwelling	4.78	100%	4.78	$381
Duplex	Dwelling	3.24	100%	3.24	$258
Multi-Family	Dwelling	3.24	100%	3.24	$258
Mobile Home	Dwelling	2.41	100%	2.41	$192
Hotel/Motel	Room	5.10	100%	5.10	$407
Bank	1,000 sf*	132.60	15%	19.89	$1,586
Church	1,000 sf*	4.66	100%	4.66	$371
Community College	1,000 sf*	6.44	100%	6.44	$513
Convenience Market	1,000 sf*	369.00	15%	55.35	$4,412
Day Care Center	1,000 sf*	39.63	15%	5.94	$474
Discount Store	1,000 sf*	35.07	75%	26.30	$2,096
Elementary School	1,000 sf*	5.36	100%	5.36	$427
Golf Course	Hole	18.80	100%	18.80	$1,499
High School	1,000 sf*	5.45	100%	5.45	$434
Hospital	1,000 sf*	8.39	100%	8.39	$669
Library	1,000 sf*	22.75	100%	22.75	$1,813

Land Use	Unit	1-Way ADT	Primary Trips	Daily VMT	Impact Fee/Unit
Light Industry	1,000 sf*	3.49	100%	3.49	$278
Medical Clinic/Office	1,000 sf*	17.09	100%	17.09	$1,362
Mini-Warehouse	1,000 sf*	1.31	100%	1.31	$104
Office (25,000 sf+)	1,000 sf*	8.31	100%	8.31	$662
Office (<25,000 sf)	1,000 sf*	11.65	100%	11.65	$929
Park	Acre	1.12	100%	1.12	$89
Racquet Club	1,000 sf*	8.57	100%	8.57	$683
Restaurant, Fast Food	1,000 sf*	316.06	27%	85.34	$6,803
Restaurant, Quality	1,000 sf*	48.23	100%	48.23	$3,845
Service Station	Hose	48.29	15%	7.24	$577
Shopping Center	1,000 sf*	35.34	55%	19.44	$1,550
Supermarket/Food Store	1,000 sf*	43.91	40%	17.56	$1,400
Warehousing	1,000 sf*	2.44	100%	2.44	$195

* Per 1,000 square feet of floor area. Average trip length is 1.00 mile and net cost per daily vehicle mile traveled (VMT) is $80 for all land uses.

FEE = One-Way Average Daily Trips (ADT) x Primary Trip Factor x Average Trip Length x Average Cost per Daily Travel Mile. "One-way average daily trips" means one-half the average daily trip ends on a weekday. "Primary trip factor" means the percentage of average daily trips to or from the development that are primary trips, as opposed to pass-by or diverted-link trips. "Average trip length" means the average distance per trip traveled on major roads in the City, estimated to be one (1) mile. "Average cost per daily travel mile" means the average cost to construct a lane-mile of roadway to City

standards divided by the capacity of the road; this cost shall be eighty dollars ($80) per daily mile until recalculated by the City and this UDO is updated.

2. **Administrative Determination of Major Road Impact Fees.** If the applicant believes the land use categories, trip generation rates, or primary trip factors do not accurately reflect the proposed development, the applicant may request that the Impact Fee Administrator determine the fee using the most current edition of the Institute of Transportation Engineers Trip Generation Manual (ITE Manual). The Impact Fee Administrator shall determine the appropriate land use category, trip generation rate or equation, and primary trip factor, and calculate the fee using the formula above.
3. **Individual Assessments of Major Road Impact Fees.** Individual assessments of major road impact fees shall be allowed as follows:
    a. The traffic engineer or firm shall be selected by the applicant from a list of at least three (3) qualified traffic engineers or firms maintained by the City and updated annually by the Planning Commission.
    b. The applicant shall pay to the City in escrow a fee sufficient to pay the cost of the assessment. The City shall obtain the services of the engineer, pay the engineer from the escrow, and remit the balance to the applicant.
    c. The signed traffic study shall include: the projected average weekday vehicular trips entering and leaving the project; for developed sites, the trips for any existing development to be replaced; the percentage of new trips (as opposed to pass-by or diverted-link trips); the assumptions and conclusions, with references to the ITE Manual or other sources; and other information the Impact Fee Administrator reasonably requests.
    d. The Impact Fee Administrator shall determine the fee based on the assessment and the formula above.
4. **Use of Major Road Impact Fees.** Major road impact fees and accrued interest shall be used to finance qualifying major road improvements to City-maintained arterials and collectors or state-maintained highways within the City limits, excluding I-65. Qualifying improvements include engineering; right-of-way and easement acquisition; construction of travel lanes, pedestrian and bicycle

pathways, turning lanes, lighting, signalization, signage, and landscaping required for the road improvement to function; debt service on bonds or notes issued to finance qualified improvements; and consultants preparing or updating the major road impact fee study. Fees shall not be used for other public facilities; repair, reconstruction, or maintenance of existing streets; or streets intended to serve only a specific development such as a new residential subdivision.

9-5 | PARKS AND RECREATION IMPACT FEES

1. **Parks and Recreation Impact Fee Schedule.** Parks and recreation impact fees apply only to residential development. At the option of the applicant, the fee may be calculated using Table A.9.2. If the category is not clear, the Impact Fee Administrator shall determine the category based on the most similar use in terms of persons per unit.

Table A.9.2 Parks and Recreation Impact Fee Schedule

Land Use	Unit	Persons per Unit	Net Local Cost/Person	Impact Fee/Unit
Single-Family	Dwelling	2.81	$141	$396
Duplex	Dwelling	2.07	$141	$292
Multi-Family	Dwelling	1.74	$141	$245
Mobile Home	Dwelling	2.50	$141	$353

2. **Individual Assessments of Parks and Recreation Impact Fees.** An individual assessment shall be prepared by a qualified professional in planning, engineering, or another appropriate discipline, and shall include an analysis of housing, demographic, or other data supporting the persons-per-unit factor, following the general methodology of the impact fee study, including: the projected number of dwelling units by type or size; the average household size; the appropriate long-term vacancy rate; the proportionate share of persons residing in the City outside of households; the data and assumptions used; and other information the Impact Fee Administrator reasonably requests. FEE = Persons per Unit x Net Local Cost per Person, where the net local cost per

person is one hundred forty-one dollars ($141.00) until recalculated by the City and this UDO is updated.

3. **Use of Parks and Recreation Impact Fees.** Parks and recreation impact fees and accrued interest shall be used to acquire additional land for parks and recreation, develop such land for active or passive use, acquire or construct parks and recreation buildings, structures, or equipment with a useful life of at least three (3) years, or for similar purposes that expand the capacity of the City's parks and recreation capital facilities, including active parks, nature preserves, library buildings and equipment, gymnasiums, auditoriums, public meeting rooms, and senior adult centers, related debt service, and consultants. Fees shall not be used for other public facilities; repair, operation, or maintenance; replacement that does not increase the stock of facilities, vehicles, or equipment; or private facilities not open to the public and owned and operated by the City.

9-6 | POLICE PROTECTION IMPACT FEES

1. **Police Protection Impact Fee Schedule.** At the option of the applicant, the police protection impact fee may be calculated using Table A.9.3. If the category is not clear, the Impact Fee Administrator shall determine the category based on the most similar use in terms of functional population.

Table A.9.3 Police Protection Impact Fee Schedule

Land Use	Unit	Functional Population per Unit	Net Cost per Person	Maximum Fee/Unit
Single-Family	Dwelling	1.41	$200	$282
Duplex	Dwelling	1.04	$200	$208
Multi-Family	Dwelling	0.87	$200	$174
Mobile Home	Dwelling	1.25	$200	$250
Commercial	1,000 sf*	4.03	$200	$806
Office/Institutional	1,000 sf*	1.87	$200	$374

Land Use	Unit	Functional Population per Unit	Net Cost per Person	Maximum Fee/Unit
Industrial	1,000 sf*	0.90	$200	$180

* Per 1,000 square feet of floor area.

2. **Individual Assessments of Police Protection Impact Fees.** An individual assessment shall be prepared by a qualified professional and shall include an analysis of housing, demographic, employment, trip rate, or other data supporting the functional population per unit, following the general methodology of the impact fee study, including all of the factors listed in Section A.9-5(2), the residential occupancy factor, trip rates, employee/square footage ratios, vehicle occupancy, duration of visitor stays, the data and assumptions used, and other information the Impact Fee Administrator reasonably requests. FEE = Functional Population per Unit x Net Cost per Person, where "functional population per unit" means the average number of full-time equivalent persons per unit of development present at the site during a typical week, based on a 16-hour day, and the net cost per person is two hundred dollars ($200.00) until recalculated by the City and this UDO is updated.
3. **Use of Police Protection Impact Fees.** Police protection impact fees and accrued interest shall be used to acquire or develop additional land for police facilities, acquire or construct police buildings, structures, or equipment with a useful life of at least three (3) years, or for similar purposes that expand the capacity of the City's police protection capital facilities, including police station land and facilities, firing ranges, patrol and support vehicles, ambulances, animal control vehicles and equipment, communication and station equipment, related debt service, and consultants. Fees shall not be used for other public facilities; repair, operation, or maintenance; or replacement that does not increase the stock of facilities, vehicles, or equipment.

9-7 | FIRE PROTECTION IMPACT FEES

1. **Fire Protection Impact Fee Schedule.** At the option of the applicant, the fire protection impact fee may be calculated using Table A.9.4. If the category is not clear, the Impact Fee Administrator shall determine the category based on the most similar use in terms of functional population.

Table A.9.4 Fire Protection Impact Fee Schedule

Land Use	Unit	Functional Population per Unit	Net Cost per Person	Maximum Fee/Unit
Single-Family	Dwelling	1.41	$132	$186
Duplex	Dwelling	1.04	$132	$137
Multi-Family	Dwelling	0.87	$132	$115
Mobile Home	Dwelling	1.25	$132	$165
Commercial	1,000 sf*	4.03	$132	$532
Office/Institutional	1,000 sf*	1.87	$132	$247
Industrial	1,000 sf*	0.90	$132	$119

* Per 1,000 square feet of floor area.

2. **Individual Assessments of Fire Protection Impact Fees.** Individual assessments of fire protection impact fees are subject to the same requirements as Section A.9-6(2), except that the net cost per person shall be one hundred thirty-two dollars ($132.00) until recalculated by the City and this UDO is updated.

3. **Use of Fire Protection Impact Fees.** Fire protection impact fees and accrued interest shall be used to acquire or develop additional land for fire protection facilities, acquire or construct fire stations, structures, or equipment with a useful life of at least three (3) years, or for similar purposes that expand the capacity of the City's fire protection capital facilities, including fire stations, fire-fighting

apparatus and support vehicles, office space, sleeping quarters, training facilities, communication and station equipment, related debt service, and consultants. Fees shall not be used for other public facilities; repair, operation, or maintenance; or replacement that does not increase the stock of facilities, vehicles, or equipment.

9-8 | DEVELOPMENT REVIEW AND PERMIT FEE SCHEDULE

Application, review, and permit fees for the processes in Section A.4 Process and Procedures are established by the Board of Mayor and Aldermen by adopted ordinance, as provided in Section A.1-13 Fees. The fee schedule in effect as of 2025 is set forth in Tables A.9.5 through A.9.9. Impact fees under Sections A.9-3 through A.9-7 are in addition to development review and permit fees.

Table A.9.5 Planning and Development Review Fees

Fee	Amount
Board of Zoning Appeals Review Fee	$150
Board of Zoning Appeals (Variance Request After Construction)	$750
Construction Board of Appeals Review Fee	$150
Property Rezoning Request	$300
Planned Unit Development Rezoning Request/Preliminary Master Plan	$650
Annexation Request with Property Rezoning	$500
Planning Commission Construction Plan Review Fee	$750
Planning Commission Site Plan Review Fee	$750
Staff Site Plan Review Fee	$550
Planning Commission Sketch Plat	$300
Planning Commission Interstate Sign Site Plan	$300

Fee	Amount
Planning Commission Preliminary Subdivision Plat (3-20 lots; $10 each additional lot)	$300
Planning Commission Final Master Plan Review fee without construction plans	$300
Planning Commission Final Master Plan Review Fee with construction plans	$600*
Planning Commission Final Subdivision Plat Review Fee (3-20 lots; $10 each additional lot)	$300
Staff Minor Final Subdivision Plat Review Fee (2 lots)	$200
Engineer Consultant Site Inspection Fee	$200
Engineer Consultant Site Plan/Construction Plan Review Fee	$500
Development Stormwater Land Disturbance/Grading Permit (additional $10 per lot over 10 acres)	$600*
Advertisement for Planning Commission/Board Fee	$75
Postage Fee (letters to surrounding neighbors) for Public Hearings	$10
Public Hearing Signage Fee	$75

Table A.9.6 Residential Building Permit Fees

Permit	Amount
Dwelling Unit (2,500 sq. ft. and under)	$900
Dwelling Unit (over 2,500 sq. ft. to 5,000 sq. ft.)	$1,050
Dwelling Unit (over 5,000 sq. ft.)	$1,400

Permit	Amount
Additions (1,000 sq. ft. and under)	$300
Additions (over 1,000 sq. ft.)	$450
Remodels (1,000 sq. ft. and under)	$150
Remodels (over 1,000 sq. ft.)	$300
Accessory Buildings and Garages (over 200 to 1,000 sq. ft.)	$150
Accessory Buildings and Garages (over 1,000 sq. ft.)	$300
Residential Plan Review Fee per unit for duplexes, townhomes, and apartments	$100

Table A.9.7 Commercial Building Permit Fees (New Construction and Additions)

Permit	Amount
1,000 sq. ft. and under without plan review	$750
1,000 sq. ft. and under with plan review	$1,250
Over 1,000 to 5,000 sq. ft. with plan review	$2,500
Over 5,000 to 25,000 sq. ft. with plan review	$4,400
Over 25,000 to 50,000 sq. ft. with plan review	$8,750
Over 50,000 to 100,000 sq. ft. with plan review	$15,000
Over 100,000 to 150,000 sq. ft. with plan review	$18,750
Over 150,000 to 200,000 sq. ft. with plan review	$22,500
Over 200,000 sq. ft. with plan review	$31,250
Reinspection Fee (more than two (2) inspections of the same type)	$100

Remodels: twenty-five (25) percent of the new construction/addition fee, calculated based on square footage. A reinspection fee applies when more than two (2) of the same type of inspection are required.

Table A.9.8 Fire Permit Fees

Permit	Amount
Fire Alarm	$200
Fire Sprinkler	$200
Fire Suppression System	$200
Plan Review	$300
Reinspection Fee (more than two (2) inspections of the same type)	$100
Annual Fireworks Set-Up and Monitoring Fee	$3,150

Table A.9.9 Other Permits and Fees

Permit or Item	Amount
Moving	$200
Demolition	$100
Home Occupation	$50
Temporary Use	$150
Certificate of Occupancy without building permit	$50
Copy of Zoning Ordinance*	$50
Copy of Subdivision Regulations*	$50
Copy of Comprehensive Plan*	$50
Copy of Design Standards*	$50

Permit or Item	Amount
Zoning Map Copy (11" x 17")*	$50
Swimming Pool	$100
Deck/Roofing/Carport/Accessory Building (200 sq. ft. and under)	$50
Mechanical (New Residential Dwelling Unit)	$100
Plumbing (New Residential Dwelling Unit)	$150
Mechanical Minor	$50
Plumbing Minor	$50
Mechanical (New Commercial) 10,000 sq. ft. and under	$400
Plumbing (New Commercial) 10,000 sq. ft. and under	$400
Mechanical (New Commercial) over 10,000 sq. ft.	$750
Plumbing (New Commercial) over 10,000 sq. ft.	$750
Sign Permit Review Fee (Including Change Out)	$200
Repeat Property Maintenance Violation within a Calendar Year	$75

* As shown on the adopted fee schedule. Fees are subject to amendment by the Board of Mayor and Aldermen by ordinance; the most recently adopted fee schedule controls.

9-9 | INACTIVE CONSTRUCTION SITES AND SITE RESTORATION

(Added by Ord. No. _____, adopted _____.)

1. **Purpose.** This Section prevents development sites from being left cleared, graded, partially built, or otherwise in an unfinished condition, and ensures that funds are available to stabilize and restore a site if work stops.
2. **Definitions.**

a. Inactive Construction Site: any site for which a land disturbance or grading permit, building permit, Site Plan, or Construction Plans have been issued or approved and on which (i) no substantial work has been performed for one hundred eighty (180) consecutive days, or (ii) the permit or approval has expired or been revoked before the work was completed. "Substantial work" means work that requires and passes a required inspection, or other measurable progress as determined by the Building Official.

b. Restoration Management Plan: a plan, with a cost estimate prepared by a Tennessee-licensed engineer, showing how all disturbed areas, partially completed improvements, and structures will be stabilized, secured, or removed and the site restored to a safe, stable, and vegetated condition if construction stops.

3. **Restoration Management Plan Required.** A Restoration Management Plan shall be submitted with every Site Plan, Construction Plans, and land disturbance or grading permit application that disturbs one (1) acre or more, and for all multi-family, mixed-use, commercial, and industrial development. Individual single-family and two-family lots within an approved subdivision are exempt and remain subject to the Lot Deposit (Section A.6-2).

4. **Site Restoration Surety.** Before a land disturbance or grading permit is issued, the applicant shall post a site restoration surety equal to one hundred (100) percent of the City Engineer-approved Restoration Management Plan cost estimate plus fifteen (15) percent, in a form meeting Section A.5-4. It may be combined with the Development Contract performance surety if the restoration amount is separately identified. The site restoration surety shall be released when the site is permanently stabilized and either the improvements are completed and a Certificate of Occupancy is issued or the site has been restored under the plan.

5. **Temporary Stabilization.** Any disturbed area where work has stopped and will not resume within fourteen (14) days shall be temporarily stabilized within fourteen (14) days, consistent with the Tennessee Department of Environment and Conservation (TDEC) Construction General Permit, and erosion and sediment controls shall be maintained until permanent stabilization.

6. **Requirements for Inactive Construction Sites.** Within thirty (30) days after written notice that a site is an Inactive Construction Site, the owner and permit holder shall:
    a. Stabilize all disturbed areas with seed and mulch, sod, or other approved permanent or temporary cover, and maintain erosion and sediment controls;
    b. Remove construction debris, trash, excess materials, stockpiles, and equipment and temporary structures not needed to secure the site;
    c. Secure or backfill open excavations, foundations, and trenches, and fence any hazard;
    d. Make partially completed buildings weather-tight and secure against entry, or remove them under a demolition permit;
    e. Keep construction fencing, silt fence, and signs in good repair or remove them, and mow and maintain the site as required by the City's property maintenance code (Municipal Code Title 13); and
    f. Install screening along public streets if required by the Director of Planning and Codes where the site will remain inactive for more than one (1) year.
7. **Exterior Completion.** The exterior of any principal building, including walls, roof, windows, doors, and finished exterior materials, shall be completed within twelve (12) months after the foundation inspection. The Building Official may grant one (1) extension of up to six (6) months for good cause shown in writing.
8. **Restoration of Abandoned Sites.** If a site remains an Inactive Construction Site for three hundred sixty-five (365) days, or a permit expires and is not renewed within ninety (90) days, the owner shall either resume work under valid permits or restore the site in accordance with the Restoration Management Plan, including removal of partially completed structures that are not weather-tight, grading to a stable condition, and establishment of permanent vegetation.
9. **Enforcement.** Notice shall be given in writing to the owner and permit holder and posted on the site. If the requirements of this Section are not met within the time stated in the notice, the City may (a) issue a stop work order; (b) declare the site restoration surety or Development Contract surety in default and use it under Section A.5-4(8) to stabilize, secure, or restore the site; (c) recover costs that

exceed the surety, including by lien where authorized by Tennessee law; (d) withhold further permits, inspections, and approvals for the development until the violation is corrected; and (e) pursue any other remedy under Section A.1-11 and the Municipal Code.

10. **Relationship to Other Requirements.** This Section is in addition to the Development Contract and surety requirements of Section A.5, the City's stormwater regulations, and the property maintenance code.

CHAPTER B – ZONING DISTRICTS, USES & DEVELOPMENT STANDARDS

1 ZONING REGULATIONS

1-1 | ZONING MAP AND ZONING DISTRICTS

The location and boundaries of the zoning districts established by this Ordinance are set forth in the Official Zoning Map, as may be amended by the City from time to time. Absent manifest error, the Official Zoning Map is incorporated into by reference, and made an integral part of, this Ordinance.

It is the intent of this Ordinance that the entire area of the City, including all land and water areas, be included in the zoning districts established by this Ordinance. Any land lying within the City, but not shown on the Official Zoning Map as being included within a district, shall be classified as Low Density Residential (RL), except where otherwise determined by the Director of Planning and Codes based on available information and or records.

1-1.1 | INTERPRETATION OF BOUNDARY LINES

1. **Right-of-way Lines.** Where zoning district boundary lines coincide with streets, alleys, highways, easements, or right-of-way lines of railroads, toll roads, or expressways, the boundary line shall be construed to be the centerline of the right-of-way.
2. **Property Lines.** Where zoning district boundary lines do not coincide with a recorded property line, the property line shall be construed to be the boundary line of the district. Wherever a single lot is located within two or more different zoning districts, each portion of the lot shall be subject to all the regulations applicable to the zoning district where it is located.
3. **Scaled Lines.** Where the district boundary lines do not coincide with a right-of-way line or recorded property line, the district boundary shall be determined by measuring such boundary line(s) by using the map scale as provided on the Official Zoning Map.

1-1.2 | CLARIFICATION OF BOUNDARY LINES

The Director or their designee shall decide all interpretations of zoning district boundary lines.

1-1.3 | ZONING DISTRICTS PURPOSE AND AUTHORITY

The purpose of this chapter is to outline the different zoning districts within this Zoning Ordinance and introduce the Official Zoning Map. It is understood certain Design related standards added by Ordinance 03-05 are referenced in this UDO and are applicable as adopted. Where conflict with Ordinance 03-05 and the standards of this UDO, the Director shall apply the appropriate standard based on the location, type and context of the project.

1-1.4 | ZONING DISTRICTS GENERAL

To carry out the purpose and intent of this Ordinance, the City of White House shall be divided into the following zoning districts.

1. **Transition to New Zoning Districts**. As of the effective date of this Ordinance, land zoned with a zoning district classification from the previous Ordinance shall be translated or reclassified to one of the zoning district classifications as set forth in this Section. Table B.1.1 Former and Proposed Zoning District below shows the translation or reclassification of the former zoning districts used in the previous regulations to the corresponding new zoning districts. If a use was a lawfully established permitted use before the effective date of this Ordinance, and is subsequently made a special use in Table B.2.1 Permitted Use Table, the use shall be considered a lawfully established special use. Previously approved conditional districts are recognized as conforming and shall continue under the provisions of the adopted conditional district ordinance. Unless prohibited by the Board of Mayor and Alderman as part of the original approval, a conditional rezoning approved before the effective date of this Ordinance may include minor changes from the approved conditions in accordance with the standards for site and development plan reviews in Section A.4-8 Site Plans. To the extent a landowner proposes development that is not allowed by a special exception approved before the effective date of this Ordinance, it must be

amended in accordance with the standards for a zoning map amendment (rezoning) consistent with Section A.4-9.1 Rezoning.

Table B.1.1 Former and Proposed Zoning Districts

FORMER DISTRICT	NEW DISTRICT	SECTION
RESIDENTIAL DISTRICTS		
(A) Agriculture: SFD/1 Acre Lots	(AG-RR) Agriculture / Rural Residential	1-2.1
(R-40) Large Lot Residential	Combined as (RL) Low Density Residential	1-2.2
(R-20) Low Density Residential		
(R-15) Medium Density Residential	(RM) Medium Density Residential	1-2.3
(R-10) High Density Residential	Combined as (RH) High Density Residential	1-2.4
(R-TC) High Density Town Center		
COMMERCIAL DISTRICTS		
(C-1) Central Business Service	(CBS) Central Business Service	1-3.1
(C-1R) Gateway Infill Residential	Removed, combined with (MUC) district	
(C-2) General Commercial	Combined as (GC) General Commercial	1-3.2
(C-3) Neighborhood Service		
(C-4) Office/Professional	Combined as (OP) Office/Professional	1-3.3
(C-5) Limited Office/Professional Service		
(C-6) Town Center Commercial District	(MUC) Mixed-Use Commercial	1-3.4
INDUSTRIAL DISTRICTS		
(I-1) Light Industrial	(IL) Industrial-Light	1-4.1
(I-2) Heavy Industrial	Combined as (IH) Industrial-Heavy	1-4.2
(I-3) Industrial Special		
PLANNED DEVELOPMENT DISTRICTS (PD)		
	Added (PD) Planned Development	1-5.1
(SRPUD) Suburban Residential PUD	(PDR) Planned Development Residential	1-5.2
(NCRPUD) Neighborhood Center PUD	(PDC) Planned Development Commercial	1-5.3

| Residential Districts

AG-RR	Agricultural / Rural Residential
RL	Low Density Residential

RM	Medium Density Residential
RH	High Density Residential

| Commercial Districts

CBS	Central Business Service
GC	General Commercial
OP	Office Professional
MUC	Mixed-Use Commercial

| Industrial Districts

IL	Light Industrial
IH	Heavy Industrial

| Planned Development District

PD	Planned Development
PDR	Residential Planned Unit Development
PDC	Commercial Planned Unit Development

1-2 | RESIDENTIAL DISTRICTS

Purpose. The residential zoning districts are intended to provide a safe and healthy environment for residents to live. Uses which are detrimental to the residential nature of these districts are discouraged. More specifically, the residential zoning districts intend to:

1. Implement the residential and suburban land use character areas identified in the Comprehensive Plan;
2. Permit a variety of residential uses, public and institutional uses, and other supporting uses;
3. Offer a range of densities and housing stock to allow for a sustainable mix of residential development, diversity and affordability;
4. Ensure adequate light, air, and privacy for all dwellings;

5. Preserve existing community character while providing for new infill development consistent with the Comprehensive Plan; and
6. Discourage uses that would substantially interfere or would be unsupportive of the character of the district. Compatible uses may be permitted per Section B.2-1 Permitted Uses.

1-2.1 | AR-RR AGRICULTURE / RURAL RESIDENTIAL

The Agriculture / Rural Residential District established by this ordinance is designed to provide a rural to low density residential development, having some or no access to public water and sewer services. This district serves as a transition from active (existing) agricultural lands to more traditional residential developments. This district is designed to protect agricultural and other low density residential areas from heavy traffic and incompatible land uses which would otherwise be a hindrance to such agricultural and low-density residential land uses.

Table B.1.2 AR District Development Standards Table

AR District Development Standards Table		
Building Height (Max)		2 Stories
Density (Max)		1 Unit / Acre
Setbacks (Min) [1]	Front (Street)	50’
	Side	20’ (interior lot) 40’ (corner lot)
	Rear	25’
Lot	Width (Min)	150’
	Area (Min)	40,000 sq ft
	Coverage (Max)	30%
Open Space		N/A

AR District Development Standards Table	
Additional Standards	[1] In any area that is located outside of a designated floodplain, but where a stream is located, no building or fill may be located within a distance of the stream bank equal to five times the width of the stream at the top of the bank, or 35 feet on each side, whichever is greater.

1-2.2 | RL LOW DENSITY RESIDENTIAL

This district is designed to provide suitable areas for low density residential development and acts as a transition from agricultural lands to traditional residential developments. Generally, the residential development will consist of single-family detached dwellings and accessory structures. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the development of residences and would be detrimental to the residential nature of areas included within this district.

Table B.1.3 RL District Development Standards Table

RL District Development Standards Table		Residential		Nonresidential
		Detached	Cluster	
Lot and Density Standards				
Building Height (Max)		2 Stories		2 Stories
Density (Max)		2 Units / Acre		N/A
Setbacks (Min)	Front (Street)[1]	40’		30’
	Side	20’		20’
	Rear	25’		15’
Lot	Width (Min)	100’	85’	100’
	Area (Min)	20,000 sq ft	15,000 sq ft	30,000 sq ft

RL District Development Standards Table		Residential		Nonresidential
		Detached	Cluster	
	Coverage (Max)	35%	50%	50%
Cluster Standards	See Section B.11 Cluster Development Standards			
Additional Standards	[1]Setback measured from back of curb or back of sidewalk where applicable. Other portions of the residential structure may encroach no more than 5' into the setback excluding garages and/or areas for vehicles.			

1-2.3 | RM MEDIUM DENSITY RESIDENTIAL

This district is designed to provide suitable areas for medium density residential development creating a transition between the RL district and the RH district. Generally, the residential development will consist of single-family detached dwellings and may be accompanied by accessory structures. Residential and or Nonresidential shall generally follow the defined Use Groups in the Use Table; non-residential uses typically also include day-care, Churches and the like. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the development of residences and would be detrimental to the residential nature of areas included within this district.

Table B.1.4 RM District Development Standards Table

RM District Development Standards Table	Residential		Nonresidential
	Detached	Cluster	
Lot and Density Standards			
Building Height (Max)	3 Stories	3-4 Stories	3 Stories
Density (Max)	3 Units / Acre (By-Right) 4 Units / Acre (Cluster)		N/A

RM District Development Standards Table		Residential		Nonresidential
		Detached	Cluster	
Setbacks (Min)	Front (Street)[1]	35’	35’	20’
	Side	12’ ½”	10’	15’
	Rear	25’	15’	10’
Lot	Width (Min)	85’	65’	100’
	Area (Min)	15,000 sq ft	7,500 sq ft	20,000 sq ft
	Coverage (Max)	35%	50%	60%
Cluster Standards	See Section B.11 Cluster Development Standards			
Additional Standards	[1] Setback measured from back of curb or back of sidewalk where applicable. Other portions of the residential structure may encroach no more than 5’ into the setback excluding garages and/or areas for vehicles.			

1-2.4 | RH HIGH DENSITY RESIDENTIAL

This district is designed to provide suitable areas for higher density residential development in locations where adequate public facilities and services are available or can be provided to support such development. Most generally, this district will be

characterized by residential structures containing multiple dwelling units and a variety of housing options that contribute to the City's growth and housing needs. Development within this district should be compatible with surrounding neighborhoods and support the traditional small-town character of White House by encouraging quality site design, open space, pedestrian connectivity, and appropriate transitions to adjacent residential areas. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the development of residences or would be detrimental to the residential nature of areas included within this district.

Table B.1.5 RH District Development Standards Table

RH District Development Standards Table		**Residential**		**Nonresidential**
		Detached	**Attached**	
Lot and Density Standards				
Building Height (Max)		4 Stories		2 Stories
Density (Max)		10 Units / Acre		N/A
Setbacks (Min/Max)	Front (Street)	35’[1]		20’
	Side	10’[2]		15’
	Rear	20’[2]		10’
Lot	Width (Min)	75’		100’
	Area (Min)	10,000 sq ft		15,000 sq ft
	Coverage (Max)	50%		70%

RH District Development Standards Table	Residential		Nonresidential
	Detached	Attached	
Additional Standards	[1] 15-foot minimum front setback applies if parking is provided to the rear of the building if parking area/garage is recessed or common parking area is provided in lieu of conventional driveway and or garage design. [2] 35-foot where adjacent to existing single family residential.		

1-3 | COMMERCIAL DISTRICTS

Purpose. The commercial zoning districts are intended to provide a range of office, medical, retail, service, and compatible uses and to implement the commercial land use character areas identified in the Comprehensive Plan. More specifically, the commercial zoning districts intend to:

1. Allow for the development of businesses that meet the needs of residents and visitors in the City of White House;
2. Provide employment opportunities;
3. Minimize impacts of commercial activities on residential uses; and
4. Provide for lands that will strengthen the economic base of the City of White House in accordance with the Comprehensive Plan.
5. Permit residential development that meet the following:
    a. Horizontal mixed use shall be calculated “limited” to the area designated for residential use only.
    b. Vertically integrated permits a stacking of development rights i.e. commercial and residential for the area identified on the conceptual site plan.

1-3.1 | CBS CENTRAL BUSINESS DISTRICT

This district is designed to provide for a wide range of retail, office, civic, professional/service uses, and recreational. In addition, this district provides for governmental uses, and community facilities and utilities necessary to serve the district or which are required for the general community welfare. The regulations are structured to permit maximum freedom of pedestrian movement. Relative high density and intensity of use is permitted in this district.

Table B.1.6 CBS District Development Standards Table

CBS District Development Standards Table		
Building Height[1] (Max)		2 Stories (By-Right) 3 Stories (By SE)
Setbacks [2] (Min/Max)	Front (Street)	10’/50’[3]
	Side	10’/25’

CBS District Development Standards Table		
	Rear	10’/80’
Lot	Width (Min)	50’
	Length (Min)	50’
	Coverage (Min/Max)	50%/75%
Floor Area Ratio (FAR) (Max)		1.0 Greater than 1.0 (SE)
Open Space		See Section B.8 Open Space
Additional Standards	[1] No building shall exceed fifty-three (53) feet in height. The maximum building height at the street line shall be thirty-five (35) feet. b. For each foot the buildings is set back from the street line, the height of the building may be increased by one and one-half (1 1/2) feet to a maximum height of sixty-five (65) feet. [2] In any area that is located outside of a designated floodplain, but where a stream is located, no building or fill may be located within a distance of the stream bank equal to five times the width of the stream at the top of the bank, or 35 feet on each side, whichever is greater. [3] Can be increased by a factor of 0.5 where an active use area is provided.	

1-3.2 | GC GENERAL COMMERCIAL

This district is intended to permit commercial establishments of varying scales and may include an individual business on its own parcel or multiple businesses located together as a single parcel. The GC district allows for large-scale commercial uses greater than 30,000 square feet which attract a customer base from outside the immediate area. The GB district is designed to accommodate a mixture of commercial, public and institutional, office/medical uses, and may permit compatible uses as permitted in Section B.2-1 Permitted Uses.

Table B.1.7 GC District Development Standards Table

GC District Development Standards Table	
Building Height (Max)	4 Stories
Density (Max)	10 Units / Acre

GC District Development Standards Table		
Setbacks [1] (Min)	Front (Street)	20’
	Side	10’
	Rear	20’
Lot[2]	Width (Min)	Not Applicable
	Area (Min)	Not Applicable
	Coverage (Max)	Not Applicable
Frontage	% Requirement (Max)	75%
	Active Use Areas	Permitted, but active use area as identified in Section 8-2 shall not be physically adjacent to residentially zoned property (AG-RR and or RL); additional setbacks and or buffers may be required where adjacent to RM
	Entrances	Front
Floor Area Ration (FAR) (Max)		1.0 Maximum
Open Space		See Section B.8 Open Space
Additional Standards	[1] Residential density permitted only for Residential Care. [2] In any area that is located outside a designated floodplain, but where a stream is located, no building or fill may be located within a distance of the stream bank equal to five times the width of the stream at the top of the bank or 35 feet on each side, whichever is greater.	

1-3.3 | OP OFFICE PROFESSIONAL

This district is designed to provide for the provision of professional office services, medical and personal services, as well as financial, insurance, real estate, governmental, and consulting services. In addition to office activities certain community facilities are permitted to serve the needs of people frequenting this district. Uses requiring outdoor storage of goods and services, repair and maintenance of vehicles, and sale of retail products are prohibited in this district.

Table B.1.8 OP District Development Standards Table

OP District Development Standards Table		
Building Height (Max)		3 Stories (By Right) 4 Stories (By SE)
Density (Max)		6 Units / Acre
Setbacks [1] (Min/Max)	Front (Street)	25’
	Side	5’/15’[2,3]
	Rear	20’[2]
Lot [4]	Width (Min)	Refer to RM for Lot Standards
	Area (Min)	Refer to RM for Lot Standards
	Coverage (Max)	Refer to RM for Lot Standards
Frontage	% Requirements (Min) [5]	60%
	Entrances	Front or Corner
Floor Area Ratio (FAR) [6](Max)		0.75 Maximum
Open Space		See Section B.8 Open Space
Additional Standards	[1] In any area that is located outside of a designated floodplain, but where a stream is located, no building or fill may be located within a distance of the stream bank equal to five times the width of the stream at the top of the bank, or 35 feet on each side, whichever is greater. [2] Corner lots or adjacent to residential zones [3] Except when adjacent to railroad right-of-way, then minimum of 5’ [4] Lot width, lot area, lot coverage requirements only apply to residential dwellings. [5]May be reduced where deemed to be infill development by the Planning and Codes Director. [6] Floor area ratio only applies to non-residential uses.	

1-3.4 | MUC MIXED-USE COMMERCIAL

This district is designed to serve as the city’s traditional town center that features areas of economic, entertainment and community activities that encourages pedestrian accessibility and activity. More generally, the intent of the district is to create a vibrant,

active town center that features a mix of uses. There is a requirement of specific design and development standards to create an environment where residents and visitors of the City of White House can live, work and play.

Table B.1.9 MUC District Development Standards Table

MUC District Development Standards Table		
Building Height (53' Max)		5 Stories 3 Stories
Density[1](Max)		10 Units / Acre (By SE)
Setbacks[2] (Min/Max)	Front (Street)	0'/25'
	Side[3]	5'/50'
	Rear[4,5]	10'/75'
Lot	Width (Min)	25' 20' (Attached)
	Length (Min)	50'
	Coverage (Max)	100% Maximum
Frontage	% Requirement (Min)	50%
	Active Use Areas	Permitted; Maximum Length: 25' or 75% of Building Frontage (Whichever is Less) Maximum Active Use Area (AUA) Depth: 10'
	Encroachments	Maximum Length: 50% of Building Frontage Maximum Encroachment: 6' Minimum Clearance: 8'
	(Upper Story Only; Only Where Clear of Public Utilities)	Balconies, Awnings, And Porches Are Permitted Encroachments Encroachments Are Only Permitted With Written Authorization From the Town, TDOT, and/or Any Other Appropriate Legal Entity Which May Have An Easement/Ownership Or Similar

MUC District Development Standards Table		
	Entrances	Front (Street); Corner Lots May Orient Entrances To The Corner Or Provide An Additional Entrance Oriented To The Secondary Street)
Floor Area Ration (FAR)		2.0 Maximum
Open Space		See Section B.8 Open Space
Additional Standards	[1] Density is not regulated by dwelling units per acre but by building height and required residential off-street parking. [2] Only courtyards and landscaping are permitted in front setbacks. [3] 50' may be permitted to accommodate those lots without access to an alley or shared driveway in order to accommodate a drive where rear serving parking or loading is provided. [4]Except where served by rear parking, not to exceed 60'. Also accommodates required buffering. [5] Accessory structures may be located in rear yards only at the discretion of the Planning Commission on an approved site plan.	

1-4 | INDUSTRIAL DISTRICTS

Purpose. The industrial zoning districts are intended to provide a range of industrial uses and implement the manufacturing, logistics and aerospace land use characteristic area as defined in the Comprehensive Plan. More specifically, the industrial zoning districts intend to:

1. Provide employment opportunities;
2. Strengthen the economic base of the City of White House; and
3. Limit the potential impacts of incompatible industrial uses on commercial and residential zoning districts.
4. The City may require additional setbacks and/or buffering standards where adjacent to agricultural, residential, and/or unincorporated lands.

1-4.1 | IL LIGHT INDUSTRIAL

This district is designed for many industrial and related uses conforming to high performance standards. Industrial establishment of this type, within completely enclosed buildings, provides a buffer between commercial districts and other industrial uses which involve more objectionable influences. Community facilities which provide needed services to industrial development are permitted. Refer to Section B.2-1 Permitted Uses for standards of the specific uses permitted in the IL district.

Table B.1.10 IL District Development Standards Table

IL District Development Standards Table		
Building Height (Max)		5 Stories
Density [1] (Max)		2 Units / Acre
Setbacks [2] (Min)	Front (Street)	25’
	Side	10’ 50’ (if abutting RL, RM, and / or OP districts)
	Rear	25’ 50’ (if abutting RL, RM, and / or OP districts)
Lot	Width (Min)	Not Applicable
	Area (Min)	Not Applicable

IL District Development Standards Table		
	Coverage (Max)	50% Maximum
Floor Area Ration (FAR) (Max)		1.0 Maximum
Additional Standards	[1] Residential density permitted only for the residences of a night watchmen if required for operation of use or live-works units. [2] In any area that is located outside of a designated floodplain, but where a stream is located, no building or fill may be located within a distance of the stream bank equal to five times the width of the stream at the top of the bank, or 35 feet on each side, whichever is greater.	

1-4.2 | IH HEAVY INDUSTRIAL

This district is designed to accommodate industrial uses which involve more objectionable influences and hazards, and which, therefore, cannot be reasonably expected to conform to a high level of performance standards, but which are essential for the economic viability of the White House area. No new residential developments are permitted, thereby ensuring protection of such developments from an undesirable environment while at the same time ensuring adequate areas for industrial activities. Refer to Section B.2-1 Permitted Uses for standards of the specific uses permitted in the IH district.

Table B.1.11 IH District Development Standards Table

IH District Development Standards Table		
Building Height (Max)		5 Stories
Density (Max)		Not Applicable
Setbacks [1](Min)	Front (Street)	50’
	Side	25’ 100’ if abutting RL, RM, and / or OP districts
	Rear	50’ 100’ if abutting RL, RM, and / or OP districts
Lot	Width (Min)	Not Applicable
	Area (Min)	Not Applicable
	Coverage (Max)	Not Applicable

IH District Development Standards Table	
Floor Area Ration (FAR) (Max)	1.0 Maximum
Additional Standards	[1] In any area that is located outside of a designated floodplain, but where a stream is located, no building or fill may be located within a distance of the stream bank equal to five times the width of the stream at the top of the bank, or 35 feet on each side, whichever is greater.

1-5 | PLANNED DEVELOPMENT DISTRICTS

Purpose. The City recognizes the need for innovative designs that may require alternative development design standards and be developed under a master plan approach. The City has two (2) planned development districts to address the variations in project development, Planned Development Residential (PDR) and Planned Development Commercial (PDC). Specifically, the planned districts intend to:

1. Allow for creation of customized, planned development standards and deviations from development standards set forth in this UDO, but not from permissible uses;
2. Establish planned development districts which provide an orderly, master plan style development with a mixture of land uses and intensities for master planned commercial and residential developments;
3. Allow more efficient and creative use of land which utilize more condensed developments areas, thereby lowering development costs of land;
4. Promote high quality design through the development of customized standards; and
5. Allow for greater flexibility in development standards.
6. Concept plans shall be provided consistent with Section 1.4.14: Planned Developments
7. Residential density shall be limited to the area(s) as designated on the conceptual site plan. Refer to Section 1.4.14 Planned Developments.

1-5.1 | PD PLANNED DEVELOPMENT GENERAL REQUIREMENTS

In addition to the specific requirements stated in the following sections, for each specific planned development district, all PD development shall meet the following standards.

1. **Planned Development Size**. The Planned Development size(s) are provided in Table B.1.12 PD District Development Standards Table below.
2. **Site Characteristics and Relation to Surrounding Property(s).** The tract/property shall be or shall be made to be suitable for development in a manner proposed without hazard to persons or property, on or off the tract, risk of erosion, flood hazard, destruction of environmental lands or other dangers. Conditions of soil, ground water level, drainage and topography shall all be appropriate to both type and pattern of the proposed use. Additional buffering

and screening may be required depending on the nature and type of the PD and the surrounding properties.

3. **Housing Types (defined).** For the purposes of the PD district, the following Housing Types are defined:
    a. SF Type 1: 10,001 SF Lot or greater
    b. SF Type 2: 7,501 – 10,000 SF Lot
    c. SF Type 3: 5,001 – 7,500 SF Lot
    d. SF Type 4: up to 5,000 SF Lot
    e. SF Attached Type 5: RM standards.
    f. Multifamily Type 6: RH standards
4. **Residential PD standards**: In addition to the standards provided below, the following additional design and development standards shall be required for any PD that includes a residential component in whole or in part:
    a. Residential accessory residential dwelling units shall require review by the Board of Zoning Appeals for a special exception. If a residential planned unit development is being designed to include accessory dwelling units for the entire development, then such units will need to be included on the preliminary master plan to be approved by the PC and BOMA.
    b. Within a residential PD, allowable commercial activities shall be limited to no more than four (4) percent of the total floor area and the total maximum floor area for any establishment shall be five thousand (5,000) square feet.
    c. Garages shall be designed to meet one or a combination of the following design features:
        i. Rear loaded,
        ii. Side loaded including courtyard garages
        iii. Recessed front loaded garages located at rear of property or structure a minimum (25ft) twenty-five feet behind front of structure. A maximum of 25% of total structures are permitted to include recessed front-loaded garages, this percentage is in addition to the maximum percentage listed in item iv below. The location of recessed front-loaded garages shall be designated on the final master plan. Recessed front loaded garages shall include decorative garage design features.

iv. To promote flexibility in design, a maximum of 25% of total structures are permitted to include front loaded garages this percentage is in addition to maximum percentage listed in item #3. Front loaded garages shall be intermixed throughout entire development. The location of front-loaded garages shall be designated on the final master plan. Front loaded garages shall include decorative garage design features.

v. Alley loaded garages at rear. Garages shall be either five (5ft) from the edge of the alleyway with a twenty (20 ft length) parking area beside garage or twenty (20 ft length) parking area between garage and edge alleyway. The widths of the parking areas shall be determined by the Off-Street Parking Requirements of this ordinance.

vi. Alternative design features as determined by Planning Commission to meet intention of ordinance.

5. **Building Design**. The Director of Planning and Codes may under limited circumstances approve alternative materials if in their opinion meets and or exceeds the current list of materials.
    a. Architectural design shall be regulated, governed and enforced as architectural design standards by an association of property owners in order to ensure compatibility of building types and to relate new buildings to the building designs of the region. These standards shall be contained in private covenants, declarations, or restrictions, of the property owners' association and shall be approved in concept by the Planning Commission at the time of approval of the Master Plan. Changes in architectural design standards may occur from time to time thereafter if approved by the PC and the property owner's association.
    b. Architectural design standards shall specify the Materials and configurations permitted for walls, roofs, openings, street furniture and other elements. Architectural standards should encourage the following: architectural compatibility among structures in the development, human scale design. Residential Design Requirements. The intent of this section is to encourage guide the development of residential neighborhoods that are compatible throughout the development and that complement existing

development and the natural environment. Architectural elevations are required as a part of a Planned Unit Development Master Plan and the alternative density cluster design.

c. All building foundations, including front, side, and rear walls for one and two-family dwellings shall be one hundred (100%) brick, stone, and hardiboard type material. Multi- family buildings and commercial buildings shall meet requirements of Commercial Design Standards adopted as part of Ordinance 03-05.

6. **Relation to Public Utilities, Facilities and Services.** Planned development districts shall be located in relation to sanitary sewers, emergency services, schools, public safety, water lines, storm and surface drainage systems and other utilities systems and installations to ensure that services can reasonably be provided at time of occupancy.
7. **Relation to Transportation Facilities.** Planned development districts shall be located with respect to access to alternative modes of transportation. Planned developments shall take into consideration the surrounding areas and be designed to minimize impact to those surrounding or adjacent streets, developments, and neighborhoods. All Planned Developments containing Commercial activities or High- Density Residential activities will be located on an arterial or collector road as identified on the Major Thoroughfare Plan of White House
8. **Compatibility.** Planned development districts shall be located and designed so as to minimize the potential negative effects of external impacts resulting from factors such as building height, use, traffic, noise, or lights.
9. **Streets, Drives, Parking and Service Areas**. Streets, driveways, parking, and service areas shall provide safe and convenient access to all properties within the PD. Facilities and access routes for deliveries, servicing and maintenance shall be located and arranged to prevent interference with pedestrian traffic. Loading zones where customers pick up goods shall be located and arranged so as to prevent interference with pedestrian movement, fire lanes, and other vehicular travel ways.
10. **Modifications.** Modifications from the standards required in the UDO may be requested for a planned development (unless explicitly stated otherwise in this UDO). All modifications must be requested at time of the filing of the FDMP, shall

be labeled and identified on the FDMP, and shall be accompanied by justifications demonstrating that the modification is necessary and meets the intent of the UDO.

11. **Land Use Mix.** Table B.1.12 PD District Development Standards Table summarizes the required land use mix for a PD, as a percent of total gross acreage of land area.
12. **Planned Development Tiers.** PDs are classified into tiers for certain requirements. Tiers are based on the total area of the proposed PD. The tiers are defined in Table B.1.12 PD District Development Standards Table below.
13. **Relationship with Adjoining Developments.**
    a. **Design.** The design of any PD shall illustrate how land uses within the Planned Development will be compatible with adjacent land uses.
    b. **Screening.** Screening shall be provided as required in Section B.7-2.2 Bufferyard Standards as to visually minimize and or obstruct residents from undesirable views, lighting, noise, or other off-site influences or to protect occupants of adjoining residential districts from similar adverse influences within the PD.
    c. **Perimeter.** When a residential PD is adjacent to another residential PD or commercial PD is adjacent to another commercial PD, a compatibility buffer is assumed to not be required. However, the Director may require a compatibility buffer based on the adjacent type and density/intensity of uses.
14. **Application Requirements**. In addition to those items identified in Chapter A of this UDO, the following items shall also be required:
    a. The preliminary master plan for the proposed planned development shall be a general concept plan which shall include such items as the planning commission by general rule shall specify in order to disclose;
        i. The location and size of the area involved,
        ii. Transportation routes including streets, driveways, sidewalks, and pedestrian ways, and off-street parking and loading areas,
        iii. A traffic study prepared by a licensed engineer is required for all developments twenty (20) acres or more or with seventy-five (75) residential units or more,

iv. Location and approximate dimensions of structures including approximate height and bulk, building elevations and materials and the utilization of structures including activities and the number of living units,
v. Estimated population and density and extent of activities to be allocated to parts of the project,
vi. Reservations for public uses including schools, parks and other open spaces,
vii. Availability commitments from the appropriate water and sewer provider,
viii. Major landscaping features, including topography,
ix. The general means of the disposition of sanitary wastes and storm water, and
x. North arrow, graphic scale, and location map showing relationship to existing street system and adjoining properties.

b. A tabulation of the land area to be devoted to various uses and activities and overall densities.
c. The nature of the landowner's interest in the land proposed to be developed and a written statement or concurrence from all parties having a beneficial interest in the affected property.
d. The general substance of covenants, grants of easements, deed restrictions, or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities.
e. A development schedule, setting forth when the landowner intends to commence construction and an estimated completion period.
f. When it is proposed that the final master development plan will be submitted in stages, a schedule of submission thereof.
g. A filing and review fee in an amount determined according to the standard fee schedule as approved by the board of mayor and aldermen.
h. A general summary explaining the character, intent, and financing of the PUD.
i. If the application is incomplete, the planning commission shall hold in abeyance their formal review until such time as complete information is submitted.

Table B.1.12 PD District Development Standards Table

PD District Development Standards Table			
Building Height (Max)	3 Stories (By Right) 4 Stories (By SE)		
Land Use Mix/Percentage of Uses (based on gross acreage of site)	RESIDENTIAL: Minimum 50 percent; Maximum 65 percent. NON-RESIDENTIAL: 0 percent; Maximum 10 percent (may be increased to 15 percent where located along an arterial roadway) OPEN SPACE: 30% (Refer to Section 4.5 Open Space)		
Uses	As permitted in Section 2.6 Uses		
Additional Standards	Except where otherwise approved during the Planned Development process, setbacks, heights and similar shall be consistent with the standards per the RM district.		
	TIER 1 **5.0 acres to 10.0 acres**	**TIER 2** **10.1 acres to 25.0 acres**	**TIER 3** **25.1 acres or greater**
RESIDENTIAL DENSITY (DU/ACRE) (MAX)	**Up to 5.0 DU/AC**	**Up to 7.5 DU/AC**	**Up to 10.0 DU/AC**
COMMERCIAL/RETAIL (FLOOR AREA RATIO) (MAX)	**Up to 0.25 FAR**	**Up to 0.50 FAR**	**Up to 0.50 FAR**
HOUSING USE TYPES REQUIRED [1, 2]	**2**	**3**	**4**

PD District Development Standards Table
[1] No single housing type may exceed 75 percent of the total housing provided; except Tier 1, no less than 10 percent of any housing type may be provided.
[2] Housing type e and type f may only be located internal to the project and not located along the perimeter unless a Type 4 buffer is provided

1-5.2 | PDR PLANNED DEVELOPMENT RESIDENTIAL SPECIFIC STANDARDS AND CRITERIA

1. **Additional Requirements and Standards.** In addition to the general standards and general provisions set forth above, planned residential developments shall comply with the following requirements and standards:
    a. **Permitted Uses**. Within Residential Planned Developments, any permitted use, accessory use, or special exception use permitted in any residential district may be allowed, subject to review of the Planning Commission and approval of the Board of Mayor and Alderman.
    b. **Evaluation criteria.** The following factors shall be considered in the evaluation of residential Planned Developments:
        i. Preservation of existing major environmental features of the site including but not limited to major stands of trees, significant historical features, protection of scenic corridors, and protection of drainage ways.
        ii. Provision of additional recreational uses and facilities, or imagination in recreation design such as providing club houses, swimming pools, tennis courts and other major facilities.
        iii. Providing land for parks, recreation areas, schools, police and fire protection and other public facilities that serve or are proposed to serve the Planned Development. Such facilities shall be in addition to required facilities or dedication of land under conventional subdivisions.
        iv. Development of a system of pedestrian walkways for safe circulation to schools, churches, shopping and other traffic generators.
        v. Exceptional design of the automobile circulation system as defined

in Section 5.1 Street Type Standards regarding street design.

vi. The inclusion of traffic calming techniques such as speed tables, chicanes, raised crosswalks, traffic circles, curb extensions, traffic diverters and raised median islands in the road design.

vii. Combining distinctiveness and excellence in architectural setting and design.

viii. Provision of subdivision entrance and fencing treatments along roadways.

ix. Providing a comprehensive fencing or screening system, which offers the greatest possible degree of privacy.

x. Providing enclosed or sub-surface parking where applicable.

c. **Site Accessibility.** All proposed streets and driveways shall be adequate to serve the residents, occupants, visitors or other anticipated traffic of the residential Planned Development as defined in Section 5.1 Street Type Standards.

d. **Off-Street Parking.** All off-street parking shall be conveniently accessible to all dwelling units and other uses. Where appropriate, common driveways, parking areas, walks and steps may be provided, maintained and lighted for night use. Screening of parking and service areas shall be required as defined in Section 4.3 Landscaping Standards.

e. **Pedestrian Circulation.** The pedestrian circulation system and its related walkways shall be separated from the vehicular street system wherever possible in order to provide an appropriate degree of separation of pedestrian and vehicular movement as defined in Section 4.3 Landscaping Standards of the UDO.

f. **Setbacks.** All setbacks shall meet the standards of Medium Density Residential district. See Table B.1.4 RM District Development Standards Table.

Table B.1.13 PDR District Development Standards Table

PDR District Development Standards Table	
Building Height (Max)	3 Stories (By Right) 4 Stories (By SE)

PDR District Development Standards Table				
Density (Max)		**TIER 1** **5.0 acres to 10.0 acres**	**TIER 2** **10.1 acres to 25.0 acres**	**TIER 3** **25.1 acres or greater**
		Up to 5.0 DU/AC	**Up to 10.0 DU/AC**	**Up to 10.0 DU/AC**
Lot Size[1](Min)		1 Acre		
Setbacks (Min)	Front/Side/Rear	Refer to Table B.1.4 RM District Development Standards Table		
Lot	Width/Area/Coverage	Refer to Table B.1.4 RM District Development Standards Table		
Open Space		See Section B.8 Open Space		
Additional Standards	[1] Five-feet side (5) minimum side setback permitted where fire protection meets City's Fire Department requirements for reduced building separation.			

1-5.3 | PDC PLANNED DEVELOPMENT COMMERCIAL SPECIFIC STANDARDS AND CRITERIA

1. **Additional Requirements and Standards.** In addition to the general standards and general provisions set forth above, planned commercial developments shall comply with the following requirements and standards:
    a. **Limits of Residential Uses**. Except for hotels and motels, and assisted living facilities, no buildings within a Non-residential Planned Development shall be designed, constructed, structurally altered or used for dwelling purposes except to provide, within permitted buildings, facilities for a custodian, caretaker or watchman employed on the premises. This provision shall not be applicable in Planned Development Special Permits approved for mixed uses.
    b. **Screening**. When structures or uses in a Non-residential Planned

Development abut a residential district or residential buildings are permitted in the same development, screening and buffering shall be provided as required in Section B.7-2.2 Bufferyard Standards.

c. **Display of Merchandise.** All business, manufacturing and processing and all merchandise and materials shall be conducted, displayed or stored within a completely enclosed building or within an open area that is completely screened from the view of adjacent properties and public rights-of-way. However, where automobile service stations or gasoline sales are permitted, gasoline may be sold from pumps outside of a structure.

d. **Accessibility.** The site shall be accessible from the existing and proposed street network in the vicinity. The street network shall be adequate to carry the anticipated traffic of the proposed development. The streets and driveways on the site of the proposed development shall be adequate to serve the enterprises located therein and may be designed to discourage outside through traffic from traversing the development. Shared driveways or access points shall be encouraged.

e. **Landscaping.** Landscaping shall be required to provide screening of objectionable views of uses and the reduction of noise. Buildings shall be located within the development in such a way as to minimize any adverse impact on adjoining property, property owners, and occupants.

f. **Mixed Use Planned Developments.** Planned Developments that do not qualify as Residential Planned Developments and that are not exclusively for Office, Commercial or Industrial uses shall be considered Mixed Use Planned Developments and shall be subject to all of the applicable standards contained in this Section.

Table B.1.14 PDC District Development Standards Table

PDC District Development Standards Table	
Building Height (Max)	3 Stories (By Right) 4 Stories (By SE)
Density[1](Max)	6 Units / Acre
Lot Size[2](Min)	1 Acre

PDC District Development Standards Table		
Setbacks[3] (Min)	Front (Street)	35’
	Side	6.5’ or zero lot line
	Rear	6.5’
Lot	Width (Min)	Not Applicable
	Area (Min)	Not Applicable
	Coverage (Max)	Not Applicable
Floor Area Ratio (FAR) (Max)		Refer to Table B.1.12 PD District Development Standards
Open Space		See Section B.8 Open Space 30%
Additional Standards	[1] Upper-story residential units shall not count towards the density. [2] Five-feet side (5) minimum side setback permitted where fire protection meets City’s Fire Department requirements for reduced building separation. [3] A minimum one-hundred-foot (100) foot setback where a residential collector intersects a major collector shall be observed. This requirement may be waived for innovative/alternative design. The remaining area shall be left as common open space and used for designated purposes as approved by the Planning Commission. A minimum of five (5) percent of the site shall be improved recreational open space.	

1-6 | OVERLAY DISTRICTS

1-6.1 | AGRICULTURE DISTRICT OVERLAY

1. **Purpose.** The purpose of the Agriculture District (AG) Overlay is to promote agricultural values and the general welfare of the city; and more specifically, to increase identity and pride in the agricultural community; and encourage the economic and financial health of agriculture, horticulture and forestry; and increase protection from non-farm development and other negative impacts on properly managed farms This ordinance intends to:
    a. Adhere to the standards of TCA § 43-34-106.
    b. Encourage the conservation, protection, and responsible utilization of lands that are managed for purposes of agricultural production while creating awareness of these areas in the city.
    c. Inform non-farming neighbors and potential land purchases that agriculture lands may emit noise, dust, and smells, along with a varying range of hours of operation.
    d. Offer collaboration between landowners, municipalities, other units of local government for input on decisions that could affect the city's agriculture.
    e. Support green space and natural resource protection as the city's population and development expands.
    f. Maintain and promote opportunities to produce local grown food and fiber.
    g. May be used as a transition and or buffer between the City of White House and uses located within unincorporated areas of Robertson and Sumner County.
    h. Conform to the development standards below in Table B.1.15 Agriculture District (AG) Development Standards.

Table B.1.15 Agriculture District (AG) Development Standards

Agriculture District Development Standards Table		
Building Height (Max)		3 Stories
Density (Max)		Underlying Zoning District
Lot Size[1] (Min)		1 Acre
	Front	40’

Agriculture District Development Standards Table		
Setbacks (Min)	Side	25’
	Rear	20’
Lot	Width (Min)	150’
	Coverage (Max) [1]	35%
Frontage	Percentage (Min)	60%
	Entrance Location	Front or Corner
Open Space		See Section 4.5 Open Space
Additional Standards	[1] On any lot or parcel of land, the area occupied by all buildings including accessory buildings shall not exceed thirty-five (35) percent of the total area of such lot or parcel.	

2. **Permitted Uses.**
    a. Dwelling, Single Family Detached
    b. Manufactured Home, Individual Lot
    Customary accessory buildings, including private garages and non-commercial workshops meeting the requirements of Section B.2-2 Accessory Uses and Structures.
    c. Customary incidental home occupation as regulations in Section B13 Home Occupations.
    d. Non-Residential Agricultural Uses
    e. Infrastructure and Utilities
3. **Permitted Uses as Special Exception.**
    a. Religious Institutions
    b. Public School: Pre K to Junior High
    c. Private School: Pre K to Junior High
    d. Public School: High School
    e. Private School: High School
    f. Child Day Care Centers (Section B.2-1.4(4))

g. Recreation, Indoor
h. Recreation, Outdoor
i. Government buildings/Essential Services/Buildings
j. Cemetery
k. Accessory Residential Family Dwelling Unit (Added by Ord. 06-31, August 17, 2006)

4. **Prohibited Uses.** Any use not specifically listed.

1-6.2 | GASOLINE SERVICE STATION OVERLAY DISTRICT

1. **Purpose.** There is hereby established a Gasoline Service Station Overlay District, superimposed on parcels which meet the following criteria:
   a. The parcel is located along the HWY 31 and or HWY 76 thoroughfares identified on the zoning map.
   b. The underlying zoning classification is GC.
   c. The parcel possesses the minimum lot area required for the zoning district in which the parcel is located.
   d. The parcel located at intersections along major commercial thoroughfares possesses a minimum street frontage of 100 feet along the abutting major commercial thoroughfare and 75 feet along any other abutting thoroughfare.
   e. A parcel located at mid-block along major commercial thoroughfares possesses a minimum of 125 feet of frontage.
   f. The parcel does not exist within 2,000 feet of a parcel containing a currently operating gasoline station, a parcel which has been formerly employed as a gasoline station and which may still enjoy any right to reopen as such or for which a building permit for the construction of a gasoline service station has been issued and remains in effect. However, an exception shall exist for parcels existing on other corners of the same intersection.
   g. The parcel may not adjoin any residential-zoned parcel or a parcel that contains a residential use.
2. Any parcel employed as a gasoline service station shall be prohibited from conducting any use and/or operation except:
   a. The storage and retail sale of automotive fuel and kerosene.
   b. The retail sale of automotive accessory items.
   c. Minor repairs.

d. The retail sale of over-the-counter consumer merchandise which shall be limited to 12 square feet of display area.
e. A secondary use(s) duly approved as a special exception.
f. Further, in addition to other nonpermitted uses, the following activities shall be strictly prohibited on any parcel containing a gasoline service station:
    i. The sale, lease, storage or display of new or used vehicles. However, the outdoor storage of a vehicle awaiting minor repairs is permissible in designated areas for a period of not more than 24 hours.
    ii. Outdoor storage and/or display of new and/or used automobiles, boats, automobile parts or other merchandise except for small sample displays of automotive accessory items, not including batteries or tires located adjacent to the principal building or on the pump islands.
    iii. Any outdoor use involving fire, sparks or a high level of heat, or any use involving fuel from portable fuel tanks.
    iv. The sale and/or display of any merchandise out of a trailer or truck.
    v. Junkyards and/or parts scavenging services.
    vi. Outdoor storage and/or display of vending machines, except those located directly adjacent to the walls of the principal building. A total number of four vending machines shall be permitted per site. Vending machines shall not include public telephones, volumes and/or air dispensers.

3. Accessory Uses.
    a. Secondary uses(s) shall be permitted only as a special exception granted pursuant to Section A.4-10 Conditional Use Permit. Such secondary uses shall be limited to:
        i. Public garages, as duly granted by the BZA.
        ii. Facilities for washing and/or waxing vehicles, as duly granted by the Planning Board.
        iii. Convenience stores, as duly granted by the PC.
        iv. Drive-through service window, as duly granted by the Planning Board and subject to the following conditions and restrictions:
            1) Should the Planning Board approve the use of a drive-through service window, then no other secondary uses shall be permitted at the subject site, except for a convenience store.

2) Drive-through service windows shall not be permitted when a parcel abuts a residentially zoned parcel or parcel utilized for residential uses.
3) Only one canopy or awning shall be permitted in connection with a drive-through service window, located at the point of pickup, which shall not exceed 25 square feet. Any other canopy or awnings associated with a drive-through service window shall be prohibited.
4) The applicant must provide sufficient evidence, to the satisfaction of the Planning Board, that the site can properly accommodate necessary queueing required for a drive-through service window.

b. In order to apply to conduct one or more secondary uses on any new gasoline service station, such gasoline service station must contain a minimum lot area of 12,500 square feet. In the case of four existing gasoline service stations which contain a minimum lot area of less than 12,500 square feet, but more than 7,500 square feet, any application to conduct a secondary use shall be limited to one secondary use.
c. The BZA and the PC shall have the authority to impose such reasonable conditions and restrictions as are related to and incidental to the proposed special exception use(s). Such conditions shall be consistent with the spirit and intent of this chapter and shall be imposed for the purpose of minimizing any adverse impact such relief may have on the neighborhood or community, and to protect, preserve and advance the intent of this chapter.

4. **Dimensional Requirements.** Any parcel within the Gasoline Service Station Overlay District Zone must conform to the following restrictions:
   a. There shall be a front yard along each thoroughfare. There shall be a rear yard, which shall be designated as the yard opposite the major commercial thoroughfare. Each other yard shall be designated a side yard.
   b. There shall be a minimum front yard setback of 15 feet along each front yard, with the exception of canopies, which must be set back a minimum of 10 feet.
   c. There shall be a minimum side yard and rear yard setback of 10 feet for each side yard and each rear yard. However, if the parcel borders a residential district or property employed for residential use, there shall be a minimum

side yard or rear yard setback of 25 feet along each such side yard and/or each rear yard.

d. No building shall be greater than one story or 25 feet in height. No structure shall be greater than 20 feet in height, exclusive of freestanding ground signs to which the provisions of Section B.4 Signs shall apply.
e. The principal building shall occupy no more than 15% of the lot. If a secondary use is performed on the site, the principal building shall occupy no more than 25%. There shall be a total building area limit of 30%. However, the area covered by any canopy shall not be included, provided that the canopy covers only the pump islands, product dispensers, fueling positions, kiosk and/or the area between the fueling positions and the principal building.
f. Fuel tanks shall be set back a minimum of 10 feet from any building and/or structure, including the product dispensers and pump islands. Fuel tanks shall be set back a minimum of 15 feet from any property line and/or any right-of-way. Additional setbacks and or buffers may be required by the Director depending on the adjacent use.
g. All product dispensers shall be setback a minimum of 20 feet from any other product dispenser located on parallel pump islands, as well as from the primary building and any building containing any secondary use. Such distance shall be measured from pump island to parallel pump island, and from pump island to the curbing surrounding the building or to the building itself, whichever is nearer. However, product dispensers need only be set back four feet from a kiosk located on the same pump island.
h. All product dispensers shall be located a minimum of 20 feet from all product dispensers located along the same line of vehicular flow. Such distance shall be measured from center of product dispenser to center of product dispenser.
i. If kerosene is sold on premises, the service pump dispensing kerosene shall dispense kerosene and/or diesel fuel only.

5. **Buffers and Landscaping.**
   a. The minimum landscaped area shall be a ten-foot wide suitably planted strip running along the front yards of the site. The Planning Board shall have authority to waive or reduce the requirement in approving any site plan, provided that an equivalent area is added to landscaping elsewhere and not

otherwise required on site, and the Planning Board finds that such action would further the interests of this Section and Section A.4-8 Site Plans.

b. There shall be a minimum Type C buffer provided along the border with any parcel zoned or used for residential purposes. The planted buffer shall be a minimum of 10 feet wide and shall contain evergreens which are at least six feet in height when planted and set approximately six feet apart. There shall also be a six-foot-high fence of type and design as set by the Planning Board during site plan review. However, if fencing is placed within 20 feet of any right-of-way, said fencing shall be four feet in height and said evergreens planted and maintained at four feet in height. Refer to Section B.7-2.2 Bufferyard Standards.

6. **Parking and Vehicular Access.**
   a. Driveways shall be offset a minimum of 25 feet from grading or point of intersection with any right-of-way and offset 10 feet from any adjourning property at the curbline.
   b. A parcel which contains no secondary uses shall provide one parking space for each 200 square feet, with a minimum of three parking spaces. A parcel which contains a convenience store shall provide one parking space for each 200 square feet, with a minimum of four parking spaces. A parcel which contains a public garage shall provide one parking space per 200 square feet, with a minimum of five parking spaces. A parcel which contains a convenience store and public garage shall provide one parking space per 200 square feet, with a minimum of six parking spaces. A fully automated car wash shall not require any additional on-site parking. However, a fully automated car wash must provide vehicular stacking spaces in number and layout deemed appropriate by the Planning Board, but in no event fewer than two spaces outside the entrance.
   c. There shall be a minimum of one driveway per front yard and a maximum of two driveways per front yard and four driveways per site. Any one-way driveway shall be 14 feet in width.

1-6.3 | INDUSTRIAL OVERLAY DISTRICT

1. **Purpose.** This district is designed for a concentration of uses is intended to focus an area for industrial and economic development; however, civic uses as defined in

Section 2-1.3 and Table 2-1.9 are also appropriate. The general development pattern reflects a high level of intensity allowable within the city for industrial, manufacturing, research, and similar type uses. The built environment consists of one-to multi-story buildings and includes both single use and mixed-use activities, including campus style developments. Street networks and intersections are defined by site and transect context. Cohesive landscaping should be used to soften and minimize the intense economic and industrial activities in this character area, including a wide range of industrial and related uses which conform to a high level of performance standards. Industrial establishment of this type, within completely enclosed buildings, provide a buffer between commercial districts and other industrial uses which involve more objectionable influences. New residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development. Community facilities which provide needed services to industrial development are permitted. The area generally includes parcels along the east side of Union Road (north of where Union Road crosses I-65) to Hwy 76. Additionally, the I-O District contains parcels that are in the Industrial Zoning District on the east side of I-65 and parcels on Sage Road that abut residential zoning.

2. **Uses Permitted.**
    a. Manufacturing
    b. Artisan Manufacturing
    c. Flex Facility
    d. Industrial, Light
    e. Warehouse and Distribution
    f. Recording, Sound, or Film Studio
    g. Mini-Storage/Self Storage
    h. Infrastructure and Utilities
    i. Animal Shelter/Kennel
    j. Veterinarian
    k. Governmental/Essential Services/Buildings
    l. Equipment Repair and Sales
    m. Professional Office
    n. Child Day Care

3. **Uses Permitted as Special Exception.**
    a. Special Institutional Care Facilities (Added by Ordinance No. 97-15, December 20)
    b. Veterinarian w/ Overnight Stay
4. **Uses Prohibited.** Uses not specifically permitted or uses not permitted upon approval as a special exception.
5. **Site Planning.** The primary elements of a well-planned industrial site are as follows:
    a. Controlled site access.
    b. Service and loading areas are located to the sides and rear of the building.
    c. Convenient visitor parking is relegated to the front of the site.
    d. Proper screening of storage, work areas and mechanical equipment.
    e. Screen walls for storage and service areas are provided.
    f. Positive building street presence and landscaping.
        i. A variety of building and parking setbacks should be provided to avoid long monotonous building facades.
        ii. A minimum five (5) foot landscape strip shall be provided between parking areas and the building.
        iii. Building placement which creates opportunities for plazas, courts, or gardens is encouraged.
6. **Access and Circulation.** Parking lots and loading facilities should be designed with each other in mind while not dominating the industrial site.
    a. Parking lots and cars should not be the dominant visual elements of the site. Large expansive paved areas located between the street and the building should be avoided in favor of smaller multiple lots separated by landscaping and buildings.
    b. Site access and internal circulation should be designed in a straight forward manner which emphasizes safety and efficiency. The circulation system should be designed to reduce conflicts between vehicular and pedestrian traffic, provide adequate maneuvering and stacking areas, and consideration for emergency vehicle access.

c. Entrances and exits to and from parking and loading facilities shall be provided and clearly marked with appropriate directional signage and pavement markings.
d. A vehicle entering the parking facility shall not be required to enter a street to move from one location to any other location within the parking facility or premises.
e. Parking lots adjacent from public streets shall be heavily screened through the use of rolling earth berms, low screen walls, changes in elevation, landscaping or combinations thereof.

7. **Landscaping.**
   a. For industrial uses, landscaping should be used to define areas such as entrances to buildings and parking lots, define the edges of various uses, provide transition between neighboring properties (buffering), and provide screening for outdoor storage, and loading and equipment areas.
8. **Architecture.** The desirable elements of architectural qualities and design elements for buildings that are most actively encouraged are:
   a. Massing and Scale:
      i. Building heights shall not exceed thirty-five (53) feet except as permitted by the City of White House Zoning Ordinance.
      ii. Blank walls at ground floor street facades are permitted only in combination with landscape plantings as prescribed by these standards and the City of White House Zoning Ordinance.
      iii. Public entries shall be provided with shelter such as canopies, arcades or porches.
   b. **Massing and Scale (Overlay District):**
      i. Major exterior materials of all walls including face brick, stone, glass, stucco, synthetic stucco, fiber cement vertical panel siding, architectural concrete and precast panels shall be acceptable as the major exterior wall surface when they are incorporated into an overall design of the building.
      ii. Transitional Protective Yard. Wherever an Industrial District abuts, or is across the street from a Residential District (Planned Unit Development) or Commercial District, a berm, fence or compact

evergreen trees or hedge or combination thereof, not less than 90% opaque at time of installation, nor less than 6 feet in height, except adjacent to a street where it shall be not less than 3 feet nor more than 4 feet in height shall be erected and maintained.

9. **Screening and loading facilities.**
    a. Preferred location of service entrances, loading facilities, exterior mechanical/electrical equipment and dumpsters is at the rear of building. Other locations shall require the approval of the City of White House.
    b. Service entrances, loading facilities, exterior mechanical/electrical equipment and dumpsters shall be screened from main arterial roadway by landscape screening as prescribed by these standards or physical screening using permitted building materials. New chain link and barbed wire fencing may be used at other locations only in combination with landscape plantings as prescribed by these standards. Where chain link is provided, it shall be black vinyl coated.
    c. Roof top equipment shall be screened from all sides.
    d. Street facades with blank walls longer than one-hundred (100) feet shall include landscape plantings of trees and evergreen shrubs to break up the monotony of the wall.

1-6.1 | HWY 76 TRANSITIONAL CORRIDOR OVERLAY (HTCO)

1. **Purpose.** The Hwy 76 Transitional Corridor Overlay (HTCO) is established to preserve the unique visual and community character of the Highway 76 corridor between Raymond Hirsch Parkway/Byrum Drive and U.S. Highway 31W. This area, which contains a mix of older ranch-style residential structures used for commercial purposes, serves as a transitional zone between the Town Center and newer suburban commercial areas. The overlay is intended to:
    a. Encourage redevelopment and infill that complement existing architecture and scale.
    b. Prevent visually disruptive site and building designs. Protect adjacent residential neighborhoods such as Hillwood from incompatible land use impacts.
    c. Improve streetscape consistency and promote a unified aesthetic character. B. Applicability.

2. **Applicability.** The HTCO applies to all properties fronting Highway 76 between Raymond Hirsch Parkway/Byrum Drive and Highway 31W, as shown on the official zoning overlay map. Properties one parcel deep on both sides of the corridor may be included.
3. **Design Standards.**
    a. Building Form and Architecture: New or renovated buildings shall reflect low-scale residential architectural character including pitched roofs and horizontal massing.
    b. Primary façades shall include brick, stone, fiber cement, or natural materials. EIFS may be used only as an accent, not exceeding 25% of any street-facing façade.
    c. Maximum building height shall be two (2) stories or 30 feet.
4. **Setbacks and Orientation**.
    a. Buildings shall be oriented toward Highway 76 with a front yard setback between 15 and 25 feet.
    b. Parking is not permitted in the front yard setback and must be placed to the side or rear of the building.
5. **Landscape and Screening**.
    a. A minimum 10-foot landscaped buffer shall be provided along the Highway 76 frontage.
    b. Street trees shall be planted every 40 feet within the frontage buffer, consistent with the City's Streetscape Standards.
    c. Landscaped islands are required within parking areas, with at least one (1) tree per six (6) parking spaces.
6. **Signage.**
    a. Monument signs only, with a maximum height of 6 feet and a maximum area of 32 square feet per sign face.
    b. Digital or LED signs are prohibited within the overlay.
    c. Sign materials shall match or complement the principal building.
7. **Lighting.**
    a. All exterior lighting must be full cut-off and directed downward.
    b. Pole lights shall not exceed 20 feet in height and must be set back at least 10 feet from property lines.

   c. No light trespass shall occur onto adjacent residential parcels.
8. **Access Management**
   a. Shared driveways and cross-access easements shall be encouraged.
   b. New curb cuts shall be minimized, and access consolidation is required where feasible.
9. **Uses and Restrictions**
   a. Permitted uses shall follow the underlying zoning district, except that:
   b. Drive-through facilities must be placed to the side or rear of buildings and are subject to Planning Commission site plan approval.
   c. Automotive sales, car washes, and gasoline service stations are not permitted unless existing prior to the adoption of this overlay.
   d. Outdoor storage is prohibited.
10. **Compliance**
   a. All development, redevelopment, or major site modifications within the HTCO must comply with the standards in this section. Where conflicts arise between this overlay and the base zoning district, the overlay shall control.

1-6.5 | HWY 76 HISTORIC CHARACTER OVERLAY DISTRICT (HHCOD)

1. Purpose.

   The Hwy 76 Historic Character Overlay District (HHCOD) is established to preserve and maintain the historic architectural character, scale, and development pattern of the original established portion of the City of White House along Highway 76 between Raymond Hirsch Parkway/Byrum Drive and U.S. Highway 31W.

   This district recognizes the historic residential and small-scale commercial structures that form the foundation of the community and seeks to ensure that redevelopment and infill maintain compatibility with the established character of the corridor. This overlay is intended to:

   a. Maintain the traditional building scale and massing of the corridor.
   b. Preserve the visual character of historic residential structures converted to commercial use.
   c. Prevent strip-style commercial development patterns.
   d. Protect adjacent residential neighborhoods such as Hillwood and Kennedy from incompatible land use impacts.

e. Encourage redevelopment that reinforces the historic identity of the original White House core.

2. Applicability.
   The HHCOD shall apply to all properties fronting Highway 76 between Raymond Hirsch Parkway/Byrum Drive and U.S. Highway 31W as shown on the Official Zoning Map. Properties one parcel deep on both sides of the corridor may be included where deemed appropriate by the Planning Commission.

3. Building Form and Architectural Standards.

   a. Building Scale.
      New construction shall reflect the low-scale, residential character of existing historic structures. Maximum building height shall be two (2) stories not to exceed thirty-five (35) feet unless otherwise approved by the Planning Commission upon finding compatibility with surrounding development including but not limited to the adjacent uses and building heights. The Planning Commission may also require additional buffers and setbacks for the proposed use.
   b. Roof Form.
      Primary rooflines shall consist of pitched or gabled roof forms consistent with traditional residential architecture.
   c. Exterior Materials.
      Primary façade materials shall include brick, stone, wood, or fiber cement siding. Metal panels and vinyl siding shall be prohibited on street-facing façades.
   d. Façade Design.
      Street-facing façades shall avoid long blank walls and shall incorporate windows, architectural detailing, and horizontal articulation consistent with surrounding structures.

4. Setbacks and Orientation.

   a. New buildings shall align with the prevailing setback pattern of adjacent properties.

b. Buildings shall be oriented toward Highway 76.
c. Parking shall not be located between the principal structure and Highway 76.

5. Landscaping and Screening.

   a. Existing mature trees should be preserved where feasible.
   b. A landscaped buffer shall be provided along Highway 76 frontage consistent with City Streetscape Standards.
   c. Parking areas shall be screened from view of the roadway and adjacent residential properties.

6. Demolition.

   a. Demolition of principal structures shall require Planning Commission approval.
   b. The Planning Commission may impose a demolition delay not to exceed ninety (90) days to allow review of redevelopment plans or exploration of preservation alternatives.

7. Uses and Restrictions.

   a. Permitted uses shall follow the underlying zoning district.
   b. Drive-through facilities shall be located to the side or rear of buildings and require Planning Commission site plan approval.
   c. Outdoor storage shall be prohibited.

8. Compliance.
   All development, redevelopment, or major exterior modifications within the HHCOD shall comply with the standards of this section. Where conflicts arise between this overlay and the base zoning district, the overlay shall control.

1-7 | DIMENSIONAL REQUIREMENTS

1-7.1 | PURPOSE AND INTENT

Provide the minimum requirements for the configuration of multifamily, non-residential (commercial, office, and industrial) developments. These standards are designed to provide the City of White House's clear expectations for the quality and locational requirements for certain development using density, height, setbacks, and

measurements. This Section is intended to provide flexibility in the development of compatible mixed uses and other non-residential areas.

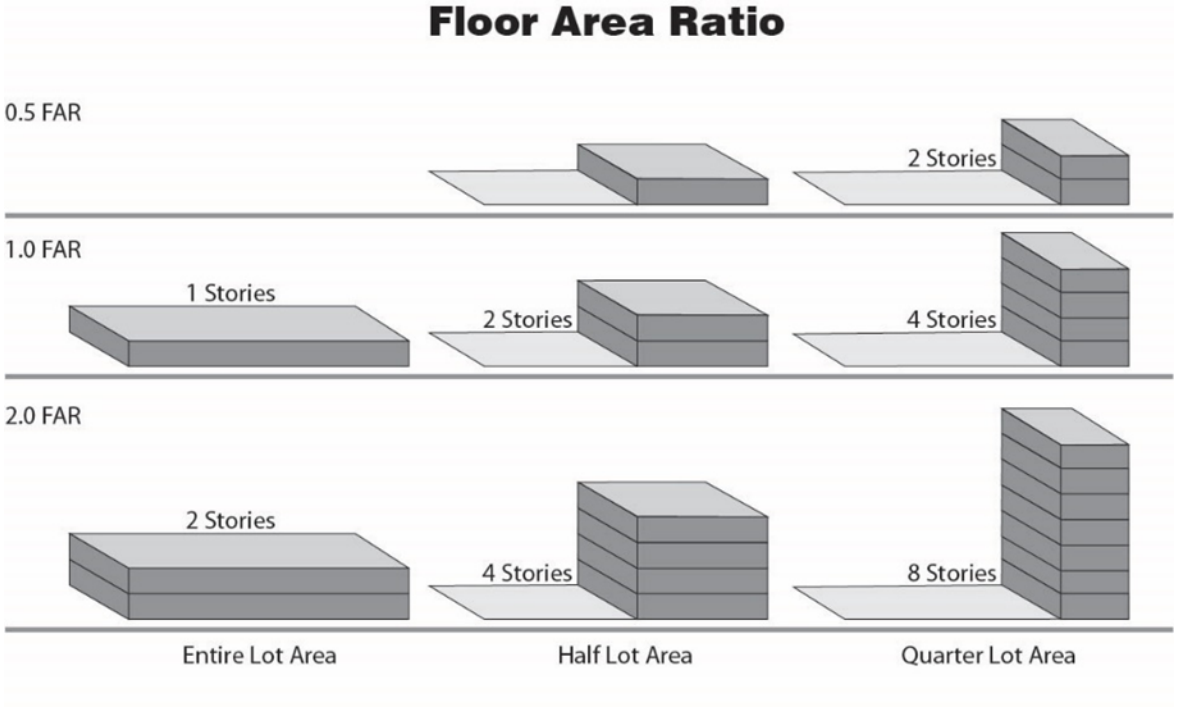
1-7.2 | DENSITY AND INTENSITY

1. **Calculation of Density.** Residential density shall be measured by dwelling units per gross acre (du/ac) (See Figure B.1.1: Density). For example, if a development of one hundred (100) acres is entitled to ten (10) dwelling units per acre, the maximum permitted density within the development is one thousand (1,000) dwelling units.
    a. Subdivision, zoning, and site plan review criteria and procedures shall assure that density is consistent with established residential development patterns and provides equitable use of the land.
    b. For legal lots of record existing as of the effective date of this UDO, densities less than the minimum density requirements defined in the White House Comprehensive Plan are permitted. The appropriate allocation of density shall encourage sustainable development.
    c. Residential density is calculated as gross density, where the gross acreage includes all lands within the parcel boundaries.
2. **Non-Residential Intensity Defined.** Floor Area Ratio (FAR) Non-Residential Development (“intensity”) is measured in Floor Area Ratio (FAR) (See Figure B.1.2 Floor Area Ratio (FAR)). FAR is calculated by dividing the total size of the building/structure (in square feet) by the total size (in square feet) of the lot on which the building is located. For example, a 5,000-square foot building on a 10,000 square-foot lot equals an FAR of 0.5.

Figure B.1.1 Density



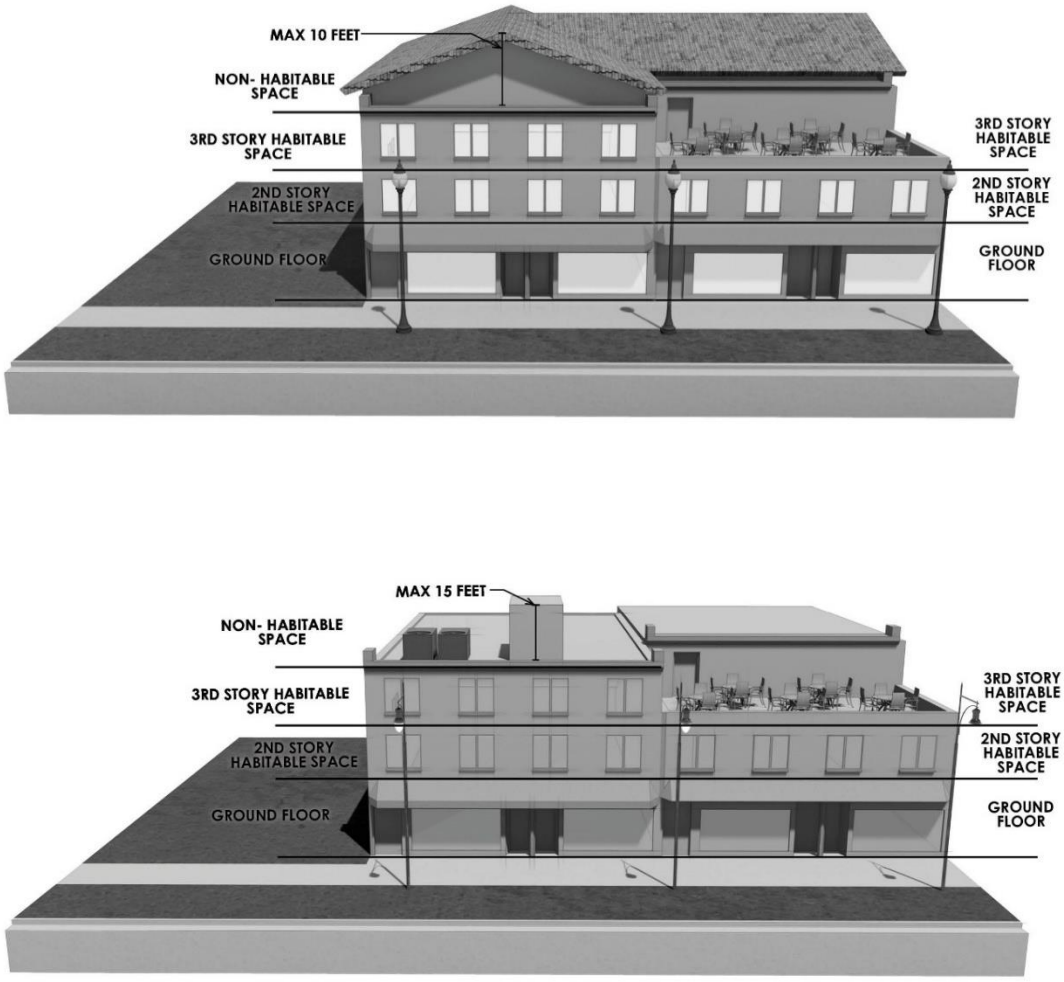
Figure B.1.2 Floor Area Ratio (FAR)



1-7.3 | STANDARDS OF GENERAL APPLICABILITY

1. **Building Height.** Building height shall be defined by the stories of a building rather than a specific height expressed in feet (See Figure B.1.3 Building Height Illustrations). Each story shall have a maximum height limitation expressed in feet. The measurement of a “story” shall be defined in Section B.1-7.3 Measurement of a Story. Height will be limited to a maximum story allowance in each district’s standard development except where may be otherwise noted.

Figure B.1.3 Building Height Illustrations



1-7.4 | MEASUREMENT OF A STORY

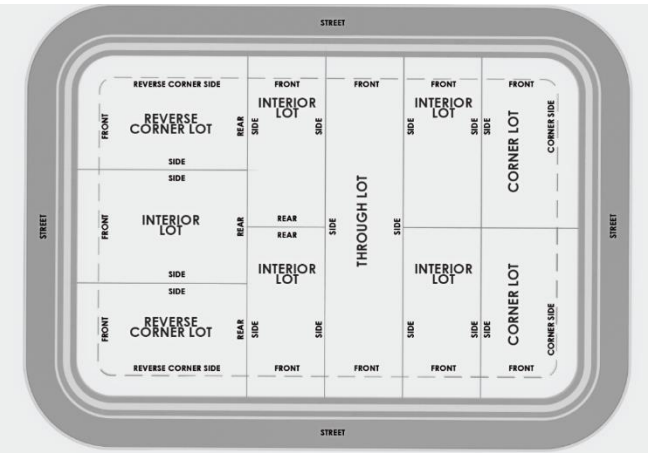
1. For calculating height of a story, the ground floor (i.e. first story) of a structure shall be a maximum of twenty (20) feet. Additional stories shall be a maximum of fifteen (15) feet for each individual story.
2. Building heights are limited through the district development standards table for each district per Section B.1 Zoning Regulations To allow for a wide variety of building designs, requests to modify the allowable height of stories, so long as the maximum permitted height of the structure is not exceeded, may be permitted via a design alternative.

3. Habitable Space. Stories are understood to also include the habitable space of a building excluding rooflines, architectural features or similar. If there is habitable space on the rooftop of a structure (i.e. an active eating area, pool, or rooftop lounge), it is understood this shall constitute a story as defined in this UDO. Non-habitable rooftop elements, such as cornices, porch roofs, turrets, towers, or dormers, are limited to ten (10) feet in height. Non-habitable rooftop structures, such as structures used for sheltering mechanical and electrical equipment, tanks, elevators and related machinery, shall be limited to fifteen (15) feet in height, not including base floor elevation (B.F.E.).

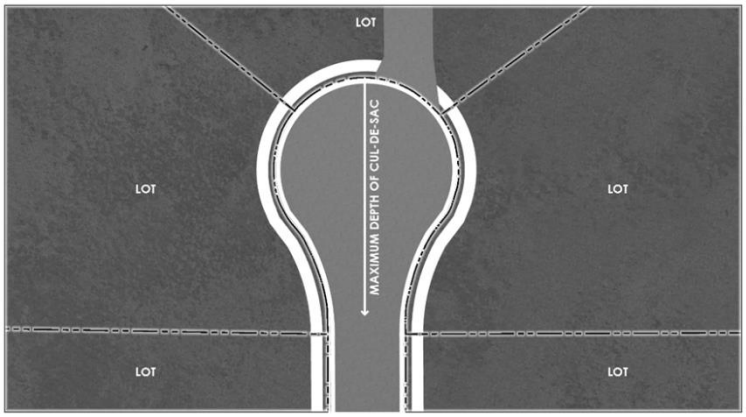
1-7.5 | BUILDING PLACEMENT (SETBACKS)

Building Placement (Setbacks), shall be measured from the nearest part of the applicable building, structure or sign including overhangs, measured perpendicularly to the lot line or street right-of-way line. Setbacks are designated by a front setback requirement, side setback requirements, and a rear setback requirement. Provisions for setbacks for accessory structures are made in each respective district below, or in Section B.2 Uses and Conditions for each respective use It is understood, for the purpose of calculating setback requirements and yards, three configurations of lots exist: interior lots, corner lots, and through lots as generally illustrated in the graphic below. Each of the respective lot types are further discussed herein.

Figure B.1.4 Lot Types

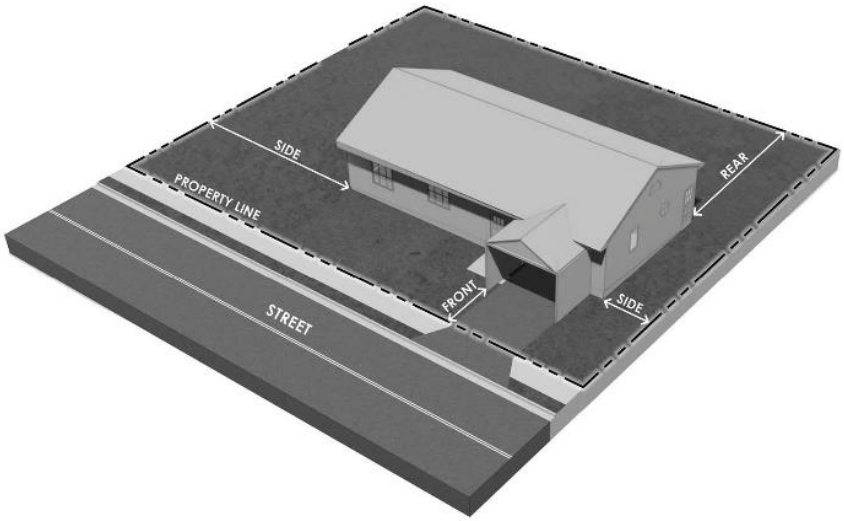


1. Cul-de-sac. A lot which abuts a cul-de-sac street design, featuring a radial primary street yard, shall measure its primary street setback at the point in which the side and front lot lines would have met without rounding.



2. Interior Lot. A lot bounded by a street on only one side. For the purpose of setbacks and yards, the street yard shall be recognized as the primary (i.e. front) yard. An interior lot shall have one primary front yard, two side yards, and one rear yard. Orientation of the home, driveway and entrances shall be required respective of the primary front yard.

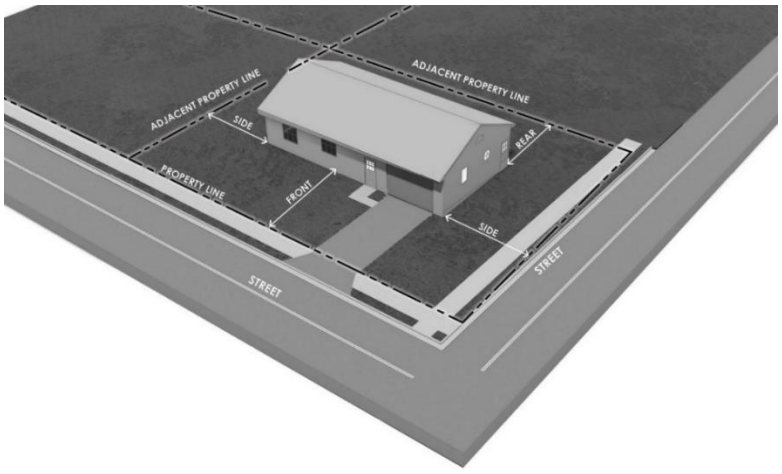
Figure B.1.5 Setback: Interior Lot



3. Corner Lot. A lot which abuts two or more streets, other than an alley or easement. Each corner lot shall be required, either on its plat or building permit for new building or structure, to designate its primary front yard, which shall dictate its front setback requirement. Orientation of the home, driveways and entrances on the lot

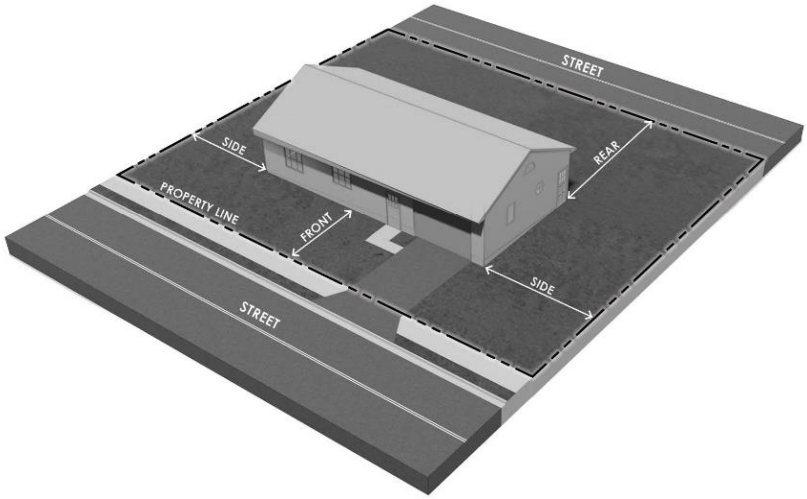
shall be required respective of the primary front yard but may also be permitted on a non-primary front yard. Additional side yard setbacks may be required for corner lots.

Figure B.1.6 Setback – Corner Lot



4. Through Lot. A lot which has frontage on two parallel streets. Each through lot shall be required to designate its primary front yard, which shall dictate its front setback requirements. Orientation of the house, driveways and entrances on the lot shall be required in the primary front yard and may not be permitted on a non-primary front yard. Additional side or rear yard setbacks may be required for a through lot. If one of the streets is designated as a local street or alleyway, garage access may be permitted from the local street or alleyway.

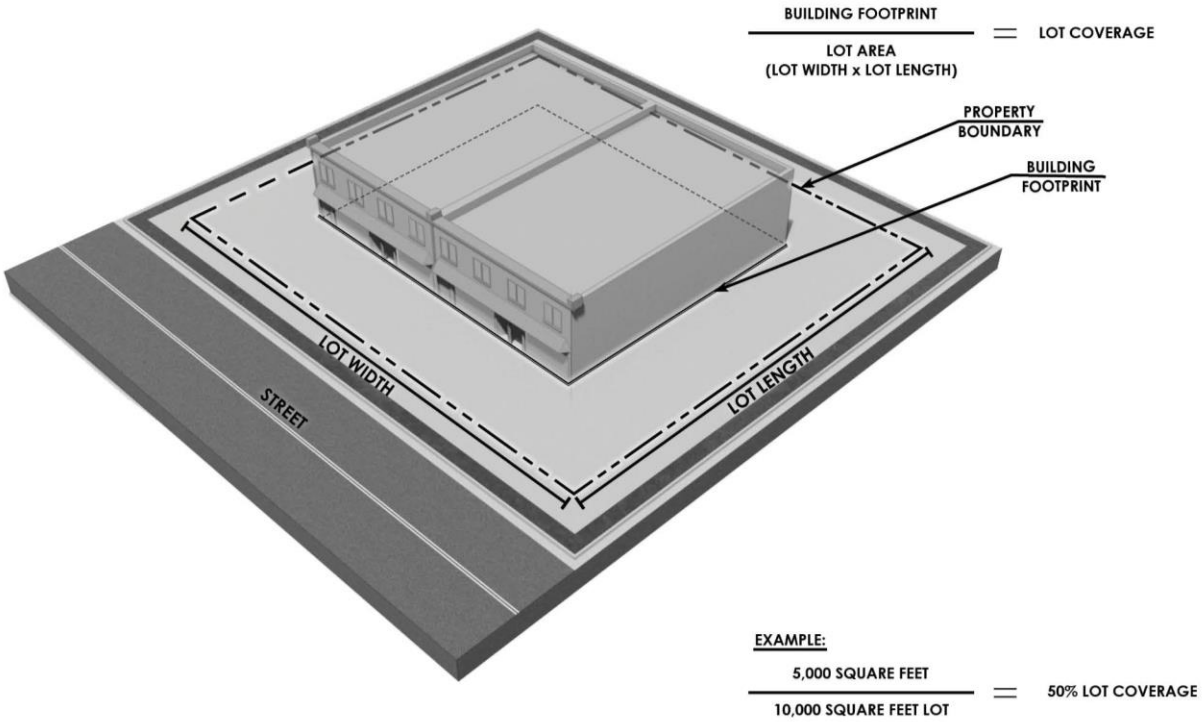
Figure B.1.7 Setback – Through Lot



1-7.6 | LOT MEASUREMENTS

1. Lot requirements shall include the following terms defined herein:
   a. **Lot.** Lots are parcels of land, either vacant or occupied intended as a unit for the purpose of, whether immediate or for the future, of transfer of ownership or possession or for development.
   b. **Lot Width.** Lot width is the distance between the side lot lines (generally running perpendicular to a street) measured at the primary street property line along a straight line or along the chord of the property line.
   c. **Lot Length.** Lot length is the distance between the front and rear property lines measured along a line midway between the side property lines.
   d. **Coverage.** Lot coverage is the minimum and maximum area of a lot that is permitted to be covered by roofed structures. Lot coverage does not include paved areas such as parking lots, driveways or pedestrian walkways.

Figure B.1.8 Lot Measurements



1-7.7 | EQUIPMENT CONSIDERATIONS

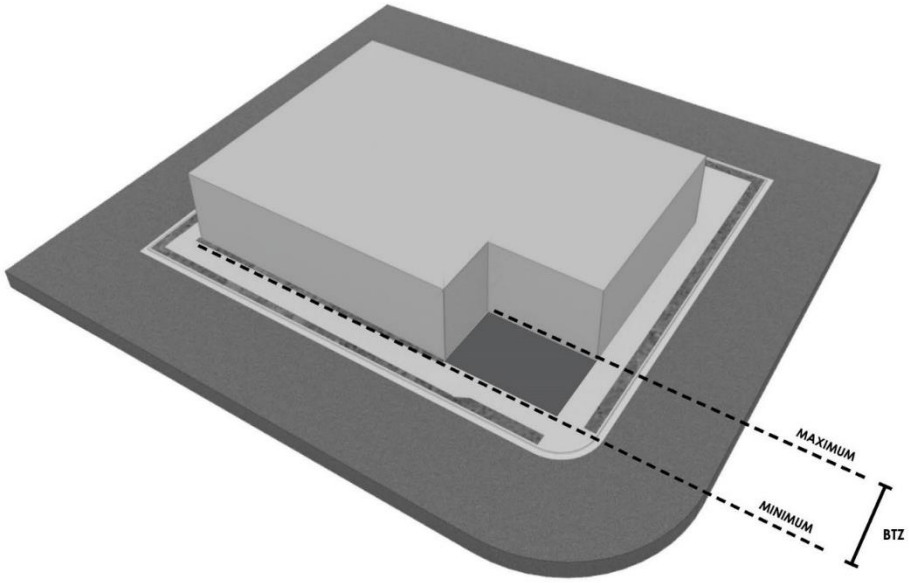
1. Mechanical, electrical, and plumbing equipment (including air-conditioning and pool equipment) are exempt from side and rear yard requirements but shall not be located any closer than three (3) feet from the property line.
2. If an identified utility, drainage, or similar easement is present, all equipment may abut without encroaching into the easement.

1-7.8 | BUILDING PLACEMENT

1. Each mixed-use zoning district shall define standards for building placement in the form of a Build To Zone (BTZ).
2. The BTZ shall include a range of distances, expressed as a minimum and maximum setback, and is defined as the range at which construction of a building façade is to occur on the lot.
3. The BTZ runs parallel to the property line, ensuring a uniform building façade along the street.

4. The BTZ shall include a front/street, side and rear measurement requirements.

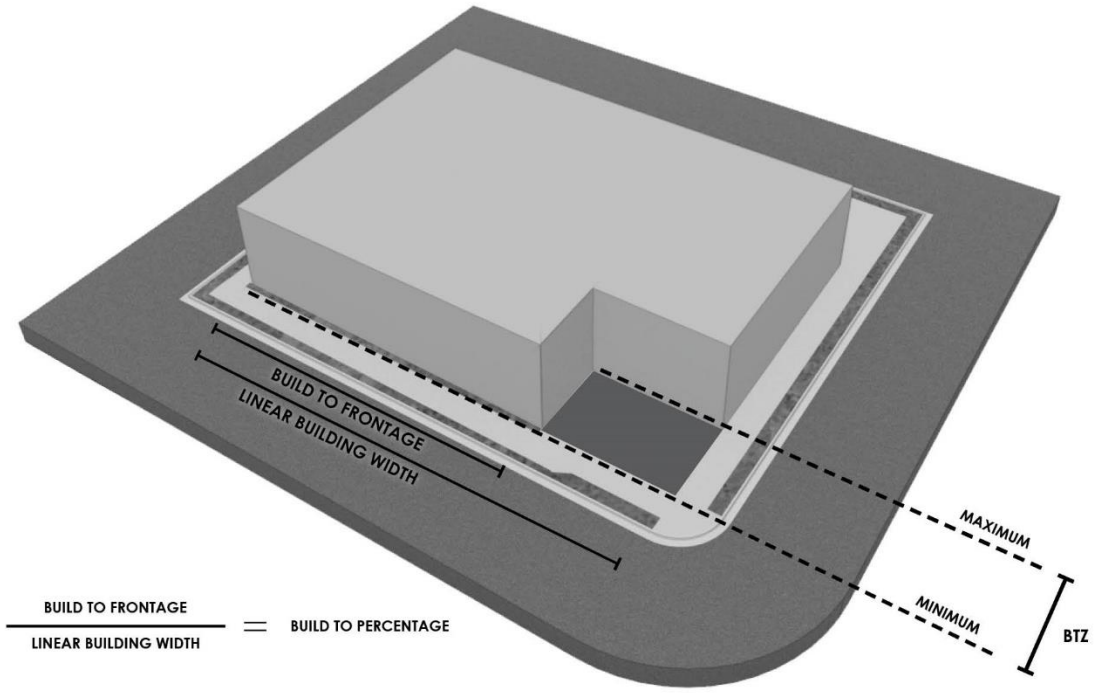
Figure B.1.9 Building Placement



1-7.9 | FRONTAGE

1. Also known as the Build To Percentage Requirement, frontage defines the percentage of the width of the building in relationship to the width of the lot. Frontage dictates what percentage of the linear distance of the building façade that must be located along the lot width.
    a. **Active Use Areas.** Active Use Areas are defined as those areas along a frontage that provide for active uses such as a forecourt, courtyards, opportunities for outdoor dining, merchandise display, and/or shared gardens. These areas are encouraged and should adhere to the frontage requirements (see also Section 8-2).

Figure B.1.10 Frontage



1-7.10 | EXCEPTIONS TO HEIGHT LIMITATIONS

(Added by Ord. No. _____, adopted _____.)

The height limitations of this UDO shall not apply to church spires, belfries, cupolas, and domes not intended for human occupancy; monuments, water towers, transmission towers, windmills not in residential districts, chimneys, smokestacks, conveyors, flag poles, public and semi-public radio towers, masts, and aerials. Height exceptions for radio towers and windmills in residential zoning districts shall be allowed only when approved by the Planning Commission. Wireless transmission facilities shall comply with Section B.17 and flag poles with Section B.2-2.4.

1-7.11 | FRONT SETBACK AVERAGING

(Added by Ord. No. _____, adopted _____.)

The minimum front setback for dwellings shall not apply to any lot where the average depth of existing front setbacks on the developed lots located within one hundred (100) feet on each side of the lot is less than the minimum required front setback. In such

cases, the front setback may be less than required, but not less than the average of the existing front setbacks on developed lots within one hundred (100) feet on each side of the lot. In residential districts, the front setback shall in no case be less than fifteen (15) feet from the street right-of-way line.

1-7.12 | ABSOLUTE MINIMUM LOT SIZE

(Added by Ord. No. _____, adopted _____.)

In no case shall the Building Official or the Board of Zoning Appeals permit any lot in a residential district to be used as a building site which is less than five thousand (5,000) square feet in total area and thirty (30) feet in width at its narrowest point, or which has a front setback of less than fifteen (15) feet or a side setback of less than five (5) feet, except for approved cluster developments (Section B.11).

2 USES AND CONDITIONS

2-1 | PERMITTED USES

General Requirements. Use Standards as provided in this Section are understood to include definitions for specific uses (identified in the Table B.2.1 Permitted Use Table included in this Section) followed by additional standards for development and/or redevelopment. Each use is defined below. This Section outlines the Uses of land regulated in this UDO.

1. **Intent.** This Section outlines the Uses of land regulated in this UDO.
2. **General Provisions.** The following general provisions apply to the uses outlined in this UDO.
   a. A Parcel of land may contain more than one (1) Use.
   b. Uses are either permitted by-right in a district, permitted by-right with specific development or design parameters, or are Special Exceptions, which require a Special Exception Permit (See Section A.4-10 Conditional Use Permit)
   c. Table B.2.1 Permitted Use Table identifies the permitted Uses; Table B.2.2 Accessory Use Table identifies the permitted Accessory Uses.
3. **Organization.** The uses are grouped into general categories, which may contain lists or clusters of additional uses.
4. If a use is not listed, but meets the criteria detailed in the category description, or other info as may be provided, the Director of Planning and Codes may interpret the use as appropriate and may attach certain conditions and or standards as deemed necessary to achieve the purpose and intent of these Regulations.
5. If a use is not listed and does not meet the criteria in the category description, the Director of Planning and Codes shall interpret the use as inappropriate; this use shall only be permitted through amendment of this UDO. A Variance of use is not permitted.

2-1.1 | RESIDENTIAL USES

1. **Adult Day Care.**
   a. **Standards (except where otherwise regulated by the State).**
      i. **Space Requirements.** At least fifty (50) square feet of heated space per person enrolled or space sufficient to meet State standards, whichever is greater, shall be provided.
      ii. **Capacity.** Five (5) or fewer adults.
      iii. **Hours of Outdoor Activities.** Outdoor activities shall be limited between 8:00 a.m. and 8:00 p.m.
      iv. **Operating Hours.** Operating hours shall be limited to between 6:00 a.m. and 8:00 p.m.
      v. **Passenger Loading Space.** At least one off-street passenger loading and unloading space separate from the parking area, plus adequate turnaround areas, shall be provided for every twenty (20) persons.
      vi. **Certification.** TCA 71.2.402.
2. **Bed and Breakfast.** An owner-occupied or manager-occupied residential structure providing rooms for overnight lodging, or lodging and meals, that includes no more than five (5) rooms.
   a. **Standards.** In the districts where a bed and breakfast requires a Special Exception Permit (Section A.4-10 Conditional Use Permit) (“SE”), the following apply:
      i. No more than six (6) bedrooms for guests are permitted.
      ii. No more than two (2) non-resident employees are permitted.
      iii. A Type A Side and Rear Buffer of ten (10) feet is required regardless of the adjacent Zoning District (refer to Section B.7-2.2 Bufferyard Types).
      iv. Parking shall be located on site; offsite parking is not permitted. Parking standards are provided in Section B.5 Parking, Loading and Access Standards.

3. **Boarding and Rooming Houses.** A building and accessories principally used, designed, or adapted to provide living accommodations for not more than six (6) occupants and having common cooking and dining facilities.
4. **Dwelling, Single-Family Attached.** A Single-Family Dwelling Unit located horizontally adjacent to another Single-Family Dwelling Unit that share common wall(s) located on separate lots.
5. **Dwelling, Single-Family Detached.** One (1) Dwelling Unit located within the Principal Structure of a Lot. A Modular Home is considered a Single-Family home for the purposes of this UDO; a Manufactured Home is not.
6. **Dwelling, Two-Family House.** A two-family house is two units in a single structure on a single lot or parcel (often called a duplex). The units may be located on sperate floors or side-by-side. Where an alley is provided, all garage access must take place from the alley.
7. **Dwelling, Multiplex.** A multiplex is a series of three (3) or more units, usually under single ownership, consolidated into a single structure. A multiplex is typically on a single lot and contains common walls. The multiples units may be two stories in height; however, units are not vertically mixed. Parking is often consolidated even where garages or carports are used. Where an alley is provided, all garage access must take place from the alley.
8. **Dwelling, Townhouse.** A townhouse is a building made up of three (3) or more attached units where the units are lined up in a row and share side walls. Access to garages may be from the front or rear, although front-access townhouses must be on a wider lot. Where an alley is provided, all garage access must take place from the alley.
9. **Dwelling, Stacked Townhouse.** A stacked townhouse is a building made up of attached units where the units are lined up in a row and share side walls. A first-floor unit is accessed at grade, while a stair serves a unit comprising one or two stories above. Where an alley is provided, all garage access must take place from the alley.
10. **Dwelling, Multi-family.** Multiple Dwelling Units located in the Principal Structure of a single Lot in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit(s), or share a common entrance.

11. **Assisted Living/Nursing Home/Hospice**. A residential facility that may provide meals, housekeeping services, and social activities for the entertainment of its residents but does not provide any nursing or medical care. See Tennessee Code Annotated § 68-11-201(29).
    a. **Examples.** The following uses are considered under the ind./assisted living/nursing home/hospice use:
        i. Nursing homes
        ii. Skilled nursing facilities
        iii. Assisted living facilities
        iv. Convalescent care facilities
    b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to recreational activities, cafeteria, café, dining hall, hobbies, parking of the occupants' vehicles, and facilities for staff.
    c. **Standards.**
        i. Residential care facilities are permitted rooming units equal to two (2) times the density of the applicable district. For example, if ten (10) units per acre is permitted, the residential care facility may have twenty (20) rooming units.
        ii. Structures shall demonstrate a pedestrian circulation plan, including internal walkways, and shall include provisions for alternative transportation options for residents of the facility.
        iii. Residential care facilities shall be designed and used to serve its residents and their guests only.
12. **Manufactured Home, Individual Lot.** Any structure, transportable in one (1) or more sections, which, in the traveling mode, is eight (8) or more feet in width or forty (40) or more feet in length, or when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. TCA § 47-9-102.
13. **Manufactured Home Park.** Refer to Section B.14 Manufactured Home Park Standards.
14. **Short Term Rentals Primary (non-owner occupied).**

a. **Standards.** In addition to the requirements for the applicable district, the following conditions shall be met prior to issuing a Special Exception permit:
   i. No more than four (4) bedrooms or sleeping rooms in the residential dwelling unit is permitted.
   ii. Dwelling shall be rented wholly and shall not include partial or individual room rentals.
   iii. Property owner to continuously maintain current licenses and permits as required by local and state agencies. A building and fire safety inspection shall be required with the city licensing process.
   iv. No food preparation or cooking for guests shall be conducted within any sleeping room made available for rent. Only one shared kitchen facility is permitted.
   v. One (1) off-street parking space shall be provided for each rentable sleeping room.
   vi. Special Exception application to include plans to show building floor plans and parking area. If application is approved, the City's site plan process of the Zoning Ordinance and Commercial Design Standards is required for all building and parking lot alterations and expansions.

15. Short Term Rentals, Owner Occupied (except where otherwise regulated by the State).
   a. **Standards.** In addition to the requirements for the applicable district, the following conditions shall be met prior to issuing a Special Exception permit:
      i. A property owner must reside permanently in the single-family dwelling in order for a single-family dwelling to include no more than two (2) rooms available for rental.
      ii. Property owner shall continuously maintain current licenses and permits as required by local and state agencies. A building and fire safety inspection shall be required with the city licensing process.
      iii. No food preparation or cooking for guests shall be conducted within any room made available for rent. The room for rent shall not be an independent dwelling unit that includes a kitchen.
      iv. Rooms used for sleeping shall be part of the primary residential structure and not located in a detached or accessory building.

v. One (1) off-street parking space shall be provided for each rentable room in addition to the parking required for the single-family dwelling.
vi. Modification of the structure or grounds may be made only if such changes are compatible with the character of the area or neighborhood, and the intent of the zoning district which it is located.
vii. The Special Exception application shall include plans to show rental room locations and set-up and parking area.
viii. The Board shall review the existing neighborhood character, including property sizes and street conditions and layout, to determine if the use would be compatible with the neighborhood.

2-1.2 | NON-RESIDENTIAL AGRICULTURAL USES

1. **Agricultural, Crop Production.** The use of land for the primary purpose of raising and harvesting row, field, or tree crops on a commercial basis; includes bona fide agriculture uses as defined and regulated by the State. May also include aquiculture subject to a one hundred (100)-foot setback and Buffer Type C. The growing and sale of agricultural crops on premises shall not constitute agricultural crop production.
   a. **Standards.**
      i. Site shall contain a minimum of three (3) acres.
      ii. Greenhouses permitted in the agricultural operation provided they meet the height and setback provisions of the district.
      iii. There shall be no retail sales on the site.
      iv. Except for agriculture uses existing prior to residential development, a minimum setback of fifty (50) feet and Buffer Type A shall be required.
      v. Greenhouses and other structures and equipment used in agricultural operations shall be screened from view of rights-of-way and adjacent residentially zoned land.
      vi. Noise from machinery or activities used in agricultural crop production shall not impact adjacent residentially zoned land; mitigation shall be by means of muffling or setting back the source of noise an adequate distance from the adjacent property.

2. **Agricultural, Livestock.** The use of land for the primary purpose of breeding, raising, and caring for domestic animals including horses.
    a. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to troughs, feed mechanisms, and storage.
    b. **Standards.**
        i. Property used for livestock shall be a minimum of five (5) acres in size.
        ii. Accessory uses shall be setback a minimum of one hundred (100) feet from any property line.
        iii. The maximum number of large animals permitted for each acre shall not exceed five (5). Large animals shall include horses, swine, cattle, goats, and sheep. An enclosed structure with one stall for each large animal is required when the total number of large animals exceed three (3) per acre.
        iv. The maximum number of small animals permitted for each acre shall not exceed one hundred (100). Small animals shall include rabbits and fowl, excluding peafowl. Small animals shall be permitted in addition to large animals.
        v. The use shall assure that there is no incompatibility with surrounding land uses. In the event that an incompatibility exists, the applicant shall satisfactorily mitigate the incompatibility prior to receiving final approval.
3. **Animal Feeder/Breeder.**
    a. **Standards.**
        i. The minimum site size for an animal feeding/breeding operation is five (5) acres.
        ii. All structures, buildings or enclosed areas used for housing of poultry, hogs, cattle, or other livestock, shall be a minimum of one hundred (100) feet from all property lines.
        iii. Fish hatcheries require a Special Exception granted by the BZA.
        iv. The BZA may require additional setbacks and or buffers depending on the nature of the operation.
4. **Nursery/Greenhouse/Garden Center.** The sale of horticultural specialties such as flowers, shrubs, sod, trees, and mulch and accessory hardscape materials such as decorative stones intended for ornamental or landscaping purposes.

a. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to outdoor storage.
b. **Standards.**
   i. Equipment used in the normal daily use shall be parked (stored) overnight in a designated storage area and not parked in customer or publicly accessible parking areas.
   ii. Parking, driveways and aisles and the like shall be constructed with asphalt, concrete or another durable surface as may be approved by the City Engineer.
   iii. Mulch, stone, or other loose materials shall not be stored within 50 feet of a residential district and shall be screened from view using a fence, wall or similar; in no case shall the material storage height exceed the fence / wall height. The Director may make an administrative determination that additional heights are allowed subject to additional buffering, setbacks or similar.
   iv. Greenhouses, barns, sheds or other accessory structures uses shall be setback a minimum of 100 feet from any residential zoning district.

2-1.3 | CIVIC USES

1. **Assembly.**
   a. **Standards.** In the districts where Assembly is permitted with development standards ("P*"), the following apply:
      i. Requires a minimum Lot Width of seventy (70) feet.
      ii. Shall be located on a Minor Collector (Rural), Minor Collector, or Major Collector Street Type. Assembly may be permitted by Special Exception on local roads subject to review of traffic impacts, turning movements, connectivity with other uses, setbacks/buffers, and other characteristics of the surrounding uses.
      iii. Type D side and rear yard buffer is required when adjacent to any residential Zoning District (refer to Section B.7-2.2 Bufferyard Types).
      iv. All other Uses located on the site, including but not limited to, offices, classrooms, or daycare, shall be incidental and associated directly with the Principal Use.
      v. In all districts, a School or Office Use on the site of more than 10,000 square feet requires a Special Exception (Section A.4-10 Conditional Use Permit).

2. **School.**
    a. **Uses Include:**
        i. **Public School: Pre K to Junior High.** A public education facility for pre-kindergarten through eighth (8) grade, including associated facilities such as ball fields, ball courts, gymnasium, and auditorium.
        ii. **Private School: Pre K to Junior High.** A private education facility for pre-kindergarten through eighth (8) grade, including associated facilities such as ball fields, ball courts, gymnasium, and auditorium.
        iii. **Public School: High School.** A public education facility for grades nine (9) through twelve (12), including associated facilities such as ball fields, ball courts, gymnasium, and auditorium.
        iv. **Private School: High School.** A private education facility for grades nine (9) through twelve (12), including associated facilities such as ball fields, ball courts, gymnasium, and auditorium.
        v. **Higher Education (College, Junior College, University, Technical).** An education facility offering post-secondary school educational activities and programs and may also include technical, vocational, and or trade school, which may or may not be tied to a degree program; may also include associated facilities such as ball fields, ball courts, gymnasium, and auditorium.
    b. **Standards.**
        i. No such facility shall be permitted on a zone lot unless it contains at least two (2) acres.
        ii. Such facilities shall be located only on arterial and collector streets as shown on the official major thoroughfare plan.
        iii. The minimum lot dimensions are: Lot width at building setback, one hundred-fifty (150) feet; front yard setback forty (40) feet; rear yard setback twenty-five (25) feet; and side yard setback twenty (20) feet.
        iv. Accessory buildings and uses shall be prohibited in the front yard.
        v. A minimum of twenty-five (25) percent of the required parking is permitted in the front yard.
        vi. A fifteen (15) foot minimum landscape buffer shall be required around the perimeter of the property.

vii. The exterior of the facility shall be designed and constructed of typical traditional residential materials and meet provisions of commercial design standards.

3. **Educational Services.** Educational Services include but are not limited to test prep, tutoring, professional licensing, specialty services (i.e., nursing) or similar. Uses are understood to be limited in nature both in size and number of students.
   a. **Standards.**
      i. Such facilities may be stand-alone or within a shopping center or inline retail plaza.
      ii. Shall not include uses generally associated with vocational training unless otherwise approved by the Director (welding, construction, mechanic) or uses which require the outdoor storage of goods and materials or outdoor workstations.
4. **Cemetery.** Land use dedicated for the internment of human or animal remains or cremated remains.
   a. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to chapels, mausoleums, caretaker facilities.
   b. **Standards.**
      i. When a Special Exception is required, it is the Applicant's burden to prove that granting the permit will not negatively impact the neighborhood or that the site is designed in such a way as to mitigate any such impacts, including traffic, noise, and light.
      ii. A Cemetery may only be in the Park Open Space Type.
5. **Cultural, Library and Museum Facilities.** A facility or site open to the public for cultural services and events operated by the government or a certified non-profit entity.
   a. **Examples.** The following uses are considered under the cultural, library and museum facilities use:
      i. Community centers
      ii. Libraries
      iii. Museums
      iv. Historical societies

b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to cafeterias, snack bars, parking, ancillary assembly, retail, or restaurant.

6. **Religious Institutions.** A facility intended as a house of worship that hosts organized religious services.
   a. **Examples.** The following uses are considered under the religious institutions use:
      i. Church
      ii. Temple
      iii. Mosque
   b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to cafeterias, snack bars, parking ancillary assembly, retail or restaurant.
   c. **Standards.**
      i. No such facility shall be permitted on a zoned lot unless it contains at least two (2) acres.
      ii. Such facilities shall be located only on arterial and collector streets as shown on the official major thoroughfare plan.
      iii. The minimum lot dimensions are: Lot width at building setback, one hundred-fifty (150) feet; front yard setback forty (40) feet; rear yard setback twenty-five (25) feet; and side yard setback twenty (20) feet.
      iv. Accessory buildings and uses shall be prohibited in the front yard.
      v. A minimum of twenty-five (25) percent of the required parking is permitted in the front yard.
      vi. A fifteen (15) foot minimum landscape buffer shall be required around the perimeter of the property.
      vii. The exterior of the facility shall be designed and constructed of typical traditional residential materials and meet provisions of commercial design standards.
7. **Governmental/Essential Services/Buildings.** A building, or portion of a building, wherein government activities are performed involving predominately administrative, record keeping, professional, and/or clerical operations and where professional services are rendered. For the purpose of this ordinance “government” includes local, state, and federal government agencies.
   a. **Examples.** The following uses are to be considered under the government/essential services/buildings use:

i. Municipal Building buildings
ii. Government offices
iii. Court houses
iv. Public work facilities
v. Municipal government buildings
vi. Police and Fire
vii. Emergency shelters

b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to cafeterias, day care facilities, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.
c. **Standards.**
i. Gun ranges as an accessory use require a Special Exception (Section A.4-10 Conditional Use Permit) associated with this use.

8. **Post Office.** Any facility which accepts customers to mail or deliver letters, packages, and goods. May be publicly or privately owned.
a. **Examples.** The following uses are to be considered under the post office use:
i. United States Postal Services Facilities
ii. FedEx
iii. UPS
b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to cafeteria for staff, parking for workers and customers, parking area for mail or delivery trucks.
c. **Exclusions.** Mail kiosks, lockers and mailboxes are not subject to use standards and may be permitted as accessory structures.
9. **Social Services.** Facilities that provide psychosocial rehabilitation, skill development activities, temporary sleeping facilities for displaced persons, employment services and pre-vocational training.
a. **Examples.** The following uses are to be considered under the social services use:
i. Temporary shelters
ii. Rehabilitation facilities
iii. Work training centers for displaced persons

b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to cafeteria, soup kitchens, maintenance facilities, caretaker's quarters, and parking.
c. **Exceptions.** Jails or detention centers and facilities which provide only rehabilitation from substances.
d. **Standards.**
    i. An employee or volunteer must maintain continuous on-site supervision during operation hours.
    ii. May not be within 500 feet of a school or another social services establishment.
    iii. A six (6) foot fence or wall shall be required along any outdoor recreation areas, in addition to any required landscape buffer.

10. **Special Institutional Care Facilities (Added by Ordinance No.** 97-15, December 20, 1997).
    a. **Standards.** These standards are in addition to other requirements of the zoning ordinance and subdivision regulations. All special care facilities must receive a special exception from the White House Board of Zoning Appeals. Special care facilities are subject to the following standards:
        i. The location, size and design of such facilities shall be such that the proposed development shall be compatible with the development within the surrounding area, thus reducing the impact upon the surrounding areas.
        ii. The traffic generated by such facility shall be safely accommodated along designated arterial or collector streets as shown on the official major thoroughfare plan without traversing local minor streets.
        iii. The purpose(s) of the facility must be clearly established by the agency responsible and the appropriate staff services must be provided to achieve the stated purpose(s).
        iv. The facility providing residence facilities shall have resident twenty-four (24) hour staff and appropriate professional services shall be supplied.
        v. The off-street parking requirements shall be determined by the Board of Zoning Appeals.
        vi. The minimum side and rear yards shall be one hundred (100) feet for a one (1) and two (2) story building, increased by ten (10) feet for each additional story.

vii. All public utilities including a central sewage collection and treatment system (as defined by this ordinance) shall be available to the site.

viii. No facility permitted under the provisions of this Section shall be located with one thousand (1,000) feet of any church, day care center, nursery school, or public park, or public and private educational institutions. The distance shall be measured by a straight line from the nearest corner of the building of the potential licensee to the nearest corner of the main entrance of the church, day care center, nursery school or public park, where the centerline intersects with the margin of the public road.

2-1.4 | RETAIL AND COMMERCIAL USES

1. **Adult Oriented Business.** Refer to Section B.16 Adult Oriented Businesses for standards for Adult Oriented Businesses.
2. **Animal Shelter/Kennel.** The use of land for the purpose of Boarding animals. May include a pet resort which provides day care for pets in addition to grooming and training/classes.
   a. **Examples.** The following uses are to be considered under the animal shelter/kennel use:
      i. Animal Kennel
      ii. Boarding Facility
      iii. Animal Shelter
   b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to outdoor play areas for animals, office, indoor storage, limited retail sales of pet associated items.
   c. **Standards.**
      i. All outdoor areas intended for animal use shall be fenced with a minimum six (6) foot fence.
      ii. Animals to be kept within an enclosed building between the hours of 10:00 PM and 6:00 AM.
      iii. Animal waste shall not be stored closer than ten (10) feet from the property line.
3. **Crematoriums and Mortuaries.** A facility with a furnace for cremating dead bodies, either animal or human.

4. **Child Day Care.**
    a. **Standards.**
        i. Child care agencies licensed by the Tennessee Department of Human Services are permitted by right in every district that permits office, commercial, industrial, or institutional uses, as required by Tennessee Code Annotated § 71-3-536(d), as shown in Table B.2.1. In the AG-RR, RL, RM, RH, and PDR residential districts, home-based child care is permitted by right and child care centers require a Conditional Use Permit. Only the reasonable conditions in this subsection apply, and they shall not be more restrictive than those imposed on similar commercial or office uses in the same district.
        ii. Traffic and Parking. A drop-off and pick-up area shall be provided so that vehicles do not stack in a public street, consistent with Section B.5-9 Stacking, and parking shall be provided per Table B.5.1.
        iii. Hours of Operation. In residential districts, hours of operation shall be limited to 6:00 a.m. to 7:00 p.m., unless other hours are approved with the site plan.
        iv. Outdoor Play Areas. Outdoor play areas shall be located in a side or rear yard, enclosed by a fence at least four (4) feet in height, and screened from adjacent residential lots by a fence or landscaping meeting Section B.7 Bufferyard Standards.
        v. Building and Fire Safety. Fire safety inspections for licensure are conducted exclusively by the State Fire Marshal (Tennessee Code Annotated § 71-3-536(c)). Local building codes apply as they do to similar commercial uses and shall not duplicate state fire safety inspections.
        vi. Variances. A child care agency that complies with Department of Human Services licensing standards and does not materially expand the building footprint is not required to obtain a variance.
        vii. Home-Based Child Care. Family and group child care homes licensed by the State and operated in the provider's residence are permitted in the districts shown in Table B.2.1, subject to items ii through iv, and are not subject to the employee or visitor limits of Section B.13 Home Occupation Standards where those limits conflict with State licensing.

viii. Employer-Based Child Care. A child care agency operated by or for an employer primarily for the children of its employees is a permitted accessory use (Section B.2-2.3(9)).

ix. Application Processing. Child care agency applications are processed under Section A.4-1.2 Child Care Agency Applications.

5. **Funeral Home.** A facility used for the preparation of the deceased and the display of the deceased for funeral services. The facility may include space and facilities for embalming and preparation of the dead for burial, the storage of caskets and funeral supplies.
   a. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to ancillary indoor storage, associated office, parking, storage of funeral vehicles, cemetery.
   b. **Standards.**
      i. Crematoriums require a Special Exception (See Section A.4-10 Conditional Use Permit) in all zoning districts which the use is permitted and must meet all related laws and regulations.
6. **Vehicle Supply Shop (Parts).** Refer to Retail, General (>5,000<30,000 sq ft) for vehicle supply shop (parts) standards.
7. **Vehicle, Truck, and Trailer Sales/Rental.**
   a. In the district where Vehicle Service requires a Special Exception (See Section A.4-10 Conditional Use Permit) (“SE”), the following apply:
      i. When a Special Exception is required, it is the Applicant’s burden to prove that granting the permit will not negatively impact the neighborhood or that the site is designed in such a way as to mitigate any such impacts, including traffic, noise, and light.
   b. **Use Standards.**
      i. **Limitation.** Repair and wash facilities for semi-trucks, recreational vehicles, boats, and other oversized vehicles are only permitted in the GC District.
      ii. **Structures:** Principal Structure. Principal Structures shall be constructed using one of the permitted Building Types in the District.
      iii. **Structures: Canopies.** Canopies shall be developed using the following:
      1) Canopies, including the roof, shall be no taller than twenty-eight (28) feet.

2) Canopy roof structures shall match the roof structure of the Principal Structure on the Lot.

iv. Columns shall be located on the outer edges of the pump islands, outside of and partially screening the pumps.

v. Columns shall be a minimum of 18” in width in all directions and a maximum of fifteen (15) feet in height.

vi. Column and canopy materials shall meet the requirements of the underlying zoning district.

vii. **Service Bays.** Vehicular service bays, including garages and car wash bays, shall not be located on the Street Facing Facade.

viii. **Outdoor Storage.** Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if:

1) The vehicles are not stored for more than two days.

2) The storage area is in the Rear Yard screened from view of the Front and Side Property Line including where visible from a public right-of-way.

3) The storage area is screened using the Type C Side or Rear Yard Buffer outlined in Section B.7-5 Screening of Service Areas, Mechanical Equipment, and Display regardless of the adjacent land Uses. Where adjacent to residential or agricultural zoned land, the Director may require at a minimum of 1.5 times a Buffer Type C.

ix. Vehicle sales are not permitted.

x. **Outdoor Activities.**

1) All repairs or washing activities shall occur inside an enclosed building.

2) Vacuuming activities may occur in open air, but shall be in the Side or Rear Yards except where located adjacent to residentially zoned properties, screened from the Front Property Line.

3) No sound production or reproduction machine or device (including, but not limited to loud-speakers, and sound amplifiers) shall be used.

4) Outdoor sales are prohibited except for temporary outdoor display of seasonal items, such as windshield wiper fluid or salt, permitted during business hours under the canopy and adjacent to the Principal Structure.

xi. Vehicular Service shall be located within 500 feet of the intersection of two (2) arterials or the intersection of an arterial and collector.

xii. Vehicular Service shall not be located adjacent to a residential, open space, or conservation lot, unless approved as part of a planned development. If approved as a part of a planned development a solid fence or wall of at least six (6) feet in height shall be erected along all property lines separating the site from any lot allowed to have a residential use, open space, or conservation area and along all alley property lines where the property opposite allows for residential uses.

xiii. The primary building shall have a useable/active pedestrian entrance on the arterial façade.

xiv. Motor vehicle service and fuel center canopies and their associated columns and supports shall be removed at such time that the fuel center pumps and tanks are removed. New uses of the property, other than those for motor vehicle service and fuel centers, shall not be allowed to utilize the canopies previously constructed. New uses of the property, other than those for motor vehicle service and fuel centers, shall remove the canopies and their associated support columns and supports previously constructed prior to being allowed to occupy the site with the new use.

8. **Vehicle Minor Repair.** Minor vehicle service establishments are involved with the body detailing, mechanical repairs, or the painting of automotive vehicles. These repairs should be minor in nature and any services rendered on site should be minor in nature as well.
   a. **Accessory Uses.** Accessory uses may include limited sale of parts or vehicle accessories, towing, associated office, parking, repackaging of goods for on-site sale or use.
   b. **Examples.** Examples include quick service such as (but not limited to) lubrication, battery sales and installation, auto detailing, minor scratch and dent repair, tire alignment, and fluid replacement.
   c. **Use Standards.**
      i. No stockpiling of parts or salvaging of vehicle parts.
      ii. If located in the GC district or abutting a residential use, a landscape buffer with buffer intensity of 2 shall be provided.
      iii. No storage of impounded vehicles in front yard.
      iv. All storage of vehicles shall be fenced and prevented from view.

v. A minimum lot size of 20,000 square feet is required.

9. **Vehicle, Used Sales.**
   a. In the district where vehicle, used sales requires a Special Exception (See Section A.4-10 Conditional Use Permit) ("SE"), the following apply:
      i. When a Special Exception is required, it is the Applicant's burden to prove that granting the permit will not negatively impact the neighborhood or that the site is designed in such a way as to mitigate any such impacts, including traffic, noise, and light. The use shall go through the Board of Zoning Appeals for Special Exception approval.
   b. **Use Standards.**
      i. **Service Bays.** Vehicular service bays, including garages and car wash bays, shall not be located on the Street Facing Facade.
      ii. **Outdoor Storage.** Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if:
         1) The vehicles are not stored for more than two days.
         2) The storage area is in the Rear Yard screened from view of the Front and Side Property Line including where visible from a public right-of-way.
         3) The storage area is screened using the Type C Side or Rear Yard Buffer outlined in Section B.7-5 Screening of Service Areas, Mechanical Equipment, and Display regardless of the adjacent land Uses. Where adjacent to residential or agricultural zoned land, the Director may require at a minimum of 1.5 times a Buffer Type C.
      iii. Vehicle sales are not permitted.
      iv. **Outdoor Activities.**
         1) All repairs or washing activities shall occur inside an enclosed building.
         2) Vacuuming activities may occur in open air, but shall be in the Side or Rear Yards except where located adjacent to residentially zoned properties, screened from the Front Property Line.
         3) No sound production or reproduction machine or device (including, but not limited to loud-speakers, and sound amplifiers) shall be used.
         4) Outdoor sales are prohibited except for temporary outdoor display of seasonal items, such as windshield wiper fluid or salt, permitted during business hours under the canopy and adjacent to the Principal Structure.

v. Vehicular Service shall be located within 500 feet of the intersection of two (2) arterials or the intersection of an arterial and collector.
vi. Vehicular Service shall not be located adjacent to a residential, open space, or conservation lot, unless approved as part of a planned development. If approved as a part of a planned development a solid fence or wall of at least six (6) feet in height shall be erected along all property lines separating the site from any lot allowed to have a residential use, open space, or conservation area and along all alley property lines where the property opposite allows for residential uses.
vii. The primary building shall have a useable/active pedestrian entrance on the arterial façade.
viii. Motor vehicle service and fuel center canopies and their associated columns and supports shall be removed at such time that the fuel center pumps and tanks are removed. New uses of the property, other than those for motor vehicle service and fuel centers, shall not be allowed to utilize the canopies previously constructed. New uses of the property, other than those for motor vehicle service and fuel centers, shall remove the canopies and their associated support columns and supports previously constructed prior to being allowed to occupy the site with the new use.

10. **Financial Service.**
    a. **Examples.** The following uses are to be considered under the banks/financial institutions use:
        i. Bank.
        ii. Financial Institution.
        iii. Credit Union.
    b. **Accessibility and Safety.** Drive-through shall be designed so as not to obstruct the movement of pedestrians along sidewalks or between the building entrance and customer parking spaces.
    c. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to cafeterias, day care facilities, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.

d. **Prohibited Uses.** Prohibited uses may include but are not limited to drive-through windows, speaker boxes, and ordering stations shall not be adjacent to any residential use or district.
e. **Traffic Flow.** A bypass lane in drive-throughs is required to ensure free flow of traffic.
f. Drive-through, call boxes, etc., shall not be located in the front yard or immediately adjacent to a single family residential district.

11. **Personal Service.**
    a. **Examples.** The following uses are considered under the personal service use:
        i. Clothing alterations and repair
        ii. Tanning salon
        iii. Beauty/Barber Shop (Esthetician/Manicurist/Cosmetologist/Barber)
        iv. Licensed Massage Therapy
    b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to offices, storage or repackaging of goods for on-site sale, and parking.
12. **Radio and TV Studio.** Any facility which deals in the broadcasting of television, radio, or satellite programming.
    a. **Examples.** The following is considered an example under the radio and tv studio use:
        i. TV broadcasting station
    b. **Permitted Accessory Uses.** Permitted accessory uses may include but are not limited to associated offices and parking.
13. **Retail, Neighborhood (<5,000 sq ft).** A singular retail Use involving the Small-Scale sale of goods or merchandise to residents in adjacent neighborhoods. A Use in this category occupies an area of less than 5,000 square feet (combined up to 10,000 square feet on a single lot or within a unified development).
    a. **Examples.** The following are considered under the retail, neighborhood use:
        i. Specialty retail; art and education supplies
        ii. Convenience store with or without gas pumps
        iii. Drug store and/or pharmacy
        iv. Grocery store
        v. Hardware store
        vi. Hobby shop

vii. Supply shop
viii. Cafe, coffee, or sandwich shop

14. **Retail, General (>5,000<30,000 sq ft).** A singular retail Use involving the medium-scale sale of goods or merchandise to residents living in the community. A Use in this category occupies an area between 5,000 and 30,000 square feet.
    a. **Examples.** The following are considered under the retail, general use:
        i. Appliance and electronic sales, repair, and service
        ii. Computer software repair, sales, and leasing
        iii. Department store
        iv. Equipment repair and sales
        v. Home furnishings and accessory sales and medical supply store and rental
        vi. Musical instrument repair and sales
        vii. Pawn shop
        viii. Vehicle supply shop (parts)
        ix. Automobile, truck, and trailer minor repair, sales, and rental.
15. **Retail, Large Scale (>30,000 sq ft).** A singular retail Use involving the Large- Scale sale of goods to residents living within the region. It is typically known as a shopping center and is almost exclusively accessed by automobile and therefore additional consideration shall be given to parking and traffic issues when developing this Use. The goods or merchandise sold may be of the same type or a variety of types as General Retail and occupy a space greater than 30,000 square feet.
16. **Department Store (>15,000 sq ft).** A store of 15,000 or more square feet of gross floor area selling a wide variety of retail goods arranged in general departments.
    a. Standards.
        i. In zoning districts which the use requires a Special Exception “SE”, the department store is subject to the size limitations of the Retail, Neighborhood.
17. **Musical Instrument Repair and Sales.** Refer to Retail, General (>5,000<30,000 sq ft) for musical instrument repair and sales standards.
18. **Equipment Repair and Sales.** Refer to Retail, General (>5,000<30,000 sq ft) for musical instrument repair and sales standards.
19. **Pawn Shop.** The retail sales of secondhand merchandise and may offer personal loans secured by consumer goods or other personal property.
    a. **Examples.** The following are considered under the pawn shop use:

i. Shops dealing with coins, jewelry and secondhand merchandise.
ii. Shops dealing with personal loans secured by personal property.

b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to retail sales.

20. **Restaurant, Full Service.** Establishments that prepare and sell food for on-premises consumption or off premises consumption. Includes a customer service area consisting of tables, chairs, or customer counters.
    a. **Examples.** The following uses are considered under the restaurant, full-service use:
        i. Diner
        ii. Café
        iii. Fine dining restaurant
    b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to ancillary indoor storage, associated office, deck, patio for outdoor seating or dining and entertainment, parking valet parking facility, bar seating, and limited catering.
    c. **Prohibited Uses.** Prohibited uses may include but are not limited to drive-throughs are classified in Restaurant, w/ Drive Through.
21. **Restaurant, Fast Casual.** Establishments that prepare and sell food for on-premises consumption or off premises consumption may include a drive-through. Includes a customer service area consisting of tables, chairs, or customer counters.
    a. **Examples.** The following uses are considered under the restaurant, fast casual use:
        i. Pizza delivery shops
        ii. Takeout eating places
        iii. Fast-food restaurants
        iv. Limited-service restaurants
    b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to ancillary indoor storage, associated office, deck, patio for outdoor seating or dining and entertainment, parking, valet parking, bar seating, and limited catering.

22. **Restaurant, w/ Drive Through.** Establishments that prepare and sell food for on-premises consumption or off premises consumption including a drive-through. Includes a customer service area consisting of tables, chairs, customer counters.
    a. **Examples.** The following uses are considered under the restaurant, w/ drive through use:
        i. Fast casual
        ii. Fast food
        iii. Any restaurant featuring a drive-through lane
    b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to ancillary indoor storage, associated office, deck, patio for outdoor seating or dining and entertainment, parking, valet parking, bar seating, limited catering, and canopies or vehicular cover structures.
    c. **Use Standards.**
        i. Drive-through windows, speaker boxes, and ordering stations shall not be adjacent to any residential use or district.
        ii. Outdoor speakers associated with a drive-through shall be at least fifty (50) feet from any property line.
        iii. Menu Boards shall be a maximum of thirty-two (32) square feet.
        iv. Drive-throughs shall comply with the standards of Section B.5-9 Stacking Requirements.
        v. Streetwalls are required at the boundaries of drive aisles along drive-through lanes.
        vi. Accessory structures such as canopies shall comply with building setback standards per the respective district standards.
23. **Winery.** Refer to Section B.12 Winery Standards; regulated per TCA 6-54-126, and TCA 57-3-207. Such facilities shall comply with the Tennessee Grape and Wine Law, TCA 57-3-207.
24. **Hotel/Motel.** A facility offering temporary lodging consisting of sleeping rooms with or without in-room kitchen facilities to the public. Secondary service uses may also be provided, such as restaurants, meeting rooms, entertainment, and recreational facilities.
25. **Dry Cleaning/Laundry Establishment.**

a. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to ancillary indoor storage, associated office, and parking.
b. **Prohibited Uses.** Prohibited uses may include but are not limited to wholesale laundry cleaning facilities.

26. **Liquor Store.**
    a. **Standards.** In the districts where Liquor Store is permitted, they shall be subject to the provisions of White House Municipal Code, Title 8 Chapter 3.:
27. **Private Clubs.** An institution, a club, an organization, or place of accommodation that is not in fact open to the general public.
    a. **Examples.** The following uses are to be considered under the private clubs use:
        i. Fraternal organizations
        ii. Country clubs
    b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to offices, meeting areas, clubhouses, parking, and restaurants open only to members of the private club.
    c. **Prohibited Uses.** Prohibited uses may include but are not limited to event centers or convention centers catering to outside groups or audiences.
    d. **Use Standards.**
        i. Meals or beverages may be sold to members and their guests only.
28. **Smoke Shop.**

    a. In the district where smoke shops require a Special Exception (See Section A.4-10 Conditional Use Permit) ("SE"), the following apply:

    i. When a Special Exception is required, it is the Applicant's burden to prove that granting the permit will not negatively impact the neighborhood. The use shall go through the Board of Zoning Appeals for Special Exception approval.

    b. **Examples.** The following uses are to be considered under the smoke shop use:

    i. Tobacco retailers

    ii. Vape shops

    c. **Additional Standards.** The following standards apply to all smoke shops and tobacco stores:

    i. Smoke shops and tobacco stores shall not be located within one thousand (1,000) feet, measured property line to property line, from a school (public or private), family day care home, child care facility, youth center, community center,

recreational facility, park, church or religious institution, hospital, or other similar use where children regularly gather.

ii. Smoke shops and tobacco stores shall not be located within five hundred (500) feet, measured property line to property line, from another smoke shop or tobacco store.

iii. It is unlawful for a smoke shop or tobacco store to knowingly allow or permit a minor, not accompanied by his or her parent or legal guardian, to enter or remain within the premises.

iv. Smoke shops and tobacco stores shall post clear signage stating that minors may not enter the premises unless accompanied by a parent or legal guardian. At least one such sign shall be placed in a conspicuous location near each public entrance. It shall be unlawful for a smoke shop or tobacco store to fail to display and maintain, or fail to cause to be displayed or maintained, such signage.

d. Standard Conditions of Approval. Any Special Exception granted under this section shall, at minimum, include the following conditions:

i. No smoking shall be permitted on the premises at any time.

ii. No sales may be solicited or conducted on the premises by minors.

iii. No self-service product or paraphernalia displays shall be permitted.

iv. No distribution of free or low-cost products or paraphernalia, or coupons for such items, shall be permitted.

e. Nonconforming Uses. Smoke shops and tobacco stores legally existing on the effective date of this chapter may continue to operate as legal nonconforming uses in accordance with the nonconforming use provisions of this ordinance, and shall not be required to obtain a Special Exception. However, any change or expansion of the legal nonconforming use may require compliance with this chapter and a Special Exception.

29. **Car Wash.**
    a. **Prohibited Districts.** Car washes shall not be permitted as primary or accessory uses in districts adjacent to residential districts.
    b. **Accessory Structures**. Accessory structures including but not limited to vacuum facilities, pre-/post wash facilities including dry-down areas shall meet the setback and buffer requirements for principal structures of the current zoning district.

c. **Vehicle Stacking.** The facility shall be designed to provide for off-street stacking space for five (5) times the number of vehicles which can be accommodated at one time in the facility.
d. **Traffic Flow.** The facility shall be designed to allow adequate traffic flow for cars to enter and exit the facility safely. No portion of an exit or entrance shall be less than fifty (50) feet from the right-of-way of an intersection.
e. **Dry Down Area.**
    i. Single Bay or Self-Service Facilities. Single bay facilities with automated brushes and multiple bay self-service facilities shall provide space for the parking of one car per bay to be used as a dry down area.
    ii. Conveyors or Chain Drag Systems. Facilities utilizing a conveyor or chain drag system for moving motor vehicles through the washing area shall provide adequate space at the building exit to allow for a dry down area of three (3) times the number of vehicles which can be accommodated at one time within the structure.
f. **Required Yards.** For standalone facilities, all required yards shall be landscaped with a Buffer Type C.

30. **Convenience Store w/ Fuel Sales.** Retail oriented uses engaged in the sale of fuel for motor vehicles, and convenience items including but not limited to prepackaged food, beverages, tobacco products, lottery, and other similar products as its primary sale.
    a. **Examples.** The following uses are to be considered under the convenience store w/ fuel sales use:
        i. Retail establishments not to exceed 10,000 SF accompanied by fueling stations.
    b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited offices, food sales, restaurants located within principal building, storage or repacking of goods for on-site sale, parking, and car wash.
    c. **Use Standards.**
        i. There shall be a maximum of four (4) fueling stations in all zoning districts which the use is permitted “P”.
        ii. There shall be a maximum of six (6) fueling stations in all zoning districts which the use requires a special exception “SE”.

iii. No equipment for vehicle fueling (fueling station) shall be closer than fifteen (15) feet to any public right-of-way and ten (10) to any property line.
iv. Car wash, vacuum or similar service-related uses may not be located adjacent to single family residentially zoned property in no case located closer than 20 feet to any property line.
v. No fueling station shall be designed to encroach upon, restrict, or limit the free flow of vehicles and dedicated drive aisles.
vi. The outdoor storage of goods including propane or similar shall not be provided along the front of the building and shall not block or reduce the pedestrian sidewalks.
vii. Signage shall not be permitted on bollards, fuel stations or areas of the building beyond those permitted by the Sign standards in Section B.4 Signs.

31. **Convenience Store w/o Fuel Sales.** Retail oriented uses engaged in the sale of convenience items including but not limited to prepackaged food, beverages, tobacco products, lottery, and other similar products as its primary sale.
a. **Examples.** The following uses are to be considered under the convenience store w/o fuel sales use".
i. Retail establishments not to exceed 10,000 SF.
b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited offices, food sales, restaurants located within principal building, storage or repacking of goods for on-site sale, parking, and car wash.
c. **Use Standards.**
i. Car wash, vacuum or similar service-related uses may not be located adjacent to single family residentially zoned property in no case located closer than 20 feet to any property line.
ii. The outdoor storage of goods including propane or similar shall not be provided along the front of the building and shall not block or reduce the pedestrian sidewalks.
iii. Signage shall not be permitted on bollards, fuel stations or areas of the building beyond those permitted by the Sign standards in Section B.4 Signs.

32. **Microbrewery.** Any establishment where malt liquors are manufactured and packaged on-premise or off-premise, manufacturing no more than 15,000 barrels of

malt liquor on its licensed premise each calendar year. One barrel equals 31 gallons.

a. **Accessory Uses.** Ancillary indoor storage, associated office, deck/patio for outdoor seating and/or entertainment, beer garden, parking, valet parking facility, tasting room.
b. **Use Standards.**
    i. Outdoor entertainment is limited to 11:00 PM.

33. **Micro-Distillery.** A manufacturer who distills, blends, and bottles alcoholic liquors on the licensed premises with an alcohol content greater than seventeen percent and who produces a maximum, quantity of one hundred twenty-five thousand cases per year at the licensed premises.
    a. **Accessory Uses.** Ancillary indoor storage, associated office, deck/patio for outdoor seating and/or entertainment, parking, valet parking facility, tasting room.
    b. **Use Standards.**
        i. Outdoor entertainment is limited to 11:00 PM.

2-1.5 | RECREATION AND ENTERTAINMENT USES

1. **Recreation, Indoor.** Commercial uses providing daily or regularly scheduled recreation-oriented activities in an indoor setting.
    a. **Examples.** The following uses are to be considered under the recreation, indoor use:
        i. Pool hall
        ii. Bowling alley
        iii. Health and fitness facilities
        iv. Indoor sports facilities
        v. Indoor shooting range
        vi. Dance studio
        vii. Movie theater
    b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to ancillary indoor storage, associated office, concession, dining area or cafeteria, pro-shop and limited sales of goods related to on-site activities.
2. **Recreation, Outdoor.** Use of land, publicly or privately managed for active recreation, entertainment, and amusement for residents within the region. Large

scale outdoor recreation commonly involves facilities with five (5) or more acres, illuminated for use after dark, ball courts or fields, parking facilities, restrooms, spectator facilities, and food and beverage service.

a. **Examples.** The following uses are to be considered under the recreation, outdoor use:
    i. Amusement/Theme Parks
    ii. Country Club
    iii. Golf Course
    iv. Membership Sports Clubs
    v. Riding Academy and Stables
    vi. Shooting and Archery Range
    vii. Sports and Recreational Camps
    viii. Swim Club
    ix. Tennis Courts

3. **Campgrounds.** Refer to Section B.15 Campground Standards.
4. **Movie Theater.** Refer to Recreation, Indoor for movie theater standards.
5. **Events Facility.** Venues or facilities used by a group of people for temporary events such as conferences, sports, weddings, event halls, concerts, or similar events.
    a. **Examples.** The following uses are to be considered under the events facility use:
        i. Convention center
        ii. Coordinate wedding and banquet halls.
        iii. Sports stadium
        iv. Concert hall
    b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to offices; meeting rooms; indoor restaurant; bar; lounge; cabanas; boat docks; parking; indoor or outdoor recreation such as: swimming pools, tennis courts, fitness center, sauna, and other similar facilities.
    c. **Standards.**
        i. Landscape buffer with a Buffer Type C shall be established along any side of the property abutting any residential use or public right-of-way.

2-1.6 | OFFICE AND MEDICAL USES

1. **Hospital.** A licensed institution providing medical care and health services to the community. These services may be in one (1) building or clustered in several buildings and typically include laboratories, in- and out-patient facilities, training facilities, medical offices, staff residences, food service, and gift shop.
2. **Medical/Dental Facility.** A facility engaged in the examination, diagnosis, and treatment of medical, dental, chiropractic, ophthalmic, pediatric care, or other health care practices.
   a. **Examples.** The following uses are to be considered under the medical/dental facility use:
      i. Dentist or orthodontics offices
      ii. Doctor offices
      iii. Medical clinics
      iv. Medical labs
      v. Outpatient facilities without ambulatory care
      vi. Optical and Eye Care Facility
      vii. Blood testing facilities
      viii. Dental clinics, labs, and surgery centers
   b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to parking and offices.
   c. **Prohibited Uses.** Prohibited uses may include but are not limited to overnight facilities for patients.
   d. **Standards.**
      i. Indoor waiting areas are required so that patients are not allowed to queue for services outdoors.
3. **Professional Office.** A building, or portion of a building, wherein activities are performed involving predominately administrative, record keeping, professional, and/or clerical operations and, where in the case of professions such as dentists, physicians, lawyers or engineers, the facility where such professional services are rendered.

a. **Examples.** Examples include professional services such as lawyers, PR and advertising, accountants, engineers, architects, real estate agents, travel agencies, employment agencies, data processing, sales offices, and similar uses.
b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to cafeterias, day care facilities, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.
c. **Prohibited Uses.** Prohibited uses may include but are not limited to:
    i. Offices that are part of and/or located with a firm in another category are considered accessory to the firm's principal activity.
    ii. Contractors and others who perform services off-site are included in the office category if equipment and materials are not stored on the site and fabrication, services, or similar work is not carried on at the site.

4. **Veterinarian.** A facility where animals are provided medical care.
    a. **Examples.** The following uses are considered under the veterinarian use:
        i. Vet clinic
        ii. Private veterinarian practice
        iii. Animal hospital
    b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to parking, limited retail sales of animal goods, limited sale of medicine and prescriptions for animal use, associated office, ancillary indoor storage.
    c. **Standards.**
        i. All outdoor areas for animals must be fenced.
        ii. Outdoor activity is permitted only during the day.
5. **Veterinarian w/ Overnight Stay.** A facility where animals are provided medical care. Animals may be Boarded or stay overnight within a completely enclosed building. Twenty (24) Hour Veterinarian Clinic Accessory Residential Quarter meeting requirements of 4.160, Excluding Medical Clinics. (Added by Ordinance No. 05-09, May 19, 2005).
    a. **Examples.** The following uses are considered under the veterinarian use:
        i. Vet clinic
        ii. Private veterinarian practice
        iii. Animal hospital

b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to parking, limited retail sales of animal goods, limited sale of medicine and prescriptions for animal use, associated office, ancillary indoor storage.
c. **Standards.**
    i. All outdoor areas for animals must be fenced.
    ii. Outdoor activity is permitted only during the day.

6. **Rehabilitation Facility.** A healthcare facility that provides substance abuse treatment and/or mental health services. Such facilities provide overnight, yet short-term, care and treatment and may include sleeping rooms for healthcare providers and members of the patients' families.
    a. **Examples.** The following uses are considered under the rehabilitation facility use:
        i. Inpatient drug and alcohol treatment facilities
        ii. Inpatient mental health services
    b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to recreational activities, cafeteria, café, dining hall, hobbies, parking of the occupants' vehicles, facilities for staff.

2-1.7 | INDUSTRIAL AND MANUFACTURING USES

1. **Manufacturing.** Manufacturing includes use types involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, made for transfer to other plants, or made to order for firms or consumers.
    a. **Examples.** The following uses are to be considered under the manufacturing use:
        i. Wholesale fuel distribution
    b. **Permitted Accessory Uses.** Permitted accessory uses may include limited but are not limited to retail sales and wholesale sales, offices, cafeterias/eating establishments, warehouses, storage areas, repair facilities, truck fleets, parking for employees.
2. **Artisan Manufacturing.** A small-scale fabrication or production use by skilled workers which involves or assembly of food or goods with no noxious by-products. May include a showroom or ancillary sales of products.

a. **Examples.** The following uses are to be considered under the artisan food and beverage manufacturing use:
   i. Small scale fabrication of arts
   ii. 3-D printing
   iii. Crafts
   iv. Food or beverages for packaged sales
   v. Welding
   vi. Sculpting
   vii. Arts and crafts
   viii. Pottery
   ix. Small-batch bakeries.

b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to associated showroom, ancillary indoor storage, associated office, parking or similar; residential unit(s) for employees and or associated services (i.e., night watchman) may not exceed one (1) dwelling unit per acre and shall only be allowed for employees or associated services and not rental to the general community.

c. **Standards.**
   i. Establishment size is limited to 15,000 square feet. Any establishment greater than 15,000 square feet shall be considered Industrial, Light.
   ii. No processes or equipment may be used that creates dust, smoke, fumes, odors, or vibration which can be detected off property.
   iii. Outdoor storage is prohibited.
   iv. Deliveries are limited to parcel and small freight carries and is not intended for large tractor trailers.

3. **Data Centers**. A Data Center or Data Processing Facility is a building or group of buildings used primarily for the storage, processing, management, or distribution of digital data through servers, computer systems, and associated infrastructure including cooling systems, electrical equipment, and backup power generation.
   a. **Standards:**
      i. **Permitted Location.**
      Data Centers shall only be permitted within the Heavy Industrial (HI) zoning district.

ii. **Minimum Site Area.**
Data Centers shall be located on a tract of land containing not less than twenty (20) acres.

iii. **Approval Required.**
All Data Centers shall require Site Plan approval by the Planning Commission.

iv. **Additional Development Standards.**

a. All buildings, equipment yards, generators, and mechanical equipment shall comply with Heavy Industrial setbacks and shall be located a minimum of one hundred fifty (150) feet from any residential zoning district or residential use.

b. Outdoor mechanical equipment, cooling equipment, generators, and electrical infrastructure shall be located to the side or rear of buildings and screened from public rights-of-way and adjacent properties.

c. Noise generated from equipment and backup generators shall comply with the City's adopted noise regulations.

d. Exterior lighting shall be fully shielded and directed downward to prevent glare and light spillover onto adjacent properties.

e. Routine testing of backup generators shall be limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday, except during emergencies.

f. Where a Data Center is located adjacent to a residential zoning district or residential use, enhanced buffering shall be required, which may include additional landscaping, berming, fencing, or a combination thereof, to reduce visual and operational impacts.

g. A noise study may be required at Site Plan review, and all mechanical and utility equipment shall be designed to minimize noise and visual impacts through appropriate screening and enclosure methods.

4. **Flex Facility.** Uses which take place within a flex space building, allowing a flexible range of office, warehouse uses, research and development uses. Flex use buildings allow for a combination of offices, wholesale, and light manufacturing with portions of each use subject to needs of a user.
   a. **Examples.** The following use is to be considered under the flex facility use:

i. Buildings typically in an industrial park or business park environment.

b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to associated showroom, ancillary indoor storage, associated office, cafeteria, parking, on-site repair facility, residential unit for security purposes, outdoor storage associated with principal use.

c. Any building or space which allows a flexible range of office, warehouse, research, and development uses. Flex buildings allow for a combination of offices, wholesale, and light manufacturing with proportions of each use subject to the needs of a user.

d. **Standards.** In those Districts where Warehouse and Distribution including Logistics is permitted, the Director may apply additional design and development standards and criteria based on the nature of the use(s) provided as part of the Flex Facility.

5. **Industrial, Heavy.** Any business or establishment that involves dangerous, noxious, offensive uses. Uses may involve smoke, odor, noise, vibration, or threats to safety and general wellbeing of the public.

   a. **Permitted Accessory Uses**. Permitted accessory uses include but are not limited to associated showroom, ancillary indoor storage, associated office, cafeteria, parking, on-site repair facility, residential unit for security purposes, outdoor storage associated with principal use.

   b. **Standards.**

      i. All buildings shall be setback a minimum of fifty (50) feet from property line.

      ii. Outdoor storage yards shall not be located closer than twenty-five (25) feet to any public street or property line. Outdoor storage yards shall be completely enclosed by an opaque fence or wall not less than eight (8) feet. Outdoor storage yards are not intended to include junkyards or scrap or salvage operations.

6. **Industrial, Light.** Any business or establishment which deals in light industrial uses including light manufacturing (such as assembly, printing, repair), research and development, self-service storage, and allows for small scale industrial uses, manufacturing and assembly.

   1. **Examples.** The following uses are to be considered under the industrial, light use:

i. Monument sales and manufacturing
ii. Landscaping contractor, clothing manufacturing
iii. Publishing firm
iv. Bottling
v. Lawn or tree service
vi. Sheet metal, stone, or concrete products (but not concrete manufacturing)
vii. Commercial packing for fruits and vegetables
viii. Trailer storage or freight facility
ix. Sale or rental of machinery and heavy equipment
x. Wholesale fuel distribution

b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to associated showroom, ancillary indoor storage, associated office, cafeteria, parking, on-site repair facility, residential unit for security purposes, outdoor storage associated with principal use.
c. **Prohibited Uses.** Heavy industrial or noxious uses such as concrete manufacturing.
d. **Standards.**
   i. Storage shall be in an enclosed building or an outdoor storage area which is screened/fenced. A minimum six (6) feet opaque screen or fence is required around the outdoor storage area.

7. **Warehouse and Distribution.** A facility primarily engaged in the storage and distribution of manufactured product, supplies, and equipment with little to no sales on site. May also include truck terminals or similar where semi-trucks, trailers and or high-cube/box trucks may be utilized for the transportation of goods; may also include areas for truck, trailer, etc., parking and storage.
   a. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to associated office, outdoor storage associated with primary use, parking.
   b. **Examples.** The following uses are to be considered under the warehouse and distribution use:
      i. Bulk storage
      ii. Freight storage
      iii. Outdoor storage yard
      iv. Truck terminals

v. Transfer and storage businesses
vi. Commercial packing for food items

c. **Standards.**
i. Outdoor storage yards shall comply with the architectural design standards adopted as part of this UDO.
ii. Outdoor storage yards are not intended to include junkyards or scrap or salvage operations.
iii. Loading and unloading shall not be conducted in areas that abut a residential use or district.
iv. Outdoor storage may not exceed the maximum fence height of eight (8) feet except where otherwise approved by the PC.
v. The Director may impose other conditions and standards as deemed appropriate including but not limited to access, buffering, lighting, traffic circulation or similar.

8. **Recording, Sound, or Film Studio.** Any facility which deals in audio production and postproduction services to produce master recordings.
9. **Junkyard and Salvage Yard.** Any use dedicated to the storage and dismantling of vehicles, scrap metal and associated waste.
10. **Recycling and Waste Related Services.** Any facility which deals in the recycling, disposal, or elimination of used materials or waste.
a. **Examples.** The following are to be considered under the recycling and waste related use:
i. Landfill
ii. Recyclable material storage
iii. Recycling facility
iv. Solid or liquid waste transfer or composting.
b. **Permitted Accessory Uses.** Permitted accessory uses may include but are not limited to associated office, outdoor storage associated with principal use, parking.
c. **Standards.**
i. All buildings shall be setback a minimum of fifty (50) feet from property line.
ii. Outdoor storage yards shall not be located closer than twenty-five (25) feet to any public street or property line.

iii. Outdoor storage yards shall comply with the standards of Section B.2-2.3(6)(c) Outdoor Storage.
iv. Any associated outdoor storage yards are not intended to include junkyards or scrap or salvage operations.

11. **Mini-Storage/Self Storage.** A structure or premises where the principal use is the indoor storage of personally owned items and goods, for a fee or charge.
    a. **Permitted Accessory Uses.** Permitted accessory uses may include but are not limited to associated office and parking.
    b. **Standards.**
        i. All storage of items shall be within a fully enclosed building.
        ii. Lighting shall be directed away from adjacent residential uses.
        iii. Surfaces including drive aisles, loading/unloading and the like, shall be constructed of asphalt, concrete or other durable surface material; gravel shall not be permitted.
        iv. The Director may require additional landscape and Buffer Type C where the property fronts a public street and or is adjacent to residential uses.
12. **Landfill.** Any facility for disposal of solid waste on land in a sanitary manner in accordance with the minimum standards of the State of Tennessee wherein “solid waste” as defined by State standards is disposed of by utilizing acceptable landfill engineering technology.
    a. **Examples.** The following are to be considered under the landfill use:
        i. Landfills
        ii. Solid or liquid waste transfer
    b. **Permitted Accessory Uses.** Permitted accessory uses may include but are not limited to associated office, outdoor storage associated with primary use, parking.
    c. **Standards.**
        i. Direct illumination resulting from the operation shall not fall upon any land not covered by the application.
        ii. Equivalent sound levels at the boundaries of the fill site shall not exceed the following standards:
            1) Between 7:00 a.m. and 7:00 p.m., 68 dBA
            2) Between 7:00 p.m. and 7:00 a.m., 5 dBA

iii. Vibration levels at the boundaries of the fill site shall not exceed a maximum peak particle velocity of steady state -1.0 inches/second, and an impact -2.0 inches/second. NOTE: The maximum particle velocity shall be the maximum displacement sums of three mutually perpendicular components, recorded simultaneously, multiplied by the frequency in cycles per second. For purposes of this Section, steady-state vibrations are vibrations which are continuous, or vibrations in discrete impulses more frequent than 60 per minutes. Discrete impulses which do not exceed 60 per minute, shall be considered impact vibrations.

13. Asphalt and Concrete Production Facilities

Any facility engaged in the production of asphalt materials or concrete, including batch plants, drum mix plants, and ready mix or central mix facilities, involving the processing, mixing, and distribution of aggregate materials, binders, and related products

a. Examples

The following uses are included under asphalt and concrete production facilities

i. Asphalt batch plant

ii. Asphalt drum mix plant

iii. Concrete batch plant

iv. Ready mix concrete plant

v. Central mix concrete facility

b. Permitted Accessory Uses

Permitted accessory uses include, but are not limited to, associated office and control buildings, maintenance facilities, equipment storage, truck parking, and outdoor storage customarily associated with the principal use

c. Standards

i. Approval Required

Asphalt production facilities shall require approval as a Conditional Use Permit in accordance with Section A.4-10

Concrete production facilities, including ready mix and central mix plants, shall be permitted in the Heavy Industrial zoning district. A Conditional Use Permit may be required based on the scale, location, or potential impacts of the proposed use as determined by the Planning Commission

ii. Separation Requirements

Asphalt Production Facilities

No asphalt production facility shall be located within

1. One thousand five hundred 1500 feet of any residential zoning district
2. One thousand 1000 feet of any existing dwelling
3. One thousand 1000 feet of any school, park, daycare, or place of assembly

Concrete Production Facilities

No concrete production facility shall be located within

1. Five hundred 500 feet of any residential zoning district
2. Five hundred 500 feet of any existing dwelling
3. Five hundred 500 feet of any school, park, daycare, or place of assembly

Distances shall be measured from property line to property line

iii. Spacing Between Facilities

No asphalt production facility shall be located within two 2 miles of another existing asphalt production facility or concrete production facility

No minimum spacing shall be required between concrete production facilities

iv. Access and Traffic

1. Facilities shall have direct access to an arterial or collector street as defined in Chapter C
2. Truck traffic shall not be routed through local residential streets
3. A traffic impact study may be required in accordance with Appendix A
4. Concrete production facilities may operate with variable delivery schedules however truck routing through local residential streets shall be minimized to the extent practicable

v. Buffering and Screening

Asphalt Production Facilities

1. A Type C bufferyard shall be required adjacent to any non industrial zoning district
2. The buffer shall be a minimum of one hundred 100 feet in width
3. Where adjacent to residential uses the buffer shall be increased to one hundred fifty 150 feet

Concrete Production Facilities

1. A Type B bufferyard shall be required adjacent to any non industrial zoning district
2. The buffer shall be a minimum of fifty 50 feet in width
3. Where adjacent to residential uses the buffer shall be increased to seventy five 75 feet

Buffers shall include screening sufficient to reduce visual impacts from adjacent properties

vi. Air Quality and Dust Control

1. All operations shall comply with applicable state and federal air quality regulations
2. Dust control measures shall be implemented including stabilized or paved haul roads dust suppression methods and controlled material transfer points
3. Concrete production facilities shall include dust collection systems on cement silos

vii. Stormwater and Environmental Controls

1. A stormwater management plan shall be required in accordance with Chapter C
2. Concrete production facilities shall provide a designated washout area. Washout materials shall not be discharged into storm drains or waterways
3. All operations shall comply with City stormwater regulations and applicable state permits

viii. Infrastructure Capacity

The applicant shall demonstrate that existing public infrastructure including roadways drainage systems and utilities can adequately support the proposed use without degradation of service increased flooding risk or adverse impacts to surrounding properties

ix. General Compatibility

The Planning Commission may consider surrounding land uses and operational characteristics of the proposed facility when evaluating site specific conditions

2-1.8 | OTHER USES

1. **Airport.**
   a. **Standards and Permits.** All applicable State and federal standards must be met, including but not limited to TDOT, and the respective approvals obtained.

b. **Landing Strip Setbacks.** The landing strip must be set back at least two hundred (200) feet from any adjacent property zoned AG, RL, RM, and RH.
c. **Dimensional Requirements.** Hangars and other structures must observe the dimensional requirements for principal buildings in the zoning district.
d. **Repair and Maintenance Facilities. Repair** and maintenance facilities are limited to those necessary for the aircraft using the private airport. All such facilities, except dual storage and pumps, must be located within the hangar.

2. **Truck Terminals.** Refer to Warehouse and Distribution for truck terminal standards.
3. **Infrastructure and Utilities.** Public or private infrastructure facilities. May be public or privately provided.
   a. **Examples.** The following uses are to be considered under the infrastructure and utilities use:
      i. Water and sewer pump stations
      ii. Water towers
      iii. Electrical substations
   b. **Permitted Accessory Uses.** Permitted accessory uses include but are not limited to parking, control, monitoring, data, or transmission equipment.
   c. **Prohibited Uses.** Prohibited uses may include but are not limited to utility offices where employees and customers are generally present are classified as professional office or government.
   d. **Use Standards**.
      i. Any infrastructure and utility facilities shall be screened from view from public rights-of-way and surrounding uses.
4. **Wireless Transmission Facilities.** In the districts where a Wireless Transmission Facility is permitted with development standards (“P*”), Site Plan review (See Section A.4-8 Site Plans) is required, including review by the DRC. Refer to Section B.17 Wireless Transmission Facilities.
5. **Parking Lots and Structures.** This Use and following Standards are understood to be applied to commercially oriented parking lots and structures including parking garages and shall not be applied to parking lots and areas associated with a specific use (i.e., facilities for residents and or customers). In all cases, the design and construction of parking areas whether public, private or for commercial purposes

shall meet the standards provided in Section B.5 Parking, Loading and Access Standards except where otherwise provided below for commercial parking facilities.

a. **Standards.** In the districts where a Parking Lot requires a Special Exception, the following applies:
    i. **Special Exception.** Special Exception additional review standards. It is the Applicant's burden to prove that granting the permit will not negatively impact the neighborhood or that the site is designed in such a way as to mitigate any such impacts, including traffic, noise, and light.
    ii. **Adjacent Parking Lots.** Two (2) parking Lots cannot be located directly adjacent to one another.
    iii. **Associated Use.** Parking Lot shall not be associated with an individual Single Family residence.
    iv. **Distance.** Parking Lot shall be within one (1) Block's distance of the associated use unless an approved parking agreement is in place (See Section B.5-7 Alternative Off-Street Parking Standards) or at least seventy-five (75) of spaces are dedicated as a Public Parking Facility.
    v. **Pedestrian Access.** Shall be connected to associated Use by a Dedicated, public pedestrian pathway.

2-1.9 | PERMITTED USE TABLE

Table B.2.1 Permitted Use Table

Permitted Use Table		Residential Districts				Commercial Districts				Industrial Districts		PUD		
Key: P = Permitted; P* = Permitted w/ Development Standards; SE = Special Exception; Blank = Not Permitted	Sec. Ref.	AG-RR AGRICULTURAL/ RURAL RESIDENTIAL	RL LOW DENSITY RESIDENTIAL	RM MEDIUM DENSITY RESIDENTIAL	RH HIGH DENSITY RESIDENTIAL	CBS CENTRAL BUSINESS SERVICE	GC GENERAL COMMERCIAL	OP OFFICE PROFESSIONAL	MUC MIXED-USE COMMERCIAL	IL LIGHT INDUSTRIAL	IH HEAVY INDUSTRIAL	PD PLANNED DEVELOPMENT	PDR RESIDENTIAL PLANNED UNIT DEVELOPMENT	PDC COMMERCIAL PLANNED UNIT DEVELOPMENT
Key: P = Permitted; P* = Permitted w/ Development Standards; SE = Special Exception; Blank = Not Permitted	Sec. Ref.	AG-RR	RL	RM	RH	CBS	GC	OP	MUC	IL	IH	PD	PDR	PDC
Residential														
Adult Day Care	2-1.1(1)			SE	SE		P	P				P	P	P

Key: P = Permitted; P* = Permitted w/ Development Standards; SE = Special Exception; Blank = Not Permitted	Sec. Ref.	AG-RR	RL	RM	RH	CBS	GC	OP	MUC	IL	IH	PD	PDR	PDC
Bed and Breakfast	2-1.1(2)		SE	SE	SE									
Boarding and Rooming Houses	2-1.1(3)					P			P					
Dwelling, Single Family Attached	2-1.1(4)				P			SE						P
Dwelling, Single Family Detached	2-1.1(5)	P	P	P	P							P	P	P
Dwelling, Two-Family House	2-1.1(6)				P							P	P	
Dwelling, Multiplex	2-1.1(7)				P							P	P	
Dwelling, Townhouse	2-1.1(8)				P							P	P	
Dwelling, Stacked Townhouse	2-1.1(9)				P							P	P	
Dwelling, Multi-family	2-1.1(10)				P							P	P	P
Ind./Assisted Living/Nursing Home/Hospice	2-1.1(11)		SE			P	P	P	P					P
Manufactured Home, Individual Lot	2-1.1(12)	P	SE						P					
Manufactured Home Park	2-1.1(13)		SE		SE									
Short Term Rentals Primary	2-1.1(14)					SE			SE					
Short Term Rentals, Owner Occupied	2-1.1(15)		SE	SE								SE	SE	SE
Non-Residential Agricultural														
Agricultural, Crop Production	2-1.2(1)	P												
Agricultural, Livestock	2-1.2(2)	P									P			
Animal Feeder/Breeder	2-1.2(3)	P												
Nursery/Greenhouse/Garden Center	2-1.2(4)	P					SE			P				
Civic														
Assembly	2-1.3(1)						P*							
Public School: Pre K to Junior High	2-1.3(2)	SE	P	P	P	P*	P*		P*			P	P	P*
Private School: Pre K to Junior High	2-1.3(2)	SE	P	P	P	P*	P*		P*			P	P	P*
Public School: High School	2-1.3(2)	SE	P	P	P	P*	P*		P*			P	P	P*

Key: P = Permitted; P* = Permitted w/ Development Standards; SE = Special Exception; Blank = Not Permitted	Sec. Ref.	AG-RR	RL	RM	RH	CBS	GC	OP	MUC	IL	IH	PD	PDR	PDC
Private School: High School	2-1.3(2)	SE	P	P	P	P*	P*		P*			P	P	P*
Higher Education (College, Junior College, University, Technical)	2-1.3(2)					P	SE	P						
Educational Services	2-1.3(3)					P	P		P		P			
Cemetery	2-1.3(4)	SE	SE	SE			P							
Cultural, Library and Museum Facilities	2-1.3(5)				P	P		P						
Religious Institutions	2-1.3(6)	SE	SE	SE	SE	P	P					P	P	P
Governmental/ Essential Services/Buildings	2-1.3(7)	P	P	P	P	P	P		P	P	P			
Post Office	2-1.3(8)					P	P	P	P					P
Social Services	2-1.3(9)	SE	SE	SE	SE	P	P	P	P			SE	SE	P
Special Institutional Care Facilities (Added by Ordinance No. 97-15, December 20)	2-1.3(10)									SE	SE			
Retail and Commercial														
Adult Oriented Business	2-1.4(1)									P	P			
Animal Shelter/Kennel	2-1.4(2)									P	P			
Crematoriums and Mortuaries	2-1.4(3)					P	P							
Child Day Care	2-1.4(4)	SE	SE	SE	SE	P*	P*	P*	P*	P*	P*	P*	SE	P*
Child Care, Home-Based (Family or Group Child Care Home)	2-1.4(4)	P*	P*	P*	P*				P*			P*	P*	
Funeral Home	2-1.4(5)						P	P						
Vehicle Supply Shop (Parts)	2-1.4(6)					SE	P			P				
Vehicle, Truck, and Trailer Sales/Rental	2-1.4(7)					SE	P			P				
Vehicle Minor Repair	2-1.4(8)					SE	P			P				P
Vehicle, Used Sales	2-1.4(9)					SE	SE			P	P			
Financial Service	2-1.4(10)					P	P	P	P					P

Key: P = Permitted; P* = Permitted w/ Development Standards; SE = Special Exception; Blank = Not Permitted	Sec. Ref.	AG-RR	RL	RM	RH	CBS	GC	OP	MUC	IL	IH	PD	PDR	PDC
Personal Service	2-1.4(11)					P	P	P	P					P
Radio and TV Studio	2-1.4(12)						SE	P						
Retail, Neighborhood (< 5,000 sq ft)	2-1.4(13)						P		P					P
Retail, General (> 5,000 < 30,000 sq ft)	2-1.4(14)					P	P		P					P
Retail, Large Scale (> 30,000 sq ft)	2-1.4(15)					P	P		P					P
Department Store (> 15,000 sq ft)	2-1.4(16)					P*	P		P					P
Musical Instrument Repair and Sales	2-1.4(17)					P	P		P					P
Equipment Repair and Sales	2-1.4(18)									P	P			
Pawn Shop	2-1.4(19)						P							
Restaurant, Full Service	2-1.4(20)					P	P		P					P
Restaurant, Fast Casual	2-1.4(21)					SE	P		P					P
Restaurant, w/ Drive Through	2-1.4(22)					SE	P		P					P
Winery	2-1.4(23)	P												
Hotel/Motel	2-1.4(24)					P	P		P					P
Dry Cleaning/Laundry Establishment	2-1.4(25)					P	P		P					P
Liquor Store	2-1.4(26)					P*	P		P*					P
Private Clubs	2-1.4(27)					P	P	P	P					P
Smoke Shop	2-1.4(28)					SE	SE		SE	P	P			
Car Wash	2-1.4(29)						P*		P*					P*
Convenience Store w/ Fuel Sales	2-1.4(30)					P	P	SE	P					SE
Convenience Store w/o Fuel Sales	2-1.4(31)					P*	P		P					SE
Microbrewery	2-1.4(32)									P	P			
Micro-Distillery	2-1.4(33)									P	P			
Recreation and Entertainment														

Key: P = Permitted; P* = Permitted w/ Development Standards; SE = Special Exception; Blank = Not Permitted	Sec. Ref.	AG-RR	RL	RM	RH	CBS	GC	OP	MUC	IL	IH	PD	PDR	PDC
Recreation, Indoor	2-1.5(1)					P	SE		P	SE				P
Recreation, Outdoor	2-1.5(2)	SE					SE		SE	SE				P
Campgrounds	2-1.5(3)	SE												
Movie Theater	2-1.5(4)					P	P		P					P
Events Facility	2-1.5(5)					SE	SE		P					P
Office and Medical														
Hospital	2-1.6(1)						P	P	SE					SE
Medical/Dental Facility	2-1.6(2)					P	P	P	P					P
Professional Office	2-1.6(3)							P	P					P
Veterinarian	2-1.6(4)						P	P	P	P	P			
Veterinarian w/ Overnight Stay	2-1.6(5)					SE	SE	SE		SE	SE			
Rehabilitation Facility	2-1.6(6)							P	SE					P
Industrial and Manufacturing														
Manufacturing	2-1.7(1)									P	P			
Artisan Manufacturing	2-1.7(2)									P	P			
Data Centers	2-1.7(3)										SE			
Flex Facility	2-1.7(4)									P	P			
Industrial, Heavy	2-1.7(5)										P			
Industrial, Light	2-1.7(6)									P	P			
Warehouse and Distribution	2-1.7(7)									P				
Recording, Sound, or Film Studio	2-1.7(8)						P		P					
Junkyard and Salvage Yard	2-1.7(9)										P*			
Recycling and Waste Related Services	2-1.7(10)									SE	P			
Mini-Storage/Self Storage	2-1.7(11)						P*			P	P			

Key: P = Permitted; P* = Permitted w/ Development Standards; SE = Special Exception; Blank = Not Permitted	Sec. Ref.	AG-RR	RL	RM	RH	CBS	GC	OP	MUC	IL	IH	PD	PDR	PDC
Landfill	2-1.7(12)									SE	P			
Concrete/Asphalt Plant Facility	2-1.7(13)										SE			
Airport	2-1.8(1)										P			
Truck Terminals	2-1.8(2)									SE	P			
Infrastructure and Utilities	2-1.8(3)	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless Transmission Facilities	2-1.8(4)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Parking Lots and Structures	2-1.8(5)					SE	SE	SE	SE	SE	SE			SE

2-2 | ACCESSORY USES AND STRUCTURES

(Amended by Ord. No. _____, adopted _____.)

2-2.1 | GENERAL STANDARDS

1. Accessory uses shall be consistent with all standards in the district for the principal uses. An accessory use or structure shall only be allowed when a principal use exists. Uses and structures shall:
    a. Be customarily incidental to the principal use established on the same lot; be subordinate to and serve such principal use; be subordinate in area, intent, and purpose to such principal use; and contribute to the comfort, convenience, or necessity of users of such principal use;
        i. Be located on the same lot as the permitted uses or structures and structures shall be placed to the rear or side of the principal structure;
        ii. Not involve operations or structures inconsistent with the character of the principal use or principal structure served; and
        iii. Not likely to attract visitors in larger numbers than would normally be expected.
    b. The number of accessory structures on a lot is limited by the total accessory size limit of subsection (j) below. No more than one (1) accessory dwelling unit is permitted per lot (Section B.2-2.3(1)).
    c. No accessory building or structure shall be erected in any easement or in a required front or side setback. Accessory buildings in the rear yard shall comply with the rear setbacks in subsection (j)(iv) below.
        i. Corner Lots. Accessory Structures are permitted in the Build-to Zone but shall not extend closer to the Corner Side Property Line than the Principal Structure.
        ii. Through Lots. The minimum Setback along the vehicular Right-of-Way, for Accessory Structures located in the Rear Yard of a Through Lot is ten (10) feet.
    d. Accessory Structures shall be limited to the Side and Rear Yards and may not be located in Front Yards. Accessory Structures shall meet the setbacks per the adopted zoning district except where otherwise noted.

e. Accessory structures shall comply with maximum building coverage requirements.
f. Accessory structures shall have a similar appearance to the principal structure.
g. Accessory structures are limited to a maximum thirty-five (35) feet in height or the height of the principal structure, whichever is lesser. Refer to Section B.1-7.4 Measurement of Story.
h. An accessory building sharing one or more common walls with the principal building shall be considered part of the principal building for purposes of this ordinance and must meet all yard requirements applied to the principal building.
i. No detached accessory building shall be located closer than 5 feet to any other building or mobile home.
j. Accessory structures, including ADUs, detached garages and storage buildings, shall comply with the following size and scale requirements:
    i. Accessory structures shall remain clearly incidental and subordinate to the principal structure in size, scale, and visual prominence.
    ii. Total accessory use in residential areas shall be limited to covering no more than seventy (70) percent of the size of the principal use on any lot. For example, where the principal dwelling is 2,000 square feet, all accessory buildings combined may total no more than 1,400 square feet. The Board of Zoning Appeals may review a larger percentage depending on special conditions relating to the property, including but not limited to the property and primary building size in relation to the minimum lot size and maximum lot coverage provisions of the zoning district.
    iii. Accessory structures shall not be designed or constructed in a manner that allows the structure to function as a principal use unless otherwise permitted by this Ordinance.
    iv. Accessory structures shall be located in the rear yard or side yard. Structures in the rear yard shall maintain a ten (10) foot setback from property lines in low and medium density districts and five (5) feet in high density, PUD, and alternative lot size developments. Structures in the side yard shall comply with the side yard setback of the applicable district.

v. On residentially zoned properties five (5) acres or larger, the maximum total accessory building square footage may be up to three (3) times the primary building square footage, not to exceed 6,000 sq ft. On undeveloped properties, one accessory building not exceeding 1,000 sq ft may be permitted, constructed on the rear half of the property, unless scaled plans demonstrate a planned building area for a future principal dwelling meeting all setback requirements. All such structures are for private non-commercial use. The Board of Zoning Appeals may review variance requests for increased square footage based on defined property conditions.

k. Mailboxes and any structure less than one (1) foot above grade are exempt from accessory use standards.

l. Accessory Uses and Structures including accessory dwelling units within the Rural Residential zoning may vary from the standards set forth in this Section relating to height, placement, and size. Any variations may be granted after review from the Director or designee as outlined in Section A.4 Process and Procedures.

2-2.2 | SPECIFIC STANDARDS

Specific Standards. The following standards apply for accessory uses and structures permitted in all zoning districts.

1. **Antennae and Satellite Dish.** The following standards apply:

    a. Stand-alone Antennas and Satellite Dishes shall be in the Side and Rear Yards.
    b. If these permitted locations will not allow the Antennae or Satellite Dish to fully function, it may be in the Front or Corner Side Yards.
    c. Property Owners shall provide evidence that the antennae or satellite dish cannot fully function in either the Side or Rear Yards to the Director of Planning and Codes prior to installation in the front or Corner Side Yards.
    d. Antennas and Satellite Dishes may be attached to the roof and side and rear Facades of buildings if the dish is not larger than thirty (36) inches in diameter.

e. If these permitted locations will not allow the Antennae or Satellite Dish to fully function, it may be located on the front or corner side Facade.
f. Property Owners shall provide evidence that the antennae or satellite dish cannot fully function on either the side or rear Facade to the Director of Planning and Codes prior to installation on the front or corner side Facades.

2. **Home Occupation.** See Section B.13 for specific Home Occupation Use Standards and requirements.
3. **Solar Panels.** The following apply:
    a. **General Requirements.** The following apply to Roof, Building, or Ground Mounted Panels.
        i. Solar panels shall be located so that the glare from the solar panels is not directed at any other person's building, or at any public street, public Right-of- Way, or sidewalk.
        ii. Solar panels, their necessary support structure, and conduit, shall be installed in the location that is the least visible from abutting streets directly facing the subject property so long as installation in that location does not significantly decrease the energy performance of the solar energy system as compared to a more visible location. Significantly decrease energy performance is defined as decreasing the expected annual energy production by more than 10 percent.
        iii. The primary purpose of the solar panel shall be to generate power for use on the property on which the panel is located and not for transmission off-site.
    b. **Roof or Building Mounted.** Panels attached to a structure shall adhere to the following.
        i. Panels mounted at the same angle of the roof or flush on the building Facade are permitted on any roof or building face.
        ii. Panels projecting off the roof at a different angle shall be limited to rear or side facing roofs, unless solar access is limited in any of these locations.
        iii. Panels shall not extend above the peak of the roof it is mounted on.

iv. The total area of roof-mounted panels shall not exceed two hundred and fifty (250) square feet or twenty-five (25) percent of the roof plane on which the panels are mounted, whichever is less.

c. **Ground Mounted.** Ground mounted panels are permitted in any yard in the AR: Agriculture/Rural Residential district. Light or Heavy Buffer, seven (7) feet minimum width, is required to screen the panels from any street view; refer to Section B.5-11 Parking Area Screening and Landscaping.

4. **Storage Yards.**
   a. **Surface Requirements**. All vehicles, trailers, boats, and recreational equipment parked or stored on residential lots must be parked on an improved surface, such as:
      i. Asphalt, concrete, brick pavers, or
      ii. Compacted gravel or stone, free from weeds and maintained.
      iii. Temporary parking on grass is permitted in the rear or side yard only, for a period not to exceed 72 consecutive hours.
         1) Grass must be mowed and free of erosion or rutting.
         2) Front yard parking on grass is strictly prohibited.
   b. **Quantity Limits.** A maximum of six (6) operable vehicles, boats, trailers, or campers may be parked outdoors on any residential lot, regardless of surface type. Larger lots over 1 acre may have up to eight (8) operable vehicles, boats, trailers or campers.
   c. **Placement & Screening Requirements**. Outdoor vehicles or boats located in the side or rear yard must:
      i. Be at least 5 feet from all property lines;
      ii. Not block drainageways, sidewalks, or emergency access;
      iii. Be screened with a 6-foot fence or evergreen plantings if more than four (4) units are parked.
   d. **Grandfathering & Transition Period**. Properties with more than the allowed number of vehicles/boats as of the adoption date will be considered legal nonconforming and allowed to remain until:
      i. The count falls below the new cap, or
      ii. The property is sold or transferred,

iii. Enforcement of this provision will begin 6 months after adoption, to allow for compliance or requests for administrative waiver.

e. **Special Waivers**. Owners with legitimate hardship or use (e.g., home contractor, vehicle restoration) may request a 12-month administrative waiver subject to:
   i. A submitted site plan, Compliance with visual and drainage standards, Approval by the Director of Planning and Codes

f. **Enforcement Continued**. Violations may be enforced through the Zoning or Property Maintenance Code. Each day of non-compliance is a separate offense.

2-2.3 | ACCESSORY USE AND DEVELOPMENT STANDARDS

The following development standards apply to Accessory Uses designated as permitted with development standards "P" or requires a Special Exception Permit "SE" in Table B.2.2 Accessory Use Table. Where the following conflicts with Ordinance 06-06, Ordinance 06-06 shall prevail.

1. **Accessory Dwelling Unit.** Where an Accessory Dwelling Unit (ADU) is allowed by Special Exception ("SE") in Table B.2.2 Accessory Use Table, the ADU requires approval of the Board of Zoning Appeals and shall comply with the following standards:
   a. **Quantity.** No more than one (1) ADU shall be permitted on a single Lot in conjunction with the principal single-family dwelling.
   b. **Size.** The ADU shall not exceed seven hundred fifty (750) square feet or the maximum size of accessory structures permitted by this UDO, whichever is more restrictive. Minimum dimensions shall be determined by the adopted building code.
   c. **Ownership.** The ADU shall be owned by the same person(s) as the principal dwelling unit.
   d. **Occupancy.** Only family member(s) of the residents of the principal dwelling unit may occupy the ADU.

e. **Parking.** The Lot shall contain adequate off-street parking for both the principal dwelling and the ADU, in accordance with Section B.5 Parking, Loading and Access Standards.
f. **Lot Coverage.** The combined area of the principal dwelling and the ADU shall not exceed the maximum lot coverage of the zoning district.
g. **Setbacks.** An attached ADU shall meet the setback requirements of the principal dwelling. A detached ADU shall meet the accessory structure setback requirements of the zoning district.
h. **Accessory Design.** The ADU shall be designed to be accessory to the principal dwelling and shall not function as a principal dwelling. The Board of Zoning Appeals review may include not allowing separate doors visible from the street, separate street drive access, a separate property address, separate utility meters, and any other items deemed necessary to ensure the ADU remains accessory to the principal dwelling.
i. **Application.** Applicants requesting a special exception shall submit a written request and plans of the property and building to the Board of Zoning Appeals with enough detail to certify that the requirements above will be met.
j. **Restrictive Covenant.** If the special exception is approved, the owner shall submit, prior to building permit application, a copy of recorded restrictive covenants including the requirements above and any additional requirements stipulated by the Board of Zoning Appeals.

2. **Animal Boarding.** Where Animal Boarding is permitted with development standards (“P*”), the following apply except as follows (note, Animal Boarding is also permitted in Industrial Districts):
    a. **Pet Shops.** Pet Shops are not permitted to have outdoor kennels.
    b. **Horses (“SE”).** Horses are only permitted in AG/RR district except where otherwise regulated by City ordinances, and two (2) horses are permitted for every five (5) or more acres on the Lot. To the extent horses are permitted, paddocks, pens, and similar shall be setback a minimum of 50 feet from residentially zoned properties.
3. **Car Wash.** Where a Car Wash is permitted with development standards (“P*”), the following apply:

a. All washing, waxing, and machine powered drying shall be in an enclosed building. Hand washing and drying may be conducted outside of an enclosed building.
b. No vehicle bays or openings shall face a residential use.

4. **Model Home.** In the districts where a Model Home is permitted with development standards ("P*") or requires a Special Exception Permit (refer to Section A.4-10 Conditional Use Permit) ("SE"), the following apply:
    a. A maximum of three (3) Model Homes are permitted per development phase.
    b. Pedestrian and vehicular traffic associated with the Model Home shall be solely controlled by the developer.
    c. The structure used as a Model Home shall be constructed per the provisions of this UDO and all other applicable regulations.
    d. Documented nuisance complaints, such as noise, light, or traffic, could result in a revocation of the Certificate of Compliance.
    e. Model Home may only be utilized to market homes in the development in which it is located.
    f. Maximum hours of operation shall be nine (9) AM to one (1) hour after sunset Monday to Saturday and noon (12) to one (1) hour after sunset on Sunday.
    g. Certificate of Compliance is required prior to utilizing a structure as a Model Home.
5. **Motor Vehicle Storage Yards.** Where a Motor Vehicle Storage Yard is permitted with development standards ("P*"), the following apply:
    a. **Motor Vehicle Storage Yard:** Areas used to store vehicles overnight or for longer periods of time; not to include or provide for auto salvage, repair or similar uses.
        i. Storage Areas shall be screened from public view when viewed from the public right-of-way by a minimum Type C buffer. All other areas shall meet at a minimum a Type B buffer.
        ii. The Director may require additional buffering standards including increased fence or wall heights, additional opacity requirements, etc.

iii. No loudspeaker or public address systems are permitted.

6. **Outdoor Entertainment/Seating.** In the districts where Outdoor Entertainment/Seating is permitted with development standards (“D”) the following shall apply:
    a. **Outdoor Entertainment.** Outdoor entertainment may be permitted as an accessory use for restaurants and also establishments where the principal use is the manufacturing of malt liquor or alcoholic liquors intended for sale and consumption on the premises. Outdoor entertainment may also be permitted as an accessory use of outdoor principal uses including Farmers’ Markets and Parks. Outdoor entertainment is limited to 10:00 PM. The use of parking areas, driveways, loading/unloading facilities, public sidewalks, or similar shall not be permitted.
    b. **Outdoor Seating**. Outdoor seating may be permitted as an accessory use for any eating and drinking establishment, subject to the following standards:
        i. Outdoor speakers are not permitted.
        ii. Hours of operation for the outdoor seating area shall be the same as the restaurant.
        iii. Food preparation shall take place within the enclosed building and not in the open air.
        iv. Outdoor seating shall be limited to active use areas designated on a site plan or through a request form as designated by the City.
        v. A minimum of four (4) feet of sidewalk shall remain available and obstacle-free for passing pedestrians. Outdoor Seating shall not extend past the sidewalk edge closest to the street.
        vi. The visual design of tables, chairs, umbrellas, canopies, or similar furnishings for outdoor seating areas shall be of high-quality design, craftsmanship, be retained in good condition, and shall be compatible with adjacent uses.
    c. **Outdoor Storage.** In the districts where Outdoor Storage is permitted with development standards (“P*”), the following apply:
        i. Outdoor Storage shall be in a Side or Rear Yard only and connected to or directly adjacent to building.

ii. Outdoor Storage shall not be in the parking lot.
iii. Outdoor Storage shall be limited to less than ten (10) percent of the Side Yard area.
iv. Loose materials shall not be stacked higher than six (6) feet.
v. Loose materials shall at a minimum be stored in a three (3) sided shelter and shall be covered.
vi. All Outdoor Storage areas shall be screened from view of adjacent Parcels and vehicular Rights-of- Way using the Heavy Side or Rear Buffer, refer to Section B.7-2.2 Bufferyard Standards.
vii. Refer to the National Pollutant Discharge Elimination System (NPDES) for additional limitations on outdoor storage of materials.
viii. A Site Plan Review (refer to Section A.4-8 Site Plans) is required.

7. **Private Gathering Facility.** In the districts where a Private Gathering Facility is permitted with development standards ("P*") or requires a Special Exception Permit (See Section A.4-10 Conditional Use Permit) ("SE"), the following apply:
    a. Events are permitted to occur between eight (8) AM and ten (10) PM Sunday to Thursday and until eleven (11) PM on Friday and Saturday.
    b. On-site parking is not required if the Lot is located within six hundred sixty (660) feet, measured along public pedestrian pathways, of a Public Parking Facility.
    c. In Residential Districts, the events are limited to no more than thirty (30) attendees, unless otherwise approved through a Special Exception Permit process (See Section A.4-10 Conditional Use Permit) and shall be tied to a Bed and Breakfast Use. Private Gathering Facilities shall not permit Sexually Oriented Businesses or events. This section is not intended to limit non-commercial uses including birthdays, anniversary celebrations, family gatherings and the like.
    d. If a Special Exception Permit is required, it is the Applicant's burden to prove that granting the permit will not negatively impact the Neighborhood or that the site is designed in such a way as to mitigate any such impacts, including traffic, noise, light, and area character.
8. **Commercial Accessory Residential Unit.** Where a Commercial Accessory Residential Unit is allowed by Special Exception ("SE") in Table B.2.2 Accessory

Use Table, the Board of Zoning Appeals shall review the request for one (1) accessory residential unit within a principal commercial building in the CBS, Central Business Service district, in addition to the Special Exception review procedures, according to the following:

a. **Accessory Structures.** No accessory or detached structure shall be used for the accessory residence.
b. **Egress.** A separate means of egress is required for the residential unit.
c. **Quantity.** Only one (1) accessory residential unit is permitted within the principal commercial building.
d. **Objectionable Uses.** The residential unit shall not be located within the same building as, or in proximity to, an objectionable use as determined by the Board of Zoning Appeals. Objectionable uses include uses that would result in a safety issue for the residence or commercial use or a lack of privacy for the residential use, including, but not limited to, fuel stations, vehicle repair services, warehouses, storage, and limited manufacturing uses.
e. **Application.** The applicant shall submit the square footage of the total unit and of each room to determine maximum occupancy, the fire separation required between uses, and a plan for a separate exit for the residential unit.
f. **Basement Units.** Basement residential units are prohibited unless the applicant provides the floor design load and an exit design plan.
g. **Change of Use.** A change of the commercial use shall require review and approval by the Board of Zoning Appeals to determine compliance with these criteria.

9. **Employer-Based Child Care.** A child care agency operated by or for an employer primarily for the children of its employees is permitted as an accessory use to a lawful business use, as required by Tennessee Code Annotated § 71-3-536(d)(5), subject to the conditions in Section B.2-1.4(4)(a)(ii) through (v).

2-2.4 | ACCESSORY STRUCTURE DEVELOPMENT STANDARDS

All Accessory Structures shall be developed utilizing the criteria in Section B.2-2.1 General Standards unless otherwise specified. Accessory Structures designated as

Permitted with development standards “P*” or requires a Special Exception Permit “SE” in Table B.2.2 Accessory Use Table shall also adhere to the development standards detailed below.

1. **Antennae and Satellite Dish.** In the districts where an Antennae and Satellite is permitted with development standards (“P*”), the following apply:
    a. Standalone Antennae and Satellite Dishes shall be in the Side and Rear Yards.
        i. If these permitted locations will not permit the Antennae or Satellite Dish to fully function, it may be in the Front or Corner Side Yards.
        ii. Property owners shall provide evidence that the antennae or satellite dish cannot fully function in either the Side or Rear Yards to the Director of Planning and Codes prior to installation in the Front or Corner Side Yard.
    b. Antennas and Satellite Dishes may be attached to the roof and side or rear Facades of buildings if the dish is not larger than thirty-six (36) inches in diameter.
        i. If these permitted locations will not permit the Antennae or Satellite Dish to fully function, it may be in the Front or Corner Side Facade.
        ii. Property owners shall provide evidence that the antennae or satellite dish cannot fully function in either the Side or Rear Facades to the Director of Planning and Codes prior to installation in the Front or Corner Side Facade.
2. **Barn and Stable.** In the districts where a Barn or Stable is permitted with development standards (“P*”), the following apply:
    a. Minimum Lot size is three (3) acres.
    b. The maximum height of Barns and Stables is twenty-five (25) feet in the AG/RR District.
    c. The Setback for Barns and Stables is thirty (30) feet from the Side and Rear Property Lines.
3. **Dog Run.** In the districts where a Dog Run is permitted with development standards (“P*”), the Dog Run shall be screened from view of the street through fencing or landscape buffers.

4. **Drive Through.** In the districts where a Drive Through is permitted with development standards ("P*"), the following apply:
   a. The Drive Through shall be in the Rear or Side Yard.
   b. Vehicle stacking is required per Section B.5-9 Vehicular Stacking Requirements.
   c. When occurring adjacent to a Residential District, a Type B or C Buffer or as required by the director. (refer to Section B.7-2.2 Buffer Types).
   d. A Site Plan Review (refer to Section A.4-8 Site Plans) is required.
5. **Flagpole.** In the districts where a Flagpole is permitted with development standards ("P*"), the following applies:
   a. No more than three (3) flagpoles are permitted per Lot.
   b. Maximum height of all flagpoles is forty (40) feet.
   c. Flagpoles are permitted in all Yards.
6. **Maintenance Shed.** In the districts where a Maintenance Shed is permitted with development standards ("P*"), the following applies:
   a. Maintenance sheds are permitted in the Side or Rear Yard only.
   b. A setback of ten (10) feet from all property lines is required.
   c. All open space type standards shall be met (refer to Section B.8-2 Open Space Forms)
7. **Roadside Stand**. In the districts where a Roadside Stand is permitted with development standards ("P*"), the following applies:
   a. Roadside stands are permitted to occur in the Front and Corner Side Yards.
   b. If located in the Front or Corner Side Yards, a Roadside Stand shall be set back a minimum of five (5) feet from the Property Lines.
   c. Roadside stands are limited to the seasonal sale of Agriculture products or by products. Products shall be produced or grown on site or sites within a one (1) mile vicinity of the stand.
8. **Sidewalk Café.** In the districts where a Sidewalk Café is permitted with development standards ("P*"), the following applies:
   a. When located within the Right-of-Way, a minimum of four (4) feet of sidewalk shall remain available and obstacle free for passing pedestrians. The Sidewalk Café shall not extend past the sidewalk edge closest to the street.

9. **Solar Panels.** Solar Panels will be installed consistent with the requirements of this UDO.
10. **Wind Turbine.** In the districts where a Wind Turbine is permitted with development standards ("P*"), the following apply.
    a. **General Requirements.**
        i. All wind turbines are limited to a rated capacity of not more than 100 kW and shall be intended to primarily reduce on-site consumption of utility power.
        ii. Noise. Energy systems shall not exceed sixty (60) dB, as measured at the closest neighboring inhabited dwelling. This level, however, may be exceeded during short-term events such as utility outages and/or severe windstorms to a maximum of ten (10) dB above ambient noise levels.
        iii. No more than one (1) wind turbine is permitted per Lot.
        iv. No illumination of the wind turbine is permitted.
        v. Towers and blades shall be painted white, gray, or another non-reflective, unobtrusive color.
        vi. All ground equipment, if any, shall be screened from adjacent properties Lots and public Rights-of-Way.
    b. **Roof Mounted.** Roof mounted systems shall adhere to the following.
        i. System may be attached along the roofline at the rear or side Facade.
        ii. System shall not extend more than twenty (20) feet above the roof or building on to which they are attached.
    c. **Freestanding.** Freestanding systems shall adhere to the following.
        i. **Location.** Freestanding systems are permitted in all Yards, except the Front Yard.
        ii. **Height.** Maximum height of all parts shall be sixty (60) feet above grade, or one hundred (100) feet above grade if located on more than five (5) acres.
        iii. **Setback.** All parts of a freestanding system (tower, blade, etc.) shall be setback from the Property Line a minimum distance equal to the height of the tower.

2-2.5 | ACCESSORY USES AND STRUCTURES TABLE

Table B.2.2 Accessory Use Table detail the permitted Accessory Uses and Structures in each district. Each use is given one of the following designations.

1. **Permitted (“P”).** These Accessory Uses and Structures are permitted by-right in the districts in which they listed.
2. **Permitted with development standards (“P*”).** These Accessory Uses and Structures are permitted by- right in the districts in which they are listed, if they are developed utilizing the standards detailed in Section B.2-2 Accessory Uses and Structures.
3. **Requires a Conditional Use Permit (“SE”)**. These Accessory Uses and Structures require the approval of a Special Exception Permit (See Section A.4-10 Conditional Use Permit) to occur in the districts in which they are listed. These Uses and Structures shall also follow any development standards outlined in Section B.2-2.3 Accessory Use Development Standards or Section B.2-2.4 Accessory Structure Development Standards.
4. **Not Permitted.** Boxes that do not contain a letter designation are not permitted in the corresponding zoning district.

Table B.2.2 Accessory Use Table

Accessory Uses and Structures Table		Residential Districts				Commercial Districts				Industrial Districts		PUD		
Key: P = Permitted; P* = Permitted w/ Development Standards; SE = Special Exception; Blank = Not Permitted	Sec. Ref.	AG/RR AGRICULUTRAL/RURAL RESIDENTIAL	RL LOW DENISTY RESIDENTIAL	RM MEDIUM DENSITY RESIDENTIAL	RH HIGH DENSITY RESIDENTIAL	CBS CENTRAL BUSINESS SERVICE	GC GENERAL COMMERCIAL	OP OFFICE PROFESSIONAL	MUC MIXED-USE COMMERCIAL	IL LIGHT INDUSTRIAL	IH HEAVY INDUSTRIAL	PD PLANNED DEVELOPMENT	PDR RESIDENTIAL PLANNED UNIT DEVELOPMENT	PDC COMMERCIAL PLANNED UNIT DEVELOPMENT
Key: P = Permitted; P* = Permitted w/ Development Standards; SE = Special Exception; Blank = Not Permitted	Sec. Ref.	AG-RR	RL	RM	RH	CBS	GC	OP	MUC	IL	IH	PD	PDR	PDC
Accessory Uses														
Accessory Dwelling Unit	2-2.3(1)	SE	SE	SE					SE			SE	SE	SE
Administrative/Management Office		P		P	P									
Animal Boarding	2-2.3(2)	P*	P*			P*	P*			P	P	P*		
Car Wash	2-2.3(3)					P*	P*			P	P			SE

Key: P = Permitted; P* = Permitted w/ Development Standards; SE = Special Exception; Blank = Not Permitted	Sec. Ref.	AG-RR	RL	RM	RH	CBS	GC	OP	MUC	IL	IH	PD	PDR	PDC
Commercial Accessory Residential Unit	2-2.3(8)					SE								
Employer-Based Child Care	2-2.3(9)					P	P	P	P	P	P	P		P
Home Occupation	B.13	P*	P*	P*	P*								P*	
Model Home	2-2.3(4)		P	P	P									
Motor Vehicle Storage Yard	2-2.3(5)					P	P					P	P	P
Outdoor Entertainment/Seating	2-2.3(6)					P*	P*					P*	P*	P*
Outdoor Storage	2-2.3. (6) (c)	P*				P*	P*			P*	P*			P*
Private Gathering Facilities	2-2.3(7)		SE	SE		P*	P*	P*		P*	P*	P*	P*	P*
Recreation Facilities For Residents of the Development				P	P							P		
Storage Facilities For Residents of the Development				P	P							P		
Sidewalk Sales						P	P		P					
Accessory Structures														
Accessory Building		P	P	P	P	P	P	P	P	P	P	P		
Antennae and Satellite Dishes	2-2.4(1)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Automated Teller Machine (ATM) w/ Drive Through						P	P	P	P					
Automated Teller Machine (ATM) w/o Drive Through						P	P	P	P					P
Barn and Stable	2-2.4(2)	P*	P*											

Key: P = Permitted; P* = Permitted w/ Development Standards; SE = Special Exception; Blank = Not Permitted	Sec. Ref.	AG-RR	RL	RM	RH	CBS	GC	OP	MUC	IL	IH	PD	PDR	PDC
Deck and Patio		P	P	P	P									
Dog Run	2-2.4(3)		P*	P*	P*	P*	P*							
Drive Through	2-2.4(4)					P*	P*							
Dumping Stations						P*	P*	P*	P*	P*	P*			
Flag Pole	2-2.4(5)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Gate House			P*	P*	P*	P*	P*		P*					
Gazebo		P	P	P	P	P*	P*					P*	P*	P*
Maintenance Shed	2-2.4(6)	P*					P*			P*	P*	P*	P*	P*
Outdoor Vending Machine						P*	P*	P*	P*	P*		P*		
Play Equipment		P	P	P	P			P						
Roadside Stand	2-2.4(7)	P*												
Stadiums						P*	P*		P*					
Sidewalk Café	2-2.4(8)					P*	P*		P*			P*		P*
Solar Panels	2-2.4(9)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Swimming Pool, Hot Tub, or Jacuzzi		P	P	P	P	P	P		P			P	P	P
Wind Turbine	2-2.4(10)	P*					P*	P*						

2-3 | TEMPORARY USES

2-3.1 | STANDARDS

The intent of this Section is to permit the temporary uses customarily accompanying the erection of permitted structures, or the establishment of permitted uses, or the accomplishment of permitted operations, as necessary to such work not substantially injurious to the public health, safety, or welfare. It is also the intent to permit customary uses of open land and of existing buildings and surrounding land which are temporary in nature. See Section A.4-14 Temporary Use Permits for application processes.

1. **Contractor's Office/ Construction Site Trailers.**
    a. Contractors' Office and Trailers are allowed when accessory to a construction project or a new development.
    b. Such use shall be limited to a period not to exceed the duration of the active construction phase of such project or the active selling and leasing of space in such development.
    c. No such use shall contain any sleeping or cooking accommodations.
    d. No such trailer, unit, or office shall be used as the general office or headquarters of any firm.
2. **Portable Mobile Classrooms.**
    a. **Accessory Allowance.** Mobile Classroom units shall be allowed accessory to School, Elementary, School, High, School, Middle and Place of Worship uses only.
    b. **Location.** Mobile Classroom units shall be located to the rear or interior side of the principal building.
    c. **Design Standards.**
        i. Mobile Classroom units shall provide screening.
        ii. Mobile Classroom units shall be placed on a masonry foundation and all wheels, axles, hitches, and other mobile appurtenances shall be removed.
        iii. **Number.** A maximum of nine Mobile Classroom units shall be allowed on a school and/or place of worship site concurrently.

iv. **Connectivity.** Mobile Classroom units shall be connected to the principal building via pedestrian walkways.

d. **Approval Required.** Mobile Classroom units shall require a Temporary Use Permit in accordance with Section A.4-14 or administrative approval as determined by the Director.
e. **Time Limitation.** A permit for Mobile Classroom units shall be valid for a period not to exceed twelve (12) months.
f. **Extensions.** The Director may approve extensions in increments not to exceed six (6) months each upon demonstration of continued need. Under no circumstance shall Mobile Classroom units remain on site for more than thirty-six (36) months unless approved as a permanent structure in accordance with this Ordinance.
g. **Removal.** Mobile Classroom units shall be removed upon expiration of the permit or when the approved use is discontinued, whichever occurs first.
h. **Code Compliance.** All Mobile Classroom units shall meet applicable building, fire, and life safety codes and shall be subject to inspection.

3. **Portable on Demand Storage (POD).**
   a. Only one POD may be located on a lot at a time.
   b. No portion of any container may extend onto the public right-of-way, including but not limited to sidewalks, parkways, streets, or alleys.
   c. The POD shall not exceed eight feet in width, 16 feet in length and eight feet in height, or 1,024 cubic feet.
   d. The POD must be located on an all-weather surface, such as pavement or gravel.
   e. Every POD must be locked and secured when not being loaded or unloaded.
   f. Not to exceed 90 days.
4. **Outdoor Display / Sale of Merchandise.**
   a. Only those goods and materials offered for sale by the existing on-site use may be displayed or sold.
   b. Outdoor display / sales that are not temporary in nature including those customarily associated with large scale retail uses and approved per a final site plan are generally defined as:

i. Items available for sale, including soft drink dispensing machines, propane gas storage racks, outdoor merchandise is permitted as an accessory use for commercial uses. Outdoor display shall comply with the standards below:
    1) Outdoor display shall only be displayed in front or on the side of the primary façade and may not extend more than 20 feet from the building unless otherwise approved through a Site Plan approval process. Outdoor display areas shall not be placed in any drive aisles, required parking spaces, loading zones, or fire lanes.
    2) No more than 25% of the horizontal length or maximum 10 feet of the façade, whichever is lesser, shall feature outdoor display items. Outdoor display areas shall not inhibit pedestrian travel paths (i.e. sidewalks). ADA accessibility shall be maintained.

c. Except as permitted in 4.b above, temporary outdoor display or sales areas shall not be located within any required yard setback, required parking area, required loading space, or fire lane.
d. Temporary outdoor display or sales areas shall be surfaced with an approved hard surface material. Partially paved or unpaved outdoor retail sales areas shall be prohibited.
e. Temporary outdoor display or sales areas shall not exceed 10 percent of the gross floor area of the principal building on the property unless approved through special exception (“SE”).
f. Not to exceed 45 days per occurrence, no more than 3 times (occurrence) per year.

5. **Farmers Market/Produce Stand.**
    a. The produce stand operator must obtain a permit from the Director of Planning and Codes, which describes the type of sales involved, the location, and the duration of the sales operation;
    b. The owner of the property, if not the same as the outdoor seasonal fresh produce stand operator/owner, shall give written permission to the operator/owner;

c. Fresh produce stands may operate at a site for up to one-hundred-eighty (180) days but only between May 1 and October 31;
d. Attached signage is permitted at one (1) square foot per linear foot of the structure up to fifteen (15) square feet per street frontage;
e. The use, including all sale items, parking, and maneuvering shall observe a setback of twenty (20) feet and shall not be located in the sight distance triangle;
f. There shall be only one (1) produce stand or periodic retail sales event (either off-premise or on-premise) or produce sales event held at any one (1) time on a lot;
g. The produce stand operator is responsible for the removal of all trash and spoiled product on a daily basis;
h. Sufficient on-site parking shall be provided on gravel or paved surface area;
i. A sketch plan shall be required of the site showing all structures to be used, access, parking, signage, and setbacks;
j. No additional lighting shall be permitted;
k. Fresh produce stands shall not be permitted in infill neighborhoods; and
l. The entire produce stand including display areas shall be 1,500 square feet or less.

6. **On-site storage/Temporary Dumpster.**
    a. **On-Site Storage.** A portable on-site storage unit is any container designed for the storage of personal property and for transport by commercial vehicle that is typically rented to owners or occupants of property for their temporary use. A portable on-site storage unit is not a building or structure and shall not be used as an accessory structure on a permanent basis in a residential district.
        i. Associated with a Building Permit. A portable on-site storage unit can be located on a residential property without a temporary use permit while the property is the job address listed on an active building permit issued by the Planning and Zoning Department.
        ii. No Associated Building Permit. A portable on-site storage unit shall require a temporary use permit, according to Section A.4-14 Temporary Use Permit, if it is located on a residential property for more

than sixty (60) days. Temporary Use Permit may be renewed with approval from the Planning and Codes Director.

1) No more than one (1) portable on-site storage unit shall be located on a single lot or parcel of land.
2) A portable on-site storage unit may be located in a driveway, a designated parking area or behind a dwelling.

b. **Temporary Dumpster.** A temporary dumpster is for the sole purpose of collecting and removing refuse generated from the same property of the dumpster location.
   i. Associated with a Building Permit. A temporary dumpster can be located anywhere on a residential property without a temporary use permit while the property is the job address listed on an active building permit issued by the Planning and Development Department.
   ii. No Building Permit. A temporary dumpster shall require a temporary use permit, if it is located on a residential property for more than ninety (90) days. Temporary Use Permit may be renewed with approval from the Planning and Codes Director. Only one (1) dumpster shall be allowed per residence.

7. **Outdoor Sales, Seasonal Sales.** Outdoor seasonal sales are permitted on a lot in business, mixed-use, planned commerce development and conditional districts approved for commercial uses, subject to the following standards:
   a. Seasonal sales shall be limited to seasonal agricultural products such as Christmas trees, pumpkins, and living plants.
   b. Outdoor seasonal sales shall be limited in duration to a maximum of sixty (60) continuous days from the date the temporary use permit is issued.
   c. All products, equipment and related materials shall be removed from the site within five (5) days following the sale.
   d. Seasonal Sales areas shall not block vehicular circulation and movement of emergency vehicles.
   e. Seasonal Sales areas shall not block pedestrian walkways in a manner which reduces the width of that walkway to less than five feet.

f. Seasonal Sales hours of operations shall be limited to between 8 a.m. and 9 p.m.
g. Seasonal Sales operators shall notify the fire department of the duration, location, and nature of seasonal sale activities a minimum of thirty (30) days prior to the commencement of the seasonal sales activity.
h. Seasonal Sales shall not be located in a fire lane.

8. **Special Events.** A special event includes, but is not limited to arts and craft shows, cultural events, musical events, concerts and stage shows, celebrations, festivals, fairs, carnivals, circuses, or outdoor civic, religious or non-profit events.
    a. No premise shall be the site of a special event exceeding a collective total of twenty (20) days or, three (3) individual weekends, or both, within any one (1) calendar year. In this context, a weekend shall constitute three (3) consecutive days.
    b. A special event sponsored by a town, the County or the State shall be allowed to extend beyond the collective total of twenty (20) days or, three (3) individual weekends, or both within one (1) calendar year.
    c. A special event not exceeding the collective total of days and weekends shall receive a temporary use permit. Special events exceeding the collective total of days and weekends shall receive a Special Use Permit from the Board in accordance with Section A.4-10 Conditional Use Permit.
    d. Circuses and carnivals, on a temporary basis, not to exceed seven days, subject to special events ordinance application.

Temporary Dwelling Following an Emergency. Following a fire, flood, or similar emergency that destroys an existing dwelling, the Planning Commission may allow the temporary placement of a mobile home on the property for a period of not more than eighteen (18) months, for use as temporary living quarters by the property owner during construction of a conforming dwelling. Temporary buildings used in conjunction with construction work may be permitted in any district during a twelve (12) month period of construction and shall be removed as soon as the construction work is complete.

2-3.2 | TEMPORARY USES AND STRUCTURES TABLE

Table B.2.3 Temporary Uses and Structures detail the permitted Temporary Uses and Structures in each district. Each use is given one of the following designations.

1. **Limitations.** In any district, with special limitations in Residential districts, a temporary use permit shall be valid for no more than fifteen (15) days per individual use or per property twice per year, whichever is more restrictive. Retailers are allowed one day before the sales period in order to set-up, and allowed one day after the sales period for clean-up. Temporary sales are restricted to the hours of 8:00 am until 9:00 pm each day. Temporary Uses in residential districts must be on properties located and with adequate access from a major roadway and not be within a defined residential subdivision. In all districts, property must contain adequate roadway access and area for off-street parking. The use of vacant commercial or industrial parking is prohibited for the temporary use. The requirements of this section shall not apply to permanent sites with temporary sales as shown on approved development site plan approved by Planning Commission. This section does not include accessory uses that are located within close proximity of building entrance (s) or under building canopies. (Amended by Ordinance 07-31, October 18, 2007). Residential garage/yard sales including the sale of miscellaneous items commonly associated with a residential use shall be limited to four (4) sale events per calendar year not exceeding three (3) days per sale event. Residential yard sales shall not create parking and traffic issues.
2. **Penalty(s).** Any temporary use, including but not limited to seasonal firework sales tents, that operates beyond the permitted duration of a Temporary Use Permit shall be considered in violation of this ordinance. Each day the violation continues shall constitute a separate offense. Violations are subject to enforcement action, including immediate revocation of the Temporary Use Permit, issuance of a citation, and/or a civil penalty in accordance with Section of this Code. Where an existing violation has not been remedied, no permits or approvals will be issued until the violation has been addressed and corrected.
3. **Permitted ("P").** These Temporary Uses and Structures are permitted by-right in the districts in which they listed.

    a. **Permitted with development standards ("P*").** These Temporary Uses and Structures are permitted by- right in the districts in which they are listed, if they are developed utilizing the standards detailed in Section B.2-3 Temporary Uses.

4. **Requires a Conditional Use Permit ("SE")**. These Accessory Uses and Structures require the approval of a Special Exception Permit (See Section A.4-10 Conditional Use Permit) to occur in the districts in which they are listed. These Uses and Structures shall also follow any development standards outlined in Section 2-1 Permitted Uses.
5. **Not Permitted.** Boxes that do not contain a letter designation are not permitted in the corresponding zoning district.

Table B.2.3 Temporary Uses and Structures

Temporary Uses and Structures Table		Residential Districts				Commercial Districts				Industrial Districts		PUD		
Key: P = Permitted; P* = Permitted w/ Development Standards; SE = Special Exception; Blank = Not Permitted	Sec. Ref.	AG/RR AGRICULTRAL/RURAL RESIDENTIAL	RL LOW DENISTY RESIDENTIAL	RM MEDIUM DENSITY RESIDENTIAL	RH HIGH DENSITY RESIDENTIAL	CBS CENTRAL BUSINESS SERVICE	GC GENERAL COMMERCIAL	OP OFFICE PROFESSIONAL	MUC MIXED-USE COMMERCIAL	IL LIGHT INDUSTRIAL	IH HEAVY INDUSTRIAL	PD PLANNED DEVELOPMENT	PDR RESIDENTIAL PLANNED UNIT DEVELOPMENT	PDC COMMERCIAL PLANNED UNIT DEVELOPMENT
Key: P = Permitted; P* = Permitted w/ Development Standards; SE = Special Exception; Blank = Not Permitted	Sec. Ref.	AG-RR	RL	RM	RH	CBS	GC	OP	MUC	IL	IH	PD	PDR	PDC
Temporary Uses and Structures														
Contractor's Office/Construction Site Trailers	2-3.1(1)					P*	P*	P*	P*	P*	P*			P*
Portable Mobile Classrooms	2-3.1(2)						P*		P*	P*	P*			
Portable on Demand Storage (POD)	2-3.1(3)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Outdoor Display/ Sale of Merchandise	2-3.1(4)					P*	P*		P*	P*				P*
Farmers Market/Produce Stand	2-3.1(5)	P*	P*			P*	P*		P*	P*	P*	P*		P*
On-site storage/Temporary Dumpster	2-3.1(6)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Outdoor Sales, Seasonal Sales	2-3.1(8)					P*	P*		P*	P*		P*		P*

Key: P = Permitted; P* = Permitted w/ Development Standards; SE = Special Exception; Blank = Not Permitted	Sec. Ref.	AG-RR	RL	RM	RH	CBS	GC	OP	MUC	IL	IH	PD	PDR	PDC
Special Events	2-3.1(9)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*

3 NONCONFORMITIES

3-1 | PURPOSE

The purpose of this Section is to regulate and limit the continued existence of nonconforming uses of land, vacant lots, structures, and improvements that were lawfully established before the effective date of this Ordinance, or a subsequent amendment thereto, but that do not conform to the standards and requirements of this Ordinance or subsequent amendment. Such uses of land, vacant lots, structures, and improvements are collectively referred to as “nonconformities.” It is the general policy of the City to allow nonconformities to continue to exist. The purpose and intent of this Section is to recognize the interests of property owners in continuing to use the land, but to preclude the expansion of a nonconformity or the reconstruction or reestablishment of a substantially destroyed or discontinued nonconformity unless doing so can serve as an incentive to achievement of even greater public benefit.

Determination of a Nonconformity- The burden of establishing that a nonconformity lawfully exists shall be the responsibility of the person who owns or rents the property upon which the nonconformity exits. Evidence that may be used to prove the legal status as a lawful nonconformity may include approved permits, construction plans, and records of previously approved regulations.

Ownership Changes- No change of title or possession of property shall be construed to prevent the continuance of the nonconformity.

Increases in a Nonconformity- A nonconformity shall not be expanded, intensified, or enlarged except as provided by this Section.

3-2 | NONCONFORMING USES

3-2.1 | DEFINITION

A nonconforming use is a use of land, buildings, and/or structures that was lawfully established before the effective date of this Ordinance, or a subsequent amendment thereto, but does not comply with the use standards applied by this Ordinance or the subsequent amendment.

3-2.2 | ORDINARY REPAIRS AND MAINTENANCE

Normal maintenance and incidental repair may be performed on any structure that is devoted in whole or in part to a non-conforming use, provided it will not create any new non-conformity or increase the degree of non-conformity.

3-2.3 | STRUCTURAL ALTERATIONS AND REPLACEMENTS

Structural alterations and complete replacement of any structure devoted to a non-conforming use is permitted, subject to compliance with other terms of this Ordinance.

3-2.4 | RELOCATION

A non-conforming use of land or a structure that the non-conforming use occupies shall not be relocated, in whole or in part, to any other location on the same lot or parcel. The nonconforming use may only be relocated to another lot or parcel if the use conforms to all regulations of the zoning district in which it is relocated including all use regulations.

3-2.5 | CHANGE OF USE

A non-conforming use shall not be changed to any other non-conforming use. For the purpose of this Chapter, a use is defined as a use as listed on any single line within the tables of permitted and conditional uses within this Ordinance. For example, a non-conforming retail use may change to another non-conforming retail use, but not to a motor vehicle dealership or to an office. When such a non-conforming use has been changed, in whole or in part, to a permitted use, the whole or part which has been made to conform may not be changed back to a use that is not permitted. A change of use shall be deemed to occur when an existing non-conforming use has been terminated and another use has commenced. Any change in use in violation of this Ordinance shall be deemed an abandonment of the previously existing lawful non-conforming use.

3-2.6 | DISCONTINUATION OR ABANDONMENT

Subject to 3-2.7 below, If a nonconforming use is discontinued or abandoned for 180 days or more, the use shall not be reestablished or resumed. Operation of the use without a license or permit required by the City or State, for 180 days or more, shall constitute a termination of nonconforming use.

Note: See Section B.4-4 Non-Conforming Signs for Issues Relating to Signs.

3-2.7 | DAMAGE OR DESTRUCTION

1. Any uses which becomes nonconforming upon enactment of this ordinance, or any amendments thereto, may be permitted to reconstruct damaged or destroyed facilities to allow continuance of the nonconforming use provided that any such reconstruction shall not violate the provisions set forth below.
2. Change in Use Prohibited. No reconstruction of damaged or destroyed facilities may occur which shall act to change the nonconforming use to other than a conforming use.
3. Infringement upon Open Space Restricted. The reconstruction of damage or destroyed facilities utilized by a nonconforming use shall not increase the extent of any infringement upon any open space (yard setback) required by this ordinance, or any amendment thereto.
4. Reconstructed of Flood Damaged Property. The provisions of this ordinance, shall apply to the reconstruction of any buildings and structures associated with any nonconforming use located within a floodplain district.

3-3 | NON-CONFORMING STRUCTURES

3-3.1 | ORDINARY REPAIRS AND MAINTENANCE, STRUCTURAL ALTERATIONS AND ADDITIONS

Ordinary repairs and maintenance, structural alterations and additions to non-conforming buildings and structures, including fences, are permitted. The non-conformity may remain. However, the degree of non-conformity shall not be increased. For the purpose of this Chapter, structural alteration may include the removal of a building down to the foundation and re-construction or replacement of the building on the same foundation with the same non-conformity within six months of removal. The degree of nonconformity shall not be increased.

3-3.2 | RE-CONSTRUCTION AND REPLACEMENT

Non-conforming buildings and structures shall not be re-constructed or replaced except in conformity with this Ordinance.

3-3.3 | RELOCATION

A non-conforming structure shall not be relocated, in whole or in part, to any other location on the same zoning lot or parcel unless it is made to comply with all terms of this Ordinance. A non-conforming structure may be relocated to another zoning lot or

parcel if the structure conforms to all regulations of the zoning district in which it is relocated. (See limitations on relocating buildings.)

3-3.4 | DAMAGE

When a building or structure is damaged or destroyed, by any means not within the control of the property owner or tenant, it may be repaired and reconstructed provided that no new nonconformities are created and that the existing degree of non-conformity is not increased. A building permit shall be obtained for such rebuilding, restoration, repair, or reconstruction within the time frames provided in Section 3-2.7 above of the date of damage or destruction, and the construction shall be completed within six months of issuance of the building permit. If the building permit is not obtained within six months, or that repairs are not completed within six months of the issuance of the building permit, then the structure shall not be restored unless it conforms to all regulations of the district in which it is located. These time limits shall not apply to repair and re-construction on non-conforming lots. The Director of Planning and Codes may extend this timeframe based on extraordinary circumstances including but not limited to extreme weather events, etc.

3-4 | NONCONFORMING LOTS

3-4.1 | DEFINITIONS

A nonconforming lot is a lot that was lawfully created before the effective date of this Ordinance, or a subsequent amendment thereto, but does not conform to the lot standards applied by this Ordinance or the subsequent amendment. Legally established lots (including platted lots) predating the adoption date of this ordinance that do not conform to the minimum lot standards set for in this ordinance may be used as if they are conforming. However, no new use that has a greater lot size requirement than the ordinance established minimum lot size is permissible on a nonconforming lot. Development on a nonconforming lot shall comply with the following standards:

1. If a structure is legally conforming and meets all standard requirements in this ordinance, the structure may be continued, enlarged, or reconstructed in any way that is in conformance with this ordinance.
2. Nonconforming structures established on nonconforming lot(s) shall follow the provisions of Section B.3-3 Nonconforming Structures.

3. Changes to Nonconforming Lot- The boundaries, lot lines, shape, or size of a nonconforming lot may only be changed if it makes the lot more conforming.

3-4.2 | LOTS OF RECORD

(Added by Ord. No. _____, adopted _____.)

1. Where the owner of a lot consisting of one or more adjacent lots of official record at the time of adoption of this UDO does not own sufficient land to conform to the yard or other requirements of this UDO, an application may be submitted to the Board of Zoning Appeals for a variance (Section A.4-9.3 Zoning Variance). Such lot may be used as a building site, provided that the yard and other requirements of the district are complied with as closely as possible in the opinion of the Board of Zoning Appeals.
2. No lot which is now or hereafter built upon shall be reduced in area so that the yards and open spaces are smaller than required by this UDO, and no yard or open space provided for one building shall be counted as a yard or open space for another building.
3. Where two (2) or more lots of record with continuous frontage are under the same ownership, or where a substandard lot of record has continuous frontage with a larger tract under the same ownership, such lots shall be combined to form one or more building sites meeting the minimum requirements of the district in which they are located.

3-5 | NON-CONFORMING DEVELOPMENT FEATURES

3-5.1 | DEFINITIONS

A nonconforming development feature is any aspect of a development, other than a nonconforming lot or a nonconforming use, that was lawfully established, in accordance with regulations in effect at the time of its establishment but that no longer complies with one or more standards of this ordinance. Common examples of nonconforming development features are buildings that do not comply with current setback or height standards, off-street parking or loading areas that contain fewer spaces than required by current standards, signs that do not comply with location or size standards, or sites that do not comply with current landscaping or buffer yard standards.

3-5.2 | REGULATIONS

Nonconforming site features may be continued subject to the following limitations:

1. For development existing (or for which a vested right had been established) before the effective date of this Ordinance, nonconforming site features created by a change in regulations may continue to exist, and structures comprising such nonconforming site features may be reconstructed if demolished or destroyed.
2. For all other nonconforming site features, no action shall be taken that increases the degree or extent of the nonconforming site feature, and no nonconforming site feature shall be extended, expanded, enlarged, or otherwise altered, unless the site feature thereafter conforms to all current requirements of this Ordinance.

4 SIGNS

4-1 | PURPOSES AND APPLICABILITY

4-1.1 | PURPOSE

A sign may be erected, placed, established, painted, created, or maintained on private property in the City of White House only in conformance with the standards, procedures, exemptions, and other requirements of this Chapter. Sign regulations serve to maintain and enhance the aesthetics of the community, minimize the possible adverse effects of signs on nearby properties, and enable fair and consistent enforcement of these regulations.

4-1.2 | APPLICABILITY

These sign regulations shall apply to all exterior signs within the City of White House. This Chapter also applies to signs held or supported by a person or attached to a vehicle where the intent is to serve as a portable sign or similar.

4-1.3 | TRANSITIONAL PROVISIONS

1. Existing Signs
    a. All signs legally erected prior to the effective date of this ordinance shall be deemed legal by this ordinance and may remain in place and in use, subject to certain restrictions on modification, replacement, and other actions affecting the sign, as set forth in this ordinance including nonconforming Signs provided in Section B.4-4 Non-conforming Signs below.
2. Existing Permits
    a. All holders of permits for signs issued legally prior to the effective date of this Ordinance may erect the signs which are the subject of such permits within the times allowed by such permits, and such signs shall then be treated as though they had been erected prior to the effective date of this Ordinance. However, such permits may not be extended or amended unless the sign which is the subject of such permit will conform to all the requirements of this Ordinance.

3. Existing Violations

    a. Existing violations of the sign regulations at the time of the adoption of this Section shall remain violations of the ordinances of the City and all penalties and enforcement remedies set forth hereunder shall be available to the City of White House as though the violation were a violation of this Ordinance. However, if the effect of this Ordinance is to make a sign that was formerly nonconforming become conforming, then enforcement action shall cease except to the extent of collecting penalties (other than removal of the sign) for violations that occurred prior to the effective date of this Ordinance.

4-1.4 | POLITICAL SIGNS

This Section is in accordance with Ordinance 22-12.

1. Political Signs shall be governed by T.C.A. Section 2-7-143 and exempt from the Sections below.
2. Political signs shall be limited in size and structure to a height of four (4) feet and a total square footage not to be exceed sixteen (16) square feet, and shall not be permitted upon any public property, easement, or right-of-way, and shall be permitted only upon privately owned lots with the consent of the owner no closer than ten (10) feet from the curb or right-of-way of any street.
3. Such signs may be displayed for a period of sixty (60) days before the first day of early voting in any primary, special or general election.
4. Political signs shall be allowed in all zoned districts, and must be removed within five (5) days following the relevant election.

4-1.5 | SIGN DEFINITIONS

The following terms apply to this Chapter. Sign types regulated in Section B.4-2.4 Sign Types are defined in that Section. Electronic Message Displays are defined in Section B.4-2.5.

Billboard. An off-premise sign exceeding the height and area permitted by this Chapter.

Building Frontage. The length of a building that faces a street, parking area, or private drive.

Changeable Copy Sign. A sign designed so that characters, letters, or illustrations can be changed or rearranged without altering the face or surface of the sign. A changeable copy sign that changes by electronic means is an Electronic Message Display regulated by Section B.4-2.5.

Freestanding Sign. Any on-site sign supported from the ground and not attached to a building, including monument, community/subdivision, and pole/pylon signs.

Illegal Sign. A sign that was constructed in violation of the regulations that existed at the time it was built. An illegal sign is not a nonconforming sign.

Lot Frontage. The length of that part of a zoning lot that fronts a public street.

Marquee. A permanent structure, other than a roof, attached to, supported by, and projecting from a building and providing protection from the natural elements.

Marquee Sign. A sign attached to and made part of a marquee or any other similar projection from a building. A marquee sign is regulated as a wall sign.

Nonconforming Sign. A sign that met all legal requirements when constructed but that is not in compliance with this Chapter.

Off-Premise Sign. Any sign which is not located on the premises that it identifies or advertises.

Reader Board. The changeable copy portion of a sign. A reader board may be a maximum of sixty (60) percent of the area of a freestanding sign and twenty (20) percent, or twenty (20) square feet, whichever is less, of the area of a wall sign. On freestanding signs, the reader board shall be located below the primary sign.

Sign. Any writing (including letter, word, or numeral), pictorial representation (including illustration or decoration), emblem (including device, symbol, or trademark), flag (including banner, streamer, or pennant), inflatable device, or any other figure of similar character, which: (a) is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building or other structure; (b) is used to announce, direct attention to, or advertise; and (c) is visible from outside a building.

Shared Development Sign. A freestanding monument or pole/pylon sign that identifies a development planned with multiple lots and shared access points, approved as part of

the Planning Commission development approval process. Shared development signs are regulated by Section B.4-2.4(12).

Temporary Sign. An on-premise sign used in connection with a circumstance, situation, commercial advertisement, product availability, or event that is designed, intended, or expected to take place or be completed within a reasonably short period of time after the sign is erected, or that is intended to remain where it is erected or placed for not more than twenty-eight (28) days. A temporary sign may not be constructed of, illuminated by, or operated by electrical, electronic, or mechanical parts. If a sign display area is permanent but the message displayed is subject to periodic changes, that sign shall not be regarded as temporary. Banner signs are temporary signs.

4-1.6 | ADMINISTRATION

The Director of Planning and Codes shall administer and enforce this Chapter, other than those provisions reserved to the Planning Commission or the Board of Zoning Appeals. References in this Chapter to the building inspector or Building Official mean the Director of Planning and Codes or the Director's designee.

4-2 | STANDARDS

4-2.1 | GENERAL STANDARDS

1. **Sign Plan.** A Sign Plan is required for all residential subdivisions, multifamily and townhome developments, planned unit developments, non-residential subdivisions, non-residential developments, and all multi-building or multi-occupant non-residential developments before any signs for such development may be erected on the property. The Sign Plan shall specify:
    a. The number of signs;
    b. Type of signs;
    c. Size of signs;
    d. Height of signs;
    e. Setbacks;
    f. Locations;
    g. Designs, including materials and colors; and
    h. Illumination of signs.
2. **Location.** Types of signs authorized by this section are permitted in zoning districts as provided in Table B.4.4 Permitted Signs Based on Zoning District.

a. **Allowable Signs.** The types of signs allowed, per zoning district, are provided in Table B.4.4 Permitted Signs Based on Zoning District.
b. **Design.** Signs shall be in compliance with the following design standards:
    i. Signs shall be constructed of stone, masonry, metal, ceramic, glass, plastic, or wood.
    ii. Fluorescent or iridescent colors including outline or strip lighting and neon tubes are prohibited.
    iii. Monument/Community signs shall include base, a cap, and column in their design.
c. **Landscaping.** Ground signs shall, to the extent practicable, be placed in a landscaped setting appropriate to the size and scale of the sign, and character of the property unless otherwise noted. Landscape materials shall not be permitted to grow to obscure the sign face. Landscaping shall be in accordance with Section B.6 Landscaping Standards.
d. **Clear Sight Triangle.** No sign structure may obstruct any cross-visibility area or traffic control device. All entrance signs and freestanding signs located near the corners of an intersection shall be located outside of the clear sight triangle. Such triangle shall be measured at a distance of 35 feet running parallel along each leg of the road or driveway pavement surface and connecting them to form a triangle area. This area shall be free of any permanent or temporary signs that may inhibit clear sight visibility for motorists and/or pedestrians.
e. **Illumination.** Permanent signs may be illuminated by internal or external illumination as regulated below.
f. **Spacing and Setbacks.** Freestanding signs shall comply with the minimum spacing and setback standards of Table B.4.1 Freestanding Sign Spacing and Setbacks.

Table B.4.1 Freestanding Sign Spacing and Setbacks

Sign / Situation	Minimum Spacing or Setback
Between Freestanding Signs	No freestanding sign shall be erected within one hundred (100) feet of another freestanding sign, except on existing lots of record and cul-de-sac lots where the street frontage does not allow this separation.
Multiple Signs on One Lot or Development	Where more than one (1) freestanding sign is permitted on the same lot or development (Section B.4-2.4(3) and (7)), the signs shall be separated by a minimum of two hundred (200) feet.
Shared Development Signs	Two hundred (200) feet from another shared development sign and one hundred (100) feet from any other freestanding sign, including individual lot monument signs (Section B.4-2.4(12)).
Places of Public Assembly in Residential Districts	Monument signs for churches, schools, day care centers, and other places of public assembly shall be separated by a minimum of two hundred (200) feet.
Property Lines and Right-of-Way	Freestanding signs and sign structures shall be set back a minimum of five (5) feet from any property line, shall not be located in the public right-of-way, and shall be located outside the clear sight triangle (Section B.4-2.1(2)(d)), unless a greater setback is required elsewhere in this Chapter.
Residential Zoning Districts	A freestanding sign located within one hundred (100) feet of a residential zoning district shall be limited to a monument sign. Pole/pylon signs, interstate signs, and electronic message display signs shall not be located within one hundred (100) feet of a residential zoning district.

Sign / Situation	Minimum Spacing or Setback
Electronic Message Display Signs	Two hundred (200) feet from any other electronic message display sign, measured along the roadway (Section B.4-2.5).
Interstate and SR 76 Corridor Signs	Interstate signs: proximity to other interstate signs within one thousand five hundred (1,500) feet is subject to Planning Commission approval. SR 76 Highway Corridor signs: five thousand nine hundred (5,900) feet from another corridor sign and five hundred (500) feet from the interchange ramp signalized intersections (Interstate Sign District).
Temporary Banner Signs	Twenty-five (25) feet between banner signs on the same lot (Section B.4-2.2A).
How Spacing Is Measured	Unless otherwise stated, spacing between signs is measured from sign structure to sign structure along the street frontage, parallel to the street, and not in a straight line. Distances to a residential zoning district are measured from the sign structure to the nearest residential district boundary.

3. **External Illumination**
    a. A white, steady, stationary light of reasonable intensity that is directed solely at the sign. The light source shall be shielded from adjacent buildings and streets, and shall not be of sufficient brightness to cause glare or other nuisances to adjacent land uses.
    b. The light from any illuminated sign shall not be of an intensity or brightness that will interfere with the peace, comfort, convenience, and general welfare of residents or occupants of adjacent properties.
4. **Internal Illumination**

a. A sign placed in a residential district shall not be internally illuminated. The sign may be illuminated using back lighting or reverse channel letters which create a halo-effect or ground-mounted direct light fixture not to exceed 100 watts and properly screened from public view with evergreen plant materials.
b. Internal illumination shall provide steady, stationary lighting through translucent materials. The use of translucent backgrounds is not permitted. Backgrounds shall be opaque and not permit the transmission of light through the sign face material. Illumination of a logo or trademark may be permitted provided translucent backgrounds are not utilized.
c. No color lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
d. Neither direct nor reflected light from primary light sources shall create a hazard to operators of motor vehicles.

5. **Changeable Copy.** Changeable copy on monument/community, canopy, and wall signs is permitted for civic uses, institutional uses, schools, and service stations or convenience stores displaying fuel prices, per the following standards. Changeable copy displayed by electronic means is also subject to Section B.4-2.5 Electronic Message Display Signs:
    a. Only one (1) double-faced ground mounted sign is permitted on any parcel occupied by a school, public performing arts and recreation facility, library or place of worship;
    b. The sign must contain a black background with white letters of sufficient size to be viewed from the public right-of-way;
    c. Such signs shall not exceed 72 inches in height measured from finished grade;
    d. Such signs shall not exceed 32 square feet in sign area per side;
    e. Such signs shall be set back a minimum of 20 feet from the edge of the public street right-of-way;
    f. Such signs shall be oriented to the middle of the front property line unless in conflict with an entrance but, in no case shall be placed within 15 feet of a side property line oriented perpendicular to the front property line.
    g. The sign shall not be internally illuminated but, may be externally illuminated using a single white light source mounted on the ground with

appropriate shields to minimize glare, unless the sign is approved as an Electronic Message Display under Section B.4-2.5;

h. The sign shall be placed upon a masonry base a minimum of 18 inches in height measured from finished grade;
i. The base surrounding the sign shall be landscaped with a combination of evergreen plantings and seasonal colors and such landscape areas shall be irrigated;
j. For a single-occupant school, performing arts and recreation facility, library, or place of worship, only one (1) changeable copy sign shall be permitted and shall only be permitted in lieu of the principal ground sign for the facility;
k. For a single-occupant school, performing arts and recreation facility, or place of worship that installs a changeable copy sign, no other wall sign or principal ground sign shall be permitted on the premises unless otherwise provided in this Ordinance;
l. A service station may use up too one-half (1/2) of the area of its principal ground sign or one-half of the area of any wall sign for changeable copy displaying current fuel prices; and,
m. A theater shall be permitted to have one poster box for each theater viewing room within the theater, subject to total sign area limits applicable to all wall signs, provided that:
    i. Lighting shall be backlighted or internally illuminated;
    ii. Such boxes shall not exceed 36 by 54 inches each in area;
    iii. The top of such boxes shall not be more than eight (8) feet above the ground; and
    iv. Such boxes shall be permanently mounted to a wall.

6. **Construction.** All signs shall comply with the following requirements as applicable:
    a. All signs shall comply with applicable provisions of local, state and federal building codes including seismic design standards and wind load design specifications.
    b. Electrical signs that have internal wiring or lighting equipment, and external lighting equipment that directs light on signs, shall not be erected or installed until an electrical permit has been obtained from the City or

authority having jurisdiction. All such signs and equipment shall bear the seal of approval of an electrical testing laboratory that is nationally recognized as having the facilities for testing and requires proper installation in accordance with the National Electrical Code. All wiring to electrical signs or to freestanding equipment that lights the sign shall be installed underground.

c. Supports and braces shall be designed as an integral part of the sign structure and be hidden from public view to the extent technically feasible.
d. Audio components are prohibited as part of any sign with the exception of drive-through menu signs.

7. **Maintenance.** All signs must be maintained and present a neat, clean appearance. Abandoned, dilapidated signs shall be removed by the owner. Failure of an owner to remove an abandoned or dilapidated sign may result in removal of the sign at the owner's expense following provision of notice to the owner by the City.
    a. A sign shall have no more than 20 percent of its surface area covered with disfigured, cracked, ripped or peeling paint, poster paper or other material for a period of more than 30 days.
    b. A sign shall not stand with bent or broken sign facing, with broken supports, with loose appendages or struts, or more than 15 degrees from vertical for a period of more than ten (10) days.
    c. A sign shall not have weeds, trees, vines, or other vegetation growing upon it, or obscuring the view of the sign from the public right-of-way from which it is to be viewed, for a period of more than 15 days.
    d. An internally illuminated sign shall be allowed to stand with only partial illumination for a period of no more than 15 days.
    e. Flags shall not be faded, tattered or torn.
    f. All landscaping installed around the base of a sign shall be maintained whereby any dead plant materials are replaced with the same plant material in a size and spread comparable to other plant materials installed around the base of the sign at the time the replacement plant materials are being installed.
8. **Public Rights-of-Way.** Non-governmental signs including temporary signs may not be placed in public rights-of-way.

a. **Permanent signs.** Permanent signs shall be limited to:
    i. Public signs erected by or on behalf of a governmental body to identify public property, convey public information and direct or regulate pedestrian or vehicular traffic;
    ii. Bus stop signs erected by a public transit company;
    iii. Informational signs of a public utility regarding its poles, lines, pipes or other facilities;
    iv. Signs appurtenant to a use of public property permitted under a franchise or lease agreement with the City; and
    v. Signs posted in association with municipal, county, state or federal authorities for crime prevention and public safety and health.
b. **Temporary signs**
    i. Legal notices erected by or on behalf of a governmental body;
    ii. Emergency warning signs or devices erected by a governmental agency, a public utility company, or a contractor doing authorized or permitted work within the public right-of-way.
c. **Other Signs in Public Right-of-Way.** Any other sign placed in the public right-of-way in violation of this Ordinance shall be deemed a public nuisance and may be seized by the enforcement official or other representative of the City, and the person owning or placing the sign may be charged both with a violation of this Ordinance and with the cost of removing and disposing of the sign.

9. **Drive-Through Signs.** Drive-through menu Board signs shall be allowed for uses utilizing a drive-through window provided that:
    a. Such sign shall not exceed 40 square feet in sign area and 72 inches in height measured from finished grade:
    b. Such sign shall not be legible or visible from the public right-of-way;
    c. The color of such sign shall be neutral or earth tone and or have similar material treatments as the principal structure;
    d. Such sign shall have placed around the back side evergreen shrubbery and trees sufficient to screen the sign from public view along the right-of-way;
    e. Such sign may have changeable copy (manual and/or electronic); and,
    f. Such sign may be internally or directly illuminated.

4-2.2 | PERMITS NOT REQUIRED

Sign permits shall not be required for the following:

1. Address and Name of Resident. Signs indicating address and/or name of residential occupants of the premises, not exceeding two (2) square feet in area, and not including any commercial advertising or identification.
2. Artwork. Works of art that do not include any commercial messages or references; see also Murals.
3. Construction Hazard Signs. Temporary signs warning of construction, excavation, or similar hazards so long as the hazard may exist.
4. Decals. Decals affixed to windows or door glass panes, such as indicating membership in a business group or credit cards accepted at the establishment.
5. Directional Signs. Signs giving on-site directional assistance for the convenience of the public, not exceeding four (4) square feet in area, two and one-half (2 1/2) feet in height and located out of the right-of-way and sight distance triangle. Directional signs may be internally lit. Commercial messages, names, or logos shall be prohibited on directional signs.
6. Flags, Emblems, and Insignia, subject to the following: No single flag that is flown shall exceed forty (40) square feet in area and no single zoning lot shall fly more than three (3) such flags. If the total area of such flags exceeds seventy-two (72) square feet, the excess area shall be included in the sign area calculations for the zoning lot. Flagpoles shall not exceed thirty (30) feet in height. Wall-mounted flags, emblems, or insignia shall be limited to one (1) per zoning lot and shall not exceed forty (40) square feet in area.
7. Garage/Yard Sale Signs. One (1) sign per lot, with a maximum size not to exceed 18 x 18 inches. Signs may be erected two (2) days prior, are not permitted on a continuing basis, may be erected for fourteen (14) days in succession and must be removed within two (2) days after the sale. Signs must be at least ten (10) feet from any right-of-way and may not be attached to utility poles. Signs may be located on any lot within the subdivision with the lot owner’s permission.
8. Handicapped Parking Space Sign. Signs not exceeding two (2) square feet in area reserving parking spaces for handicapped motorists.

9. Private Drive Signs. On-premise private drive signs limited to one (1) per drive entrance, not exceeding two (2) square feet in area, with language limited to the words "private drive" and the address of any residences utilizing the private roadway.

10. Public Signs. Signs erected by government agencies or utilities including traffic, utility, safety, railroad crossing, and identification signs for public facilities, and any signs erected by the Board of Mayor and Aldermen or under the direction of the Board.

11. Seasonal Signs. Signs in the nature of decorations which are seasonal, clearly incidental and customarily associated with any national, local, or religious holiday.

12. Security and Warning Signs. On premise signs regulating the use of the premises, such as "No Trespassing, No Hunting and No Soliciting" signs that do not exceed two (2) square feet in area in residential areas and five (5) square feet in area in commercial and industrial areas.

13. Temporary Real Estate Signs. Temporary signs indicating the availability of real property for lease or sale, located on the premises being leased or sold. Display of such signs shall be limited to one (1) per property not exceeding six (6) feet in height and not exceeding six (6) square feet in area in residential zones and twenty (20) square feet in area in all other zones. Such signs shall be removed within seven (7) days of the settlement or lease of the property. Such signs shall not be located within public rights-of-way.

14. Sidewalk and Window Signs. Sidewalk/A-frame signs and window signs that comply with Section B.4-2.4 Sign Types.

4-2.2A | TEMPORARY SIGNS REQUIRING A PERMIT

The following signs may be erected only after obtaining a temporary sign permit from the building inspector. The permit shall cite the length of time the sign may be displayed. If any temporary sign is not removed by the expiration of the applicable time limit, the building inspector may remove it and charge the costs of removal to the individual or enterprise responsible. A temporary sign may not be constructed of, illuminated by, or operated by electrical, electronic, or mechanical parts.

Auction Signs

Auction signs may only be placed for sales within this jurisdiction. On-site auction signs are limited to one (1) sign per street frontage, not to exceed two (2) per site, with a maximum size of twenty (20) square feet and a maximum height of five (5) feet. Signs shall not be placed within the public right-of-way and shall be set back a minimum of ten (10) feet from the roadway. Signs may be placed no earlier than fourteen (14) days prior to the auction and must be removed within one (1) day after the sale. All signs for one (1) auction shall be counted as one (1) temporary sign for purposes of the permit fee.

Temporary Farm Products Signs

Temporary on-premise signs announcing the availability of seasonal farm products. The number of signs shall not exceed two (2) and the total area of all such signs shall not exceed twenty (20) square feet, nor shall any sign exceed six (6) feet in height.

Temporary Construction Signs

Temporary signs announcing new buildings or projects, erected after the commencement of building construction or site development. Each construction site shall be limited to one (1) construction sign not exceeding thirty-two (32) square feet in area and six (6) feet in height, which shall be removed by the time a permanent sign is erected or a certificate of occupancy for the building is issued, whichever occurs first.

Temporary Site / Banner Signs

Any business, individual, or organization may display one (1) banner sign per lot. In the case of multiple tenants per lot, no more than two (2) banner signs are permitted at any one time, and signs must be separated by at least twenty-five (25) feet. A banner sign may be placed a maximum of four (4) times per calendar year, not exceeding twenty-eight (28) days per placement, with a minimum of twenty-one (21) days between permits. A sign permit shall be obtained each time a banner is placed on site. A temporary banner sign shall not exceed twenty (20) square feet in area. The location and height of banner signs shall be outside the public right-of-way and the clear sight triangle, in accordance with Section B.4-2.1(2)(d) and Section B.4-2.1(8).

Temporary Subdivision Signs

Temporary signs identifying the name of a subdivision being developed may be erected at the entrances, not to exceed two (2) per subdivision. Signs shall be limited to thirty-two (32) square feet in area and six (6) feet in height. No sign shall be placed within sight visibility triangles or within five (5) feet of a road right-of-way or property line. Signs must be removed upon ninety (90) percent build-out of the subdivision.

4-2.3 | CALCULATING SIGN AREA & SIGN HEIGHT

The area of a sign shall include all lettering, wording, designs and symbols, together with the background, whether open or enclosed, on which they are displayed. The

supporting structure or bracing of a sign shall be omitted in measuring the area of the sign unless such structure or bracing is made part of the message or face of the sign. Calculating sign area shall comply with the following standards below:

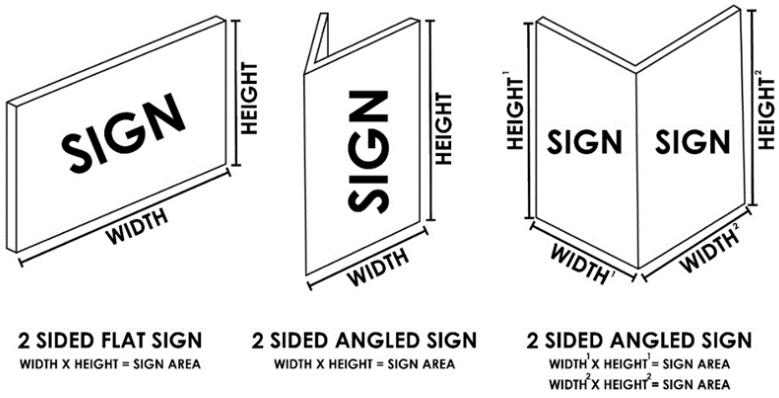
1. Where a sign consists of individual letters, words or symbols attached to a building, canopy, awning or wall and all such elements are located in the same plane, the sign area shall be the area of the smallest rectangle which completely encompasses all such letters, words or symbols and any accompanying background of a color different than the natural color of the wall. Where such sign includes multiple words, each word located in the same plane shall be computed separately.
2. Channel letter signs, mounted logos, and similar devices are treated differently than signs in cabinets. The wall area between multiple elements does not count as sign area.
3. The area for a sign with more than one face shall be computed by adding together the area of all sign faces, except where the angle at which the two sign faces are placed does not exceed sixty (60) degrees.
4. It is presumed that where sign faces are placed less than sixty (60) degrees apart, both faces are not readable from any one point.
5. The entire surface area of a multitenant sign that depicts the names of the individual tenants shall count toward the total aggregate area of the sign.

Figure B.4.1 Sign Area Calculations



6. **Area Computation of Multi-Faced Signs.** Where the sign faces of a double-faced sign are parallel, only one display face shall be measured in computing sign area. If the two faces of a double-faced sign are of unequal area, the area of the sign shall be the area of the larger face. In all other cases, the areas of all faces of a multi-faced sign shall be added together to compute the area of the sign. Sign area of multi-faced signs is calculated based on the principle that all sign elements that can be seen at one time or from one vantage point should be considered in measuring that side of the sign as shown in Figure B.4.2 Multi-Faced Signs.

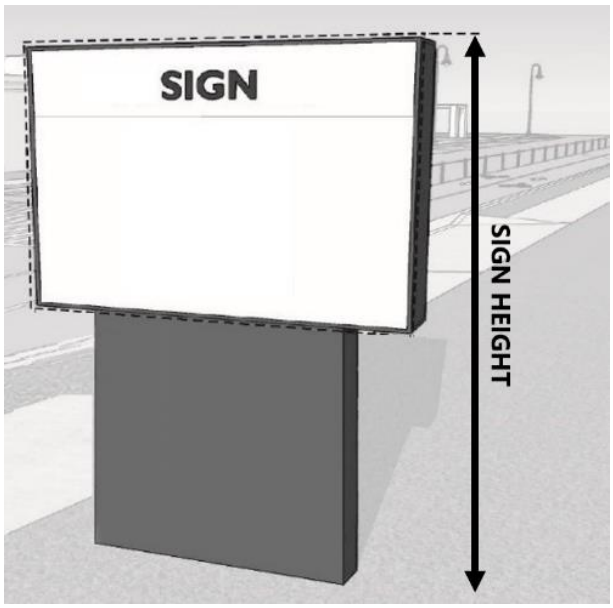
Figure B.4.2 Multi-Faced Signs



7. **Sign Height and Clearance.** Sign height shall be measured as the vertical distance from the base of a sign (or sign structure) to the highest point of the sign (or sign structure) including any appurtenances or architectural features (See Figure B.4.3 Sign Height Illustration). Sign clearance for signs attached to a

structure shall be measured vertically from the sidewalk level to the lowest point of the sign.

Figure B.4.3 Sign Height Illustration



4-2.4 | SIGN TYPES

1. **Building Signs.** Building signs include wall, window, canopy/awning, and projecting/blade signs. For the purposes of this Section, the maximum area of all building signs shall not exceed the standards below. Additional specific standards are required for each sign type per this Section.
    a. **Residential Districts.** All permitted building signs in residential districts shall not exceed the standards below:
        i. Building signs for permitted uses in residential districts shall not exceed twenty-five (25) square feet in sign area.
    b. **Non-Residential Districts.** All permitted building signs in non-residential districts shall not exceed the standards in Table B.4.2 Non-Residential Building Sign. Additional specific standards are required for each sign type per this Section.

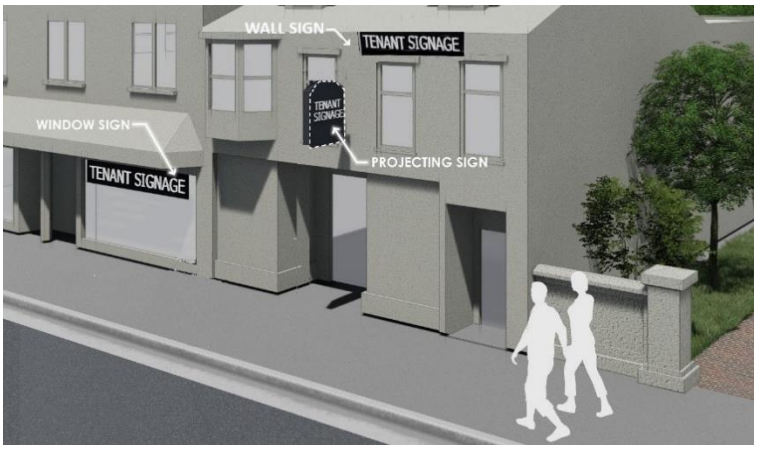
Table B.4.2 Non-Residential Building Sign

Length of Building or Tenant Space (Requires Public Entrance)	Sign Area Per Building/Tenant Frontage
Up to 100 linear feet of building frontage (single use or multitenant)	Eight (8) percent of the facade not to exceed 200 square feet in total
101 to 200 more linear feet of building frontage (single use or multitenant)	Twelve (12) percent of the facade not to exceed 200 SF total
For freestanding single tenant buildings in excess of 50,000 square feet	Fifteen (15) percent of the facade or 500 SF whichever is less

2. **Freestanding Signs.** Freestanding signs include monument and subdivision signs as defined in this Section. Freestanding signs shall comply with the size standards below. Additional specific standards are required for each sign type per this Section.
    a. **Residential Districts**.
        i. Freestanding signs shall be limited to eight (8) square feet on residential single-family lots and a maximum thirty-two (32) square feet on all other lots.
        ii. Freestanding signs shall be limited to a maximum of four (4) feet in height.
        iii. Community/subdivision signs are excluded from this standard and shall comply with the standards in this Section.
    b. **Non-Residential Districts.**
        i. Freestanding signs shall comply with the specific standards in this Section.
3. **Total Number of Signs.** A tenant/business is permitted a maximum number of signs as identified below. A tenant/business shall be defined as an owner or lease holder of the individual building/unit within a building.
    a. **Building Signs**. A total of three (3) building signs may be permitted per tenant/business. Such signs shall be permitted only on a building frontage

along a public or private roadway, or along a parking lot serving the building.

Figure B.4.4 Illustrative Example of Building Signs



i. **More Than One Street Frontage**. For buildings with more than one (1) street frontage, the total maximum area of building signs shall be based only on the linear feet of the building frontage or tenant space fronting along the primary frontage which includes a public entrance.

ii. **Local Road.** Building signs may be placed on the portion of the tenant/building space fronting a local road only when that building frontage includes a public entrance.

b. **Freestanding Signs.** A maximum of three (3) freestanding signs are permitted per development, subject to the specific standards for the type of freestanding sign per this Section.

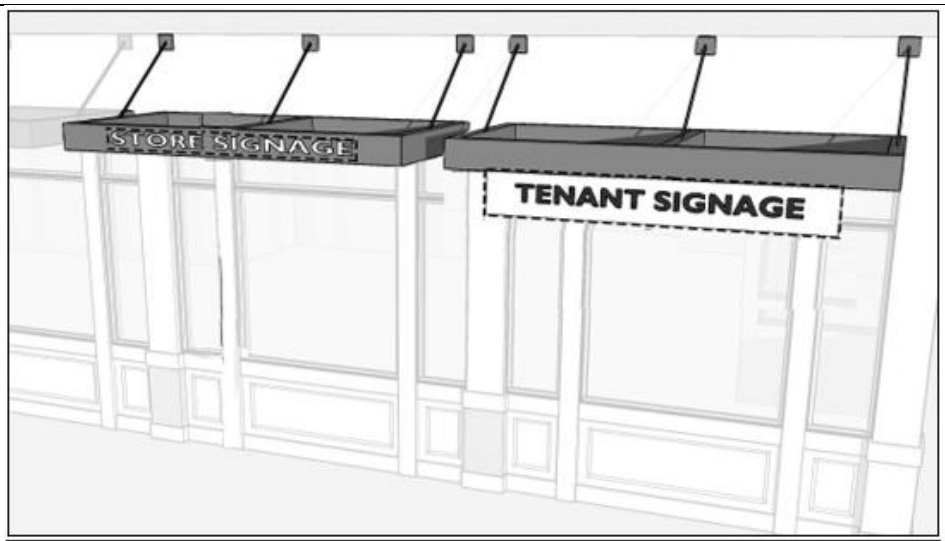
4. **Wall Signs.**

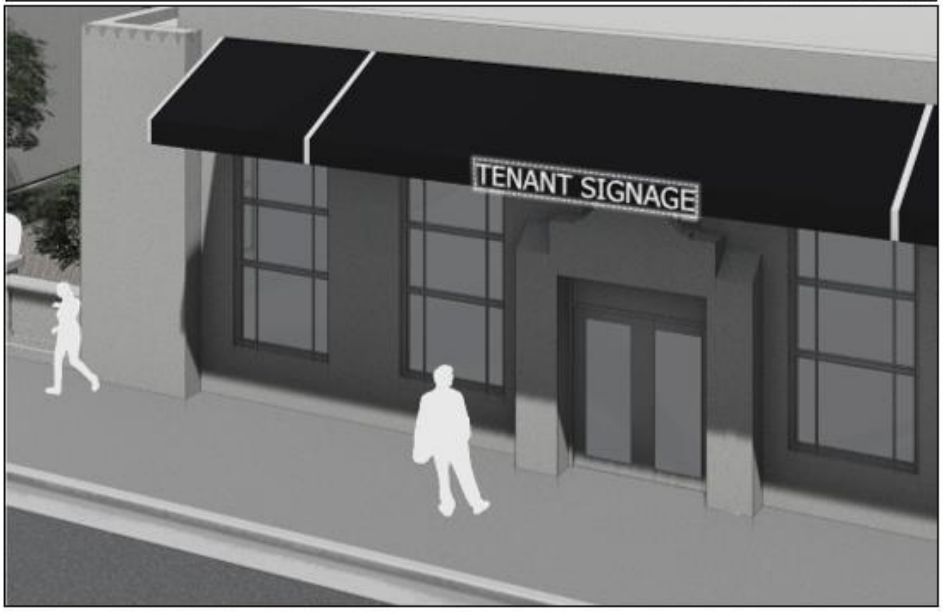




A. Definition	Wall signs are an on-premise sign, attached directly to a building wall above the entrance. A wall sign may include murals conveying the name of a business or a commercial message. A sign permit is required.
B. Location	On a building wall facing a public or private street or a parking area serving the building, generally above the public entrance. See Section B.4-2.4(3)(a).
C. Specific Standards	Wall signs are limited to one (1) per facade, per building tenant. Wall signs shall not be placed on a wall that does not face a public street or parking area. A maximum three (3) complimenting colors may be permitted per wall sign. May not extend above any parapet wall or roof line more than twelve (12) inches. May not project more than twelve (12) inches from the building face. Sign materials shall be of similar style and compliment the building facade material.

5. **Canopy/Awning Sign.**





A. Definition	A canopy/awning sign is a canopy/awning that is attached to and extends from the building, with attached signage. A sign permit is required.
B. Location	Canopy/awning signs shall have a minimum clearance of ten (10) feet from the surface below and a maximum height of four (4) feet above the clearance.
C. Specific Standards	Signs may not extend outside the overall length or width of a canopy/awning or extend above the height of the building wall to which the canopy/awning is attached. Sign materials shall be of similar style and compliment building facade material. Only awnings on the first story may contain signs.

6. **Projecting Sign.**





Definition	A projecting sign is a sign that is attached directly to a supporting building wall and intersects the building wall at a right angle. A projecting sign typically extends more than one (1) foot from the building wall. The sign may be flat or three -dimensional. A sign permit is required.
B. Location	One (1) sign per tenant, maximum. Projecting signs on multi-tenant building shall be evenly, horizontally distributed along the façade of the building.
C. Specific Standards	No projecting sign is allowed to extend above the roof line or the parapet wall. Buildings with two (2) or more stories may not have a projecting sign located higher than the second story or twenty-four (24) feet, whichever is less.

7. **Monument Sign.**





A. Definition	A monument sign is a freestanding sign with a supporting structure with columns on the ends of the sign. A sign permit is required.
B. Size Standards	Sign Height: Maximum twelve (12) feet, including support structures, columns or other features including sign face. A development over 100,000 square feet may be permitted a maximum fifteen (15) feet in height sign as part of a site plan. Sign Area: For projects/developments up to five (5) acres, a maximum fifty (50) square feet (single tenant) and one-hundred (100) square feet (multi-tenant). For projects/developments five (5) acres or greater, a maximum one-hundred (100) square feet (single tenant) and two-hundred (200) square feet (multi-tenant). The sign area per sign of multi-tenant projects/developments may be calculated collectively to allow for the sign area to be proportionate to the area of the site occupied by each tenant.
C. Location	A. Projects/developments up to five (5) acres: One (1) primary sign and one (1) secondary sign. Projects/developments 5.0 acres or greater: One (1) primary sign and one (1) secondary

	sign per driveway/location from the public roadway, provided the total number of freestanding signs shall not exceed three (3) per development as set forth in Section B.4-2.4(3).
D. Specific Standards	B. Multi-tenant projects/developments with more than two tenants may not exceed the maximum number of signs or sign types as stated in Section B.4 Signs.

8. **Community/ Subdivision Sign**



Definition	Community/Subdivision signs are a freestanding sign identifying entry to a neighborhood or a subdivision.
B. Size Standards	Maximum Sign Width: Maximum twenty-five (25), excluding support structures, columns or decorative features without a sign face. Maxium Sign Height: Maximum eight (8), inculding support structures, columns or other features including sign face. Maximum Sign Area: For projects/developments up to five (5) acres, a maximum fifty (50) square feet (single tenant). For Projects/developments five (5) acres or greater, a maximum one-hundred (100) square feet (single tenant).
C. Location	Two (2) signs per entrance, maximum.
D. Specific Standards	Subdivision signs may be placed on a subdivision wall or fence provided that no part of the wall or fence exceeds six (6) feet in height.

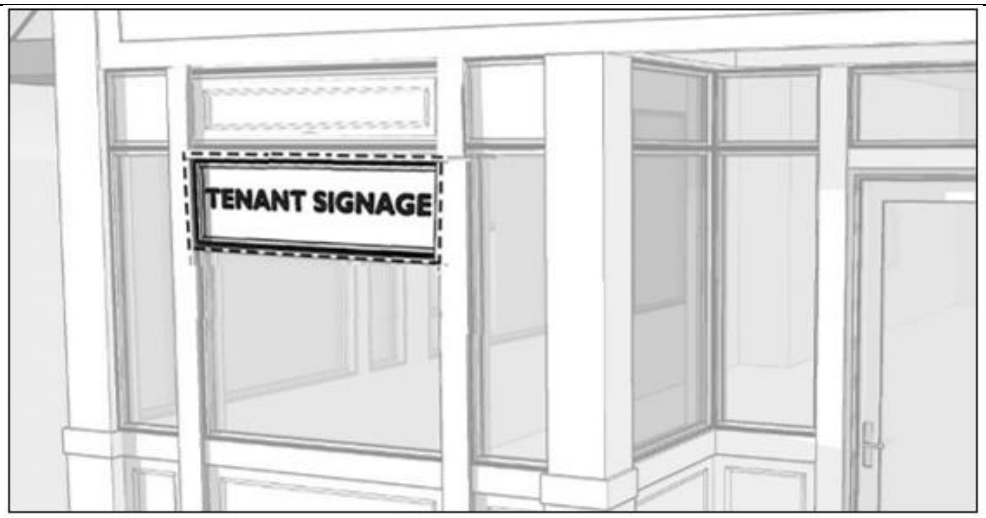
9. **Sidewalk/A-Frame Sign (Temporary Sign).**





A. Description	A sidewalk sign (also commonly referred to as a sandwich Board or A-Frame) is a sign dedicated for the display of a message on a sidewalk in front of a business. A sign permit is not required.
B. Size	Sign Text Area: Maximum eight (8) square feet per side. Sign Width: Maximum two (2) feet. Sign Height: Maximum four (4) feet.
C. Location	Each business is limited to one sidewalk sign, located only in front of the buidling entrance. A sidewalk sign may not be placed so as to obstruct the normal flow of pedestrian traffic.

10. **Window Sign.**





Description	A window sign is a sign attached flat, but parallel, to the inside of a window, or within twelve (12) inches of the inside of the window. A sign permit is not required.
B. Size	Sign Area: Maximum thirty (30) percent of all windows may be covered by a window sign.
C. Location	Window signs may only be placed on first floor windows of buildings with street frontage.

11. **Pole/Pylon Sign.**





A. Definition	A pole/pylon sign is a detached sign supported by one (1) centered pole structure or two (2) supporting poles structure on the ends of the sign. A sign permit is required.
B. Size Standards	Sign Width: Maximum eight (8) feet, excluding support structures, columns or decorative features without a sign face. Sign Height: Maximum six (6) feet, excluding support structures, columns, or decorative features without a sign face.
C. Location	Pole/pylon signs shall have a minimum clearance of fourteen (14) feet from the surface below and a maximum height of six (6) feet above the clearance.
D. Specific Standards	Sign materials shall be of similar style and compliment building facade material.

12. **Shared Development Sign.**

Developments planned with multiple lots and shared access points as part of the Planning Commission development approval process may propose a shared center sign. The maximum height and area of the shared center monument or pole/pylon sign permitted by this Chapter may be increased by twenty-five (25) percent. The street frontage requirements for the sign shall be based on the entire street frontage of the development. Developments shall contain only one (1) shared monument or pole/pylon sign per street frontage. A maximum of two (2) shared signs are permitted for a development, and only one (1) of the two (2) signs may be a pole/pylon sign. The individual on-site freestanding signs for the individual lots within the development are limited to monument signs not exceeding forty (40) square feet in area and six (6) feet in height. Shared development signs are not counted toward the freestanding sign limits of Section B.4-2.4(3) for the individual lots. Shared development signs shall comply with Table B.4.3 Shared Development Signage and Table B.4.1 Freestanding Sign Spacing and Setbacks.

Table B.4.3 Shared Development Signage

Standard	Shared Development Sign Requirement
Applicability	Developments planned with multiple lots and shared access points as part of the Planning Commission development approval process may propose a shared center sign.
Permitted Sign Type	Monument sign (Section B.4-2.4(7)) or pole/pylon sign (Section B.4-2.4(11)), permitted only in zoning districts where that sign type is permitted by Table B.4.4 Permitted Signs Based on Zoning District.

Standard	Shared Development Sign Requirement
Number of Shared Signs	One (1) shared monument or pole/pylon sign per street frontage. Maximum of two (2) shared signs per development. Only one (1) of the two (2) signs may be a pole/pylon sign. Shared development signs are in addition to, and are not counted toward, the freestanding sign limits of Section B.4-2.4(3) for the individual lots within the development.
Maximum Height and Area	The maximum sign height and sign area otherwise permitted for the sign type may be increased by twenty-five (25) percent. Monument: twelve (12) feet in height increased to fifteen (15) feet; developments over 100,000 square feet, fifteen (15) feet increased to eighteen and three-quarters (18.75) feet. Sign area for multi-tenant projects/developments up to five (5) acres, one-hundred (100) square feet increased to one-hundred twenty-five (125) square feet; five (5) acres or greater, two-hundred (200) square feet increased to two-hundred fifty (250) square feet. Pole/Pylon: sign area increased from forty-eight (48) square feet (eight (8) feet wide by six (6) feet high) to sixty (60) square feet; overall sign height increased from twenty (20) feet to twenty-five (25) feet. The minimum fourteen (14) foot clearance of Section B.4-2.4(11) continues to apply.

Standard	Shared Development Sign Requirement
Street Frontage	Street frontage requirements for the shared sign, including the two hundred (200) foot minimum street frontage for pole/pylon signs (Table B.4.4, footnote 3), shall be based on the entire street frontage of the development.
Individual Lot Signs	Individual on-site freestanding signs for the lots within the development are limited to monument signs not exceeding forty (40) square feet in area and six (6) feet in height, and shall otherwise comply with Section B.4-2.4(7).
Spacing and Setbacks	Shared development signs shall be separated by a minimum of two hundred (200) feet from each other and a minimum of one hundred (100) feet from any other freestanding sign, including individual lot monument signs, and shall comply with Table B.4.1 Freestanding Sign Spacing and Setbacks.

Interstate Sign District

Signs which measure a minimum of twenty-four (24) square feet in display area but not more than three hundred-twenty (320) square feet in display area shall:

a. Be limited to the area zoned GC, at the Intersection of Highway 76 and I-65, as defined on the Official Zoning Map and shown as the Interstate Sign Zoning District;

b. Interstate signs shall be allowed in addition to the allowable monument, wall, marquee, projecting, awning or canopy, and reader board. Pole signs are not permitted on properties/lots with an interstate sign. Interstate signs are an accessory use to primary use of property and shall only be permitted and installed with construction or after construction of primary use of property except as noted in section g. Interstate signs shall be shown on site development plan for primary use of property. Each property as shown on approved site development plan will be allowed to have one interstate sign structure that may have up to a maximum of four signs. If the sign structure is within 500 feet of

another interstate sign structure the Planning Commission can limit the maximum number of signs on the pole to three (3). Except as noted in section g, electronic message displays on interstate signs shall be regulated as a reader board regarding maximum percentage of sign area and location of electronic message displays.

c. Not be erected closer than one hundred (100) feet from any residential zoned district. For the purpose of determining the spacing required in this subsection, distances shall be measured from the sign structure to the property line of the nearest residential zoned district;

d. The proximity to another such sign shall be subject to the Planning Commission approval. The applicant shall provide specific distance measurements to all other signs of said type within a one thousand-five hundred (1,500) foot radius. For the purpose of determining the spacing required, the distance shall be measured from sign structure to next closest sign structure;

e. Height of sign structure shall receive approval from the Planning Commission and be a minimum of seventy-five (75) feet in height and a maximum of one hundred and twenty (120) feet in height. The height is measured from the centerline elevation of road providing access to property.

f. Location of the interstate sign shall be prohibited in the front setback or setbacks of the property on which the sign is to be constructed.

g. SR 76 Highway Corridor Sign. Subject to Planning Commission approval, a sign installed under this section (g) may be installed on developed property as an accessory use of a primary commercial and/or industrial use or on a property zoned and planned for commercial and/or industrial development within two hundred (200') feet of the SR 76 highway corridor right-of-way subject to the following requirements: To reduce conflicts with the high-rise interstate signs on adjacent properties, the sign is limited to a minimum of twenty (20') feet in height and a maximum of thirty-five (35') feet in height and a maximum square footage of two-hundred sixty (260 sq. ft.) in display area. A sign shall be installed a minimum of five hundred (500') feet from the center of the interchange ramp signalized intersections. To protect the view of the SR 76 streetscape, a sign permitted within the regulations of this section shall be separated from another sign permitted within this section, a minimum distance of half the total distance of the Interstate Sign District dimension (5,900') feet measured along the center of the SR 76 right-of-way. A sign approved and installed under this section will be the only sign permitted on the property under the provision of the Interstate Sign District.

4-2.5 | ELECTRONIC MESSAGE DISPLAY SIGNS

An Electronic Message Display (EMD) is any sign that displays still images, scrolling images, or moving images including video and animation utilizing a series or grid of lights that may be changed through electronic means, including LED display, plasma screen, LCD, fiber optic, or other electronic media or technology. Signs that only contain gas prices and time and temperature are subject only to the maximum lighting intensity requirements and image duration requirements in this Section. Electronic message displays shall be regulated as reader boards regarding maximum percentage of sign area and location, as governed by other provisions of this Chapter.

Permitted Zoning Districts

Electronic Message Display signs shall be permitted in the General Commercial (GC), Central Business Service (CBS), Office Professional (OP), Mixed-Use Commercial (MUC), Light Industrial (IL), Heavy Industrial (IH), and Planned Development Commercial (PDC) zoning districts. Electronic Message Display signs are not permitted in residential or agricultural zoning district. The Planning Commission shall review and may approve all proposed locations of signs in Planned Development (PD) and Mixed-Used Commercial (MUC) zoning districts if the intent and requirements of this ordinance are met. The Board of Zoning Appeals may review proposals for non-residential church, school, and day care buildings and uses permitted by special exception in residential and agricultural zoning districts provided that the intent and requirements of this ordinance are met.

Number and Location

One (1) electronic message display sign is permitted per property. Signs shall not be installed in locations that will directly block or confuse a driver’s view. Signs shall be spaced a minimum of two hundred (200) feet from any other electronic message display sign as measured along the roadway, not in a straight line between signs. Signs shall be located a minimum of one hundred (100) feet from any residential zoning district property line. Signs along interstate and limited-access state highways shall meet all applicable State of Tennessee requirements.

Illumination and Brightness

During daytime hours, the maximum lighting intensity shall be 7,500 nits. During nighttime hours, the maximum lighting intensity shall be 750 nits. Signs shall include automatic dimming capability to comply with these requirements.

Message Duration

Images shall remain static for a minimum of eight (8) seconds. Image transitions and scrolling shall be accomplished within two (2) seconds or less. Images shall not flash or include sudden blasts of light. Continuous scrolling or animation exceeding two (2) seconds in duration is prohibited. Signs installed within one hundred (100) feet of an

intersection shall display each image statically for a minimum of twenty-four (24) seconds before transitioning.

Table B.4.4 Permitted Signs Based on Zoning District

ZONING DISTRICTS → Key: P = Permitted; Blank = Not Permitted; superscript numbers refer to the notes below this table																	
PERMITTED SIGNS		Agricultural / Rural Residential (AG-RR)	Low Density Residential (RL)	Medium Density Residential (RM)	High Density Residential (RH)		Central Business Service (CBS)	General Commercial (GC)	Office Professional (OP)	Mixed-Use Commercial (MUC)		Light Industrial (IL)	Heavy Industrial (IH)		PLANNED DEVELOPMENT (PD)	PLANNED DEVELOPMENT RESIDENTIAL (PDR)	PLANNED DEVELOPMENMT COMMERCIAL (PDC)
BUILDING SIGNS																	
Wall	RESIDENTIAL DISTRICTS	P[1]	P[1]	P[1]	P[1]	COMMERCIAL DISTRICTS	P	P	P	P[2]	INDUSTRIAL DISTRICTS	P	P	PLANNED DEVELOPMENT DISTRICTS	P[5]	P[1]	P
Canopy/Awning							P	P	P	P[2]		P	P		P[5]		P
Projecting							P	P	P	P[2]		P	P		P[5]		P
FREESTANDING																	
Monument		P[1]	P[1]	P[1]	P[1]		P	P	P	P[2]		P	P		P[5]	P[1]	P
Subdivision		P	P	P	P										P[5]	P	
Pole/Pylon							P[3]	P[3]	P[3]			P[3]	P[3]		P[5]		P[3]
OTHER SIGNS																	
Sidewalk		P	P	P	P		P	P	P	P		P	P		P	P	
Window					P		P	P	P	P		P			P	P	P
Interstate Sign								P[4]									

[1] In residential districts and PDR, wall and monument signs are permitted only for churches, schools, day care centers, other places of public assembly, and multi-family developments. Community/subdivision signs are listed separately.

[2] In MUC, signs shall also comply with the Town Center sign standards in Appendix C, and freestanding signs require City approval.

[3] Pole/pylon signs are permitted only on lots with two hundred (200) feet or more of street frontage.

[4] Interstate signs are permitted only within the Interstate Sign District shown on the Official Zoning Map and require Planning Commission approval as set forth in Section B.4-2.4.

[5] In PD, sign types are permitted as approved on the Preliminary Development Master Plan.

4-3 | PROHIBITED SIGNS

The following are expressly prohibited unless specifically stated otherwise in this ordinance:

Animated and Moving Signs. Including, but not limited to pennants, flags with commercial messages, streamers, propellers, discs, beacons, rotating signs, and searchlights.

Billboard. Any billboard sign not under contract as of effective date of this ordinance shall be prohibited.

Flashing Signs. Any signs that include lights which flash, blink, or turn and off intermittently, not including time and temperature signs.

Glaring Signs. Signs with light sources or reflectivity of such brightness that constitute a hazard or nuisance as determined by the Director.

Inflatable Signs and Objects. Including, but not limited to, balloons streamers, and the like.

Obscene Signs. Any sign that exhibits statements, words, or pictures of an obscene nature, as defined by the United States Supreme Court.

Portable Signs. Any sign that is not permanently affixed to a building, structure, or the ground. This shall not apply to authorized temporary signs.

Posters and Handbills. Any signs affixed to trees or other natural vegetation, rocks, or utility poles.

Roof Signs. Any signs which are erected on a roof or which extend in height above the roof line of the building on which the sign is erected.

Simulated Traffic Signs and Obstructions. Any sign which may be confused with or obstruct the view of any authorized traffic sign or signal, obstruct the sight distance triangle at any street intersection or extend into the public right-of-way including those signs which are similar in nature to those provided in the Manual on Uniform Traffic Control Devices (MUTCD).

Strings of Lights. Including lights outlining property lines, sales areas, roof lines, doors, window, wall edges, or other architectural elements of a building, provided, however,

this prohibition shall not apply generally to holiday decorations and lighting; also includes the interior and or exterior of windows, doors, or similar or any portion of a structure, and are intended to advertise or draw attention to a business or commercial activity; also includes neon signs/outlines.

Vehicular Signs. Signs attached to, suspended from, or painted on any vehicle which is parked on or visible from any street or public way where the apparent purpose is to advertise or direct people to a business are prohibited. This shall not apply to those signs, which are required to be affixed to service vehicles by local, state or federal regulations or business signs on vehicles used for a separate primary purpose. It shall be unlawful to use a vehicle sign to circumvent this ordinance. Business signs on vehicles used for a separate primary purpose shall be parked at the rear of the site or the most remote location of the site from the street or public way or from public view.

Other Signs including but not limited to

- any sign attached to an accessory structure, except an incidental sign, if such sign is legible from the public right-of-way or from an adjoining property; signs which are structurally unsound or which are rendered structurally sound by guy wires or unapproved facing or bracing;
- any other attention-attracting device, except for those conforming to the dimensional, design, lighting and other standards applicable to a sign in the same location;
- any sign that obstructs or substantially interferes with any window, door, fire escape, stairway, ladder, or opening intended to provide light, air, ingress, or egress to any building;
- signs in any area designated as an undisturbed buffer pursuant to a federal, state or local law, pursuant to a condition of approval for a subdivision, planned development or site plan;
- signs which advertise an activity illegal under federal laws, the laws of the State of Tennessee;
- abandoned, neglected or dilapidated signs;

4-4 | NON-CONFORMING SIGNS

4-4.1 | GENERALLY

Any sign which does not conform to the provisions herein on the date of enactment of this ordinance or any date on which the ordinance is amended, and any sign which is accessory to a nonconforming use, shall be deemed a nonconforming sign. No nonconforming sign shall be enlarged, extended, structurally reconstructed or altered in any manner, except that a sign face may be changed so long as the new face is equal to or reduced in height, sign area, and/or projection and a sign permit is issued for the sign face change.

1. Non-Conforming Signs
    a. Nonconforming Signs Adversely Affect Public Health, Safety and Welfare. The City finds that non-conforming signs may adversely affect the public health, safety and welfare. Such signs adversely affect the aesthetic characteristics of the City and may adversely affect public safety due to visual impact of said signs on motorists and the structural characteristics of said signs. Accordingly, the following requirements are found to be necessary in order to minimize these possible adverse effects through inspection and maintenance and allow the City to remain cognizant of the locations and maintenance of said signs.
    b. Inspection of Nonconforming Signs. The City may inspect existing signs in the City from time to time to determine if such signs conform to the provisions of this Ordinance.
    c. Discontinuance of Nonconforming Signs. Any nonconforming sign, which is not used or leased for a continuous period of 90 days, shall not be reused for sign purposes unless and until it fully conforms to the terms and requirements of this Ordinance.
    d. Removal of Non-Conforming Signs. All non-conforming signs provided the non-conformity has been documented as hereinbefore provided shall be removed within the earliest applicable time period or occurrence as specified below:
        i. Change in Use. When the use of a property changes (including but not limited to the redevelopment of the site or a change in use, the

signs on that property must be brought into compliance with the requirements of this Ordinance.

ii. Abandonment. Any sign related to a use or business that ceases to exist or operate for a continuous period of 90 days shall be considered nonconforming and shall not be reused for sign purposes unless and until it is in full conformity with the provisions of this Ordinance, subject to issuance of a new sign permit.

iii. Alterations to Nonconforming Signs. No alterations to a nonconforming sign or sign structure shall be permitted except minor repairs and maintenance. Any structural or other substantial maintenance or improvement to a nonconforming sign (except painting or refinishing the surface of the existing sign face or sign structure so as to maintain proper appearance) shall be deemed an abandonment of the nonconforming status, shall render any prior permit void, and shall result in the reclassification of such sign as an illegal sign. A sign face change permitted under Section B.4-4.1 shall not be deemed an alteration under this subsection.

iv. Alteration, Expansion, Moving. No nonconforming sign shall be changed or altered in any manner which would increase the degree of its nonconformity, be expanded, altered to prolong its useful life, or removed in whole or part to any other location where it would be nonconforming.

v. Damage or Destruction. Damage or destruction of a nonconforming sign is governed by Section B.4-4.2(1).

vi. Maintenance and Repair of Nonconforming Signs. No structural repairs, change in shape, size or design, shall be permitted except to make a nonconforming sign comply with all requirements of this Ordinance.

vii. Other Sign Permits On Premises.

1. For single occupant properties, the issuance of a sign permit for a new or replacement sign shall be subject to the condition that all nonconforming signs on that property shall

be removed or brought into compliance as part of the work of installing the new or replacement sign.

2. For multi-occupant properties, the issuance of a sign permit for a new or replacement sign for any individual occupant shall be subject to the condition that all nonconforming signs for that occupant shall be removed or brought into compliance as part of the work of installing the new or replaced sign.
3. This Section shall not apply to the issuance of a permit for a temporary sign.
4. Required Removal. Where an amendment to a previously approved development plan is proposed, approval of such plan shall be contingent upon removal of all nonconforming signs on the site. For example, if an existing retail establishment proposed a building addition or parking expansion, then any nonconforming signs on the property must be brought into compliance as a condition of approval of the amended site plan.
5. Replacement of Nonconforming Sign. Another nonconforming sign may not replace a nonconforming sign.

4-4.2 | REMOVAL

Nonconforming sign may remain, provided they are maintained in good repair, except for the following:

1. Damage or Destruction of Sign. A nonconforming sign which is damaged or destroyed to the extent of fifty (50) percent or more of its sign face shall not be altered, replaced, or reinstalled unless it is in conformance with these regulations. If the damage or destruction is less than fifty (50) percent of the sign face, the sign may be restored within one (1) year of the damage or destruction, but shall not be enlarged in any manner.
2. Damage or Destruction of Use. A nonconforming sign shall be removed according to the provisions of these regulations, if the structure or use to which it

is accessory is damaged or destroyed to the extent of fifty (50) percent or more of the principal structure's appraised value.

3. Change of Use. Whenever a land use changes, any previously nonconforming signs or signs which become nonconforming because of the change in land use must be modified so as to be in full compliance with these sign regulations.

4-5 | WALL MURALS

4-5.1 | GENERALLY

Murals and painted art shall comply with the following standards:

1. Painted art or printed murals are not considered signage so long as it does not incorporate a tradename, trademark or name of the establishment in the art.
2. If painted art or printed murals contain tradenames, trademarks or the name of the establishment in the art, it shall be considered a sign and shall meet the standards of this Section and require a sign permit.
3. All painted art and murals, regardless of whether or not they are considered a sign, shall be regularly maintained, cleaned and refurbished so the art or mural remains visible and consistent with its approved design.

4-6 | PERMIT PROCEDURES

4-6.1 | PERMIT REQUIRED

No sign or sign structure, except as provided in Section B.4-1.4 Political Signs, Section B.4-2.2 Permits Not Required, and Section B.4-4 Non-conforming Signs, shall be erected, displayed, altered, relocated, or replaced until a sign permit has been issued.

4-6.2 | PERMIT APPLICATION

Applications for sign permits shall be submitted on a form provided by the building inspector and shall contain or have attached at a minimum the following information in either written or graphic form:

1. Application date.
2. Name, address, and telephone number of the sign owner and, if different, the owner of the land on which the sign will be erected.
3. Address of the property where the sign or sign structure will be erected.

4. Signature(s) of the sign owner and, if different, the owner of the land on which the sign will be displayed.
5. Location of the sign on the property in relation to lot lines, buildings, sidewalks, streets, public rights of way, and intersections.
6. Type of sign, i.e., monument, walls, and general description of structural design and construction materials.
7. Drawing(s) of the proposed sign which shall contain specifications indicating height, perimeter, and area dimensions, means of support, method of illumination if any, and any other significant aspect of the proposed sign.
8. Any other information requested by the building inspector in order to carry out the purpose and intent of these regulations.

4-6.3 | PERMIT REVIEW, ISSUANCE, AND RECORDING

The building inspector shall examine all sign permit applications. Permit applicants shall be issued a copy of the original permit application, with approval and approval date noted, for all signs which conform to the requirements of this ordinance. Such approved applications shall serve as sign permits. The building inspector shall maintain a record of all sign permit applications with notations of approval or disapproval. All sign permits shall be dated and numbered in the order of their issuance.

Sign permit to be approved or denied with (15) fifteen business days of submittal. If it is determined that Planning Commission and Board of Zoning Appeals approval is required or requested, then approval or denial is to be completed within (15) business days of Planning Commission and/or Board of Zoning Appeals approval. If sign permit is denied based on incomplete submittal and not required to obtain Planning Commission or Board of Zoning Appeals approval then applicant can resubmit without requiring Board of Zoning Appeals approval and the re-submitted permit application shall be approved or denied within fifteen (15) business days.

4-6.4 | INSPECTIONS

A final inspection by the building inspector or his designee shall be completed after installation of all approved signs. Any discrepancies between an approved sign and a sign as constructed shall be identified in writing and may result in the halting of construction or sign removal, if so, ordered by the building inspector.

4-6.5 | COMPLAINTS AND REVOCATIONS

The building inspector shall investigate any complaints of violations of this ordinance and may revoke a permit if there is any violation of the provisions of this ordinance or there was misrepresentation of any material facts in either the application or plans.

4-6.6 | EXPIRATION OF SIGN PERMITS

If an approved sign is not erected within a period of twelve (12) months from the date the permit was originally issued, the permit shall expire and become null and void.

4-6.7 | REMOVAL

1. **Illegal Signs**

The building inspector may remove or order the removal of any sign not in conformance with the provision of this ordinance, at the expense of the sign owner or lessor.

2. **Immediate Peril**

If the building inspector shall find any sign which is an immediate peril to persons or property, the sign shall be removed. If the building inspector cannot locate the sign owner or lessor for immediate removal of the sign, he shall remove or order the removal of the sign at the expense of the sign owner or lessor.

4-7 | CONSTRUCTION STANDARDS

4-7.1 | GENERALLY

1. All signs shall be designed, constructed and maintained in accordance with the following standards:
    a. Except for permitted banners, flags, temporary signs and window signs conforming in all respects with the requirements of this Ordinance, all signs shall be constructed of permanent materials and shall be attached to the ground, a building or another structure by direct attachment to the wall, frame or structure.
    b. All ground-mounted signage shall include landscaping around the entire base of the sign structure. Landscaping shall consist of multiple rows of evergreen and deciduous plant materials and seasonal colors that add visual interest to the sign. All landscaping shall be irrigated. All plant materials shall be properly maintained including the immediate removal and replacement of any dead or diseased plant materials.

2. **Maintenance Standards.** All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Ordinance. Specifically:
    a. Signs not to Create Traffic Hazard. No sign shall be located or illuminated so as to create a traffic hazard. See Section B.4-7-1(3) Other Hazards.
    b. Clear Sight Triangle. Signs shall comply with Section B.4-2.1(2)(d) Clear Sight Triangle.
3. **Other Hazards.** No signs shall be erected, and there shall be no lighting of signs or premises, in such a manner or in such location as to obstruct the view of, or be confused with, any authorized traffic signal, notice or control device.
4. **Removal.** Any such signs or light sources shall be removed at the direction of the City. If not removed by owners or occupants of the property within ten (10) days of notice, the City shall cause the signs to be otherwise removed, and the cost of removal including all incidental administrative costs shall become a lien against the property until satisfied.
5. **Colors.** Signs shall not use more than three (3) colors, plus a background color. For panel signs, the background color shall mean the panel itself. For channel letters, the background color shall mean the returns. If the portion of the building wall behind a wall sign is painted a different color than the remainder of the wall, then such portion of the wall shall be counted as a background color. Trim colors shall be counted as background colors. Colors shall be muted and not include fluorescent colors.
6. **Display of Logos and Trademarks, General.** Logos and trademarks may be included on signs (except identification, residential and incidental signs) without separate restriction, provided that such logos and trademarks are consistent with the approved color scheme shown on the approved Sign Plan.
7. **Lighting.** Sign illumination shall only be achieved through the following standards:
    a. If the wall sign is internally illuminated or back lit by any means, the entire light area shall be included within the allowable signage calculation for the site.
    b. No sign shall have blinking, flashing, or fluctuating lights or other illuminating devices that have a changing light intensity, brightness, or color.
    c. Exposed bulbs shall not be used on the exterior surface of any sign.
    d. Exposed neon shall not be allowed including use as an architectural detail

element.

e. All wall signs shall be either individual translucent letters and an individual logo or reverse channel letters and individual logo with a backlit light source.
f. All electrical service to ground mounted signs shall be placed underground. Electrical service to other signs including wall signs shall be concealed from public view.

4-8 | ALTERNATIVE PLAN APPROVAL

4-8.1 | GENERALLY

The Planning Commission (as part of a Site Plan) may grant approval for an Alternative Sign Plan as follows for the following circumstances:

1. Permitted sign type;
2. Total number of signs permitted;
4. Size (height and or sign area);
5. Setbacks; and
6. Location and design.

A design alternative shall not be permitted for

1. illumination including the use of string lights.
2. allowance of a prohibited sign.

4-8.2 | STANDARDS OF REVIEW

The Board of Zoning Appeals (BZA) shall consider applications for variances to this Signage section only in situations where the applicant has been denied a sign permit by the Planning and Codes Director and or Building Official. The BZA may grant a variance authorized by this Section if it finds that the following special physical conditions exist:

1. The zoning lot on which an activity is located is unusually shaped or exhibits unusual topography; and
2. Such physical characteristics prevent legal signing from identifying the activity as compared to legal signing identifying other activities in the immediate area.
3. The Planning and Codes Director may grant up to a twenty-five (25) percent increase in sign area or height if the petitioner is reducing a larger pre-existing nonconforming sign.

4-8.3 | PROCEDURE

The BZA processes and procedures including findings as identified in A.3 and A.4 above

5 PARKING, LOADING AND ACCESS STANDARDS

5-1 | PURPOSE, INTENT, AND APPLICABILITY

5-1.1 | PURPOSE AND INTENT

The provisions of this Section govern off-street parking and loading areas within the City. The purpose of this Section is to ensure the City is served by adequate parking and loading facilities that are proportional to market demands and the generalized need for such uses. This Section intends to:

1. Recognize parking and loading demands of uses;
2. Provide a range of adequate parking, vehicular and bicycle, and loading standards, receptive to market demand while providing flexibility to developments;
3. Provide for the safe movement of vehicles and pedestrians through off-street parking areas;
4. Allow for alternative parking options in certain defined circumstances;
5. Minimize (reduce) excessive areas of impervious surfaces dedicated to parking;
6. Provide for compatibility between parking and loading areas and adjacent uses as may be applicable; and
7. Provide for high quality, safe designs that will add to the aesthetic well-being of the City.

5-1.2 | APPLICABILITY

No parking should be altered, replaced, converted, changed, or modified except in accordance with the requirements of this Section. Off-street parking and loading areas must comply with the applicability standards below:

1. Off-street parking and loading areas must be provided in accordance with this UDO for all new development and redevelopment.
2. Permitted off-street parking and loading areas must be maintained and continued; modifications must require approval per this Section.

3. Surface off-street parking and loading areas shall be constructed of concrete, asphalt or similar materials. Alternative parking surfaces are permitted per the standards within Section B.5-7 Alternative Off-Street Parking Requirements.
4. Off-street parking must be located on the same plot or parcel of land it is intended to serve, unless specifically permitted otherwise in this Section.
5. No permit for new construction or an addition/expansion may be permitted until the parking requirements of this UDO have been met. If there is an increase in floor area (1,500 square feet or more), number of dwelling units, or seating capacity exceeding ten (10) percent, the required number of parking spaces and loading areas must be provided per requirements of this Section.
6. A change in the use of a building must meet the parking requirements for that new use.
7. Maintenance, repair, restriping and resurfacing providing there is no increase in the number of spaces of more than five (5) percent or 20 spaces, whichever is less, must not require improvement of the existing parking facilities to meet the standards of this UDO.

5-1.3 | CHANGE IN USES

A change in use in a building shall meet the parking requirements for that new use. If the parking requirements of this UDO cannot be met for the new use, the Planning and Development Director may make a determination as to whether or not the current parking can sustain the new proposed use. The Planning and Development Director may request additional information regarding the proposed use, but if such a determination cannot be made with the information provided, the Planning and Development Director may request an Alternative Parking Plan (See Section 5-7.7 Alternative Parking Plan (APP)).

5-2 | OFF-STREET PARKING REQUIREMENTS

5-2.1 | OFF-STREET PARKING PLAN

Development applications subject to the applicability of this Section must include a parking plan. Parking plans must include:

1. Number of proposed parking spaces;
2. Location of proposed parking spaces, drive aisles, driveways, and access points;

3. Relation of vehicular use areas, including how parking facilities interface with vehicular, pedestrian, and multi-modal circulation systems.

5-2.2 | OFF-STREET PARKING TABLE

Off-street parking shall be provided in accordance with Table B.5.1 Parking Requirements (by use).

1. **Minimum.** Table B.5.1 Parking Requirements (by use) provides the minimum parking required for permitted uses within the City. For example, under the "Minimum Required" column, "1.0/Dwelling Unit" must be understood to mean at minimum one (1) parking space per dwelling unit is required.
2. **Gross Floor Area.** Parking standards are to be calculated per 1,000 SF (square feet) of gross floor area, unless otherwise noted. Fractional calculations must round to the nearest whole number. When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, then such fraction equal to or greater than one-half (0.5) must require a full off-street parking space. Where the parking standards are based on floor area, it must be understood to be gross floor area, except the following areas of a structure which may be excluded.
    a. Common restrooms.
    b. Elevator structures.
    c. Parking structures.
    d. Public corridors.
3. **Uses Not Listed.** In situations where a proposed use is not identified in Table B.5.1 Parking Requirements (by use), the Director or designee may apply an alternative off-street parking standard based on the use determined to be the most similar to the proposed use. A parking study or similar analysis (Alternative Parking Plan) prepared by a Professional Engineer or Certified Land Use Planner or other recognized professional with experience in parking studies may be provided to the Director which can be used in applying an alternative parking standard.

5-2.3 | PARKING REQUIREMENTS TABLE

Parking must be provided in accordance with Table B.5.1 Parking Requirements (by use).

Table B.5.1 **Parking Requirements (by use)**

USES	MINIMUM REQUIRED	ADDITIONAL STANDARDS
RESIDENTIAL		
Adult Day Care	2.0/1,000 SF	
Bed and Breakfast	1.0/Room	
Boarding and Rooming Houses	2.0/Dwelling Unit	
Dwelling, Single-Family Detached	2.0/Dwelling Unit	Garage excluded from required parking. Minimum driveway length 35 feet unless rear loaded.
Dwelling, Single-Family Attached	2.5/Dwelling Unit	Minimum driveway length 35 feet from face of garage to back of sidewalk/ROW, unless rear loaded.
Accessory Dwelling Unit	1.0/Dwelling Unit	
Two Family House, Multiplex	2.0/Dwelling Unit	Garage excluded from required parking. Minimum driveway length 35 feet unless rear loaded.
Dwelling, Townhouse, Dwelling, Stacked Townhouse	2.0/Dwelling Unit	See also Dwelling, Single-Family Attached additional standard
Dwelling, Multi-Family	1.75/Dwelling Unit	
Assisted Living/Nursing Home/Hospice	0.25 / Bed & 1 / Employee	
Home Occupation	same as residential uses above	Section B.13 Home Occupation

USES	MINIMUM REQUIRED	ADDITIONAL STANDARDS
Dwelling, Manufactured Home, Individual Lot	1.0/Dwelling Unit	
Manufactured Home Park	2.0/Dwelling Unit	Section B.14 Manufactured Home Park Standards
Short Term Rentals Primary	2.0/Dwelling Unit	
Short Term Rentals, Owner Occupied	2.0/Dwelling Unit	
NON-RESIDENTIAL AGRICULTURAL		
Agricultural, Crop Production	1.0/Each Employee and for veterinary services, one (1) space for each 300 SF of gross floor area	Gross floor area does not apply to barns, storage or similar
Livestock	1.0/1,000 SF	
Animal Feeder/Breeder	As determined by the Planning Commission	
Nursery/Greenhouse/Garden Center	2.0/1,000 SF	
CIVIC		
General Assembly	1.0/four (4) permanent seats plus one (1)/each 25 SF of area for temporary seats	
Private School: Pre K to Junior High, Public School: Pre K to Junior High	2.0/Classroom	If stadium or arena is proposed, see additional parking for High School and Higher Education below.

USES	MINIMUM REQUIRED	ADDITIONAL STANDARDS
Private School: High School, Public School: High School	7.0/Classroom	Plus one (1) space for each six (6) seats in an auditorium, arena or stadium on the same lot.
Higher Education (College, Junior College University, Technical)	5.0/1,000 SF	Plus one (1) space for each six (6) seats in an auditorium, arena or stadium on the same lot.
Educational Services	1.0/1,000 SF	SF based on GFA of academic purposes; assumes no auditorium, arena or similar.
Cemeteries	N/A	
Cultural, Library and Museum Facility	2.0/1,000 SF	
Religious Institutions	1.0/4.0 Seats	Seats in the sanctuary/assembly room must be used for calculation
Government/ Essential Services/Buildings	2.0/1,000 SF	Based on office/public space
Post Office	4.0/1,000 SF	
Social Services	2.0/1,000 SF	
Special Institutional Care Facilities (Added by Ordinance No. 97-15, December 20)	See Ordinance for specific ratio/requirements	
RETAIL AND COMMERCIAL		
Adult Oriented Business	4.0/1,000 SF	
Animal Shelter/ Kennel	2.0/1,000 SF	
Crematoriums and Mortuaries	Same as Funeral Home	
Child Day Care	2.0/1,000 SF	

USES	MINIMUM REQUIRED	ADDITIONAL STANDARDS
Funeral Home	2.0/1,000 SF	Plus 1.0/100 SF where a chapel is provided or 1.0/four (4) seats whichever is greater
Vehicle Supply Shop (Parts)	4.0/1,000 SF	
Vehicle, Truck, and Trailer Minor Repair/Sales/Rental	4.0/1,000 SF	
Financial Service	2.5/1,000 SF	
Personal Service	2.0/1,000 SF	
Radio and TV Studio	3.0/1,000 SF	
Retail, Neighborhood (< 5,000 sq ft)	4.0/1,000 SF	
Retail, General (> 5,000 < 30,000 sq ft)	4.0/1,000 SF	Shopping centers will be based on an aggregate of square feet to determine required parking
Retail, Large Scale (> 30,000 sq ft)	4.0/1,000 SF	Shopping centers will be based on an aggregate of square feet to determine required parking
Department Store (> 15,000 sq ft)	4.0/1,000 SF	Shopping centers will be based on an aggregate of square feet to determine required parking
Musical Instrument Repair and Sales	2.0/1,000 SF	
Pawn Shop	2.0/1,000 SF	
Restaurant, Full Service	7.0/1,000 SF	Only customer service areas and outdoor seating areas must be included in calculation
Restaurant, Fast Casual	7.0/1,000 SF	Only customer service areas and outdoor seating areas must be included in calculation

USES	MINIMUM REQUIRED	ADDITIONAL STANDARDS
Restaurant, w/ Drive Through	7.0/1,000 SF	Only customer service areas and outdoor seating areas must be included in calculation
Winery	5.0/1,000 SF	Only customer service areas and outdoor seating areas included in calculation.
Hotel/Motel	1.0/Room	Plus 50% of Minimum Required for uses if deemed Accessory Uses (i.e., meeting rooms, restaurants, or similar)
Dry Cleaning/Laundry Establishment	2.0/1,000 SF	
Liquor Store	4.0/1,000 SF	
Private Clubs	5.0/1,000 SF	
Car Wash	2.0/1,000 SF	Excludes self-service car washes. Stacking for five vehicles for automatic car wash lane.
Convenience Store w/ Fuel Sales, Convenience Store w/o Fuel Sales	2.0/1,000 SF	Filling station/gas pump must not constitute parking
RECREATION AND ENTERTAINMENT		
Recreation, Indoor	2.5/1000 SF	
Recreation, Outdoor	1.0/5,000 SF	
Campgrounds	1.0/Lot	Section B.15 Campgrounds
Movie Theater	2.5/1,000 SF	
Events Facility	5.0/1,000 SF	
OFFICE AND MEDICAL		
Hospital	2.0/1,000 SF	
Medical/Dental Facility	3.0/1,000 SF	

USES	MINIMUM REQUIRED	ADDITIONAL STANDARDS
Professional Office	2.5/1,000 SF	
Veterinarian, Veterinarian w/ Overnight Stay	2.0/1,000 SF	
Medical/Dental Facility	3.0/1,000 SF	
Rehabilitation Facility	1.5/Dwelling Unit	
INDUSTRIAL AND MANUFACTURING		
Manufacturing	1.0/1,000 SF	
Artisanal Manufacturing	1.0/1,000 SF	
Flex Facility	1.0/1,000 SF	
Industrial, Heavy	1.0/1,000 SF	
Industrial, Light	1.0/1,000 SF	
Warehouse and Distribution	1.0/1,000 SF	
Recording, Sound, or Film Studio	2.0/1,000 SF	
Junkyard and Salvage Yard	1.0/1,000 SF	Only office facilities must be included in calculation
Recycling and Waste Related Services	1.0/1,000 SF	
Min-Storage/Self Storage	1.0/1,000 SF	
Land Fill	1.0/1,000 SF	Only office facilities must be included in calculation
UTILITIES AND OTHER		
Airport	None	
Truck Terminals	1.0/Employee at largest shift & 1.0/Company Vehicle	

USES	MINIMUM REQUIRED	ADDITIONAL STANDARDS
Infrastructure and Utilities	2.0/1,000 SF	
Wireless Transmission Facilities	1.0/1,000 SF	Area of structures
Parking Lots and Structures	None	

5-2.4 | REQUIRED ACCESSIBLE PARKING

Required Accessible Parking must be provided in accordance with Table B.5.1 Parking Requirements (by use).

13. Required Accessible Parking. Parking facilities accessible for persons with disabilities shall be in compliance with or better than the standards detailed in Tennessee Code Annotated (T.C.A.) §55-21-105, including quantity, size, location, signage, and accessibility, based on the ADA Accessibility Guidelines (ADAAG).
    a. Refer to Table B.5.2 Required Accessible Parking Spaces.
    b. Each accessible space provided shall be included in the overall number of required spaces for a Use.
    c. Van accessible spaces shall meet ADA requirements. Quantities and design of van accessible spaces shall meet requirements of Tennessee Code Annotated (T.C.A.) §55-21-105.

Table B.5.2 Required Accessible Parking Spaces

Total Spaces	Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6

Total Spaces	Accessible Spaces
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total
1,000+	20 plus 1 for each 100, or fraction thereof, over 1,000

5-3 | PARKING DESIGN STANDARDS

5-3.1 | GENERAL DESIGN STANDARDS

1. See Chapter C Engineering Standards for additional design standards.
2. **Parking Plans.** A Parking Plan shall be required for all development and redevelopment with the exception of single-family residential uses. Parking plans shall be reviewed in compliance with this Section. Parking Plans shall include at minimum all items required in this Section, and dimensional standards of parking, including but not limited to those in Section 5-3.3 Dimensional Standards.
3. **Arrangement.** Off-street parking shall be arranged so that vehicles may be parked/unparked without moving other vehicles, except for parking structures which may be designed to allow tandem parking and/or valet services.
4. **Encroachment.** No parking space may be designed in such a way to encroach, hinder or otherwise block a public or private roadway, alley, or sidewalk. Parking spaces may be allowed in a setback or build-to-zone (BTZ) as permitted in this UDO.
5. **Overhang.** Where parking spaces are located such that the parked vehicle will overhang a sidewalk, a minimum clear width shall be provided equal to the minimum sidewalk width required. Where the overhang encroaches into a required landscape buffer, additional landscape materials including but not limited to additional width and or numbers of plant materials.
6. **Driveways.** Driveways, drive aisles, and joint access easements shall not be used for parking vehicles except for single family and two-family residential.
7. **Wheel Stops.** Wheel stops shall be prefabricated, concrete or recycled plastic product manufactured specifically for this use. The use of railroad ties or other

non-traditional wheel stops shall not be permitted. Facilities shall have curbs or motor vehicle stops or similar devices so as to prevent vehicles from overhanging on or into adjacent property, or from encroaching into required landscaped areas.

8. **Landscaped Parking Islands.** Parking areas shall be visually and functionally segmented using landscaped islands and canopy trees and meet the requirements of Section B.5-11 Parking Area Screening and Landscaping. All landscape requirements for parking areas shall be met.
9. **Drainage.** Parking areas shall be drained so as not to cause any nuisance on adjoining or nearby properties.
10. **Access and Maneuvering.** Parking areas shall be arranged for convenient access, maneuvering and safety of pedestrians and vehicles. Parking areas shall be arranged so that no vehicle shall be required to back up from such facilities directly onto designated arterial or collector streets. Parking areas shall be designed, maintained and regulated so that no parking or maneuvering incidental to parking shall be on any public street, sidewalk, or alley.
11. **Marking of Spaces.** All off-street parking area spaces shall be marked.
12. **Storage Prohibited in Parking Areas.** All off- street parking spaces (including driveways, aisles, etc.) shall be dedicated for the parking of vehicles in operating condition and shall not be used for storage or display of vehicles, materials, or goods, unless otherwise stated in this UDO.
13. **Vehicle Repair and Service.** No motor vehicle repair work or service of any kind shall be permitted in association with parking or loading facilities provided in these districts, except for emergency service required to start vehicles or short incidental minor repairs, such as replacement of a battery.

5-3.2 | PAVING

1. **Applicability.** Paving shall be required per the standards of this Section for:
    a. All new parking, loading, driveways and drive aisles, serving new construction, including expansions to existing uses;
    b. All parking, loading, and driveways and drive aisles, existing and new, serving any use expanded in lot coverage/square footage by more than twenty percent (20%) after the effective date of this ordinance; and

   c. All existing parking, loading, and driveways and drive aisles, serving a use discontinued for a period of 180 days or longer.
2. **All Uses (Except Single family Residential)**. All parking, loading, and driveway areas shall be paved and maintained with asphalt or concrete. Single family residential uses are not required to meet this standard.
3. **Single Family Residential Uses.** Single family residential shall be required to have a paved driveway off of a public street which provides a continuous paved surface from the edge of pavement or curb line of the public street to the attached or detached garage or carport, if provided, or front building line of the dwelling, if not provided. Such partial pavement shall not in any event be required to extend more than one-hundred (100) feet beyond the edge of pavement or curb line of the public street, except as otherwise stated in the UDO or approved by a variance. All driveways must be at least ten (10) feet in width at their narrowest point.
4. Vehicles, Boats, Manufactured Home, and Equipment Sales, Service, and Leasing Sites, Storage and Display. All storage and/or display areas shall be paved with asphalt or concrete.
5. **Exceptions to Paving Requirements**. Except where otherwise regulated by the City's Development and Design Standards, paving requirements may be waived the Director in the following instances and or uses, however, a Zoning Permit in compliance with Section A.4-14 Temporary Use Permit, must be obtained for each of the following parking uses:
   a. Temporary parking areas used for seasonal or special events.
   b. Areas of manufacturing and industrial uses which are used for parking and storage of heavy machinery, equipment, and vehicles, provided these areas are constructed with gravel or another comparable all-weather compacted surface.

5-3.3 | DIMENSIONAL STANDARDS

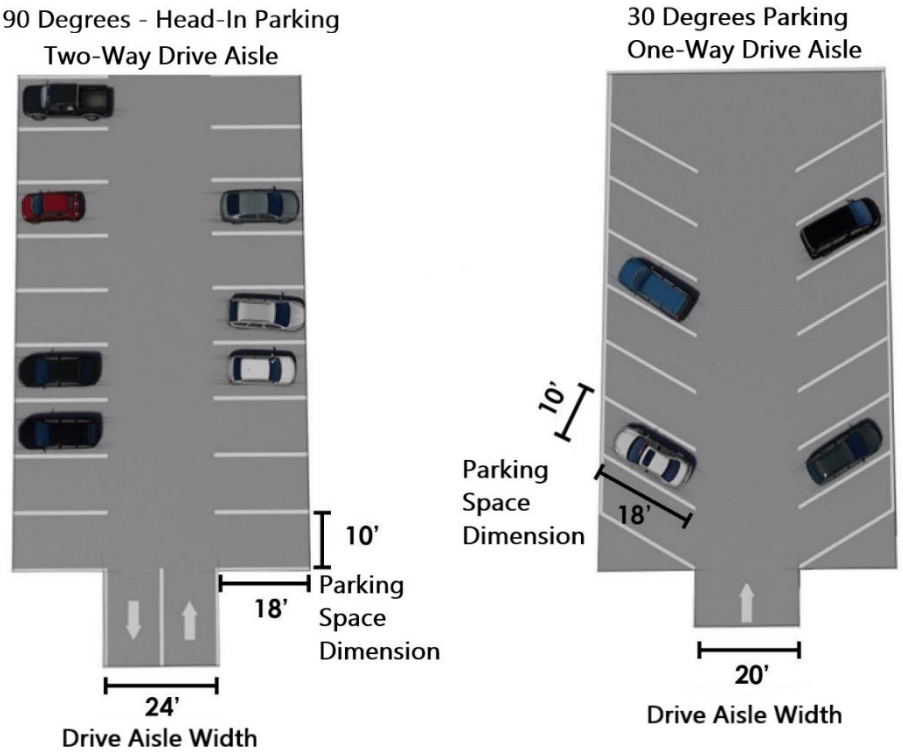
Parking areas shall include parking spaces of a minimum of ten (10) feet in width by eighteen (18) feet in length. Handicapped parking spaces shall comply with all applicable state laws. Minimum drive aisle widths shall comply with Table B.5.3 Parking Area Dimensional Standards, below except where otherwise regulated by Chapter C Engineering Standards. Where in conflict, Chapter C Engineering Standards shall

prevail. Figure B.5.1 Parking Area Dimensional Standards Graphic has been provided as an illustrative example.

Table B.5.3 Parking Area Dimensional Standards Table

Type of Parking Angle	Minimum Drive Aisle Width (Feet)	
Angle of Parking	**One-Way**	**Two-Way**
0 Degrees (Parallel)	20	20
30 Degrees	20	22
45 Degrees	20	22
60 Degrees	20	24
90 Degrees (Head-In)	20	24
Entrance/Exit	20	24

Figure B.5.1 Parking Area Dimensional Standards Graphic



5-3.4 | DEMARCATION

1. Parking areas of three or more spaces and parallel parking spaces shall be demarcated by painted lines or other methods identifying individual parking spaces, except for single residential.
2. Compact spaces shall be labeled as such on the pavement.
3. Loading areas shall be demarcated by signage, striping, and labeling on the pavement.

5-3.5 | SURFACING

All off-street loading and parking spaces shall be constructed of a heavy-duty concrete, asphalt, or equivalent conforming to the specifications of the Public Works Department and where applicable the City's Development and Design Standards.

5-3.6 | CURBS AND WHEEL STOPS

1. Parking and loading areas shall provide curbs or similar devices to prevent vehicle overhang into public right-of-way, sidewalks, adjacent property, or landscape areas.
2. Vehicle wheel stops are permitted only for handicap-accessible spaces or spaces within parking structures.

5-3.7 | TIMING OF CONSTRUCTION

1. All required parking and loading areas shall be completed in accordance with approved plans prior to the issuance of a certificate of occupancy for the use they serve.
2. Phased development shall provide parking and loading areas for each portion of the development for which a development plan or site plan is approved.

5-3.8 | MAINTENANCE

1. Parking and loading areas shall be maintained in good repair and in safe condition at all times so as not to constitute a hazard to public safety or a visual or aesthetic nuisance to surrounding property.
2. Surfacing materials shall be maintained in a smooth, well-graded condition, except for approved pervious paving.
3. Parking and loading areas shall be periodically painted or otherwise maintained to retain clear identification of individual spaces.

5-3.9 | RENOVATIONS AND REPAIRS

1. A building or site may be renovated or repaired without providing additional parking, providing there is no increase in floor area unless the addition in area meets the requirements set forth in this UDO. If there is an increase in floor area, the requisite number of parking spaces shall be provided per requirements of this Section. If additional parking cannot be provided consistent with this Section, the Planning and Development Director may request an Alternative Parking Plan (See Section 5-7.7 Alternative Parking Plan (APP)).

5-4 | LOCATION OF OFF-STREET PARKING SPACES

5-4.1 | RESIDENTIAL USES

1. All required parking spaces for residential uses shall be located on the same lot as the building or use served except for condominiums where the parking may be located on adjacent common open space.
2. For single family and townhome dwelling(s), parking shall be permitted in private driveways, but no such parking may encroach onto the public right-of-way or sidewalk. Parking spaces located within garages or covered carports shall not be utilized in calculating the required number of parking spaces.

5-4.2 | NON-RESIDENTIAL USES

1. All required off-street parking areas for non-residential uses shall be located on the same lot as, or within three hundred (300) feet of, the building or use served (see also Satellite Parking standards below). However, off-street parking accessory to a commercial or industrial use shall not be in any residential district except where may be approved as part of a mixed use project.
2. When required off-street parking spaces are provided at an off-site parking area, such off-site parking areas shall be, and remain in, the same possession and ownership as the zoning lot occupied by said building or use. No such off-site parking areas, including land-banked parking, shall be authorized and no Use and Occupancy Permit shall be issued, unless the Planning Department has reviewed the plans and has made findings that common ownership or possession does and will continue to exist with respect to the zoning lot and the land containing the off-site parking areas, and that the off-site parking area will be maintained at all times

during the life of the proposed use or building. A covenant to this effect shall be recorded with the County Register of Deeds.

3. Where proposed parking abuts a residential district, no off-street parking spaces shall be permitted within ten (10) feet of the lot line abutting the residential district.

5-5 | RESERVED

5-6 | LOADING AND UNLOADING REQUIREMENTS

5-6.1 | GENERALLY

Whenever the normal operation of any development requires that goods, merchandise, or equipment be routinely delivered to or shipped from that development, a sufficient off-street loading and unloading area must be provided to accommodate the delivery or shipment operations in a safe and convenient manner.

5-6.2 | LOADING AREAS DESIGN STANDARDS

1. **Loading Areas Design Standards.** Loading and unloading areas shall be so located and designed as follows:
2. So that vehicles can maneuver safely and conveniently to and from a public right-of-way.
3. So that vehicles can complete the loading and unloading operations without obstructing or interfering with any public right-of-way or any parking space or parking lot drive aisle including designated fire lane(s).
4. Loading areas shall be located outside of a public right-of-way when practicable and be indicated through signage.
5. The size of loading areas shall be based upon the needs of the use in a building. The minimum size of a loading area shall be the same size as the minimum parking space. For uses that require commercial delivery trucks or semi-trailers, loading areas shall be made to accommodate the typical commercial delivery vehicle.
6. A minimum of one (1) loading space per development is required, however, loading spaces shall be provided and maintained in sufficient numbers to adequately handle the needs of a nonresidential use. Every application for a site and development plan shall demonstrate sufficient numbers of loading spaces is

provided except where a shared loading plan (agreement) is provided and adopted as part of the site plan or other formal approval.

7. Loading areas that serve commercial delivery trucks, semi-trailers and similar vehicles shall be designed to include screen walls, landscaping, or other treatments to limit visibility of the loading area.

5-6.3 | AREA REQUIREMENTS

No area allocated to loading and unloading may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities.

5-6.4 | COMPLIANCE

For lots with existing structures predating the effective date of this UDO, and for a change in use that does not involve any enlargement of a structure, the loading area requirements of this Section need only comply to the extent practicable.

5-7 | ALTERNATE OFF-STREET PARKING REQUIREMENTS

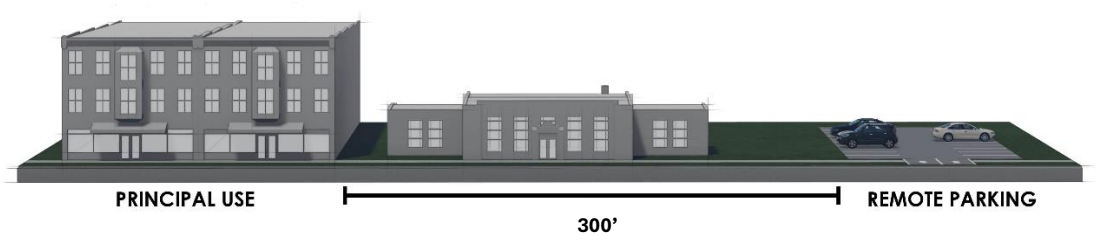
5-7.1 | PRIVATE SITE PARKING

Parking shall be provided on-site, unless otherwise stated in these regulations. Where private off-site parking facilities are approved, such facilities shall be in the same possession as the zoning lot occupied by the building or use to which the parking facilities are accessory.

1. Such possession may be either by deed or lease, guaranteeing availability of the parking commensurate with the Use served by the parking.
2. The providing for the Use of off-site parking, executed by the parties involved, shall be in a form approved by and filed with the Planning Commission
3. The deed or lease shall require the Owner to maintain the required number of parking facilities for the duration of the Use served or of the deed or lease, whichever shall terminate sooner.
4. Off-Site Parking must be located within 500 feet of the nearest lot line of the principal use.
5. A sidewalk paved pedestrian walkway, and/or crosswalk must be provided to the off-site parking area from the principal use.

6. **Satellite (Remote) Parking.** Satellite (remote) parking lots must abide by all parking design and construction standards set forth within these regulations.
7. Except for approved Special Events, no more than 25% of parking space requirements may be provided by a satellite parking location.
8. Satellite parking must not consist of any required parking of another use unless a shared parking arrangement exists.
9. A sidewalk or paved pedestrian walkway must be provided to the satellite parking area from the subject use.

Figure B.5.2 Satellite (Remote) Parking-Traditional District (Illustrative Example)



5-7.2 | VALET PARKING

Required off-street parking may be located on a separate lot or parcel from which the principal use is located and be operated by a valet service, only if the valet operations and the parking comply with the following standards. All valet parking shall be approved by the Planning Commission:

1. The valet service provider must have the same ownership as the principal use, the lessee of the principal use, or a third-party valet service provider that has been contracted by the principal use owner or principal use lessee.
2. To increase the yield of off-street parking facilities utilized solely for valet operations:
    a. Spaces may be designed in tandem configurations.
    b. Spaces may be reduced to a minimum width of 8' and a minimum length of 38'.
    c. If at any time, valet operations are discontinued, the owner must submit an Off-Street Parking Plan to the Planning and Codes Director or their designee, if the proposed parking configuration does not meet the standards of Section B.5-7.6 Shared Vehicle Parking, the owner must

submit an Alternative Parking Plan to the Planning and Codes Director or their designee.

d. Valet stands are not permitted within the public right-of-way.
e. Valet operators may utilize facilities that adhere to the standards of Section B.5-7.6 Shared Vehicle Parking if proposed uses are served by the shared parking arrangement have different peak parking demands. Tandem parking configurations are not allowed in Shared Parking facilities.

5-7.3 | ON-STREET PARKING CREDIT

Where on-street parking is permitted and or provided, up to ten (10) percent re the required off-street parking may be provided through publicly accessible / designated on-street parking within 500 hundred (500) feet of the building. On-street parking must be accessible via a sidewalk, pedestrian path, or similar.

5-7.4 | COMPACT VEHICLE PARKING

Up to ten (10) percent of the off-street parking spaces required by this Section may be used and designated as compact vehicle parking. Parking spaces used as compact vehicle parking, must:

1. Be consolidated into group(s) of contiguous spaces where they can be readily identified by compact vehicle operators (e.g. signage or pavement markers);
2. Located near the primary entrance of the principal use; and
3. Be a minimum of 8’ in width and a minimum in 16’ in length.

5-7.5 | VEHICLE CHARGING STATION

Up to five (5) percent of the off-street parking spaces required by this Section may be used and designated as vehicle charging stations. The Director maintains the authority to approve the use and designation of additional required parking spaces as vehicle charging stations up to the maximum provided.

1. Parking spaces used as vehicle charging stations in accordance with subsection a above, must;
2. Be consolidated into group(s) of contiguous spaces located where they can be readily identified by vehicle drivers (e.g., through signage); and
3. Not be operated for commercial purposes, other than as an accessory use to a principal commercial use.

5-7.6 | SHARED VEHICLE PARKING

As used in this UDO, Shared Parking is an arrangement in which two (2) or more Uses with different uses, use the same off- street parking spaces to meet their off-street parking requirements. If a development qualifies for shared parking, shared parking reduces the overall required minimum off-street parking by ten (10) percent. An application for shared parking shall require an analysis by a registered Professional Engineer or a Certified Land Use Planner provided to the Planning and Codes Director, to reduce the number of required off-street parking spaces.

1. **Shared Parking Analysis.** The shared parking analysis, at minimum, shall include and comply with the following:
    a. Identification of proposed uses within the development.
    b. Calculation of the ten (10) percent shared parking reduction that will be applied, per proposed use.
    c. Proposed uses served by the shared parking arrangement shall have different peak parking demands or operate in a manner that the uses sharing parking have access to the required minimum number of off-street parking spaces when in operation.
    d. Narrative and calculations shall be provided as part of the shared parking analysis explaining the merit of the shared parking arrangement.
    e. Cross access agreements (i.e. legal instruments), if required, for the principal property and adjacent properties to ensure shared parking can function shall be provided to the Planning and Codes Director or their designee.
    f. Shared parking arrangements shall be a formal legal instrument and be provided to the Planning and Codes Director or their designee.
    g. If a shared parking arrangement ceases, parking for the uses shall be recognized as a nonconformity.
2. **Location of Shared Parking.** Any shared parking shall be located within six hundred sixty (660) feet of the principal use and or building, measured from the primary entrance of the subject use to the closest parking space within the shared parking lot. Such distances shall be measured along a dedicated

pedestrian path and not along the closest point(s) especially where such access may be restricted by walls, fences, drainage facilities, creeks/streams or similar water features, or similar.

a. Reserved Parking Spaces.
    i. No more than 5 percent of the total parking shall be designated as reserved parking.
    ii. Wheelchair accessible spaces shall be provided for each use separately and shall not be part of a shared parking arrangement.

3. **Dedicated Pedestrian Path Design.** The sites involved in the shared parking agreement shall be connected by a dedicated pedestrian pathway similar to the requirements in Section B.5-7.1.6 Satellite (Remote) Parking.
4. **Signage.** Signage shall be provided in appropriate locations, directing the driver to the appropriate parking lot. Signage located in public ways shall be considered for approval, approval with conditions, disapproval, or other applicable action by the PC.

5-7.7 | ALTERNATIVE PARKING PLAN (APP)

The parking requirements set forth in this Table B.5.1 Parking Requirements (by use) may be modified through an APP. The Planning and Codes Director may accept an APP in place of the parking requirement for a use if the below requirements are met:

1. A parking study must be submitted that is prepared by a registered Professional Engineer or a Certified Land Use Planner.
2. The study must include the size, type, and use(s) of the development; anticipate peak parking; anticipated normal parking amounts; and a narrative and data as to why the parking requirements of this Code do not accurately reflect the needs of the proposed development. The Director may establish such criteria including establishing a methodology for such APP. Additional supporting information as may be requested in the APP includes information and analysis using recognized sources including AASTO, ITE, ULI, APA or be based on similar, constructed projects.
3. An APP may be requested concurrently with Site Plan review, as defined in Section A.4-8 Site Plans.

5-8 | SITE ACCESS

5-8.1 | GENERAL REQUIREMENTS

1. These standards shall supplement the provisions for access provided in Section B.5-8 Access. Each driveway providing site access from a street, Alley, or other vehicular Right-of- Way shall be designed, constructed, and permanently maintained.
2. Exception. Driveways providing access to a designated state route shall adhere to the Rules and Regulations for Constructing Driveways on State Highway Rights-of-Way as issued by the State of Tennessee Department of Transportation (TDOT).

5-8.2 | DRIVEWAYS

1. **Quantity.** A platted lot shall be permitted one (1) driveway, unless otherwise approved or required by the City Engineer.
    a. The Planning and Codes Director may consider additional driveways at the recommendation of the City Engineer. Table B.5.4 Additional Driveways is included to provide criteria to be used in making a determination for arterial streets.
2. When more than one (1) drive is permitted for a Lot, the distance between the driveways, measured along the Right-of-Way, shall not be less than twenty-five (25) feet.

Table B.5.4 Additional Driveways

Site Frontage	Permitted Driveways
200 feet of frontage or less	1
201 feet to 400 feet of frontage	2
401 feet to 600 feet of frontage	3

601 feet to 800 feet of frontage	4

3. **Dimensions and Design.** Driveway width is measured at the Property Line.
    a. All driveways shall meet the Tennessee Department of Transportation Driveway Quick Guide https://www.tn.gov/tdot/state-engineering-technical-training/production-support.html meet TDOT standards and or City requirements.
4. **Shared Access.** Adjacent developments are encouraged to share points of access whether cross-access or shared driveway where practical.
    a. **Shared Driveway Width.** When access is shared between three (3) or more non- residential users, a dedicated turn lane may be constructed, allowing an increase in the maximum driveway from twenty-two (22) feet to thirty-two (32) feet provided that:
        i. A Traffic Impact Study states its necessity.
        ii. Access shall not be provided to local streets and shall be provided to minor collector or greater.
5. **Landscape Center.** Driveways in residential districts may incorporate a center landscape or Semi-Pervious strip to decrease a site's Impervious Coverage.
6. **Drop-Off Drive.** In the RL, RM, and AG_RR Districts and on Corner Lots in RH Districts, a Drop-Off Drive is permitted provided the following.
    a. The portion of the Drop-Off drive parallel to the street shall not be located closer to the Property Line than the required minimum Setback.
    b. All driveways shall adhere to the Dimensions and Design standards and Location requirements in B.5-3 Parking Design Standards.
    c. All driveways shall adhere to the maximum impervious and semi-pervious requirements of the site.
7. **Location.**
    a. Driveways shall be no closer than two (2) feet from a Side or Rear Property Line, unless the driveway is shared.
    b. Driveways shall be no closer than three (3) feet from the centerline of a hydrant, light standards, traffic signal, utility pole, or other similar facility that affects traffic operation and regulations.
    c. In non-single-family districts, driveways shall not be closer than fifty

(50) feet from the intersection of two streets (corner), unless otherwise stated in this Section or as required by the City Engineer.

d. In Single Family Residential Districts, driveways shall not be closer than twenty-five (25) feet from the intersection of two streets (corner), unless otherwise stated in this Section or as required by the City Engineer.
e. Driveways for a corner lot shall connect to the street with the lower roadway classification. No access shall be permitted to a local single family residentially zoned street without approval of the City Engineer.

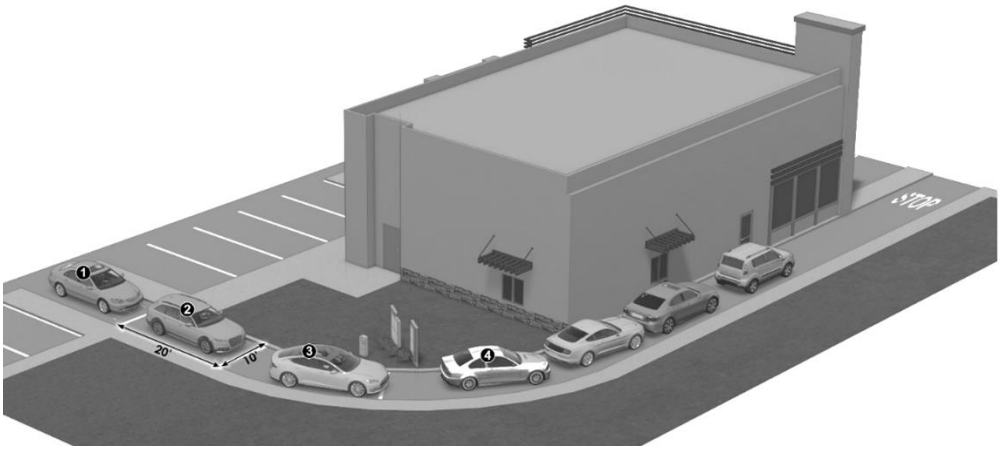
5-9 | STACKING REQUIREMENTS

5-9.1 | STACKING

Whenever a structure or use provides for the off-loading of passengers or involves a drive-through (i.e. allows for a use without exiting the vehicle), stacking spaces shall be provided for and marked on the site. The following requirements shall be met:

1. A stacking space shall be a minimum of ten (10) feet by twenty (20) feet.
2. Stacking spaces shall not obstruct, endanger, or interfere with on-site or off-site access, maneuvering, or traffic patterns.
3. For restaurant drive-through facilities, a minimum of four (4) stacking spaces shall be required. Nothing shall limit providing more than the minimum.
4. All other uses that involve stacking of vehicles, such as banks, pharmacies, and similar uses, shall require a minimum two (2) stacking spaces per dedicated drive-through lane. Nothing shall limit providing more than the minimum.
5. A design alternative may be approved by the Director for a reduced number of stacking spaces if market demand does not require the minimum stacking spaces required per this Section. A narrative and analysis detailing the proposed use and similar establishments within Tennessee shall be required.

Figure B.5.3 Stacking Requirements



5-10 | BICYCLE PARKING

5-10.1 | MINIMUM BICYCLE PARKING

Bicycle parking shall be provided in accordance with the following; however, shall not exceed 20 spaces per use.

Table B.5.5 Minimum Bicycle Parking

Principal Use	Minimum Bicycle Parking Spaces
Multifamily	0.5 space per bedroom
Educational Facilities	1 space per 10 students
Office	1 space per 20,000 square feet of gross floor area
Any Other Uses with Parking Areas	1 space per 20 vehicle spaces

5-10.2 | BICYCLE PARKING STANDARDS

1. Bicycle parking shall be provided using bicycle racks, bicycle lockers, restricted access bicycle enclosures, or similar secured facilities.
2. Bicycle racks shall be securely anchored and easily usable with U-locks and cable locks.
3. Bicycle parking may be distributed across the property and not be required to be provided in one centralized location.
4. Four-foot wide aisles on all sides of bicycle parking spaces shall:
    a. Be provided for clear and maneuverable access; and

   b. Not encroach into sidewalk areas
5. Bicycle parking areas shall be separated from vehicle parking and circulation areas by:
   a. A physical barrier: or
   b. A distance sufficient to protect parked bicycles from damage by vehicles, including front and rear overhangs of parked or moving vehicles.
   c. Bicycle parking shall be located near the building main entrance. Where there is more than one building on a site or where a building has more than one main entrance, the bicycle parking shall be distributed to serve each main entrance.
6. If the bicycle parking is located outside, then the following shall apply:
   a. Bicycle parking areas shall be paved with materials per Section 5-3.5 Surfacing;
   b. The bicycle parking area shall be connected to the internal pedestrian circulation system; and
   c. A curb ramp shall be provided if located next to a street or internal drive.

5-11 | PARKING AREA SCREENING AND LANDSCAPING

This Section aims to reduce the visual and environmental impact of large parking areas on the community by implementing landscaping standards. It sets the minimum requirements for screening parking areas from nearby public streets and properties. Additionally, it outlines landscaping standards for the interiors of parking areas.

The interior parking area landscaping standards outlined in this Section apply to all off-street parking facilities that have ten or more parking spaces or are over three thousand five hundred square feet in area.

Required parking area screening and landscaping are not allowed in utility or drainage easements unless approved by the affected utility. If approved, the property owner must execute and record a restrictive covenant agreeing to fully replace any plant materials that the utility may remove while exercising its rights within the easement.

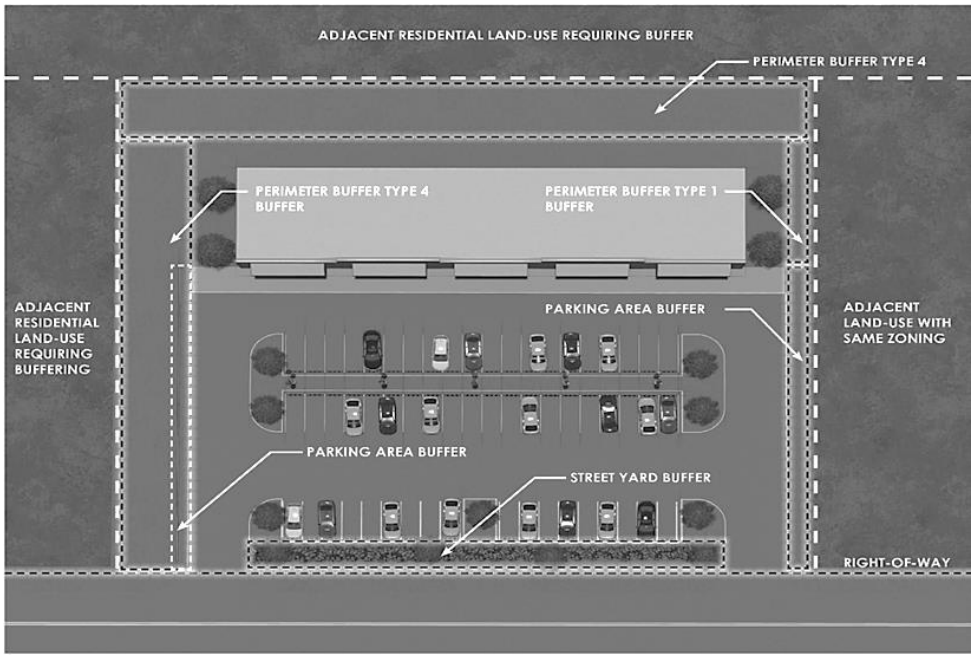
5-11.1 | PERIMETER SCREENING REQUIREMENTS

1. The perimeter landscape yard must extend along the entire length of the parking lot boundary, except on sides not exposed to the public, and must be protected

with raised concrete curbs. Sections of curbing may be removed to accommodate a bioswale as part of an overall water quality and drainage plan. Perimeter landscape screening strip shall be a minimum of seven (7) feet in width and shall require six (6) inch curb; or shall be a minimum of two and one-half (2 1/2) feet in width to accommodate shrubs if all required trees are planted within tree islands located adjacent to the property line.

2. A wall or combination of berm and perennial groundcover shall be a minimum of two and one-half (2 1/2) feet in height. Berms shall not have slopes steeper than 2:1, berms flatter than 4:1 may be stabilized by lawn grasses. Perennial groundcover shall be used to stabilize berms with slopes which range 2:1 to 4:1. Figure B.5.4 Parking Area Screening Requirements (typical) generally illustrates when parking perimeter screening is required. The Director may require additional screening and buffering in the form of increased widths, increased number/types of materials and or variations in plant materials to provide a more pleasing design.

Figure B.5.4 Parking Area Screening Requirements (typical)



5-11.2 | PERIMETER LANDSCAPE MATERIAL

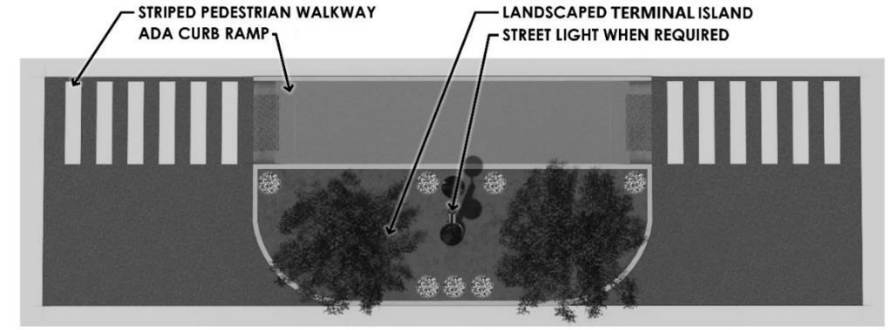
1. A continuous row of evergreen shrubs which shall be expected to mature at a height not greater than two and one-half (2 1/2) feet, except as modified for berms or walls. Shrubs shall be planted at a maximum of five (5) feet on center, with a minimum distance of three (3) feet from the back-of-curb.
2. A minimum of one tree per fifty feet of parking area perimeter and shall measure a minimum of two inches in caliper and six (6) feet in height.
3. Remainder of the area within all perimeter strips not occupied by trees or shrubs shall be covered by mulches, grasses, groundcover plants or other shrubs.
4. Trees and other landscaping required in the perimeter strip shall be maintained to assure unobstructed corner visibility pursuant to Chapter C Engineering Standards.

5-11.3 | PARKING AREA LANDSCAPING STANDARDS

1. **Accessibility**. Nothing in this Section shall deny ADA accessibility within parking lots nor deny the placement of crosswalks and sidewalks through parking lots (including terminal islands, interior islands, and divider medians) required for pedestrian safety.
2. **Parking Terminal Islands Standards.** The following standard shall apply to all terminal islands within parking lots:
    a. Each row of parking spaces shall end with terminal islands to separate parking from adjacent drive lanes.
    b. Each terminal island shall measure at least two-hundred-seventy-five (275) square feet.
    c. Within terminal islands, one (1) canopy tree shall be required for every two-hundred (200) square feet (or fraction above one half thereof), with a minimum of one (1) canopy tree required per terminal island. Two (2) understory trees may be used to meet the requirement of this Section.
    d. Terminal islands shall be landscaped with shrubs, accent plants, ornamental grasses, and ground cover, excluding sod, which is planted to provide one-hundred (100) percent coverage within two (2) years.

e. Landscaping in islands adjacent to parking spaces shall be set back a minimum of two (2) feet behind the back of the curb to provide for pedestrian access to parked vehicles.
f. Lighting may be installed in parking terminal islands.
g. Parking areas not visible from the street, excluding alleys, shall not be required to install terminal islands.

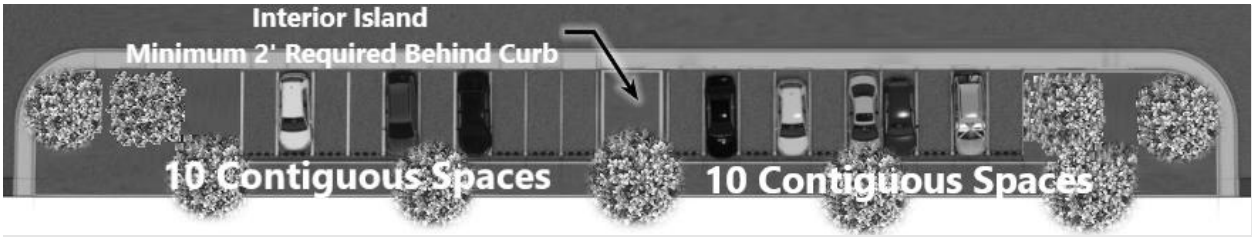
Figure B.5.5 Terminal Island Landscaping Illustrative Example



3. **Parking Interior Islands Standards.** The following standard shall apply to all interior islands:
    a. Interior islands shall be used to ensure there are no more than ten (10) contiguous parking spaces.
    b. Each interior island shall measure at least ten (8) feet in width by eighteen (18) feet in length, measured from the inside of the curb.
    c. The Planning and Codes Director may reduce the required width and/or length by up to three (3) feet where existing site constraints make compliance impracticable, or where such reduction will allow preservation of existing trees.
    d. Interior islands less than five (5) feet in width, measured from the inside of the curb, may be utilized but shall not be credited towards interior landscaping.
    e. Within interior islands, one canopy tree shall be required for every two-hundred (200) square feet (or fraction above one half thereof), with a minimum of one (1) tree required per interior island.

f. Landscaping in islands adjacent to parking spaces shall be set back a minimum of two (2) feet behind the back of the curb to provide for pedestrian access to parked vehicles.
g. Lighting may be installed in parking interior islands but shall be at least fifteen (15) feet from trees.
h. Bioswales, rain gardens, and other forms of low impact development (LID) located within parking lot islands are encouraged to help mitigate stormwater runoff. These applications should follow best management practices for landscape design and planting.

Figure B.5.6 Interior Island Landscaping Illustrative Example



4. **Parking Divider Medians Standards.** The following standard shall apply to all parking divider medians:
    a. Landscaped divider medians shall form a continuous landscaped strip between abutting rows of parking areas or access drives.
    b. The minimum width of a divider median shall be a minimum seven (7) feet, measured from the inside of the curb.
    c. One (1) canopy tree or two (2) small understory trees shall be required for each thirty (30) linear feet of divider median (or fraction above one half thereof).
    d. Shrubs shall be planted in divider medians which separate parking areas from access drives to form a continuous hedge the full length of the divider median.
    e. Lighting must be provided within divider median(s).

6 LANDSCAPING STANDARDS

6-1 | PURPOSE, INTENT, AND APPLICABILITY

6-1.1 | PURPOSE AND INTENT

The purpose of this Section is to establish the minimum standards for landscaping within the City. The standards identified in this Section intend to:

2. Reduce excessive heat, glare, and accumulation of dust;
3. Lessen visual pollution;
4. Ensure landscaped yards and screening that reduce the negative impacts of visual nuisances, noise, trash, and odors;
5. Enhance the appearance of buildings, parking areas, and sites by requiring landscaping;
6. Allow for innovative, cost-effective, and conservation friendly designs;
7. Aid in stabilizing the environment's ecological balance by contributing to air purification, oxygen regeneration, and limiting stormwater runoff;
8. Safeguard the public health, safety, and welfare; and
9. Ensure that the appearance of the city contributes positively to its growth, economic prosperity, and long-term wellbeing.

6-1.2 | APPLICABILITY

All new development and redevelopment as defined herein shall comply with the standards of this Section.

1. **Repair or Renovation.** A building may be repaired or renovated without meeting the requirements of this Section, provided there is no increase in gross floor area, seating, parking area/driveways and or access design or change in use.
2. **Minor Site Change**. When a building or site is increased in gross floor area or improved site area by less than twenty-five (25) percent or twenty (20) parking spaces required landscaping is required only for the additional floor area or improved site area. Improved site area shall include site improvements such as utility installations, landscape modifications, additional impervious surfaces (including parking), and/or construction of structures.

3. **Major Site Change**. When a building or site is increased in gross floor area or improved site area by greater than twenty-five (25) percent or twenty (20) parking spaces, both the additional area and existing area must conform to the landscaping standards in this UDO, except for interior parking island standards. Improved site area shall include site improvements such as utility installations, landscape modifications, additional impervious surfaces (including parking), and/or construction of structures.
4. **Change in Use.** A change in principal use may be at the discretion of the Director and may not require compliance with this Section.

6-2 | LANDSCAPE PLAN / SUBMITTAL

All applicable developments shall submit and receive approval of a landscape plan as part of the required site plan and may incorporate the parking/paving plan, provided the scale is not less than 1-inch equals 40 feet. Protection of existing vegetation, trees and plants excluding invasive species is encouraged and may be used to meet requirements of this Section where permitted. The landscape plan at a minimum shall include the following:

1. Title of project
2. Dimensions, graphic scale, boundary lines and north arrow;
3. Name of Owner and Title, the identification of the person or firm responsible for the plan;
4. All landscaped areas as well as all required open space;
5. Existing vegetation, indigenous or native trees which are to be maintained or preserved;
6. Location, installation size, quantity, spacing and scientific / common name of landscaping plants to be installed;
7. Location of proposed structures and storage area;
8. Vehicle use areas, including parking, aisles, driveways, stalls, bays and lanes, paved surfaces and curbs;
9. Roadways, access and entry points;
10. Existing and proposed utility lines [overhead & underground] and easements;
11. Drainage features, proposed contours and 100-year floodplain, if applicable.
12. Tree / Vegetation Protection Plan, if applicable.

6-3 | ALTERNATIVE LANDSCAPING PLAN

If due to unique topography, location of site features, or size of a parcel makes the strict compliance of this Section impractical, the Planning and Codes Director may approve an alternative landscaping plan. In limited cases the Planning Director may approve an alternative landscape plan which meets the standards of this Section with respect to the type, number/amount of materials and general locations but achieves greater overall design and or takes into consideration of key habitats and heritage trees in a meaningful manner. The alternative landscaping plan shall include visual examples of the alternative landscaping proposed and comply with the following:

1. The alternative landscaping plan achieves landscaping that is consistent with the intent of this Section;
2. Tree planting requirements are not reduced and no invasive vegetation is included in the alternative landscaping plan;
3. All tree protection requirements of this Section are met; and
4. The alternative landscaping plan provides landscaping that is equal or superior to the standards of this Section.

6-4 | INSTALLATION AND INSPECTIONS

Required landscaping shall comply with the following standards:

1. All required plant materials shall be installed in accordance with the approved landscape plan and requirements of this Section before a certificate of occupancy is issued by the city.
2. The City shall inspect landscaping prior to the issuance of a certificate of occupancy [unless a temporary certificate of occupancy or certificate of compliance has been granted]. An as-built plan shall be provided to the city for landscape improvements if the final design varies in substance from the original plan as determined by staff.
3. It is recognized that land development occurs continuously, and that vegetation used in buffers should be planted at certain times of the year to ensure the best chance of survival. In order to ensure compliance with this Section and to reduce the potential expense of replacing buffering, landscaping or screening materials which were installed in an untimely or improper fashion, a letter of compliance

must be filed with the Planning and Codes Director at the time of zoning compliance review. A letter of compliance will allow the issuance of a conditional certificate of occupancy. This letter will acknowledge that the applicant for a certificate of zoning compliance is aware of any buffer, landscaping or screening requirements which may apply to their property and that the applicant will comply with those requirements by a specific date, generally to be within the next planting season, but in no case more than one year after the completion of construction of that portion of the project or building for which the certificate was issued. In no event shall a final certificate of occupancy be issued prior to emplacement and approval of the required buffer, landscaping or screening. Failure to comply with the provisions of this Section within the time noted in the letter of compliance will be a violation of the unified development ordinance.

6-5 | GENERAL LANDSCAPING STANDARDS

The following general standards shall apply to all landscaping requirements in this Section.

6-5.1 | PURPOSE AND INTENT

The purpose of this Section is to identify acceptable plant species for landscape, buffer, and screening requirements. Further, this Section intends to optimize landscaped areas by approving:

1. Plant species that are suitable for the climate of the City of White House, TN. The type of plants used can be those on the approved "Species List" or plants on the USDA Hardiness List of Plants in Zones 7 & 8.
2. Plant species that are native or non-invasive, providing shelter and/or food to native wildlife species.
3. Plant species that are low maintenance by decreasing the need for irrigation and fertilizer.

6-5.2 | PLACEMENT

The type of plants used can be those on the approved "Species List" or plants on the USDA Hardiness List of Plants in Zones 7 & 8. Required landscaping shall be designed in such a manner as to impart its aesthetic character when viewed from any area accessible to the public or from adjacent properties. The placement of materials may

be altered as part of the alternative landscape plan or where necessitated due to the location of utility and drainage easements including overhead powerlines, driveways/access points (as may be required due to access management standards) or where materials may hinder the required sight triangles. Materials may be clustered with no gaps greater than 50 feet to provide a more natural looking design providing the amount of material required in the designated area is not reduced.

6-5.3 | PLANT MATERIAL

Plant materials used for installation shall conform to the standards established by the American Association of Nurserymen in the "American Standard for Nursery Stock," for each type (i.e., canopy tree, shrub, etc.) with minimum size as appropriate for the minimum caliper size designated below. Grass sod, when made a part of a buffer, must be healthy, clean and reasonably free of weeds, noxious pests or diseases. Plants shall be chosen from the recommended list.

1. Alternate species may be substituted with the approval of the Planning and Codes Director Administrator.
2. In no case shall a plant which has been identifies as invasive be included.

6-5.4 | INSTALLATION

All landscaping/screening shall be installed in a sound, workmanlike manner and according to accepted good planting procedures with the quantity and quality of plant materials as described. All elements of landscaping shall be installed so as to meet all other applicable ordinances and code requirements. All landscaping material shall be installed in a professional manner, and according to accepted planting procedures.

6-5.5 | PLANTING SEASON

It is recommended that all plant material be planted within the fall and/or spring growing seasons. If schedule or weather does not allow for the installation of the plant material within these windows, a temporary certificate of occupancy may be granted per this Section.

6-5.6 | SPECIES DIVERSITY

Minimum/Maximum Percentages. When twenty (20) or more canopy or understory trees are required to be planted on a site to meet the standards of this UDO, a mix of genera shall be provided as follows:

Table B.6.1 Plant Diversification

TOTAL TREES PLANTED ON SITE	MINIMUM NUMBER OF GENERAL REQUIRED	MAXIMUM PERCENTAGE OF ANY GENERA
20 or less	1	Not applicable
21-50	2	60 percent
51-100	3	50 percent
101 or more	4	40 percent

6-5.7 | PLANT SIZES

All plants used to meet the requirements of this UDO shall adhere to the following size standards.

Table B.6.2 Plant Typologies and General Descriptions

TYPE	SIZE / SPREAD (AT PLANTING)	NOTES
Canopy (Large Shade) Trees		
Deciduous Canopy (≥ 35’ height; ≥ 30’ spread)	2.5” caliper 8’ min. height	Installed along sidewalks in tree lawn / tree pit, parking lots, buffers and may be installed as a building / understory tree
Evergreen Canopy (≥ 18’ height; ≥ 25’ spread)	2.5” caliper 6’ min. height	Installed along sidewalks in tree lawn / tree pit, parking lots, buffers and may be installed as a building / understory tree
*All multi-stem trees shall have at least 3 stalks with a minimum caliper of 2.0”		
Understory (Small/Medium) Trees		

TYPE	SIZE / SPREAD (AT PLANTING)	NOTES
Deciduous Understory/ Ornamental (≥ 15' height; ≥ 15' spread)	2" caliper 8' min. height	Installed along sidewalks May be installed as screening or accent. May be used to replace canopy tree where overhead utilities are present.
Evergreen (≥ 18' height; ≥ 15' spread)	2" caliper 8' min. height	Planted as a buffer between uses or used as screening or accent.
*All multi-stem trees shall have at least 3 stalks with a minimum caliper of 1.5"		
Shrubs		
Evergreen Shrubs	3 gallon or 24" height minimum (unless otherwise required)	
Deciduous / Ornamental Shrubs	2 gallon or 18" height minimum (unless otherwise required)	
Perennials	1 gallon minimum	
Ornamental Grasses	1 gallon minimum	
Ground Cover	4 gallon minimum / 4" pot for vining or spreading plants	

6-5.8 | RECOMMENDED PLANT SPECIES

Recommended plant species are included in the table below.

3. Alternate species may be substituted with the approval of the Planning and Zoning Staff Administrator.
10. In no case shall a plant which has been identified as invasive be included.

Table B.6.3 Recommended Plant Species

For the purposes of this Table, P = permitted and Y = Tennessee Native vegetation; Blank = not permitted.

Canopy (Large Shade) Trees		STREET	BUFFER/ SCREENING	PARKING	TENNESSEE NATIVE
Southern Sugar Maple	Acer floridanum		P		
Black Maple	Acer nigrum		P		
Red Maple	Acer rubrum		P		Y
Sugar Maple	Acer saccharum		P		Y
Ohio Buckeye	Aesculus glabra		P		Y
Yellow Buckeye	Aesculus flava		P		Y
River Birch	Betula nigra		P		Y
Shagbark Hickory	Carya ovata		P		Y
Sugarberry	Celtis laevigata		P		
Hackberry	Celtis occidentalis		P		Y
Leyland Cypress	Cupressus x leylandii		P		
Katsura Tree	Cercidiphyllum japonicum		P		
American Yellowwood	Cladrastis kentukea		P		
Deodar Cedar	Cedrus deodara		P		
Common Persimmon	Diospora virginiana		P		Y
Hardy Rubber Tree	Eucommia ulmoides		P		
American Beech	Fagus grandifolia		P		Y
Ginkgo	Ginkgo biloba male cultivars		P		
Honeylocust	Gleditsia triacanthos var. inermis		P		
Kentucky Coffeetree	Gymnocladus dioicus		P		Y

Canopy (Large Shade) Trees		STREET	BUFFER/ SCREENING	PARKING	TENNESSEE NATIVE
Black walnut	Juglans nigra		P		Y
Sweetgum	Liquidambar styraciflua		P		Y
Yellow Poplar/Tuliptree/Tulip Poplar	Liriodendron tulipifera		P		Y
American beech	Fagus grandifolia		P		Y
Dawn Redwood	Metasequoia glyptostroboides		P		
Black Gum/Black Tupelo	Nyssa sylvatica		P	P	Y
London Planetree	Platanus x acerifolia		P		
Sawtooth Oak	Quercus acutissima		P		
White Oak	Quercus alba		P		
Swamp White Oak	Quercus bicolor		P		
Scarlet Oak	Quercus coccinea		P		Y
Southern Red Oak	Quercus falcata		P		Y
Cherrybark oak	Quercus pagoda		P		Y
Overcup Oak	Quercus lyrata		P		Y
Shingle Oak	Quercus imbricaria		P		
Bur Oak	Quercus macrocarpa		P		Y
Chinkapin Oak	Quercus muehlenbergii		P		Y
Nuttall Oak	Quercus nuttallii (texana)		P		Y
Willow Oak	Quercus phellos		P		Y
Chestnut Oak	Quercus prinus		P		Y
English Oak	Quercus robur		P		
Northern Red Oak	Quercus rubra		P		Y
Shumard Oak	Quercus shumardii		P		Y
Loblolly Pine	Pinus taeda		P		Y

Canopy (Large Shade) Trees		STREET	BUFFER/ SCREENING	PARKING	TENNESSEE NATIVE
Baldcypress	Taxodium distichum		P	P	Y
American Basswood	Tilia americana var. americana		P		
White Basswood	Tilia americana var. heterophylla		P		
Littleleaf Linden	Tilia cordata		P		
Silver Linden	Tilia tomentosa		P		
Pawpaw	Asimina triloba		P		
Winged Elm	Ulmus alata		P		
American Elm	Ulmus americana		P		
Chinese Elm	Ulmus parvifolia 'Bosque'		P	P	
Slippery Elm	Ulmus rubra		P		
September Elm	Ulmus serotina		P		
Japanese Zelkova	Zelkova serrata		P		

Evergreen Trees		STREET	BUFFER/ SCREENING	PARKING	TENNESSEE NATIVE
Cryptomeria	Cryptomeria japonica		P		
American Holly and cultivars	Ilex opaca		P		Y
Eastern Redcedar	Juniperus virginiana		P		Y
Southern Magnolia	Magnolia grandiflora		P		
Norway Spruce	Picea abies		P		
Shortleaf Pine	Pinus echinate		P		Y
Scots Pine	Pinus sylvestris		P		
Japanese Black Pine	Pinus thunbergiana		P		

Evergreen Understory Trees		STREET	BUFFER/ SCREENING	PARKING	TENNESSEE NATIVE
Foster's Hybrid Hollies	Ilex x attenuate 'Fosteri'			P	
Burford Holly – tree form	Ilex cornuta 'Burfordi'			P	
Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'			P	
Little Gem Magnolia	Magnolia grandiflora 'Little Gem'			P	
Cherry Laurel – tree form	Prunus caroliniana			P	

Deciduous Canopy Trees		STREET	BUFFER/ SCREENING	PARKING	TENNESSEE NATIVE
Golden Rain Tree	Koelreuteria paniculata	P	P		
Overcup Oak	Quercus lyrata	P	P		
American Hophornbeam	Ostrya virginiana	P	P		
American Persimmon	Diospyros virginiana	P	P		
Chinese Pistache 'Keith Davey'	Pistacia chinensis "male variety"	P	P		
Lacebark (Allee) Elm	Ulmus parvifolia allee	P	P	P	
Swamp White Oak	Quercus bicolor	P	P		
Ginkgo	Ginkgo biloba "male variety"	P	P		
Japanese Zelkova	Zelkova serrata	P	P		

Deciduous Understory Trees		STREET	BUFFER/ SCREENING	PARKING	TENNESSEE NATIVE
Trident Maple	Acer buergeranum				
Hedge Maple	Acer campestre				
Amur Maple	Acer ginnala				
Paperbark Maple	Acer griseum				
Japanese Maple	Acer palmatum				
Red Buckeye	Aesculus pavia		P		Y
Serviceberry	Amelanchier arborea		P		Y
Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	P	P		
American Hornbeam	Carpinus Caroliniana		P		Y
Eastern Redbud 'Rising Sun'	Cercis canadensis	P	P		
Eastern Redbud and cultivars	Cercis canadensis	P	P		Y
Chinese Fringetree	Chioanthus retusus	P	P		
White Fringetree	Chioanthus virginicus		P		
Flowering Dogwood 'white cultivar'	Cornus florida		P		Y
Kousa Dogwood	Cornus kousa		P		
Washington Hawthorn	Crataegus phaenopyrum	P	P		
Crape Myrtle	Crape myrtle 'Natchez'	P		P	
Green Hawthorn	Crataegus viridus		P		
Franklin Tree	Franklinia alatamaha		P		
Possumhaw	Ilex decidua		P		
Saucer Magnolia	Magnolia x soulangiana		P		
Star Magnolia	Magnolia stellata		P		

Deciduous Understory Trees		STREET	BUFFER/ SCREENING	PARKING	TENNESSEE NATIVE
Sweetbay Magnolia	Magnolia virginiana		P	P	Y
Crabapples	Malus cultivars/varieties		P		
Apples (Heirloom)	Malus domestica spp.		P		
American Hophornbeam	Ostrya virginiana		P		Y
Sourwood	Oxydendrum arboreum		P		Y
Chinese Pistache	Pistacia chinensis		P		
American Plum	Prunus americana		P		
Chickasaw Plum	Prunus augustifolia		P		
Japanese flowering apricot	Prunus mume				
Flowering Cherry	Prunus 'Kanzan'	P	P		
Yoshino Cherry	Prunus x yedoensis		P		
Fruiting Pear	Pyrus spp.		P		
Japanese Snowbell	Styrax japonicus		P		
Japanese Tree Lilac	Syringa reticulata		P		
Littleleaf Linden 'Green Globe'	Tilia cordata 'Green Globe'		P		

Deciduous Shrubs		BUFFER/ SCREENING	TENNESSEE NATIVE
Glossy Abelia	Abelia x grandiflora & cultivars	P	
Red Chokecherry	Aronia arbutifolia & cultivars	P	Y
Japanese Barberry	Berberis thunbergia & cultivars	P	

Deciduous Shrubs		BUFFER/ SCREENING	TENNESSEE NATIVE
Flowering Quince	Chaenomeles speciosa	P	
Flowering Forsythia	Forsythia x intermedia	P	
Oakleaf Hydrangea	Hydrangea quercifolia & cultivars	P	Y
Finetooth Holly	Ilex serrata	P	
Winterberry	Ilex verticillate	P	
Virginia Sweetspire	Ilex virginica	P	
Beauty Bush	Kolkwitzia amabalis	P	
Viburnum	Viburnum species & cultivars	P	

Evergreen Shrubs		BUFFER/ SCREENING	TENNESSEE NATIVE
Chinese Hollies	Ilex cornuta cultivars	P	
Japanese Holly	Ilex crenata	P	
Meserveae hybrid Hollies	Ilex x meserveae	P	
Chinese Juniper	Juniperus chinensis	P	
Leatherleaf Mahonia	Mahonia bealei	P	
Otto Luyken & Schip Laurels	Prunus laurocerasus	P	

Non-Recommended Trees	
Silver Maple	Acer saccharinum
Tree-of-Heaven	Ailanthus altissima
Mimosa	Albizia julibrissin

Non-Recommended Trees	
Paper Mulberry	Broussonetia papyrifera, syn. Morus papyrifera L
Sugarberry	Celtis laevigata
Hackberry	Celtus occidentalis
Leyland cypress	Cupressus x leylandii
Russian Olive	Elaeagnus angustifolia
Ash spp. (green, white, blue)	Fraxinus spp.
Chinese Parasol Tree	Firmiana simpex
Goldenrain Tree	Koelreuteria paniculata
China Berry	Melia azedarach
Royal Paulownia/Princess Tree	Paulownia tomentosa
White Poplar	Populus alba
Bradford Pear	Pyrus calleryana (all varieties)
Pin Oak	Quercus palustris
Chinese Tallow	Triadica sebifera
Eastern (Canadian) Hemlock	Tsuga canadensis
Siberian Elm	Ulmus pumila

Prohibited Shrubs	
Shrub Althea	Hibiscus syriacus
Nandina/Dwarf Nandina	Nandina domestica

6-5.9 | USES WITHIN LANDSCAPE AREA (Note, the following also correspond with the standards provided in Section 7 Bufferyard Standards)

1. **Uses Not Permitted**. No buildings or parking areas may be placed within any required buffer, except that driveway entrances from a public street, public sidewalks, and walking/bicycle trails (up to eight (8) feet wide) are permitted.
2. **Uses Permitted**.
    a. A landscape buffer may be used for passive recreation or open use area.
    b. Required buffers may contain areas of native habitat and water resources, including stormwater management.
    c. Appurtenances which may require easy access such as fire hydrants are permitted in a buffer.
    d. Fences, walls and berms may be installed within a required buffer except where otherwise regulated in this Section and or The City of White House Commercial Design Standards.
3. **Site Elements.**
    a. **Fences/Walls.** All fences and walls are required to comply with the standards of Section B.9 Fencing. Fences/walls within Type A, B and C are optional; where a wall or fence is not provided, the required number of canopy trees are increased by one (1). For example if a wall is not provided in Type A, the required Canopy Trees increases from 3 to 4 per 100 LF.
    b. **Detention and Retention Ponds.** Detention and retention ponds shall be landscaped with trees, shrubs, and turf. Detention ponds shall be considered a service area and shall be screened from public view. Back slopes steeper than 4:1 exposed to public streets shall be screened with trees and shrubs. Structures (such as headwalls and weirs) within ponds located in front and side yards adjacent to public streets shall be faced with brick or stone. Slopes exceeding 3:1 shall be vegetated with non-woody vegetation that do not require frequent mowing. Groundcovers used for this purpose shall be planted with sufficiently tight spacing to provide one hundred percent (100%) coverage within the first year.
    c. **Planting Beds.** Planting beds shall be mulched with naturally colored shredded hardwood, mushroom compost, or pine needles. Rock, gravel,

or synthetic mulches are not acceptable. Planting beds shall be a minimum of five (5) feet in width, except where otherwise stated within this chapter. Trees planted within sidewalk or plaza zones shall be provided a minimum of two hundred (200) cubic feet of soil. A minimum if sixty (60) square feet of pervious area shall be provided around each tree. Pervious paving may be used for this purpose if used in conjunction with structural soils.

d. **Planters.** If a development provides planters, the following standards shall apply:
    i. Minimum height of plant material in the planter shall be six (6) inches at time of planting.
    ii. Planters shall be constructed of masonry, stone, treated lumber, steel, aluminum, concrete, and similar durable and high-quality materials. Other materials may be approved by the Planning Department.
e. **Multi-Phased Developments.** Multi-phased development shall install landscaping that is associated with the active phase or phases only, unless an alternative arrangement is otherwise agreed to. An active phase of a development is the one that is subject to permitted and on-going development activity.
f. **Overhead/Underground Utilities.** Landscaping plans, including plant spacing and species selection shall be such that landscaping required under this Section does not conflict with overhead/underground utilities.
g. **Water Conservation.** Automatic irrigation systems are required for all required landscape areas within commercial and industrial districts as well as multi-family developments and institutional uses. The planning commission may waive automatic irrigation requirements for existing areas with existing vegetation; however, plant material planted within such areas to meet transitional buffering requirements must be within one hundred (100) feet of a hose bib or be provided a temporary above-ground irrigation system. All irrigation systems shall be designed to minimize the use of water. Plans shall be prepared and stamped by a certified irrigation designer, certified irrigation contractor, or landscape architect.

h. **Maintenance Standards.** Maintenance of landscaping shall be the responsibility of the owner of the property (including Homeowner's Association, Property Owner's Association, or similar entity).
    i. All Landscaping, including landscaping used for buffers and screening purposes, shall be designed, and maintained according to sound landscape and horticultural practices. All plant material shall be maintained in an attractive and healthy condition. All plant material shall meet or exceed size and shape relationships specified in the latest edition of The American Standard for Nursery Stock published by the American Association of Nurserymen.
    ii. All fences/walls shall be maintained in the condition in which they were originally permitted (i.e. in good, clean condition).
    iii. Dead or diseased plant material shall be removed and replaced in accordance with this Section. In instances where existing plant material has been disturbed or damaged, replacement of plant material shall comply with the below standards:
    iv. Any tree with a caliper of at least eight (8) inches shall be replaced with one (1) or more tress which have a caliper of at least two (2) and one-half (1/2) inches and a cumulative caliper equal to or greater than one half (1/2) of the original tree.

6-6 | TREE PRESERVATION

6-6.1 | PURPOSE AND INTENT

The purpose and intent of this subsection is to protect existing tree cover; facilitate the incremental growth of the city's tree canopy; enhance and preserve the environmental and aesthetic qualities of the city; encourage site design techniques that preserve the natural environment and enhance the developed environment; control erosion, slippage, and sediment runoff into streams and waterways; increase slope stability; improve air quality; protect wildlife habitat and migration corridors; and reduce homeowner energy costs.

6-6.2 | APPLICABILITY

Except as stated herein, the requirements of this Section shall apply to all land disturbing activities that require permit for existing and new development.

6-6.3 | EXEMPTIONS

The following developments and activities shall be exempt from this Section except where otherwise noted below:

1. Any residential development two or less acres in size;
2. The removal of diseased, dead or naturally fallen trees, or trees that are found by the administrator to be a threat to the public health, safety, or welfare;
3. The selective and limited removal of vegetation or trees under ten inches diameter at breast height necessary to obtain clear visibility at driveways or intersections, or for the purpose of performing authorized field survey work.
4. The selective and limited clearing of utility easements to maintain their intended function.

6-6.4 | TREE SAVE AREA REQUIREMENTS

At least ten (10) percent of the site area shall be preserved for existing trees.

1. The preserved Tree Save Area must be fully forested. Gaps or clearings in the tree cover must be replanted at a rate of 36 trees per acre.
2. Non- native or invasive plants shall not be used as Tree Save Area.
3. If less than 10 percent of the site area contains existing trees, new trees must be planted in the Tree Save Area at a rate of 36 trees per acre so that the total Tree Save Area equals 10 percent of the site area.

6-6.5 | SIGNIFICANT TREE MITIGATION

Significant trees, defined as trees at least twenty (20) inches diameter at breast height (DBH) and in good health, shall be tagged prior to any site clearance and be preserved if within required buffers or setback areas. Any significant tree removed must be replaced with 1 unit/2” of caliper.

In any case where a significant tree is removed from a required buffer or setback area, it shall be replaced with at least four (4) or more trees of similar species and a minimum caliper of two (2) inches as measured from two and one-half (2½) feet above grade level.

6-6.6 | HERITAGE TREES

1. For the purposes of this UDO, a heritage tree (often part of a Historic and Specimen Tree Program) is defined as a significant tree, generally over 50 years old, recognized for its unique size, species, or role as a direct witness to historic events and may also beet the standards of the Tennessee Urban Forestry Council. Trees sixty (60) inches or greater DBH and in good health, regardless of location on site, must be preserved and shall not be removed. A certified Arborist shall or may be used to certify the health of a tree.
2. Criteria for Removal. Removal of a Heritage/Significant Tree may be permitted if the following criteria are met:
    a. Unbuildable Property: The location of the subject Tree(s) makes the property unbuildable, thereby preventing reasonable use and development of the land.
    b. Evidence Requirement: The property owner must provide sufficient evidence, including but not limited to, a site plan, construction plans, and an arborist's report verifying the impact of the tree on the buildability of the property.
    c. Alternative Solutions Analysis: The property owner must demonstrate that all feasible alternative designs or construction methods have been considered and that tree preservation is not practicable.
    d. Mitigation Plan: The applicant must submit a mitigation plan outlining how the removal will be compensated, such as planting new trees, contributing to a tree fund, or other equivalent measures to maintain the community's tree canopy.

6-6.7 | CREDITS AND INCENTIVES TO PRESERVE VEGETATION

If existing trees are preserved to meet buffer or interior planting requirements, then a reduction in new planting requirements shall be buffer or interior planting requirements, then a reduction in new planting requirements shall be given.

1. Protected trees may be credited toward the landscaping and buffering requirements of this UDO at the following rate:
    a. 1 tree (6”-12” DBH) = 1 planted tree credit
    b. 1 tree (12”-20” DBH) = 2 planted tree credits

   c. 1 tree (over 20” DBH) = 4 planted tree credits
2. Diseased, dead, pine trees, and invasive species cannot count towards the tree credit.
3. In order to receive credit, protected vegetation must be in good health and condition. Trees designated to be protected must be indicated on the site plan and on landscape and grading plans. Protective barriers, if utilized in accordance with Section B.6-6.8 Protection of Existing Trees During Construction below, must also be shown on the landscape and grading plans. A protected tree shall be replaced with the total number of trees which were credited to the existing tree under the following circumstances:
   a. When the developer has elected to protect existing trees during construction in accordance with Section B.6-6.8 Protection of Existing Trees During Construction below, if the protected tree dies within five years of completion of the project;
   b. When the developer has not elected to protect existing trees in accordance with Section B.6-6.8 Protection of Existing Trees During Construction below, if the protected tree dies within ten years of completion of the project.

6-6.8 | PROTECTION OF EXISTING TREES DURING CONSTRUCTION

The regulations contained in this paragraph shall apply in those circumstances when a developer has elected to protect trees during construction.

1. **Critical Root Zone**. The critical root zone of each preserved tree must be within the protective yard. No tree disturbing activity is permitted within the critical root zone.
2. **Grading**. No grading or other land-disturbing activity can occur on a site with existing trees which are designated to be preserved in order to meet landscaping requirements until protective barriers are installed by the developer and approved by the Public Service Director or a designee appointed by the Public Service Director. Trees designated for preservation which are counted toward the landscape requirements must be protected by barriers, while trees designated for preservation which do not count toward the landscape requirements are encouraged to be protected by barriers. The diameter of the

preserved trees and the location of protective barriers must be shown on landscape and grading plans with the dimension between the tree trunk and barrier indicated.

3. **Protection**. Barricades shall be placed around the critical root zone of preserved trees that are within 50 feet of any grading or construction activity. The critical root zone is a circle extending around the tree with a one-foot radius for every one inch of tree diameter. For example, a ten-inch diameter tree would have a barricade surrounding it, erected ten feet away from the trunk. All protective barriers must be maintained throughout the building construction process. Protective barriers shall consist of either:
    a. A fence which is at least three feet high and constructed in a post and rail configuration, using two-by-four posts and one-by-four rails; or
    b. A fence A fence with two-by-four posts placed no farther than ten feet apart covered with a four-foot orange polyethylene laminar safety fencing.
4. All contractors must be made aware of the areas designated for protection. No disturbance can occur within the tree protection areas including the following:
    a. Parking and Storage of debris or materials, including topsoil or the disposal of hazardous wastes or concrete washout is prohibited within the dripline of protected trees.
    b. Attaching of nails, ropes, cables, signs, or fencing to any tree designated for protection.
5. If any area within the critical root zone will be disturbed for any reason, a registered landscape architect or certified arborist, may recommend measures to minimize any potential impact and certify that the activity will not damage the tree under normal circumstances.
6. The developer should coordinate with utility companies early in the design process to resolve potential conflicts about the placement of utilities and landscape requirements. Utilities must either be placed outside of the tree protection area or, with planning department approval, tunneled at least two feet directly below the tree roots, to minimize root damage.
7. If silt fencing is required to control sedimentation, the fencing must be placed along the uphill edge of a tree protection zone in order to prevent sediment from accumulating in the critical root zone area.

6-6.9 | MAINTENANCE AND REPLACEMENT

The owner of the property shall be responsible for protecting and maintaining the plants in the designated preservation areas in a healthy, growing condition and for keeping the area free of refuse and debris. The owner of the property shall be responsible for replacing the vegetation if they are destroyed or substantially damaged with trees whose total diameters equals the damaged or destroyed tree or trees at BHD.

6-6.10 | PROTECTION PLAN

A Protection plan may be required as part of any landscaping plan as determined by the Director. Protection plans shall include and comply with the following standards:

1. The Protection plan shall include a location plan and boundary line survey of the property.
2. The Protection plan shall show the areas where trees, vegetation, and soils are to be protected and preserved and the areas where trees, vegetation, and soil are to be removed or modified.
3. The protection plan shall demonstrate compliance with all vegetation protection standards of this Section.
4. The Protection plan must show there will be no disturbances within critical root zones of trees. A critical root zone shall be protected from encroachment and damage. The preferred method is to restrict access by installing a barrier to keep materials, people, or equipment out of the critical root zone. The critical root zone area shall remain free of all building materials and debris.
5. Once a protection plan has been approved, no preserved tree shall be removed unless the city determines that there is no reasonable way the property can be otherwise developed, improved, or properly maintained, and the tree itself retained.

7 BUFFERYARD STANDARDS

7-1 | PURPOSE, INTENT, AND APPLICABILITY

7-1.1 | PURPOSE AND INTENT

This Chapter establishes standards for the dimensions and improvement requirements of buffer yards between land uses and/or zoning districts. The yard provides transition between incompatible uses by requiring a landscape yard of a minimum specified depth along the shared property line. Buffer yards shall provide a year-round visual, noise, and dust barrier.

In some instances, a buffer yard may not be required by the Planning Commission. These include, but are not limited to, instances where the rear wall of a commercial building is located on the rear property line or where an alley is located between a commercial property that abuts a residential property. Where it proves difficult to meet the buffer yard requirements of this Ordinance due to pre-existing site constraints, the body approving the landscape plan may approve alternative approaches or waive requirements. Likewise, the Planning Commission may require additional buffers when deemed necessary to meet compatibility between dissimilar uses i.e. industrial adjacent to single-family residential.

7-1.2 | APPLICABILITY

All new development shall comply with the standards of this Section.

1. **Repair or Renovation.** A building may be repaired or renovated without requiring buffering per the requirements of this UDO provided there is no increase in gross floor area.
2. **Minor Site Change.** When a building or site is increased in gross floor area or improved site area by twenty-five (25) percent or less, buffering is required only for the additional floor area or improved site area. Improved site area shall include site improvements such as utility installations, landscape modifications, additional impervious surfaces (including parking), and/or construction of structures.
3. **Major Site Change.** When a building or site is increased in gross floor area or improved site area by greater than twenty-five (25) percent, both the additional

area and existing area must conform to the buffering standards in this UDO, to the maximum extent possible. Improved site area shall include site improvements such as utility installations, landscape modifications, additional impervious surfaces (including parking), and/or construction of structures.

4. **Change in Use.** A change in principal use shall not require compliance with this Section, unless explicitly stated otherwise in this UDO.
5. **Single-Family Exemption.** Development or redevelopment of individual single-family dwellings, not part of a new subdivision approval, are exempt from the standards of this Section.

7-2 | STANDARDS

7-2.1 | GENERAL STANDARDS

A perimeter buffer (i.e., buffer) area is determined exclusive of any required setback, however perimeter buffers may be located in required setback. Perimeter buffering shall comply with the standards below:

1. Perimeter buffer areas must be located within the outer perimeter of the lot, parallel to and extending to the lot line. Buffers are understood to be located and measured from the property line.
2. Perimeter buffer areas shall consist of a landscaped buffer intended to mitigate and screen the property from adjacent properties. No buildings, structures, principal or accessory uses, nor parking or drive aisles are allowed in the buffer. Uses such as driveways, pedestrian or bicycle trails, utilities, stormwater, parks, and general open space are allowed within required buffers.
3. Perimeter buffers begin at the common property line, immediately abutting the adjacent property.
4. Where there is a perimeter easement (such as a drainage or utility easement) that does not allow for the installation of the buffer, then the required buffer shall be placed as close to the property line, adjacent to the easement, as possible.
5. Required plant material shall be planted within the buffer.
6. Plant material may be planted parallel to the buffer perimeter or may be meandered for aesthetic purposes. Buffers may incorporate greater width and additional plant materials.

7. Fences, walls, and berms shall be installed inside the buffer, not along outer perimeter and / or boundary line. The highest point of any berm shall exist in the middle of the required buffer. Any required fence or wall shall be installed at the highest point of the berm.
    a. Consistent with Section 6-5.3.9., fences/walls within Type A, B and C are optional; where a wall or fence is not provided, the required number of canopy trees are increased by one (1). For example if a wall is not provided in Type A, the required Canopy Trees increases from 3 to 4 per 100 LF.
8. Where non-residential uses abut residential uses, required plant material shall be installed in front of any required fence so the required plant material is completely visible from the adjacent property or right-of-way and meets the standards of this UDO. The reverse applies when residential uses abut non-residential.
9. Trees and plants may be clustered. Except where limited by a driveway, utility / easement, a maximum twenty (20) foot gap between plantings is permitted.
10. Minimum shrubs and hedges may be double staggered.
11. Buffers may be waived in areas where existing vegetated areas will remain undisturbed. Supplemental planting may be required.
12. The minimum width of the required yard may be reduced by up to fifty percent (50%) with the provision of a brick or stone wall at least six (6) feet in height running the length of the reduced width. The quantity of required evergreen trees and shrubs may also be reduced by fifty percent (50%). The quantity of required shade trees shall not be reduced. Fencing may be installed within drainage or utility easements provided it does not interfere with drainage or the utilities within the easement.
13. The minimum width of a required buffer yard may be reduced by up to thirty-three percent (33%) with the provision of a solid wood fence or heavy-duty commercial grade fence at least six (6) feet in height running the length of the shared property boundary. The quantity of required shade trees may not be reduced. Fencing may be installed within drainage or utility easements provided it does not interfere with drainage or the utilities within the easement.

14. The required buffer yard shall not contain any development, impervious surfaces, or site features that do not function to meet the standards of this subchapter or that require removal of existing vegetation, unless otherwise permitted in this Ordinance. The following items shall be permitted within buffer yards provided that, in the opinion of the Planning Commission, the intent of the buffer yard is not compromised and damage to existing vegetation is minimized:
    a. Sidewalks, trails, and bike paths;
    b. Fences and walls;
    c. Required landscaping;
    d. Stormwater retention or detention facilities and best management practices, provided they do not interfere with the performance and maintenance of the buffer area;
    e. Driveway or parking lot drive aisles provided they cross the buffer yard at a ninety (90) degree angle to the yard or do not encroach into the yard in a parallel fashion for more than thirty-five (35) feet. In the latter instance, a six (6) feet tall brick or stone wall shall be installed within the encroached area.
    f. In the event that utility lines are installed within a buffer yard in a manner that is parallel to the buffer, additional width shall be added to the yard in an amount equivalent to the amount occupied by the utility lines and any associated easements. Any path cleared by utility installation shall be replaced with plant materials consistent with what was removed.
15. Existing vegetation (excluding exotic or nuisance) located within the required buffer yard and meeting the minimum size requirements in this subchapter may be credited toward the buffer standards. The amount of credit shall be at the discretion of the Planning and Codes Director, and shall be based on the quality, size, projected longevity and function of the vegetation.
16. When a new residential development will create double frontage lots, the Planning Department may require that a Buffer Type C be placed along the rear of the double frontage lot to screen the rear from the roadway.

7-2.2 | BUFFERYARD TYPES

Table B.7.1 Bufferyards

BUFFERYARDS				
	BUFFER A	BUFFER B	BUFFER C	BUFFER D
WIDTH	10 FT	15 FT	25 FT	50 FT
CANOPY TREES	3	3	4	8
UNDERSTORY TREES	0	1	2	4
SHRUBS	40	50	60	60
FENCE HEIGHT	N/R*	6 FT	N/P	N/P
WALL HEIGHT	N/R	N/R	6 FT	8 FT
BERM HEIGHT	N/R	N/R	N/R	5 FT

Notes:

N/R = Not Required N/P = Not Permitted

Measurements provided are per 100 linear feet and are minimum standards.

Plant materials required are quantities.

* = Optional

To determine the total number of plants required, the length of each side of the property requiring a landscape buffer yard shall be divided by one hundred and multiplied by the number of plants shown in the illustration. Required plant material shall be planted within the buffer; exceptions may be approved per an alternative planting plan.

Figure B.7.1 Buffer Type A

Buffer Type A
10' WIDTH
3 CANOPY TREES PER 100 LF
40 SHRUBS PR 100 LF
FENCE: OPTIONAL: 6 FT (if Fence provided, shall be adjacent to proposed development)

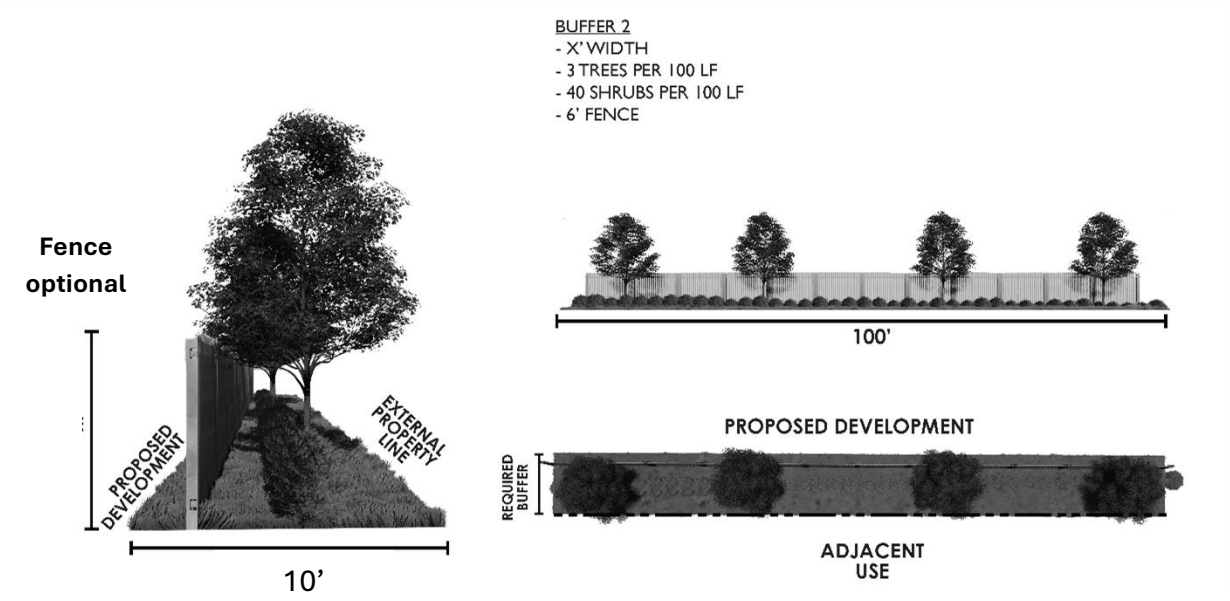


Figure B.7.2 Buffer Type B

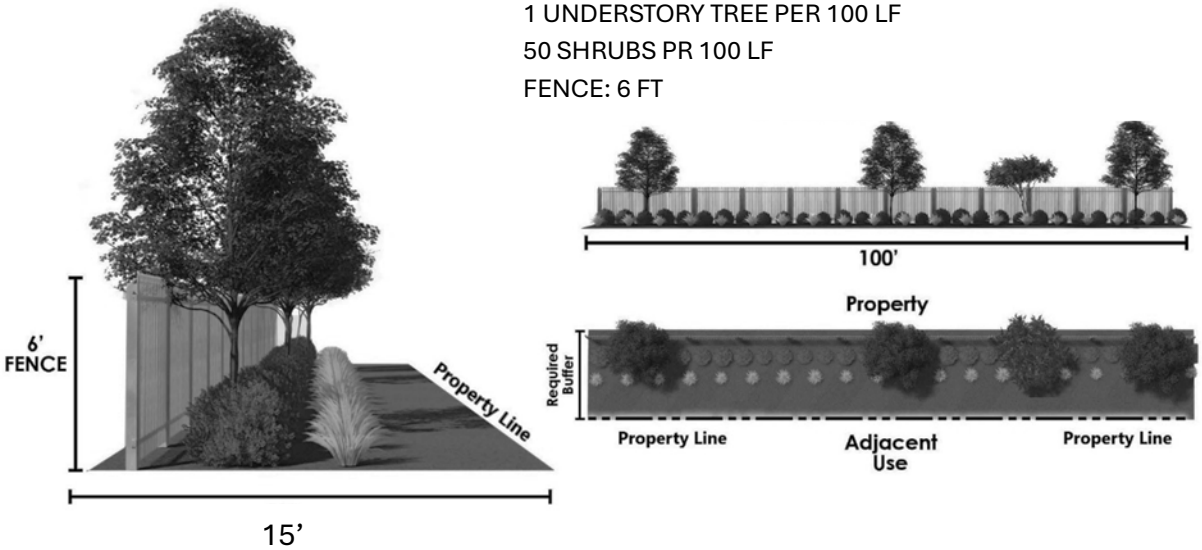


Figure B.7.3 Buffer Type C

Buffer Type C
25' WIDTH
4 CANOPY TREES PER 100 LF
2 UNDERSTORY TREES PER 100 LF
60 SHRUBS PR 100 LF
WALL: OPTIONAL: 6 FT

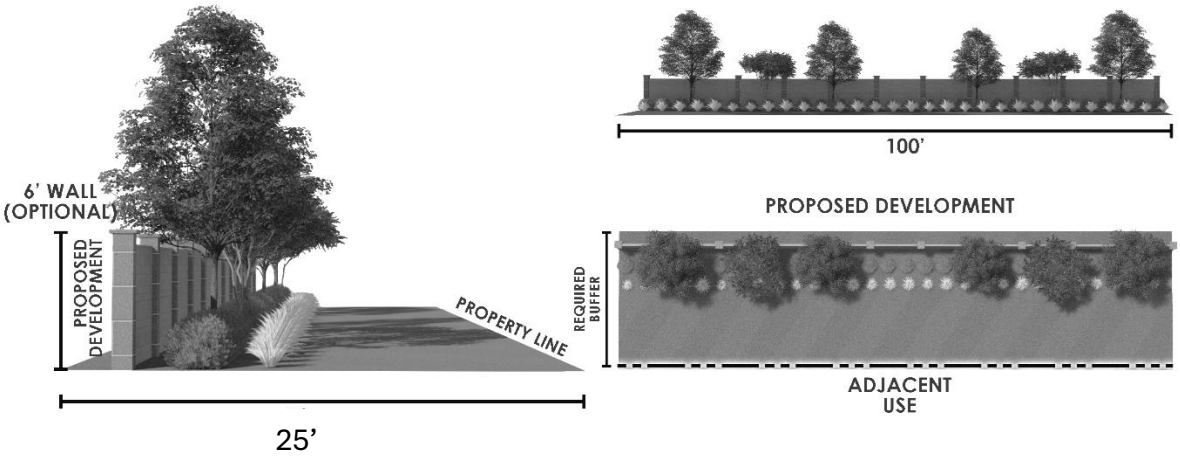
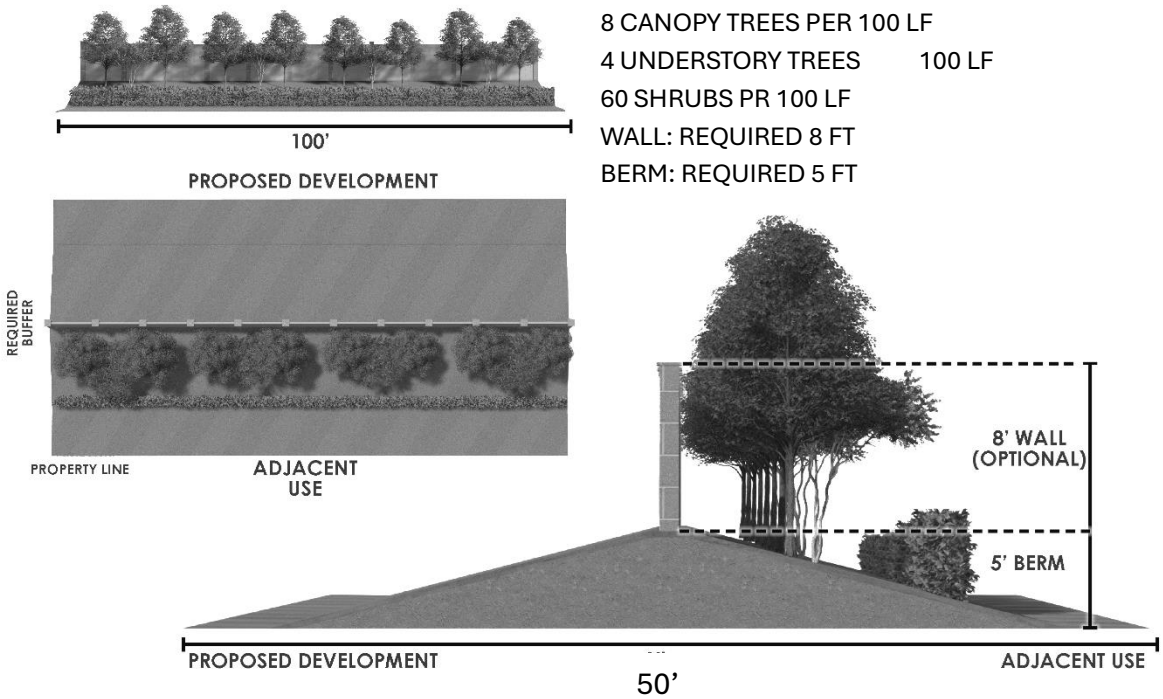


Figure B.7.4 Buffer Type D

Buffer Type D
50' WIDTH
8 CANOPY TREES PER 100 LF
4 UNDERSTORY TREES 100 LF
60 SHRUBS PR 100 LF
WALL: REQUIRED 8 FT
BERM: REQUIRED 5 FT



7-2.3 | FRONTAGE BUFFERYARD STANDARDS

Parking Areas Adjacent to Public Streets. See also Section B.5-11 Parking Area Screening and Landscaping for specific Parking Area buffer and landscape standards. Parking areas adjacent to public streets shall be separated from the edge of the right-of-way by a perimeter planted landscape strip. The public right-of-way and areas reserved for future rights-of-way in compliance with the adopted major street plan shall not be used to satisfy the requirements of this Section. Perimeter landscape strips shall be continuous and unbroken except for driveways or sidewalks required to access the parking area. No single driveway/sidewalk penetration shall exceed thirty-five feet.

Perimeter landscape strips adjacent to public streets with four or more travel lanes (as classified by the major street plan) shall be a minimum of ten feet in width, unless: (a) the strip includes a permanent finished wall no less than thirty inches in height; or (b) the required trees are planted in islands between the parking spaces. In such cases the perimeter landscape strip may be reduced to five feet in width.

Perimeter landscape strips adjacent to public streets with less than four travel lanes (as classified by the major street plan) shall be a minimum of five feet in width, unless: (a) the strip includes a permanent finished wall no less than thirty inches in height; or (b) the required trees are planted in islands between the parking spaces. In such cases the perimeter landscape strip may be reduced to two and one-half feet in width.

Permanent landscape strips which use walls or earthen berms are desirable for the reliability of the screening effect they provide. Berms shall not have slopes steeper than 2:1 (horizontal to vertical). Berms with slopes flatter than 4:1 may be stabilized with lawn grasses, and berms with slopes in the range 2:1 to 4:1 shall be stabilized by a continuous perennial plant groundcover which does not require mowing in order to maintain a neat appearance. The wall or combination of berm and perennial groundcover shall be a minimum of two and one-half feet in height.

7-2.4 | BUFFERYARD TYPES BY DISTRICT

Buffer yards shall be provided according to the matrix shown below. First identity the type of zoning for the proposed development along the left side of the matrix. Find where the zoning type of the proposed development and each adjoining property intersect on the matrix. If a buffer is required, a capital letter will indicate the type of

buffer to be applied. If the proposed use within a zone is also listed as a permitted use within a less-intensive zone, the corresponding class for the less intensive zone may be applied. For example, a proposed commercial use within an industrial zone may be classified as a commercial zone for the purposes of the matrix.

Table B.7.2 Bufferyard Types by District

BUFFERYARD TYPES TABLE												
	ZONING DISTRICT OF PROPOSED SITE DEVELOPMENT →											
↓ ZONING DISTRICT OF ABUTTING SITE	AG-RR	RL	RM	RH	CBS	MUC	GC	OP	IL*	IH*	PDR	PDC
AG-RR		A	B	B	D	D	C	C	D	D	B	B
RL	A		B	B	D	B	B	B	D	D	C	B
RM	A	B		B	D	B	B	B	D	D	C	B
RH	A	B	B		D	B	B	B	D	D	C	B
CBS	D	C	C	C				A	A	A	B	B
MUC	D	D	D	D				A	A	A	B	B
GC	D	D	D	C					D	D	B	B
OP	C	C	C	C					D	D	B	B
IL	D	D	D	D	D	D	D	D			D	D
IH	D	D	D	D	D	D	D	D			D	D
PDR	B	C	C	C	C	B	B	B	A	A		C
PDC	B	C	C	C	C	B	B	B	A	A	C	

Notes: * Planning Commission may require up to a 50% increase in buffer width and opacity where adjacent to certain uses as deemed appropriate by the Director.

7-3 | RESPONSIBILITY FOR BUFFERYARD INSTALLATION

1. Where a developing parcel is adjacent to a vacant parcel, the developing parcel shall provide one hundred percent (100%) of the buffer yard required adjacent to the vacant land.
2. Where a developing parcel is adjacent to an existing use, the developing parcel shall provide the full buffer yard required adjacent to the existing use.
3. Where all or part of a buffer yard exists on the adjacent developed parcel, but the yard does not fully comply with the standards of this subchapter, the developing parcel shall be responsible for providing all the additional planting material required to conform to the above stated buffering requirements. City may require a greater buffer based on proposed use.
4. If the existing developed parcel contains a buffer meeting the standards of this subchapter, then the developing use is not required to provide a buffer.

7-4 | ALTERNATIVE BUFFERYARD

7-4.1 | GENERAL STANDARDS

The Planning and Codes Director may approve an alternative landscaping plan in the case of unique topography, location of site features, or if size of parcel influences compliance with this Section. The alternative landscaping plan shall include the following visual examples:

1. The alternative landscaping plan provides landscaping that is consistent with the intent outlined in this Section;
2. Tree planting requirements are not reduced and no invasive vegetation is included in the alternative landscaping plan:
3. All tree protection requirements of this Section are met.
4. The alternative landscaping plan provides landscaping that is equal or superior to the standards of this Section.

7-5 | SCREENING OF SERVICE AREAS, MECHANICAL EQUIPMENT, AND DISPLAY

7-5.1 | PURPOSE AND INTENT

This Section defines the minimum required screening standards for service areas, mechanical equipment and commercial vehicle storage areas within the City of White House. The standards of this Section intend to minimize potential nuisances between services areas and mechanical equipment from neighboring properties including noise, pollution, and lights.

7-5.2 | APPLICABILITY

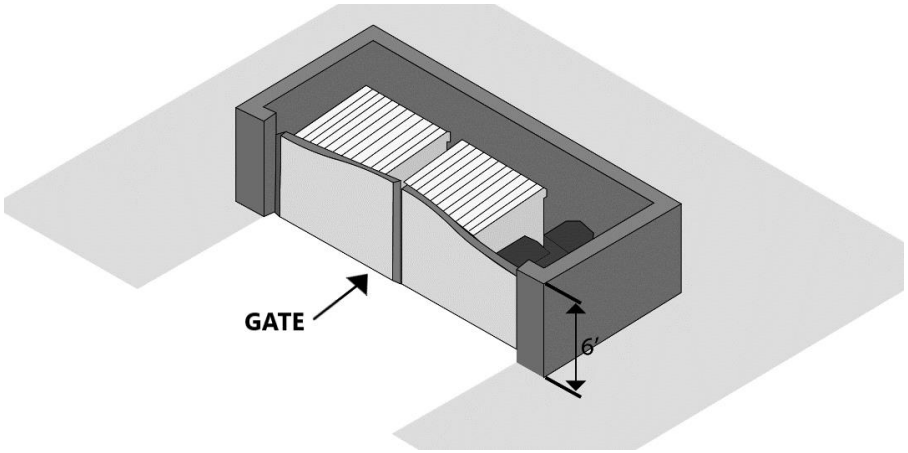
All new service areas, installation of mechanical equipment, and commercial vehicle storage areas shall comply with the standards of this Section.

7-5.3 | SERVICE AREA

Service areas shall include all trash and recycling (dumpsters), compactor, and similar areas.

1. Service areas shall only be located on the rear or side of buildings.
2. Service areas shall be screened on three (3) sides by a fence or wall enclosure a minimum six (6) feet in height. The fourth side shall be a solid gate a minimum six (6) feet in height. The fence or wall shall comply with the design and material standards of this UDO.
3. The enclosure and gate shall be maintained in clean, good, working order and be maintained in its permitted state. The gate shall remain closed except when trash pick-up occurs.

Figure B.7.5 Service Area Illustrative Example

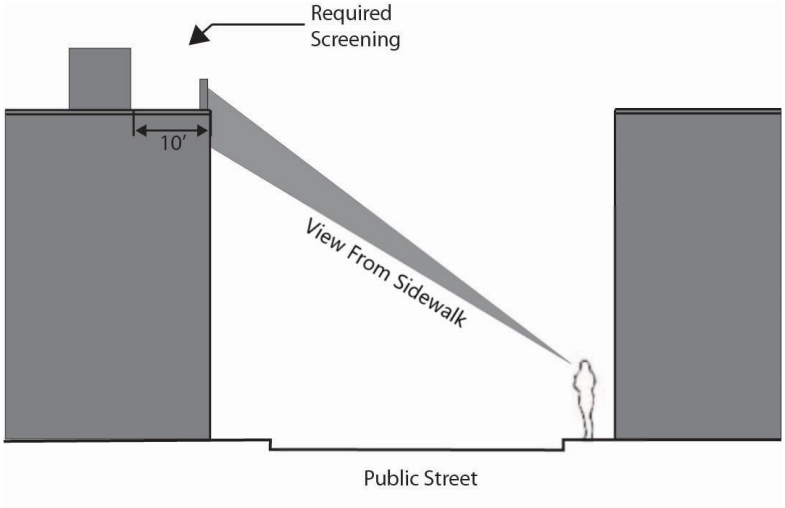


7-5.4 | ROOF MOUNTED MECHANICAL EQUIPMENT

Rooftop mechanical equipment shall comply with the following standards:

1. Be setback from the edge of the roof at least ten (10) feet.
2. Be screened from view of pedestrians at the ground level of the abutting public street or adjacent property through the use of a screen, parapet wall, or architectural element.
3. The required screen, parapet wall, or architectural element shall consist of a design that is similar to the principal building in terms of material, texture, and color.

Figure B.7.6 Roof Mounted Visual Appearance Illustrative

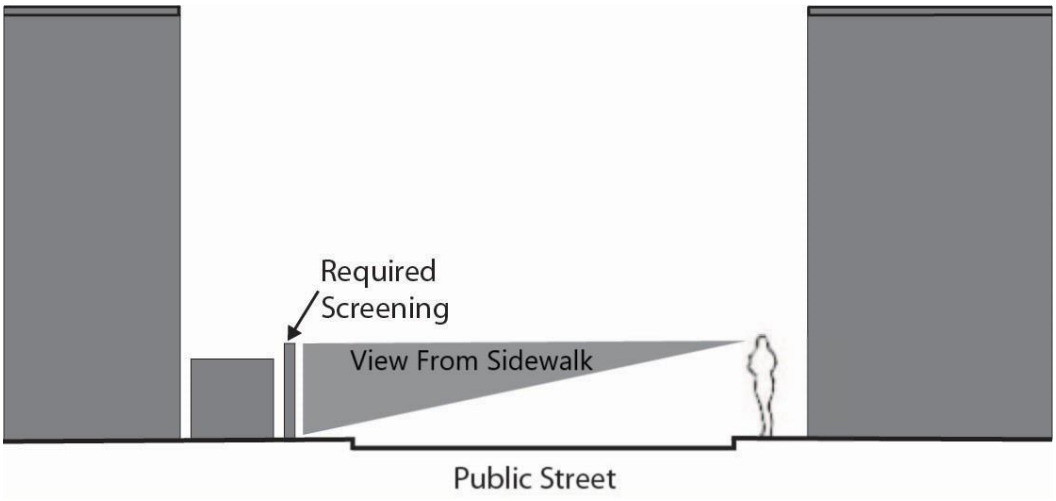


7-5.5 | GROUND MECHANICAL EQUIPMENT

Mechanical equipment located on ground level, and in-ground dumpsters, shall comply with the following standards:

1. Be located so that equipment is minimally visible from all pedestrian paths and rights-of-way.
2. Not encroach into pedestrian paths or sidewalks.
3. If visible from public rights-of-way or pedestrian path (not including an alley), the mechanical equipment shall be screened by a screen, landscaping, wall, or fence that meets the standards of this Section. The required screen, wall, or fence shall be similar to the principal building in terms of material, texture, and color.
4. Screening of the mechanical equipment shall be equal to or greater than the height of the mechanical equipment.

Figure B.7.7 Roof Mounted Visual Appearance Illustrative



7-5.6 | WALL MOUNTED EQUIPMENT

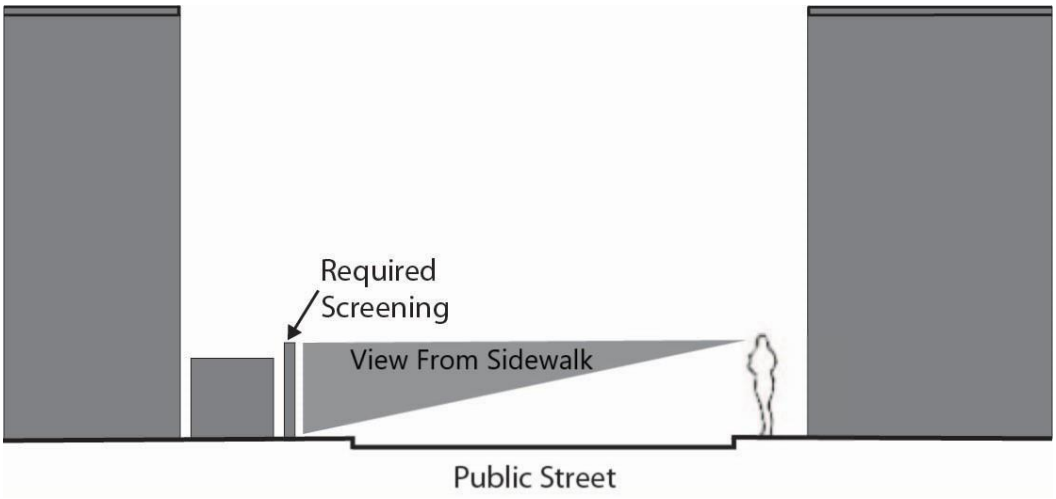
All equipment mounted on the walls of buildings shall comply with the following standards:

1. Unless equipment is required for life-safety, wall mounted equipment shall not be installed on a wall within ten (10) feet of a sidewalk.
2. If visible from public rights-of-way or sidewalk (not including an alley), the mechanical equipment shall be screened by a screen, landscaping, wall, or fence

that meets the standards of this Section. The required screen, wall, or fence shall be similar to the principal building in terms of material, texture, and color.

3. Screening of the mechanical equipment shall be equal to or greater than the height of the mechanical equipment.

Figure B.7.8 Ground Mounted Equipment Visual Illustrative



7-5.7 | MISCELLANEOUS UTILITY SERVICE AREAS

Utility service areas located outside the public right-of-way must be screened from public view. Screening shall consist of landscaping, fence or wall meeting the design requirements of this Section. Screening is not required for utility service areas that are related to emergency services (i.e. fire hydrants).

7-5.8 | COMMERCIAL VEHICLE STORAGE AREAS

Areas used to store commercial vehicles categorized as class 4 or higher of the Federal Highway Administration 13 Vehicle Category Classification must be screened from public view when viewed from the public right-of-way. Screening shall consist of landscaping, fence or wall meeting the design requirements of this Section.

8 OPEN SPACE

8-1 | PURPOSE, INTENT, AND APPLICABILITY

8-1.1 | PURPOSE AND INTENT

The purpose of this Section is to provide for open space and that requires preservation of natural features, ensures access to open areas, provides active and passive recreational opportunities, adds to the visual character of a development, and provides other public health benefits. Further, this Section intends to:

1. Define minimum open space requirements;
2. Require for maintenance and upkeep of open spaces.
3. Promote open space that is accessible to the public in applicable developments; and
4. Expand opportunities for connectivity and quality of open spaces provided in the City.

8-1.2 | APPLICABILITY

All new development shall comply with the standards of this Section.

1. **Repair or Renovation.** A building may be repaired or renovated without requiring open space per the requirements of this UDO provided there is no increase in gross floor area.
2. **Minor.** When a building or site is increased in gross floor area or improved site area by twenty-five (25) percent or less, open space is required only for the additional floor area or improved site area. Improved site area shall include site improvements such as utility installations, landscape modifications, additional impervious surfaces (including parking), and/or construction of structures.
3. **Major.** When a building or site is increased in gross floor area or improved site area by greater than twenty-five (25) percent, open space must be provided for the total of the entire property. Improved site area shall include site improvements such as utility installations, landscape modifications, additional impervious surfaces (including parking), and/or construction of structures.
4. **Change in Use.** A change in use shall not require compliance with this Section.

8-1.3 | EXEMPTIONS

1. **Single-Family.** Development or redevelopment of individual single-family dwellings, not part of a new subdivision approval, are exempt from the standards of this Section.

8-2 | OPEN SPACE FORMS

Required open space shall be implemented through permitted open space forms identified in this Section. Open spaces forms shall allow for public areas, semi-public areas, and / or private outdoor areas. All open space areas shall be landscaped in accordance with this UDO and provide uniform design and coordinated experiences for the user. The following open space forms are identified below:

1. **Small Open Space**
    a. **Pocket Park.** Pocket parks are defined as a small open space. Pocket parks are primarily intended to provide small active or passive recreation opportunities and act as a gathering space for residents or customers. Features may include small shade structures, gazebos, seating areas, multi-purpose lawn space, playgrounds, community gardens, dog parks, trails, or natural elements such as a stream or pond.

Figure B.8.1 Pocket Park



    b. **Active Use Areas.** Active use areas are primarily intended to allow for pedestrian activity within nonresidential developments and shall comply with the following standards.

i. Active use areas shall provide attractive, safe, and functional environments for the gathering of people, eating and drinking, and small-scale outdoor uses in a nonresidential environment.
ii. Active use areas may include outdoor dining, small outdoor music venues, or flexible urban space.
iii. Active use areas shall be a minimum one-hundred (100) square feet in area.
iv. Shall not be located adjacent to AG-RR and or RL; additional setbacks and or buffers may be required where adjacent to RM.

Figure B.8.2 Active Use Area (AUA)



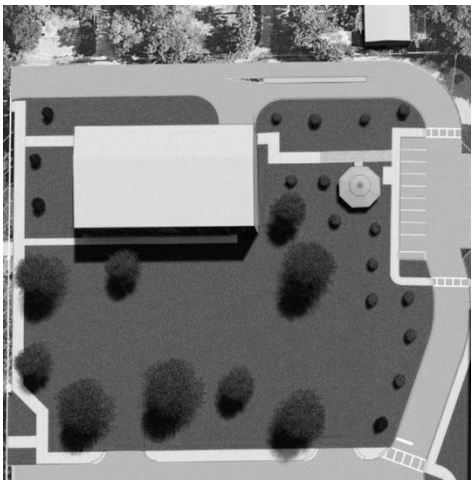
2. **Medium Open Space**
    a. **Amenity Center.** Amenity centers are defined as small or medium open spaces and include a combination of enclosed and open areas. Amenity centers provide recreational opportunities and are typically included in residential developments. Amenity centers may include features such as pools, splash pads, clubhouse, small scale recreational facilities such as pickleball, soccer, or shuffleboard, lawn games, and pavilions. Pavilions associated with an amenity center are open air structures that typically allow for shade, outdoor concerts, exhibits, and other activities commonly associated with neighborhood events. Designs of amenity centers and pavilions should be similar in architecture and material as the residential development.

Figure B.8.3 Amenity Center



b. **Green.** Greens are defined as small or medium open spaces. Greens provide more informal, natural spaces supporting active or passive recreation opportunities. Greens are typically bounded by rights-of-ways and the fronts of buildings. Greens may provide features such as multi-purpose lawn space, lawn games, playgrounds or play spaces, and limited small scale recreational facilities such as pickleball or soccer.

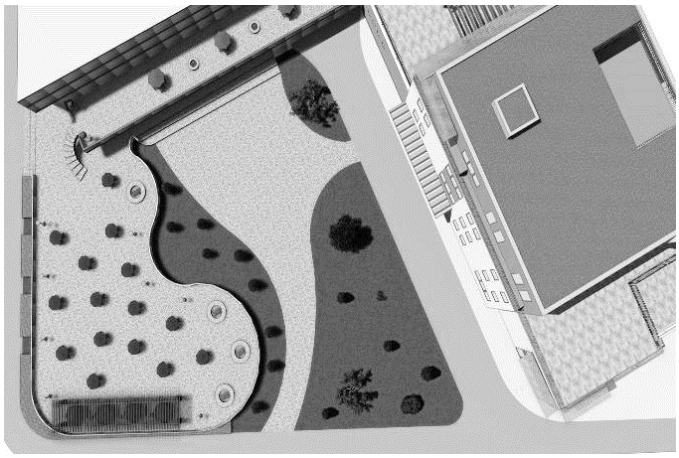
Figure B.8.4 Green



c. **Plaza.** Plazas are defined as small or medium open spaces. Plazas serves as a gathering place for civic, social, and commercial purposes. A plaza may contain a greater amount of impervious coverage than any other

open space type. Plazas are typically located in the front or sides of a building or group of buildings and may not be located in the rear of the building or property. Pedestrian features such as shade structures, benches, tables, fountains, and public art are required.

Figure B.8.5 Plaza



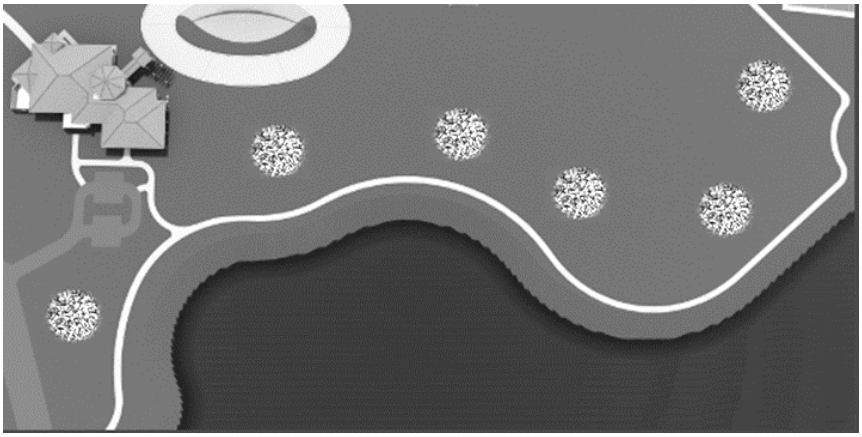
d. **Square.** Squares are defined as small or medium open spaces. Squares serve as a more formal open space type for gathering for civic, social, and commercial purposes. Squares are typically rectilinear in shape and are bordered on all sides by a vehicular right-of-way (public and private), which, together with building frontages, creates a definition and boundary. Features may include seating areas, pedestrian facilities, play areas, shade structures, gazebos, seating areas, playgrounds, public art, statues, and monuments.

Figure B.8.6 Square



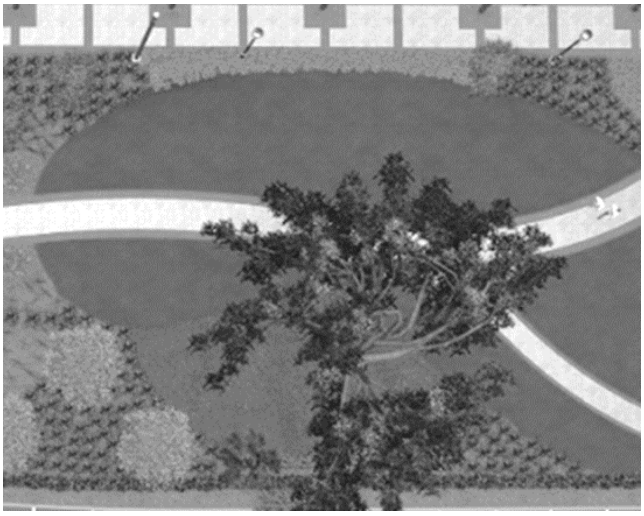
3. **Large Open Space**
    a. **Linear Park.** Linear parks are defined as medium or large open spaces. Linear parks may be formalized based on function (i.e., provide multimodal or connectivity opportunities). Linear parks typically take advantage of scenic environmental attributes and follow an existing natural feature including but not limited to a stream, wetland system, or man-made feature that appears to be a natural feature including but not limited to greenways. Features may include natural environmental features such as streams, benches, picnic tables, lawn games, and shade structures.

Figure B.8.7 Linear Park



    b. **Neighborhood Park.** Neighborhood parks are defined as medium or large open spaces. Neighborhood parks are intended to be a substantial component of a development and provide formal or informal active and passive recreational activities opportunities. Neighborhood parks typically serve as a medium or large open space area for residential subdivisions, planned developments, and mixed-use centers.

Figure B.8.8 Neighborhood Park



8-3 | OPEN SPACE REQUIREMENTS

8-3.1 | MINIMUM OPEN SPACE REQUIREMENT

The minimum amount of open space required in a development shall be in accordance with this Section. Nothing in this Section shall restrict the development from providing more than the minimum required open space than what is required in this Section. The gross square footage of open space area shall be used in the calculation of open space percentage requirements. Vehicle use areas, streets, driveways, and sidewalks required per this UDO may not be used toward open space calculations unless explicitly stated in this Section. The amount of open space required shall be the greater of the following: 0.5 acres or the percentage identified in subsection (1), (2), (3) and (4) below. For example, if the percentages below do not equate to a minimum 0.5 acres, the project shall provide the minimum 0.5 acres; where the following percentages are greater than 0.5 acres, then that amount shall be required.

1. **Residential Zoning Districts.** All new development subject to this Section within the traditional residential zoning districts as defined in Section B.1-2 Residential Districts, shall require a minimum ten percent (10%) open space of the total development size. The required ten percent (10%) open space shall also comply with the following additional standards:

a. **Less Than 50 Acres.** For residential developments less than fifty (50) acres in size, required open space shall include at least one (1) small open space type and one medium open space type, as defined in Section B.8-2 Open Space Forms. If the residential development is less than ten (10) acres, the development shall one (1) medium open space type or combination of two (2) small open space types and also comply with the minimum ten percent (10%) open space requirement. A design alternative may be permitted by the Planning and Codes Director for one (1) large open space type.
b. **Greater Than 50 Acres.** For residential developments greater than fifty (50) acres in size, required open space shall include at least one (1) small or medium open space type and one (1) large open space type, or shall include one (1) small open space type and two (2) medium open space types, as defined Section B.8-2 Open Space Forms. For residential developments greater than fifty (50) acres in size, in addition to the required open space types, at least fifty (50) percent of homes must be within one-half (1/2) mile of a medium or large open space type.

2. **Mixed-Use Zoning Districts.** All new development subject to this Section within mixed-use districts as defined in Section B.1-3.4 Mixed-Use Commercial, shall require a minimum of fifteen percent (15%) open space of the total development size. The required fifteen percent (15%) open space shall also comply with the following additional standards:
    a. **Less Than 25 Acres.** For mixed-use developments less than twenty-five (25) acres, required open space shall include at least two (2) small open space types, as defined in Section B.8-2 Open Space Forms above.
    b. **25-50 Acres.** For mixed-use developments greater than twenty-five (25) acres, but less than fifty (50) acres in size, required open space shall include at least two (2) small open space types and one (1) medium open space type, as defined in Section B.8-2 Open Space Forms above.
    c. **Greater Than 50 Acres.** For mixed-use developments greater than fifty (50) acres in size, required open space shall include at least three (3) small open space types and two (2) medium open space types, as defined

in Section B.8-2 Open Space Forms above. Alternatively, three (3) small open space types may be substituted for one (1) medium open space type, however all percentage requirements shall be met.

3. **Commercial Zoning Districts.** All new development subject to this Section within non-residential districts as defined in Section B.1-3 Commercial Districts, shall require a minimum of five percent (5%) open space of the total development size. The required five percent (5%) open space shall also comply with the following additional standards. The PC may waive and or modify this requirement during the PDMP/FDMP if in their determination and upon recommendation by the Director, alternative open spaces are provided or in close proximity and accessible to the visitors to the commercial development.
    a. **Less Than 25 Acres.** For commercial developments less than twenty-five (25) acres, required open space shall include at least one (1) small open space type, as defined in Section B.8-2 Open Space Forms above.
    b. **25-50 Acres.** For commercial developments greater than twenty-five (25) acres, but less than fifty (50) acres in size, required open space shall include at least one (1) small open space type and one (1) medium open space type, as defined in Section B.8-2 Open Space Forms above.
    c. **Greater Than 50 Acres.** For commercial developments greater than fifty (50) acres in size, required open space shall include at least two (2) small open space types and one (1) medium open space type, as defined in Section B.8-2 Open Space Forms above.
4. **Planned Developments.** Planned developments shall comply with this Section and Section B.1-5 Planned Development Districts.
    a. **Planned Commerce Development (PCD).** PCD'S shall require a minimum twenty-five percent (25%) open space. PCD's shall incorporate at least two (2) small open space types and one (1) medium open space type, as defined in Section B.8-2 Open Space Forms above.
    b. Planned Development and Planned Residential Development (PD and PRD) (Consistent with Section B.1-5. Shall require a minimum thirty-five percent (35%) open space and shall comply with the following additional standards:

i. **10-25 Acres.** Greater than ten (10) acres, but less than twenty-five (25) acres in size, required open space shall include at least two (2) small open space types and one (1) medium open space types, as defined in Section B.8-2 Open Space Forms above.
ii. **25-50 Acres.** Greater than twenty-five (25) acres in size, but less than fifty (50) acres in size, required open space shall include at least two (2) small open space types, two (2) medium open space types, and one (1) large open space type, as defined Section B.8-2 Open Space Forms above.
iii. **Greater Than 50 Acres.** Greater than fifty (50) acres in size, required open space shall include at least four (4) small open space types, three (3) medium open space types, and one (1) large open space type, as defined in Section B.8-2 Open Space Forms above. At least fifty percent (50%) of homes must be within one-half (1/2) mile of a medium or large park.

Table B.8.1 Minimum Open Space Requirement per District

MINIMUM OPEN SPACE REQUIREMENT		
ZONING DISTRICT	**MINIMUM OPEN SPACE PERCENTAGE (%)**	**MINIMUM REQUIRED OPEN SPACE FORM(S)**
Residential Districts		
0-10 Acres	10%	1
10-30 Acres	10%	2
Greater Than 30 Acres	20%	3 *1
Nonresidential Districts		
Less Than 25 Acres	5%	1
25-50 Acres	10%	2
Industrial Districts	0%	0
Mixed-Use Districts		
Less Than 25 Acres	10%	2
Greater Than 25 Acres	15%	2
Planned Developments and Design Review Districts are required to meet Open Space standards set forth as noted above.		
Notes: *1 - At least fifty (50) percent of dwelling units must be within one-half (½) mile of the majority of open space within the residential development. Cluster Subdivision Developments are subject to Open Space standards set forth in Section B.11 Cluster Development Standards.		

8-4 | OPEN SPACE DESIGN STANDARDS

The design and incorporation of open space in a development shall comply with the following standards:

1. **Evenly Distributed.** Required open space shall be, to the maximum amount practicable with respect to environmental considerations and subdivision design, evenly distributed throughout the development.
    a. **Consolidation.** Required open space requirements shall not be consolidated to meet the standards of this Section. It is the intent of this Section to require multiple open space forms of varying sizes in each development where required.
        i. If the design, layout, or proposed uses within a development makes consolidation of open space appropriate, the applicant may request a waiver of this requirement from the Planning and Codes Director. The applicant shall provide a written narrative and graphical illustrations justifying the request.
    b. **Distance.** No two open space forms shall be adjacent or within one-hundred (100) feet of each other. Active use areas are exempted from this standard.
    c. **Accessible.** Open space shall be located and designed to be easily accessible for residents and/or users of the development. Open spaces shall make accommodations to provide universal designs that can be enjoyed by different target users and provide for ADA accessibility.
    d. **Public Seating.** Public seating may be required. Public seating shall be appropriate to the intended use of the park area (i.e. benches may be appropriate for active spaces; Adirondack chairs and landscape terraces may be appropriate for passive spaces).
    e. **Receptacles.** Refuse and recycling receptacles are required at each entrance and gathering space.
    f. **Stormwater.** A maximum fifty (50) percent of total required passive open space may be stormwater facilities if publicly accessible through improved or primitive trail. For the purpose of this Section, improved and primitive trails are defined below:
    g. **Improved Trail.** An improved trail shall be defined as a clearly marked, paved, impervious trail.

h. **Primitive Trail.** A primitive trail shall be defined as an unpaved, pervious trail that consists of mulch, crushed stone, or similar material.
i. **Environmentally Sensitive/Unique Lands and Floodplains.** A maximum twenty (20) percent of total required passive open space may be environmentally sensitive or unique lands such as wetlands, protected stream buffers, rock outcroppings, and floodplains.
j. **Ponds and Lakes.** A maximum of five (5) percent of total required passive open space may be ponds and lakes not associated with stormwater retention if at least twenty-five (25) percent of the shoreline is a public edge, and public access is provided that is equivalent to the access provided to private landowners around the lake.
k. **Multi-Phased Developments.** In multi-phased developments, open space shall be provided for each phase in an amount sufficient to satisfy the open space requirements for the subject phase of development and all preceding phases of development.
l. **Areas Not Included in Open Space.** The following are not considered open space and cannot be counted toward minimum open space requirements:
    i. Private yards not part of an open space or conservation easement;
    ii. Street rights-of-way or private easements
    iii. Vehicular parking areas; and
    iv. Designated outdoor storage areas.
m. **Active and Passive Features.** Within residential developments, a minimum of twenty-five (25) percent of all required open space (gross square footage) shall be dedicated and designed to allow for active recreation features. Active recreation and passive features are identified in Table B.8.2 Active and Passive Features.
    i. Active recreation is defined as recreational features, often requiring equipment and taking place at prescribed places, sites or fields, which allow for the active recreational needs of residents or users of the development which they serve.
    ii. Passive recreation is defined as recreational features that do not require prepared facilities like sports fields or pavilions and require minimal

disruption to a site. These include such activities as walking paths and other features defined in Table B.8.2 Active and Passive Features.

Table B.8.2 Active and Passive Features

ACTIVE FEATURES	PASSIVE FEATURES
Lawn Games and Concrete Gaming Tables	Walking Trails
Hard Courts (Pickleball, Tennis, Etc.)	Boardwalks
Playgrounds	Gardens
Swimming Pools and Splash Pads	Greens
Athletic Fields (Pickleball, Baseball, Etc.)	Picnic Areas
Clubhouse, Pavilions, Amenity Centers, Gazebos, Shade Structures	Lakes and Ponds
Exercise Facilities	Lawns and Natural Areas
Plazas	Greenways

8-5 | OWNERSHIP OF OPEN SPACE

Open space is intended to remain under private ownership while still being available for public use by residents and users of a development. Ownership of open space shall remain with the owner of the land unless one of the following circumstances exist:

1. Homeowners Association (HOA) / Property Owners Association (POA). Open space may be owned in common by the owners of a development through a recognized homeowners association (or similar ownership association).
2. Nonprofit. Open space may be conveyed to a nonprofit organization (i.e. a conservation ground, land trust, etc.) for management. The nonprofit shall be required to manage and maintain the open space.
3. Dedication. Open space may be dedicated to the city during the review process if an agreement is made between the applicant and city. The city shall have final authority on which lands are dedicated to the city.

8-6 | MAINTENANCE OF OPEN SPACE

The owner of open space shall be required to maintain the open space. This shall include regular maintenance of vegetation as well as infrastructure components (stormwater facilities, paths, impervious surfaces, amenities, etc.). Failure to maintain the open space in the condition in which it was approved will result in code enforcement action and potential penalty by the city.

8-7 | GREENWAY PROTECTION

Any development along the White House Greenway that rezones to one of the PUD districts will have to fulfill the following open space and screening protection along the Greenway:

a. A 50 foot perimeter buffer.
b. Maximum Building Height of 35 feet for buildings along the Greenway.
c. A Type C landscape buffer will be required. This buffer may be amended with natural screening or fencing if approved by the Planning Commission.

9 FENCING

9-1 | STANDARDS

9-1.1 | GENERAL STANDARDS

1. Unless otherwise specified in this Section, fences and walls, whether required by this UDC or optional, shall require a fencing permit from Public Services unless otherwise permitted through building permits, or unless otherwise stated below.
2. **Exceptions.** The following do not require a permit:
    a. Internal garden area fences in residential districts. For the purpose of this Section an internal garden fence is one that is five (5) feet or more from property lines and serves the purpose of protecting garden areas from animals.
3. Fences and walls must be constructed of high-quality materials including brick and stone, stucco over concrete masonry blocks, treated wood, wrought iron, metal or similar constructed to imitate wrought iron, composite fencing, PVC vinyl, and or other like materials as approved by the Planning and Codes Director.
4. Fence heights as identified below are understood to be the height of the fence itself; posts, decorative columns, light fixtures, or other decorative details are permitted to exceed the height limit by up to one (1) foot.
5. Maximum Fence Height. In residential zoning districts and on lots used for single-family, two-family, or townhouse dwellings, fence heights shall comply with Section B.9-1.4 Residential Fence and Wall Standards. In industrial zoning districts, the maximum fence height shall be eight (8) feet. In all other districts, except where otherwise stated, fences are limited to six (6) feet above ground level and shall also comply with Appendix C, City of White House Commercial Design Standards.
6. Unless required by law, no fence or wall may be constructed of non- traditional or dangerous fence or wall materials including but not limited to, barbed wire, razor wire, scrap metal, railroad ties, or any other material determined by the Director to be detrimental to the public health, safety and welfare. Fabric sheets or nets, or

plastic, metal or vinyl sheets or slats may not be used as part of the fence or attached to a fence for the purpose of effecting privacy or required screening.

7. Except where otherwise permitted, fences in the Central Business District shall be limited to three (3) feet in height along public street frontages; all other fences may be constructed to the six (6) foot height.
8. Except where designed as an integral part of the fence, architectural features or similar, the fence supports shall extend no more than 12 inches above the top of the fence.
9. All fence support structures must be located on the inside of the fence covering material.
10. Where a fence or wall is used as part of the required screening, all required vegetation shall be planted on the exterior side of the fence or wall.
    a. Where the fence option is used to screen multifamily residential zoning types from more intense zoning, the required vegetation may be planted on the interior side of the fence or wall.
11. Bright colors including orange, yellow and red are not permitted for permanent fences. Colors should be muted.
12. **Drainage.** No fence or wall shall impede or divert the flow of water through any drainageway.
13. **Rights-of-Way and Sidewalks.** Fences shall not be located in any public right-of-way and shall be placed a minimum of two (2) feet from any public sidewalk.
14. Fences, walls and berms may encroach into required yards that have required building setback(s), except as provided in Section B.9-1.4(6).

9-1.2 | ELECTRIC AND BARBED WIRE FENCES

1. **Electric fences.** Electric fences are only permitted in conjunction with agricultural activities and industrial activities. Electrical fences are permitted by-right in the IL and IH districts whereas approved by the Planning and Codes Director in AG-RR. Electric fences must abide by the following standards:
    a. Underground electric fences that are used in conjunction with electric transponder collars for pets may be permitted in all districts.
    b. Electric fences must be driven only by a commercial storage battery not to exceed twelve (12) volts DC.

c. All electric fences shall be required to meet all safety and emergency services requirements.

2. **Barbed Wire Fences.** Barbed wire fencing is only permitted in conjunction with agriculture activities and industrial activities. Barbed wire may be approved by special use permit in other districts in accordance with the required standards of review in Section A.4-10 Conditional Use Permit and if deemed necessary to protect health and safety in association with utility structures, landfills, airports or similar civic uses.

9-1.3 | EARTHEN BERMS

1. **Earthen Berms.** Where provided, earthen berms six (6) feet high or greater, or earthen berms with combined evergreen shrub plantings reaching a minimum height of six (6) feet, may be used in lieu of not more than fifty percent (50%) of the evergreen buffer yard plantings providing the following conditions are met:
    a. Berms In Required Yards Setbacks. Berms may be located in required yards setbacks subject to the following additional standards:
        i. Required Setbacks. Fences, walls, berms, and retaining walls are exempt from setback requirements, except as provided in Section B.9-1.4(6). However, a berm may not be constructed in a manner that any portion of berms slopes extend over the property line.
        ii. Right-of-Way. No fence, wall or berm may encroach into a public right-of-way. Fences and walls shall not block any required ingress or egress point.
        iii. Clear Sight Triangle. No fence, wall, berm, or retaining wall may encroach into designated visibility triangles for driveways or for the intersections of rights-of-ways subject to this subsection.
    b. Specific Berm Standards. Berms shall conform to the following standards:
        i. Grading of Berms. Berms shall not exceed a grade of one (1) foot of rise in three (3) feet of length.
        ii. Landscaping. Berms shall be landscaped and meet all landscape requirements of this UDO.
        iii. Height. Berms shall not exceed a total of eight (8) feet above the toe of the berm.

iv. Grading of Berms. Berms shall not exceed a grade of one (1) foot of rise in three (3) feet of length.

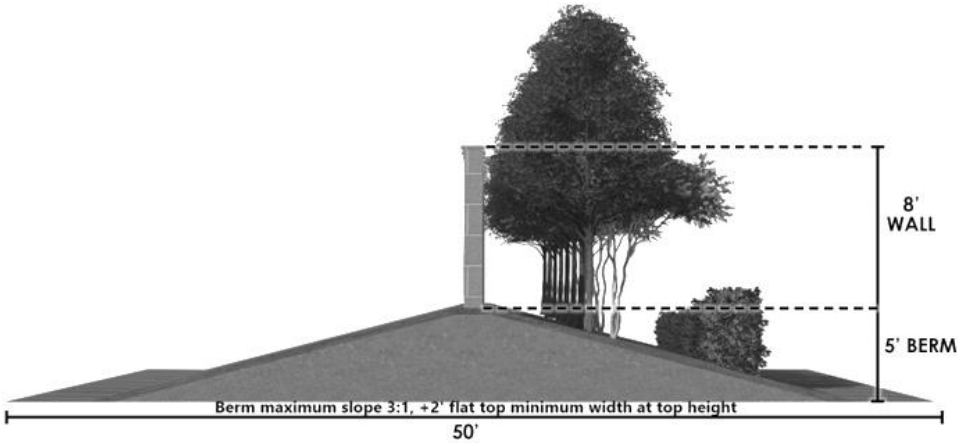
c. **Live Vegetation.** The entire berm shall be planted and covered with live vegetation.

d. **Evergreen Shrubs.** On berms less than six (6) feet in height, evergreen shrubs, if used, shall be a minimum of one foot in height at installation and shall be placed no greater than eighteen (18) inches edge to edge.

e. **Shape.** Berms shall be natural shaped, shall have a minimum crown width of two (2) feet, and shall have side sloped stabilized to sedimentations and erosion control standards.

f. **Drainage.** Berms shall not drain onto neighboring yards and cause undue pooling of water. Runoff shall be directed into appropriate drainage easements or facilities.

Figure B.9.1 Berms and Walls



9-1.4 | RESIDENTIAL FENCE AND WALL STANDARDS

(Added by Ord. No. _____, adopted _____.)

The following standards apply, in addition to Section B.9-1.1 General Standards, to fences, walls, and retaining walls in the AG-RR, RL, RM, RH, and PDR districts and on any lot used for a single-family, two-family, or townhouse dwelling. Subsections 1, 2, 6, and 8 also apply in all other districts. Fences in commercial, mixed-use, multi-family, and industrial developments are regulated by Section B.9-1.1 and Appendix C, City of White House Commercial Design Standards.

1. **Rights-of-Way.** Fences, walls, and retaining walls shall not be located in any public road right-of-way.
2. **Easements.** Fences, walls, and retaining walls shall not be located within a public utility or drainage easement in a manner that limits access to utility lines on the property or blocks or diverts drainage, as determined by City staff.
3. **Front Yards.** Fences and above-grade walls in a front yard shall not exceed four (4) feet in height. A front yard is the area between the principal structure and the primary street, extending across the full width of the lot; on a vacant lot it is the area between the street and the minimum front setback line. On corner lots, fences and walls along the secondary street may be up to six (6) feet in height only where they are located no closer to the primary street than the front building line of the principal structure; forward of that line, the four (4) foot limit applies. Fences and walls shall not be located within the clear sight triangle at any driveway or street intersection, measured thirty-five (35) feet along each leg of the road or driveway pavement and connecting those points (Section B.9-1.3(iii)). A retaining wall needed to support grade in a front yard is not limited to four (4) feet, but any fence, guardrail, or wall placed on top of it is measured with the retaining wall toward the four (4) foot limit unless required by the building code. Fence and wall height is measured from finished grade on the street side or exterior side of the fence or wall.
4. **Finished Side.** Fences and walls located in a front yard shall be installed with the finished side of the fence or wall materials facing the street and the exterior of the lot. For example, a wood privacy fence installed in a front yard shall be installed with the finished side visible from the roadway.
5. **Side and Rear Yards.** Fences located in side and rear yards shall not exceed six (6) feet in height. A fence taller than six (6) feet requires approval of a variance by the Board of Zoning Appeals (Section A.4-9.3 Zoning Variance). Any fence approved by the Board taller than eight (8) feet shall be set back a minimum of five (5) feet from the property lines, as provided in subsection 6 below.
6. **Setbacks.** Retaining walls, walls, fences, driveways, pads, mailboxes, and similar structures may be installed or constructed within minimum building setbacks. Any such structure exceeding eight (8) feet in height, and any structure used as the

foundation support wall for a connected building, shall be located a minimum of five (5) feet from the property line, or the distance established by a recorded easement, whichever is greater. This setback exception does not permit easements to be blocked or limited for drainage or access to utilities.

7. **Taller Fences and Walls.** A fence or wall exceeding the heights in subsections 3 and 5 may be approved only by the Board of Zoning Appeals through a variance (Section A.4-9.3 Zoning Variance), which may consider decorative fence and wall designs.
8. **Permits.** Fences require a fencing permit in accordance with Section B.9-1.1(1). Walls and retaining walls require separate permits because their construction may require multiple inspections.
9. **Private Restrictions.** Property owners are responsible for checking and complying with any private covenants or homeowners association fence regulations and approval processes that apply to their property. The City does not enforce private restrictions.

10 LIGHTING

10-1 | INTENT, PURPOSE, AND APPLICABILITY

10-1.1 | PURPOSE AND INTENT

The purpose of this Section is to regulate exterior lighting for applicable buildings, lots, and developments. This Section intends to:

1. Require exterior lighting at minimum levels for safety and security of motorists and pedestrians;
2. Provide standards to prevent light from excessively illuminating other properties and street rights-of-way;
3. Minimize glare;
4. Reduce light pollution;
5. Protect the night skies; and
6. Minimize other adverse effects of light intensity.

10-1.2 | APPLICABILITY

The standards of this Section shall apply to all new developments and redevelopments excluding those in Section B.10-2 Exemptions. The following shall apply in instances of repairs, renovations, and/or additions:

1. **Conformance with all applicable codes**. All outdoor lighting fixtures shall be installed and maintained in conformance with the provisions of this ordinance, and in conjunction with any applicable requirements from the National Fire Protection Association (NFPA), Energy Codes and Statewide Building Code.
2. **Applicability**. Except for the exemptions described below, light fixtures installed after the effective date of this Ordinance shall comply with the requirements of this Ordinance. This includes, but is not limited to, new lighting, replacement lighting, lighting for safety and security purposes, and any other lighting whether attached to structures, poles, the ground, or any other location. Lighting fixtures installed prior to the effective date of this Ordinance may come into compliance with this Section or continue to comply with this Ordinance.

3. **Minor.** When a building or site area is improved by twenty-five percent (25%) or less of the building or site's gross square footage, lighting subject to the standards of this Section is required only for the additional improved site area.
4. **Major.** When a building or site area is improved by greater than twenty-five percent (25%) of the building or site's gross square footage, both the additional area and existing area must conform to the lighting standards in this Section.

10-1.3 | DEFINITIONS

1. **Floodlight** is a large, powerful light used to illuminate a field or the exterior of a building.
2. **Footcandle** is a unit of light density incident on a plane (assumed to be horizontal unless otherwise specified), and measurable with an illuminance meter, a.k.a. light meter.
3. **Full cutoff** is an attribute of a luminaire from which no light is emitted at or above a horizontal plane drawn through the lowest light-emitting portion of the luminaire and no more than ten (10) percent of the lamp's intensity is emitted at or above an angle ten (10) degrees below that horizontal plane, at all lateral angles around the luminaire. A full-cutoff luminaire, by definition, also is "fully shielded."
4. **Fully shielded** is an attribute of a luminaire from which no light is emitted at or above a horizontal plane drawn through the lowest light-emitting portion of the luminaire.
5. **Glare** is excessive brightness in the field of view that is sufficiently greater than that to which the eyes are adapted, causing annoyance or loss in visual performance and visibility, so as to jeopardize health, safety, or welfare.
6. **Illuminance** is the quantity of incident light, measured in footcandles.
7. **Light trespass** is light emitted by a luminaire or lighting installation, which is cast beyond the boundaries of the property on which the lighting installation is sited.
8. **Lumen** as used in the context of this ordinance, is the light-output rating of a lamp (light bulb).
9. **Luminaire** is a complete lighting fixture assembly consisting of ballast, lamp(s), lamp holder, electrical components, light directing devices and lens or diffuser.
10. **Searchlight** is an outdoor electric light with a concentrated beam that can be turned in a required direction.

10-1.4 | EXEMPTIONS

The following are exempt from the standards of this Section:

1. Individual residential lighting that is not reviewed as part of a site plan;
2. Lighting associated with temporary uses that have been permitted, including grand openings, special events, and celebrations;
3. Temporary outdoor light fixtures used as holiday decoration;
4. Lighting located within rights-of-way;
5. Security lighting required for public spaces consistent with Crime Prevention Through Environmental Design (CPTED) or similar safety requirements;
6. FAA-required lighting on buildings and telecommunication towers;
7. Temporary lighting for construction work and/or emergency personnel;
8. Lighting for public flags, public monuments, and public statues; and
9. Lighting exempt from this Zoning Ordinance under state or federal law.

10-1.5 | PROHIBITED LIGHTING

1. No exterior lighting shall have any blinking, flashing, or fluttering lights, or other illuminating device that has a changing light intensity, brightness, or color.
2. Ornamental style light fixtures that rely on prismatic glass, acrylic, polycarbonate outer globes, or glass refractors as the only lamp shielding shall be prohibited.
3. Awnings used for building accents over doors, windows, or similar features, shall not be internally illuminated (i.e., from underneath or behind the awning).
4. Flood lights/lamps, spotlights, or any other similar lighting shall not be used to illuminate buildings or other site features unless approved as an integral architectural element on the development plan.
5. Fixtures and or lighting with exposed neon lights.
6. Fixtures that create off-site glare.
7. Solar street lights or similar.
8. Fixtures deemed architecturally inconsistent with the design guidelines.
9. Fixtures that imitate any official highway or traffic control light or sign.
10. Fixtures in the direct line of site with any traffic control light or sign.
11. Fixtures impairing the vision of vehicles traveling on any public right-of-way.
12. Privately owned light fixtures located in the public right-of-way, without an encroachment agreement approved by BOMA.

13. Searchlights, and other high-intensity narrow-beam fixtures, except when used by the Federal, State, or City authorities.

10-1.6 | MAXIMUM ILLUMINATION

1. All required maximum lighting levels are identified, calculated, and measured in maintained foot-candles.
2. Illumination shall not exceed 0.0 fc at the edge of any lot line (i.e. property line).
3. Where a single development occupies multiple lots, the maximum illumination shall be required around the perimeter of the development.

10-1.7 | LIGHTING PLAN

All applicable development per this Section shall provide a lighting plan including street lighting plan (where applicable and per Section 10-5.10 below)) to be reviewed in conjunction with a site plan and/or subdivision plan. Lighting plans, required to be provided by a lighting plan professional, at minimum shall comply with the following:

1. All proposed and existing buildings on the site.
2. Pedestrian and vehicular areas.
3. Other above-ground improvements.
4. The horizontal location of all proposed and existing outdoor lighting fixtures, including pole and wall-mounted fixtures.
5. Mounting heights of each fixture.
6. Overall height of each pole above grade.
7. Fixture details.
8. Location of externally illuminated signs and associated fixtures.
9. The location of all architectural and landscape lighting fixtures.
10. The plan must include a foot-candle plan that provides typical foot-candle contours and a point photometric grid that indicates foot-candle levels measured at grade across the site.
11. Maximum, average, and minimum site foot-candles, uniformity ratio (average and minimum), and depreciation factors are also required.
12. The plan must show initial horizontal illuminance values in foot-candles for the area to be illuminated.
13. Values must be calculated at grade and include contributions from all onsite fixtures.

14. The plan must plot foot-candles of illumination at ground level to the nearest tenth of a foot-candle, and at horizontal grid intervals of no more than ten (10) feet.
15. The plan shall show illumination level at the lot line (or perimeter of a development, if applicable) to ensure maximum illumination levels are not exceeded.
16. The manufacturer's cut sheets (specifications) for each proposed fixture must be submitted.
17. The plan shall also include fixture type, including the manufacturer's product identification catalog number, and fixture mounting height.

10-2 THROUGH 10-4 | RESERVED

10-5 | STANDARDS

10-5.1 | DESIGN STANDARDS

1. All fixtures, except for street lighting fixtures, must be cutoff.
2. Cutoff fixtures shall emit no direct up-light and shall project all of its light in a downward motion. All lighting fixtures shall be constructed and designed to prevent light from emitting upwards toward the dark night sky. Fixtures shall conform to the permitted fixtures types as adopted by the City.
3. Street lights shall be designed to be uniform throughout a subdivision or development, including the design of light structure and light color.
4. Canopy lighting fixtures shall be designed to be completely recessed within the canopy.
5. All fixtures must be incorporated into the building or site as an integrated design element through common style, material, and color.
6. Interior fixtures used to light the interior of parking garages must be shielded to prevent light spilling from the garage.
7. Light fixtures on the top deck of a parking garage shall not exceed fifteen (15) feet in height and must be shielded to prevent light spilling from the boundary of the garage deck.
8. Rooftop lighting of parking garages must be setback a minimum of fifteen (15) feet from the perimeter of the rooftop parking structure.

9. Lighting for permitted rooftop uses (such as a restaurant or lounge) shall be pedestrian in scale and not exceed twelve (12) feet in height.
    a. Rooftop lighting fixtures used for permitted rooftop uses shall be located toward the center of the rooftop, away from its edges, and not faced outward.
    b. Safety lighting may be utilized along walls or rails. All lighting shall be designed to effectively eliminate glare, shielded to prevent light spilling over the side of the building, and shall be turned off when the rooftop area is not in use.
10. Wall packs on buildings may be used at entrances to a building or to light potentially unsafe areas. They should not be intended to draw attention to the building or provide general building site lighting. Wall packs shall be fully shielded, cutoff type fixtures with concealed light sources. The lighting must be directed downward.
11. Loading/unloading docks shall only be illuminated by fixtures which feature full cutoff design and shall be affixed to an outside building wall or pole.
12. All outdoor lighting fixtures not mounted on buildings (i.e. ground-based) shall be located a minimum of ten (10) feet from a property line or right-of-way line and should be no closer than two (2) feet from any required perimeter or streetscape buffer. Undergrounding service is encouraged.
13. An illustrated example of permitted light fixture heights is provided in Section B.10-5.1 Design Standards.
14. All electric lighting shall be controlled automatically by programmed time devices, photo electric cells, or the use of technology approved by the Public Services Director. Lighting shall be on from dusk to dawn.

10-5.2 | EXTERNAL BUILDING LIGHTING STANDARDS

External building lighting shall comply with the following standards:

1. Fixtures that decoratively light a building or wall may not light above the parapet of the building or the top of the wall.
2. Floodlights, spotlights, or any other similar lighting shall not be used to illuminate buildings or other site features.

3. On-site lighting may be used to accent architectural elements but not used to illuminate entire portions of building(s) or sign(s).
4. Where accent lighting is used, the maximum illumination on any vertical surface or angular roof surface shall not exceed 5.0 foot-candles.
5. Building façade and accent lighting will not be approved unless the light fixtures are carefully selected, located, aimed, and shielded so that light is directed only onto the building façade and spillover light is negligible.
6. Motion-activated lighting shall go on only when activated and turn off within five (5) minutes of activation. Motion activated lighting shall not be triggered by movement off of the property.

10-5.3 | PARKING AREA LIGHTING STANDARDS

Lighting is required within parking areas. Lighting fixtures within a parking area shall comply with the following standards:

1. Parking area lighting fixtures shall be required to stagger the heights of light fixtures so that the tallest fixtures are in the center of the parking lot, and the lowest heights are at the perimeter of the parking area.
2. Light fixture height shall not exceed thirty (30) feet within the center of a parking area and shall decrease height to twelve (12) to fifteen (15) feet at the boundary of the parking area.
3. To avoid conflict in layout, parking lot lighting must be coordinated with parking area landscaping to ensure that vegetation growth will not substantially impair the intended illumination.

10-5.4 | PEDESTRIAN LIGHTING STANDARDS

Pedestrian lighting is required and includes lighting along internal sidewalks, multimodal paths, civic spaces, and public gathering spaces; street lighting is excluded from this. Bollard or path lighting shall not exceed four (4) feet in height. Pedestrian lighting shall provide at least 1.0 foot-candle of illumination and shall not exceed 2.0 foot-candles.

10-5.5 | SIGN LIGHTING STANDARDS

All external lighting for signs shall be designed and located to ensure there is no spillover light. Signs shall be in compliance with Section B.4-1 Signs.

10-5.6 | ATHLETIC FIELD LIGHTING STANDARDS

Lighting for athletic fields may be in excess of permitted fixture heights and illumination levels. Recreation lighting levels established by the Illuminating Engineering Society of North America (IESNA) are to be used as the standard for all athletic field lighting. All sports fields, arenas, or courts must meet the following minimum standards:

1. Fixtures must be fitted with manufacturer's glare control package.
2. Lighting must be turned off no later than one (1) hour after any event ends.
3. Fixtures must be designed with a sharp cutoff and aimed so that their beams fall within the primary playing area and immediate surroundings, restricting off-site direct illumination.
4. Lighting fixtures shall not exceed eighty (80) feet in height.
5. Spillover illumination levels at the field property lines shall not exceed 0.5 foot-candles.

10-5.7 | GAS STATION LIGHTING STANDARDS

1. All light fixtures for gas stations that are mounted on the lower surface of canopies must be fully shielded; canopy edges do not qualify as shielding.
2. Light fixtures mounted on canopies shall be recessed so that lens cover is recessed or flush with the bottom surface (ceiling) of the canopy or shielded by the fixture or the edge of the canopy so that light is restrained to seventy (70) degrees or less from vertical.
3. Lighting levels shall be no greater than fifteen (15.0) foot-candles at the edge of the canopy.
4. Areas outside service station pump island canopies shall be illuminated so that the maximum horizontal luminance at grade level is no more than ten (10.0) foot-candles.

10-5.8 | RESIDENTIAL LIGHTING STANDARDS

1. Lighting shall ensure adequate illumination while minimizing light pollution and glare. The lighting shall be consistent with the character and architectural standards of the residential area. Full cutoff or semi-cutoff fixtures shall be used to direct light downwards and reduce light pollution.
2. Illumination levels on residential streets shall be between 0.5 and 2 foot-candles.

3. Spacing between two adjacent poles should be no more than 200 feet and should be evenly distributed along the street to provide visibility to both pedestrians and motorists.
4. Except as otherwise required in this Chapter, the height of an outdoor lighting fixture (inclusive of the pole and light source) shall be a maximum of 16 feet.

10-5.9 | DECORATIVE STREET LIGHTING

1. The maximum distance between light standards on cul-de-sac and loop streets shall be three hundred (300) feet. The maximum distance between streetlights shall be three hundred (300) feet on all minor streets and multiple family access drives, two hundred (200) feet for collector streets, and one hundred seventy-five (175) feet for arterial streets.
2. Each lighting source shall have a height of not less than fourteen (14) feet above final grade.
3. Each lighting source shall have a minimum standard LED 45-watt, 6,000 lumen output. Maximum initial illumination level five (5) feet from the base of the light source shall be no greater than 3.0 foot-candles.
4. The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design. The base and extruded straight aluminum shaft shall be heavy wall, cast aluminum. The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be welded inside the base casting at the top of the access door, and externally where the shaft exists the base. The post shall have a 17” or 19” diameter base. At the top of the post, an integral tenon with a transitional donut shall be provided for luminaire mounting. The post shall have four (4) L-Type hot dip galvanized anchor bolts. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door. The foundation and anchor bolts shall meet the manufacturer’s specifications and standard footing drawings shall meet adopted building standards.
5. All other types of decorative streetlights and poles on major residential streets and non-commercial streets must be approved by the Planning Commission. Non-decorative street lighting and fixture spacing shall be determined by Cumberland Electric Membership Corporation. All electrical wiring and utilities shall comply with local utility provider requirements.

10-5.10 | STREET LIGHTING PLAN

1. If Street Lighting is proposed and or required by the City, it shall be the responsibility of the developer to develop and implement a street lighting plan. The lighting plan shall be included with construction documents required for the development. The lighting plan shall be designed by a lighting plan professional and include the following information:
    a. A grid photometric lighting plan showing pole locations and maintained horizontal luminance at grade shall be provided that shall extend until 0.0 foot-candle is maintained.
    b. Detailed drawings of poles and fixtures shall be provided.
    c. The detail shall denote the color and height of each pole and fixtures.
2. The developer shall submit their street lighting design plans on a separate sheet to the Public Services Department for review and approval. Street lighting shall be of such size and specifications as deemed appropriate by the Public Services Director, or his/her designee.
3. The use of solar lighting shall be strictly prohibited.

11 CLUSTER DEVELOPMENT STANDARDS

11-1 | PURPOSE, INTENT, AND APPLICABILITY

11-1.1 | CLUSTER DEVELOPMENT

Cluster developments are permitted within certain Residential Districts as identified in Section B.2-1 Residential Districts. Cluster developments shall be a minimum five (5) acres in size.

Cluster development allows an applicant to qualify for alternative minimum lot sizes per and a corresponding increase in permitted density to the maximum identified in the respective Residential Districts identified in Section B.1-2 Residential Districts. A density increase shall only be permitted provided all standards provided below are met; a density bonus shall not be granted if the standards of this Section are proposed for modification or variance. In accordance with Section A.4 Process and Procedures cluster subdivision developments shall meet all requirements for a subdivision, site plan and all other applicable City ordinances and this UDO, except as otherwise provided for in this UDO.

1. **Open Space.** Cluster developments shall designate at least 30% of the site for contiguous open space as defined in Section B.8 Open Space. The locations of the open space shall be reviewed at the time of rezoning and or subdivision and be dependent upon the internal layout of the project and the adjacent uses. Where properties do not require rezoning, open space shall be reviewed as part of the subdivision preliminary plat. Internally located open space may be needed to complement the overall project open space requirements, while perimeter open space may be needed to provide a transition or separation from an adjacent lower density residential or agricultural use. Open space areas may be used to fulfill the buffering required in Section B.7 Bufferyard Standards.
2. **Building and Design Standards.** The building and design standards for cluster subdivisions are increased to ensure that cluster subdivisions align with the overall character of and vision for the City of White House. Cluster subdivisions shall comply with the following building and design standards.

a. **Building Elevations.** Building elevations shall be provided for each housing type within the cluster subdivision. Elevations shall not repeat for every three consecutive structures.
b. **Exterior Building Materials:** Exterior building materials shall consist of one of the following:
    i. Brick or Brick Veneer
    ii. Stone
    iii. Other materials may be approved upon review and approval by the Planning Commission.
c. **Accent Building Materials.** A minimum of two exterior accent materials are required for each structure.

3. **Mixture of Housing (Lot) Types.** Each cluster development shall contain at least three (3) different housing types from Table B.11.1 Mix of Housing Types. No less than 20% and no more than 60% should be provided of one housing type or lot size out of the housing types to be provided:

Table B.11.1 Mix of Housing Types

TYPE	LOT SIZE	MINIMUM LOT WIDTH	LOT ARRANGEMENT/PLACEMENT
AR	40,000 sq ft	85’	External (perimeter) and Internal permitted
RL	15,000 sq ft	85’	External (perimeter) and Internal permitted
RM	15,000 sq ft	65’	Internal to site (i.e. not on periphery of boundary of development)

4. A Type C Buffer, as defined in Section B.7-2.2 Bufferyard Types, shall be provided for cluster developments. The Type C Buffer may be counted towards no more than 50% of the required open space percentage. These buffers may also allow pedestrian paths within the buffers. All buffers shall be platted as separate tracts to be owned and maintained by the Homeowner’s Association, Property Owner’s Association, or similar entity.

a. If a Cluster subdivision provides lots equal to or greater than the RL along the perimeter of the property, no buffer shall be required along that property line.

11A MULTI-FAMILY DEVELOPMENT STANDARDS

11A-1 | DEVELOPMENT STANDARDS FOR MULTI-FAMILY PROJECTS

The following standards apply to all multi-family development as defined in this UDO. These standards are carried forward from the City's previously adopted zoning regulations and apply in addition to the applicable district standards, including dimensional standards in Table B.1.5 RH District Development Standards Table, and all other applicable provisions of this UDO.

a. **Building Design.** All multi-family buildings shall be designed to meet the City of White House Commercial Design Standards in Appendix C Commercial Design Standards.
b. **Building Spacing.** The spacing of buildings containing multi-family dwellings shall be no less than the setback standards established in Table B.1.5 RH District Development Standards Table.
c. **Privacy.** Each dwelling unit shall be provided with reasonable visual and acoustical privacy. Fences, walks, and landscaping shall be provided for the protection and aesthetic enhancement of the development and privacy of the occupants, screening of objectionable views or uses, and the reduction of noise.
d. **Pedestrian Access.** Street sidewalks and on-site walks shall be provided for convenient and safe access to all living units from streets, driveways, parking courts, or garages, and for convenient circulation and access to all facilities.
e. **Landscaping and Tree Preservation.** The appearance and character of the site shall be preserved and enhanced by retaining and protecting existing trees and other site features. Additional new plant material shall be added for privacy, shade, beauty of buildings and grounds, and to screen out objectionable features. The planting plan shall be submitted with the site development plan in accordance with Section B.6 Landscaping Standards. Existing trees, shrubs, evergreens, and ground cover shall be retained to the extent that they enhance the project, are effective as a screen planting, or are useful in protecting slopes.
f. **Recreation Facilities.** Adequate recreation facilities for the residents of the project shall be provided in locations easily accessible to the living units and where they do not impair the view and privacy of living units. Attractive outdoor

sitting areas shall be provided, appropriate in size, type, and number to the needs of the residents. Well-equipped playgrounds of adequate size and number shall be provided where it is anticipated that children will occupy the premises.

g. **Access and Circulation.** Access and circulation shall adequately provide for firefighting equipment, service deliveries, furniture moving vans, and refuse collection.
h. **Parking.** Off-street parking may be grouped in bays, either adjacent to streets or in the interior of blocks. Parking areas shall generally be located in close proximity to the dwelling units they are designed to serve. At least one (1) parking space per dwelling unit shall be located so as to provide a maximum walking distance of two hundred (200) feet from the nearest entrance of the dwelling unit the space is to serve. Where appropriate, common driveways, parking areas, walks, and steps shall be provided, maintained, and lighted for night use. Parking shall comply with Section B.5 Parking, Loading and Access Standards. Screening of parking and service areas shall be in accordance with Section B.6 Landscaping Standards. Within each development, a minimum of one visitor parking space shall be provided for each five (5) dwelling units. Visitor parking may be provided by designated areas or with on-street parking.

12 WINERY STANDARDS

12-1 | SUPPLEMENTARY DISTRICT REGULATIONS AND SPECIAL PROVISIONS ACCESSORY (INCIDENTAL USES WITH WINERIES)

12-1.1 | INTENT

Specified incidental activities or uses, as regulated by the requirements of this Section and other relevant City regulations, may be allowed, when in conjunction with a winery. These uses are not permitted in the AG District in the absence of a winery on the site, nor are they permitted to become primary uses on the site.
Wineries shall be permitted by right in the AG-RR District, per TCA 6-54-126, and TCA 57-3-207. Such facilities shall comply with the Tennessee Grape and Wine Law, TCA 57-3-207, and are not regulated by this Section.

12-1.2 | DEFINITIONS

Plan of operation – A detailed plan for incidental uses, which provides specific descriptions, controls, and designs, as to how events and activities will be defined, and designed, for each incidental use. Such a plan shall attend to compliance with each requirement of this Section and other ordinances. It shall identify for each incidental use typical personnel needed, typical clientele, and shipping and receiving aspects. If necessary, mitigation for the impact of the proposed activities shall be included. Potential growth of the operation should be identified.

Small live performance – Live entertainment at an event on a single day which has a duration of no more than several hours, and which includes, but is not limited to, acts and shows such as comedy, poetry readings, and music. Small performances would not reach an attendance level which requires the use of overflow parking areas.

Small Conference – An even that includes meetings which may occur in one or more building at the winery site, including such rooms as meeting rooms, exhibition space, and with no overnight accommodations. Typical events would include, but not be limited to, conferences or retreats for the public, management or professional organizations, or service organizations. A small conference would occur over a period not to exceed five consecutive days, and

would not occupy more than 10,000 square feet of gross floor area. Catered meals are permitted.

Small Club or Similar Event – Includes a club, meet-up group, art show, or similar small event which is indoors or within the immediate groups adjacent to buildings, which us on a single day, and which has the duration of no more than several hours. Small club events would not reach an attendance level which requires the use of overflow parking areas. Catered meals are permitted.

Wedding – Includes a wedding rehearsal, catered rehearsal dinner, wedding reception, wedding ceremony, or other typically related functions.

Winery tour – An educational activity that is permitted by right, and not regulated by this Section. This may occur in buildings, on the grounds, or in vineyards.

Winery festival – A festival that is defined and regulated in the Tennessee Grape & Wine Law, which is not regulated by this Section.

Winery – any place or premises wherein wine crops are cultivated and produced, wherein wines are manufactured from any fruit or brandies distilled as the by-product of wine or other fruit or cordials compounded, which also includes a winery for the manufacture of wine, and which may include a small tasting room open to the public and incidental sales of wine accessories. A winery is considered an agricultural use.

Wine – the product of the normal alcoholic fermentation of the juice of fresh, sound, ripe grapes, with the usual cellar treatment and necessary additions to correct defects due to climatic, saccharine and seasonal conditions, including champagne, sparkling and fortified wine of an alcoholic content not to exceed twenty-one percent (21%) by volume. No other product shall be called wine unless designated by appropriate prefixes descriptive of the fruit or other product from which the same was predominately produced or an artificial or imitation wine.

12-1.3 | GENERAL REQUIREMENTS FOR INCIDENTAL USES IN CONJUNCTION WITH WINERIES

1. Incidental uses in Table B.12.1 Special Exception Permit at Board of Zoning Appeals (BZA) Required, if a SE is approved may be permitted when in conjunction with a winery, via a Special Exception.

2. The hours of operation, intensity, building, bulk, extent, lighting, signage, noise, location of activities and events indoors or outdoors, maximum attendance, and other limits or standards of the portions of the development that includes activities that are incidental to the winery, may be subjected to limits or requirements (beyond those of this Section) by the Board of Zoning Appeals (BZA) at the time a conditional use permit is requested, when such limits or requirements are necessary to reduce or mitigate impacts on the public health, safety, and welfare, or on the existing or planned character of the neighborhood in which it is located. If so, such limits shall appear in a Plan of Operation.
3. Unless a Plan of Operation approved by the Board of Zoning Appeals (BZA) establishes different requirements, the hours of operation for outdoor activities for the permitted incidental uses shall be limited to a maximum of:
    a. Sunday, Noon – 7pm
    b. Monday through Thursday, 8am – 7pm Friday and Saturday, 8am – 10pm
    c. The Board of Zoning Appeals (BZA) establish hours that are either more restrictive or more lenient for each incidental use, as determined through the conditional use process.
4. The permitted incidental uses shall comply with the bulk regulations and zoning standards of the district in which they are located in, unless this Section indicates a different provision. A site plan approval is required, per Section A.4 Process and Procedures.
5. Facilities including paved parking, loading, buildings, staging, and event areas shall be located at least 50’ from any residential lot that is adjacent.
6. A traffic study shall be required with any SE request, if it is projected to generate over 96 new peak hour trips from any or all its combined activities. The City may require improvements identified as needed in the traffic study.
7. All applicable criteria in City regulations for subdivision, open space, site development, parking, architectural design, lighting, landscaping, screening, signage, and other City regulations shall be complied with, unless an alternate standard is provided in this Section, or unless variances are granted.
8. Applicable information from TDEC and The County Health Department shall be supplied with the required site plan, such as regarding drainage, sewer, water, and waste disposal.

9. The total acreage of a site with incidental uses associated with a winery, including the primary use (winery) and incidental uses, shall be a minimum of 10 acres.
10. The total building coverage for incidental uses shall not exceed 2 percent of the site area. The total gross floor area for incidental uses shall not exceed 10,000 square feet.
11. The total attendance for all events occurring at the site at one time may not exceed 350 people.
12. All site activities shall exclude sexually oriented acts and businesses as defined by the City of White House Sexually Oriented Businesses Ordinance.

12-1.4 | PARKING

1. If incidental uses are developed in conjunction with a winery, minimum parking requirements shall be provided for, including both the winery and incidental uses.
2. Except as provided in this Section, parking shall comply with Section B.5 Parking, Loading, and Access Standards. A minimum of one paved parking space per 300 sq. feet of building gross floor area for a tasting room, sales area, and buildings that accommodate the public, plus one parking space per employee is required. These minimum parking areas shall be paved by means of materials listed below.
    a. Unless excepted in this Section, all parking, loading facilities, and driveways shall be constructed using asphalt, concrete, or pavers that meet at least one of the following.
        i. Paving materials with a Solar Reflectance Index (SRI) of at least 29.
        ii. Semi-Pervious pavement, including permeable asphalt, concrete, or pavers. (3) Material with a minimum recycled content of fifteen (15) percent.
        iii. Paved parking shall be located at least 50’ from any residential or AG-RR District lot that is adjacent. Parking areas that exceed the minimum number of required spaces indicated above may be included, but for paved portions, may not be more than double the minimum required number of spaces. Parking may defer required paving for up to six months after opening the associated facility if weather interferes with the completion of paving.
3. Additional parking (exceeding minimum requirements) may include gravel or other acceptable non-paved surface, if approved via a conditional use permit.

Such non-paved parking shall not exceed one-half acre in size, shall be located at least 75’ from any property line, and shall not be visible from any public street. Such non- paved parking areas shall require perimeter landscaping and may be exempted from interior lot landscaping.

12-1.5 | LIGHTING

Lighting shall comply with Section B.10 Lighting, unless a more restrictive standard is required herein, or per a Plan of Operation approved by the Board of Zoning Appeals (BZA). Where the site abuts lots that are zoned agricultural or residential, or that have a rural or residential character, BZA may require that lighting be restricted or developed to correspond to standards that pertain to adjacent residential development and low activity development.

12-1.6 | NOISE

Outdoor music and/or small live performances may be permitted via a conditional use permit that allows for specific events of limited duration. Such a permit must provide specific information and proposed limits for the types of music, and how noise would be controlled as to location, frequency of occurrence, and noise level, for evaluation by the Board of Zoning Appeals (BZA). Musical or other performers and equipment shall be limited to a single central area on the site located within 75 feet of a building, and not set up on the side of a building that is within 75 feet of a property line, when the performance occurs outdoors. Noise shall not be plainly audible at any property line. Noise must comply with the City of White House ordinance pertaining to offenses against the peace and quiet.

12-1.7 | ACTIVITY SUMMARY

1. The uses and activities below may be permitted by Special Exception when they are associated with an operating winery, and when they comply with this Section. No other use is permitted, unless otherwise allowed in the AG-RR District (See Table B.12.1 Special Exception Permit at Board of Zoning Appeals (BZA) Required.)
2. An incidental use shall occur only inside of buildings, unless one of the following is met, allowing it to occur outdoors:
    a. The definition of the incidental use below permits the activity outdoors.

b. The Plan of Operation approved by the Board of Zoning Appeals (BZA) provides for additional outdoor activities within one of the incidental uses indicated as allowed in this Section.

Table B.12.1 Special Exception Permit at Board of Zoning Appeals (BZA) Required

Special Exception Permit at Board of Zoning Appeals (BZA) Required	
Small live Performance	P
Small conference or retreats	P
Weddings	P
Small club or similar event	P
Non-paved overflow parking area for events	P
Brewery	P
All other non-agricultural uses	Not permitted

13 HOME OCCUPATION STANDARDS

13-1 | GENERAL STANDARDS

Home Occupations. (Added by Ordinance 06-16, May 18, 2006) Customary incidental home occupations shall be permitted in all Residential zones under the following conditions:

1. Only one (1) non-resident shall be engaged in such occupation in addition to the residents of the dwelling.
2. No more than twenty-five (25) percent of the total actual floor area of the dwelling or 500 square feet, whichever is less, shall be used in the conduct of the home occupation.
3. The exterior appearance and overall use of the dwelling shall not be altered to cause the premises to differ from their residential character.
4. No articles, materials, goods, or equipment indicative of the home occupation shall be visible from any public street or stored outside the dwelling unit.
5. There shall be no on-premise sales in connection with such home occupation.
6. Appointments must be staggered so that there is no more than one appointment at a time.
7. No customers, clients, or patrons other than the residents of the household and/or one nonresident may be on the premises in connection with the home occupation based on the hours established by the City.
8. The traffic from the residential dwelling shall not exceed traffic volumes normally generated from a residence within a residential neighborhood. The traffic volumes shall be based on standard trip generation rates for residential units.
9. No equipment or process shall be used in such home occupations which create noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off premises. No equipment or process shall be used which creates visual or audible interference in any radio or television receiver or causes fluctuation in line voltage off the premises.

10. Deliveries and shipments are permitted only through the United Postal Service and such carriers as UPS, Fed Ex, and DHL. No delivery by semi-truck is permitted.
11. Vehicles associated with the Home Occupation shall be accommodated on site within the driveway or garage of the existing structure.
12. A business license is required for Home Occupations.
    a. Where applicable, recognized professional license and required permits for occupation practiced shall be obtained. Occupations shall not violate any other local, state, or federal regulations.
13. Dwelling units shall not be used as a primary or incidental storage facility for an industry, commercial activity conducted elsewhere.
14. Permitted home occupations include businesses conducted exclusively by phone or computer, internet-based sales, personal services such as instruction, and home-based food productions that does not require commercial equipment.
15. Additionally, home occupations that meet the standards of this Section but are not listed within this Section may be approved by the Planning and Codes Director
16. Prohibited Uses include landscaping, automotive repair, and contractor's business or cleaning services, other than office uses.
17. Violation of this subsection may result in the revocation of the permit as determined by the Planning and Codes Director.

14 MANUFACTURED HOME PARK STANDARDS

14-1 | MANUFACTURED HOME PARK BUILDING PERMIT

1. Review Procedure. Copies of the required site plan shall be submitted to the City electronically. The PC will review the submittal for compliance with the manufactured home park site plan standard set forth below. Incomplete information shall result in the site plan being returned without action. Once a building permit has been issued the applicant may begin construction.
2. Site Plan Required. A manufactured home park building permit may only be issued for construction or extension of a manufactured home park upon submission and approval by the planning commission of a site development plan containing the following information.
   a. The name and address of the applicant.
   b. The location, area, and dimensions of the proposed manufactured home park site as well as a legal description.
   c. The location, size, and number of all mobile home spaces.
   d. The location and size of all buildings, improvements, and facilities (including roads, water, sewer, refuse disposal).
   e. The proposed use of buildings shown on the site plan.
   f. The location and size of all points of entry and exit for motor vehicles and the internal circulation plan (roadways and pedestrian walkways).
   g. The location and number of all off-street parking facilities.
   h. The location of park and recreation areas.
   i. A completed drainage plan with contour lines at five (5) feet intervals.
   j. A location map showing the park site in relation to the existing public street pattern and indication of uses of property adjacent to the site and the location of all buildings within two hundred (200) feet of the site.
   k. A time schedule for development shall be prepared which shall demonstrate the applicant's readiness and ability to provide the proposed services. Said time shall be for a period of not more than one (1) year.

l. Such other architectural, engineering, and topographical data as may be required to permit the county health department, the Building Inspector and the Planning Commission to determine if the provisions of these regulations are being complied with shall be submitted with the site plan.
m. Landscaping as regulated in Section B.6 Landscaping Standards.

14-2 | DEVELOPMENT STANDARDS

1. **General Development Standards.**
    a. No part of the park shall be used for nonresidential purposes, except such uses as are required for the direct servicing and well-being of park residents and for the management and maintenance of the park. Nothing contained in this Section shall be deemed as prohibiting the sale of a mobile home located on a mobile home stand and connected to the pertinent utilities.
    b. Condition of soil, ground water level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, dust, noise, odors or other adverse influences, and no portion subject to flooding or erosion shall not be used for any purpose which would expose persons or property to hazards.
2. **Minimum Development Size.** No manufactured home park shall be approved which contains less than five (5) acres in area or has less than ten (10) mobile home spaces.
3. **Dimensional Requirements for Parks.**
    a. Along the entire periphery of the manufactured home park, yards and setbacks meeting the district regulations shall be provided.
    b. Within the interior portions of the manufactured home park, no yards except as required to meet other provisions set forth in this Section are required.
    c. No building or structure erected or stationed in a manufactured home park shall have a height greater than two (2) stories or thirty-five (35) feet.
    d. Each manufactured home park shall be permitted to display, on each street frontage, one (1) identifying sign of a maximum size of twenty (20)

square feet. Said sign(s) shall contain thereon only the name and address of the park and may be lighted by indirect lighting only.

e. At no time shall the density for the park exceed the maximum permissible density for the district in which it is located.

4. **Spacing of Mobile Homes and Site Coverage.**
    a. Mobile homes shall be so harbored on each space that there shall be at least a twenty-five (25) foot clearance between mobile homes; for mobile homes parked end-to-end, the end-to-end clearance may be less than twenty-five (25) feet but not less than fifteen (15) feet. No mobile home shall be located closer than twenty (20) feet from any building within the park.
    b. There shall be a minimum distance of thirty-five (35) feet between the nearest edge of any mobile home and an abutting access street.
    c. Each mobile home stand shall not occupy an area in excess of twenty-five (25) percent of the respective lot area. The total area occupied by the mobile home and its accessory structures shall not exceed fifty (50) percent of the respective lot area.
5. **Mobile Home Space.**
    a. General. The limits of each mobile home space shall be marked on the ground by suitable means. Location of space limits on the ground shall be the same as shown on accepted plans. No space shall be smaller than five thousand (5,000) square feet.
    b. Mobile Home Stands. The mobile home stands shall be improved to provide tie-down of the mobile home. The stand shall not heave, shift, or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration, wind or other forces acting on the structure. In addition, such stand shall comply with the publication of FHA "Minimum Property Standards for Manufactured home parks", May 1977.
    c. Outdoor Living Area. Each mobile home lot should be provided with an outdoor living and service area. Such area should be improved as necessary to assure reasonable privacy and comfort. The minimum area should be no less than two hundred (200) square feet and shall be paved.

d. To the extent applicable, tenant storage shall be located for each mobile home at the rear of the mobile home space.

6. **Utilities and Other Services.**
    a. Each manufactured home park shall be serviced by a public water supply with lines not less than six (6) inches.
    b. Each mobile home site shall be provided with the connection to a sanitary sewer line.
    c. Solid waste collection stands shall be provided for waste containers for each mobile home. Any central waste container shall be screened from view with access appropriately provided.
    d. Service buildings housing sanitation and laundry facilities, shall be permanent structures complying with all applicable ordinances and statutes, regulations, buildings, electrical installations, and plumbing and sanitation systems.
    e. Each manufactured home park shall be equipped with fire hydrants spaced no more than five hundred (500) feet apart. The water system shall be capable of providing a required fire flow of five hundred (500) gallons per minute for a one (1) hour duration.
    f. Each manufactured home park shall be maintained free of litter and accumulation of any kind of debris which may provide rodent harborage or breeding places for flies, mosquitoes, or other pests.
7. **Streets.** Entrances to manufactured home parks shall have direct connections to a public street and shall be designed to allow free movement of traffic on the adjacent public street. Safe and convenient vehicular access shall be provided from abutting public streets to each mobile home lot. Such access shall be provided by streets or driveways. All internal streets shall be private.
    a. Circulation. The internal street system should provide convenient circulation by means of minor streets and properly located collector streets. Dead- end streets shall be limited in length to five hundred (500) feet, and their closed end shall be provided with an adequate turnaround with a minimum diameter of eighty (80) feet.
    b. Pavement Width. Pavement widths shall be as follows:
        i. Collector Street

1) with no parking – 20 feet
2) with on-street parking – 36 feet

ii. Minor Street
1) with no parking – 18 feet
2) with on-street parking – 34 feet

iii. One-Way Minor Street
1) with no parking – 12 feet
2) with on-street parking – 28 feet

c. Construction. The internal streets and drives shall be paved in accordance with the White House Subdivision Regulations.

8. **Walks.**
   a. All mobile home developments shall be provided with safe, convenient, all season pedestrian access of adequate width for intended use, durable and convenient to maintain. Sudden changes in alignment and gradient shall be avoided.
   b. A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of three and one half (3 1/2) feet.
   c. All mobile home stands shall be connected to common walks, streets, driveways and parking spaces by individual walks. Such individual walks shall have a minimum width of two (2) feet.
9. **Recreation Area.**
   a. Adequate recreation facilities for the residents of the project shall be provided in locations easily accessible to the living units and where they do not impair the view and privacy of living units. Attractive outdoor sitting areas shall be provided, appropriate in size, type and number to the needs of the residents.
   b. Well-equipped playgrounds of adequate size and number shall be provided where it is anticipated that children will occupy the premises.
10. **Buffer and Screening.**
   a. A landscape buffer shall be provided along the perimeter of the site boundaries not less than fifteen (15) feet in width, except that a minimum buffer area from any public street shall be no less than twenty (20) feet.

b. Within the landscaped buffer, a continuous fence six (6) to eight (8) feet high, or landscaped screen shall be provided. Such fence shall be opaque, and such screening shall be year-round evergreen trees four (4) feet wide and at least four (4) feet high at the time of planting and expected to achieve a height of six (6) feet within three (3) years. No landscaped screen or fence shall be provided within fifteen (15) feet of any vehicular entrance and/or exit to the park.

11. **Site Design.** The appearance and character of the site shall be preserved and enhanced by retaining and protecting existing trees and other site features; additional new plant material shall be added for privacy, shade, beauty of buildings and grounds and to screen out objectionable features. The landscape plan shall be submitted with the site development plan.
12. **Parking.** Refer to Section B.5 Parking, Loading and Access Standards.

14-3 | RESPONSIBILITY OF PARK MANAGEMENT

1. The permittee shall operate the manufactured home park in compliance with this ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
    a. The permittee shall notify park occupants of all applicable provisions of this ordinance and inform them of their duties and responsibilities under this ordinance.
    b. The permittee shall supervise the placement of each mobile home on its mobile home stand to the satisfaction of the Building Inspector which includes securing its stability to anchor pins and installing all utility connections.
    c. The permittee shall maintain a register containing the following information:
        i. The name and address of each mobile home occupant.
        ii. The name and address of the owner of each mobile home and motor vehicle by which it was towed.
        iii. The make, model, year, and license number of each mobile home and motor vehicle.
        iv. The date of arrival and of departure of each mobile home.

2. The manufactured home park shall keep the register record available for inspection at all times by law enforcement officers, public health officials and other officials whose duties necessitate acquisition of the information contained in the register.
3. The register records shall not be destroyed for a period of three (3) years following the date of departure of the registrant from the park.
4. The permittee shall notify the health authority immediately of any suspected communicable or contagious disease within the park.
5. The permit to operate shall be conspicuously posted in the manufactured home park office at all times.
6. The permittee shall be answerable for the violation of any provision of this Section.

14-4 | RESPONSIBILITY OF PARK OCCUPANTS

1. The park occupants shall comply with all applicable requirements of this zoning ordinance and shall maintain his/her mobile home lot, its facilities and equipment in good repair and in a clean and sanitary condition.
2. The park occupant shall be responsible for proper placement of the mobile home on its mobile home stand and proper installation of all utility connections and anchoring in accordance with the instruction of the park management.
3. Skirting, awnings, and other additions shall be installed only if permitted and approved by the park management. When installed, they shall be maintained in good repair. The space immediately underneath each mobile home shall be used for storage only if permitted by the park management. If permitted, the following conditions shall be satisfied:
    a. The storage shall be provided with a base of impervious material.
    b. Stored items shall be located so as not to interfere with the underneath inspection of the mobile home.
    c. The storage area shall be enclosed by skirting.
4. The park occupant shall store and dispose of all rubbish and garbage in a clean, sanitary and safe manner. The garbage container shall be rodent proof, insect proof and water tight.

5. Fire extinguishers shall be kept at the premises and maintained in working condition.
6. All park occupants shall be required to register their pets (dogs and cats) with the park management.
7. All park occupants shall be required to have their pets (dogs and cats) on a leash and shall not be allowed to roam.
8. Park occupants shall not be allowed to construct or place pens or animals on the park premises.
9. No inoperative automobiles, junk, or non-contained trash shall be allowed within the park.

14-5 | INSPECTIONS

1. The Building Inspector is hereby authorized and directed to make annual inspections to determine the conditions of manufactured home parks, in order to ensure the health and safety of occupants of manufactured home parks and of the general public.
2. The Building Inspector shall have the power to enter upon any private and public property for the purpose of inspecting and investigating conditions relating to the annual inspection as it is related to the enforcement of this Section.
3. **Penalties.**
    a. Any person violating any provision of this Section shall be guilty of a misdemeanor and upon conviction shall be fined not less than five dollars ($5.00) nor more than fifty dollars ($50.00) for each offense.
    b. Each day that a violation is permitted to exist shall constitute a separate offense.
    c. Any extension of any existing manufactured home park is considered a noncomplying use and is hereby prohibited unless said park is brought up to the standards herein stated.
4. **Revocation of Permit.** The Board of Zoning Appeals may revoke any permit to maintain and operate a park when the permittee has been found guilty by a court of competent jurisdiction of violating any provisions of this Section. After such conviction, the permit may be reissued if the circumstance leading to conviction

have been remedied and the park is being operated and maintained in full compliance with this Section.

5. **Prohibited Structures.**
    a. Cabanas, travel trailers, and other similarly enclosed structures are prohibited.
    b. Trailers with or without toilet facilities that cannot be connected to approved sewer system shall not be permitted in a manufactured home park.
    c. Mobile homes shall not be used for commercial, industrial or other nonresidential use within a manufactured home park, except that one (1) mobile home in the park may be used to house a rental office.

15 CAMPGROUND STANDARDS

15-1 | GENERAL STANDARDS

When an application / permit includes a private campground, the following standards shall be met:

1. Such campground shall have 24-hour on-site management.
2. The campground may include convenience commercial establishments such as camp stores, laundry facilities, and personal services; provided that such convenience establishments are subordinate to the recreational character of the campground; are located, designed, and intended to serve exclusively the patrons staying in the campground; and such establishments and their parking areas shall not occupy more than ten percent (10%) of the area of the park or one (1) acre whichever is smaller;
3. Such campground shall meet the following standards:
    a. **Minimum size.** Ten (10) acres.
    b. **Maximum density.** Fifteen (15) campsites per gross acre
    c. A bathhouse-restroom facility shall be located within three hundred (300) feet of all camping units which are either not supplied with sewer connections or not capable of utilizing such connections (e.g., tents, camper trailers).
    d. **Potable water supply.** One (1) spigot for each four (4) campsites.
    e. **Trash receptable.** One (1) for each two (2) campsites.
    f. **Parking.** one (1) space per campsite.
    g. **Picnic table.** One (1) per campsite.
    h. **Fireplace or grill.** One (1) per campsite.
    i. Administration or safety building-open at all times wherein a portable fire extinguisher in operable condition and first aid kit is available, and a telephone is available for public use.
4. Such campground shall meet the following design requirements:
    a. A vegetation screen or ornamental fence which will substantially screen the campsites from the view of public rights-of-way and neighboring

properties shall be provided around or near the perimeter or that part of the campground containing campsites. Such vegetation or fence shall be maintained in good condition at all times.

b. Each campground shall reserve at least twenty-five (25%) of its total area as natural open space excluding perimeter screening. Such open space may include recreation and water areas, but may not include utility areas, administration buildings, commercial areas or similar activities.
c. Each campsite shall have a minimum setback of twenty-five feet (25') from any exterior boundary line.
d. Each campsite and all other buildings shall have a minimum setback from any public road of fifty feet (50').
e. Each separate campsite shall contain a minimum of one thousand six hundred and fifty (1,650) square feet. (A campsite shall be considered to consist of trailer or tent space, parking space, picnic table, fireplace, and one-half (1/2) the road-way providing access).
f. Each campsite shall be directly accessible by an interior road.
g. All interior roads shall be a minimum of ten feet (10') wide for one way traffic and eighteen feet (18') wide for two-way traffic.
h. All interior roads shall meet the following curve requirements:
    i. Minimum radius for a 90-degree turn – 40 feet
    ii. Minimum radius for a 60-degree turn – 50 feet
    iii. Minimum radius for 45-degree turn – 68 feet
i. No permanent Residences-Campgrounds shall not be used as permanent residences except for one owner or manager and up to three permanent maintenance personnel.
j. No camping vehicle or camping equipment shall be used for human habitation for a period exceeding thirty (30) consecutive days. No owner or operator of any recreational vehicle- park in the City of White House shall allow or permit any guest sites in such recreational vehicle park to be rented to nor occupied by any person or recreational vehicle for any period of time that would permit or allow such person or recreational vehicle to remain at such recreational vehicle park for more than one

hundred eighty (180) days in any twelve (12) consecutive month period. Tent camping shall have a maximum stay of (14) fourteen days.

k. No campsite shall have a permanent fixture or mounting for trailers or recreational vehicles.

l. Each campground shall provide a dump station for the disposal of holding tanks. Non tenant dumping is not permitted.

m. Access roads entering a recreational vehicle park shall match the surface of the public road providing access to the park. If the public road is paved, the access road of a recreational vehicle park shall be paved for a distance of one hundred (100) feet into the park from all entrances and exits and shall be at least twenty-four (24) feet in width. Recreational vehicle park roads which are not paved shall be hard surfaced, well-drained and all weather stabilized (i.e. shell, marl, etc.).

16 ADULT ORIENTED BUSINESSES

16-1 | PURPOSE AND INTENT

The purpose of this ordinance to regulate adult oriented businesses to promote the health, safety, moral, and general welfare of the citizens of the City, and to establish reasonable and uniform regulations to prevent the deleterious secondary effects of adult oriented businesses within the City. The provisions of this ordinance have neither the purpose nor effect of imposing a limitation or restriction on the content or reasonable access to any communicative materials, including adult oriented materials. Similarly, it is neither the intent nor effect of this ordinance to restrict or deny access by adults to adult oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of adult oriented entertainment to their intended market. Neither is it the intent nor effect of this ordinance to condone or legitimize the distribution of obscene material.

16-2 | CLASSIFICATIONS

The classifications for adult oriented businesses shall be as follows:

1. Adult bookstore or adult video store;
2. Adult cabaret;
3. Adult motel;
4. Adult motion picture theater;
5. Semi-nude model studio;
6. Sexual device shop;
7. Sexual encounter center.

16-3 | LICENSES REQUIRED

1. It shall be unlawful for any person to operate an adult oriented business in the City of White House without a valid adult-oriented business license.
2. The application shall be signed as required by subsection (5) herein and shall be notarized. An application shall be considered complete when it contains, for each person required to sign the application, the information and/or items required below, accompanied by the appropriate fee as established by the City.

3. The applicant's full true name and any other names used by the applicants in the preceding five (5) years.
4. Current business address or another mailing address of the applicant.
5. Written proof of age, in the form of a driver's license or a copy of a birth certificate accompanied by a picture identification document issued by a governmental agency.
6. If the application is for an adult oriented business license, the business name, location, legal description, mailing address and phone number of the adult oriented business.
7. If the application is for an adult oriented business license, the name and business address of the statutory agent or other agent authorized to receive service of process.
8. A statement of whether an applicant has been convicted of or has pled guilty or nolo contendere to a specified criminal activity as defined in this ordinance, and if so, each specified criminal activity involved, including the date, place, and jurisdiction of each as well as the dates of conviction and release from confinement, where applicable.
9. A statement of whether any adult oriented business in which an applicant has had an influential interest (i.e., owned, part-owner, managed by, employed by, etc.), has, in the previous five (5) years (and at a time during which the applicant had the influential interest):
    a. Been declared by a court of law to be a nuisance; or
    b. Been subject to a court order of closure or padlocking. The information provided pursuant to paragraphs (a) through (g) of this subsection shall be supplemented in writing by certified mail, return receipt requested, to the City within ten (10) working days of a change of circumstances which would render the information originally submitted false or incomplete.
10. The information provided pursuant to paragraphs (a) through (g) of this subsection shall be supplemented in writing by certified mail, return receipt requested, to the City within ten (10) working days of a change of circumstances which would render the information originally submitted false or incomplete.
    a. An application for an adult-oriented business license shall be accompanied by a legal description of the property where the business is located and a

sketch or diagram showing the configuration of the premises, including a statement of total floor space occupied by the business. The sketch or diagram need not be professionally prepared but shall be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six (6) inches. Applicants who are required to comply with TCA § 7-51-1101, et seq, 27-9-111 and 57-204 of this chapter shall submit a diagram indicating that the interior configuration meets the requirements of those sections.

b. If a person who wishes to operate an adult-oriented business is an individual, he shall sign the application for a license as applicant. If a person who wishes to operate an adult-oriented business is other than an individual, each person with an influential interest as noted in sub section 9 above, in the business shall sign the application for a license as applicant. Each applicant must be qualified under in accordance with TCA and each applicant shall be considered a licensee if a license is granted.
c. The information provided by an applicant in connection with an application for a license under this chapter shall be maintained by the office of the City on a confidential basis, and such information may be disclosed only as may be required, and only to the extent required, by court order.

16-4 | ISSUANCE OF LICENSE

1. Upon the filing of a completed application for an adult-oriented business license, the City shall immediately issue a temporary license if the completed application is from a business that is seeking renewal of a current license that was previously issued under this ordinance. The temporary license shall expire upon the final decision of the City to deny or grant an annual license. Within twenty (20) days of the filing date of a completed adult oriented business license application, the City shall issue a license to the applicant or issue to the applicant a letter of intent to deny the application. The City shall issue and or re-issue a license unless:
    a. An applicant is less than eighteen (18) years of age.
    b. An applicant has failed to provide information as required by § 9-504 for issuance of a license or has falsely answered a question or request for information on the application form.

c. The license application fee required by this chapter has not been paid.
d. The adult oriented business, as defined herein, is not in compliance with the interior configuration requirements of this chapter or is not in compliance with locational requirements of this ordinance or the locational requirements of any other part of the White House code.
e. Any adult oriented business in which the applicant has had an influential interest has, in the previous five (5) years (and at a time during which the applicant had the influential interest):
    i. Been declared by a court of law to be a nuisance; or
    ii. Been subject to an order of closure or padlocking.
f. An applicant has been convicted of or pled guilty or nolo contendere to a specified criminal activity, as defined in this ordinance.

2. The license, if granted, shall state on its face the name of the person or persons to whom it is granted, the number of the license issued to the licensee(s), the expiration date, and, if the license is for an adult oriented business, the address of the adult oriented business. The adult oriented business license shall be posted in a conspicuous place at or near the entrance to the adult oriented business so that it may be read at any time. An adult oriented business employee shall keep the employee's license on his or her person or on the premises where the licensee is then working or performing.

16-5 | FEES

The initial license and annual renewal fees for sexually oriented business licenses and sexually oriented business employee licenses shall be as follows: one hundred dollars ($100) for the initial fee for a sexually oriented business license and fifty dollars ($50) for annual renewal; fifty dollars ($50) for the initial sexually oriented business employee license and twenty-five dollars ($25) for annual renewal.

16-6 | INSPECTION

Adult oriented businesses and adult oriented business employees shall permit the City and its agents to inspect, from time to time on an occasional basis, the portions of the adult oriented business premises where patrons are permitted, for the purpose of ensuring compliance with the specific regulations of this chapter, during those times

when the adult oriented business is occupied by patrons or is open to the public. This Section shall be narrowly construed by the City to authorize reasonable inspections of the licensed premises pursuant to this chapter, but not to authorize a harassing or excessive pattern of inspections.

16-7 | EXPIRATION OF LICENSE

1. Every permit issued under this part will terminate at the expiration of one (1) year from the date of issuance, unless sooner revoked and must be renewed before an entertainer is allowed to provide entertainment in an adult-oriented establishment in the following calendar year. Any entertainer desiring to renew a permit shall make application to the Board. The application for renewal must be filed not later than thirty (30) days before the permit expires. The application for renewal shall be filed in triplicate with and dated by the Board. A copy of the application for renewal shall be distributed promptly by the Board to the sheriff. The application for renewal shall be upon a form provided by the Board and shall contain such information and data given under oath or affirmation, as may be required by the Board.
2. A permit renewal fee of fifteen dollars ($15) shall be submitted with the application for renewal. In addition to the renewal fee, a late penalty of five dollars ($5.00) shall be assessed against the applicant who files for renewal less than thirty (30) days before the license expires. If the application is denied, one-half (1/2) of the fee shall be returned.

16-8 | SUSPENSION

1. The City shall issue a written letter of intent to suspend an adult oriented business license for a period not to exceed thirty (30) days if the adult oriented business licensee has knowingly violated this chapter or has knowingly allowed an employee to violate this chapter.
2. The City shall issue a written letter of intent to suspend an adult oriented business employee license if the employee has knowingly violated this chapter.

16-9 | REVOCATION

1. The City shall issue a letter of intent to revoke an adult oriented business license or an adult oriented business employee license, as applicable, if the licensee knowingly violates this chapter or has knowingly allowed an employee to violate this chapter and the licensee's license has been suspended within the previous twelve-month (12-mo.) period.
2. The City shall issue written intent to revoke an adult oriented business license or an adult oriented business employee license, as applicable, if:
    a. The licensee has knowingly given false information in the application for the adult oriented business license.
    b. The licensee has knowingly or recklessly engaged in or allowed possession, use, or sale of controlled substances on the premises.
    c. The licensee has knowingly or recklessly engaged in or allowed prostitution on the premises.
    d. The licensee knowingly or recklessly operated the adult oriented business during a period when the license was finally suspended or revoked; or
    e. The licensee has knowingly or recklessly engaged in or allowed any specified sexual activity to occur in or on the licensed premises.
3. The fact that any relevant conviction is being appealed shall have no effect on the revocation of the license, provided that, if any conviction which serves as a basis of a license revocation is overturned or reversed on appeal, that conviction shall be treated as null and of no effect for revocation purposes.
4. When, after the notice and hearing procedure described in § 9-511, the Board revokes a license, the revocation shall continue for one (1) year and the licensee shall not be issued an adult oriented business license or adult oriented business employee license for one (1) year from the date revocation becomes effective.

16-10 | HEARING; DENIAL, REVOCATION, AND SUSPENSION; APPEAL

1. When the City issues a written notice of intent to deny, suspend, or revoke a license, the City shall immediately send such notice, which shall include the specific grounds under this ordinance for such action, to the applicant or licensee (respondent) by personal delivery or certified mail. The notice shall be directed to the most current business address or other mailing address on file with the City

for the respondent. The notice shall specify a date, not less than ten (10) days nor more than twenty (20) days after the date the notice is issued, on which the hearing officer shall conduct a hearing on the City's intent to deny, suspend, or revoke the license.

2. At the hearing, the respondent shall have the opportunity to present all of respondent's arguments and to be represented by counsel, present evidence and witnesses on his or her behalf, and cross-examine any of the City's witnesses. The City shall also be represented by counsel and shall bear the burden of proving the grounds for denying, suspending, or revoking the license. The hearing shall take no longer than two (2) days, unless extended at the request of the respondent to meet the requirements of due process and proper administration of justice. The hearing officer shall issue a written decision, including specific reasons for the decision pursuant to this ordinance, to the respondent within five (5) days after the hearing. If the decision is to deny, suspend, or revoke the license, the decision shall not become effective until the thirtieth (30th) day after it is rendered, and the decision shall include a statement advising the respondent of the right to appeal such decision to a court of competent jurisdiction. If the hearing officer's decision finds that no grounds exist for denial, suspension, or revocation of the license, the hearing officer shall, contemporaneously with the issuance of the decision, order the City to immediately withdraw the intent to deny, suspend, or revoke the license and to notify the respondent in writing by certified mail of such action. If the respondent is not yet licensed, the City shall contemporaneously therewith issue the license to the applicant.
3. If any court action challenging the hearing officer's decision is initiated, the Board shall prepare and transmit to the court a transcript of the hearing within ten (10) days after receiving written notice of the filing of the court action. The City shall consent to expedited briefing and/or disposition of the action, shall comply with any expedited schedule set by the court, and shall facilitate prompt judicial review of the proceedings. The following shall apply to any adult oriented business that is in operation as of the effective date of this ordinance: Upon the filing of any court action to appeal, challenge, restrain, or otherwise enjoin the City's enforcement of the denial, suspension, or revocation, the City shall

immediately issue the respondent a provisional license. The provisional license shall allow the respondent to continue operation of the adult oriented business or to continue employment as an adult oriented business employee and will expire upon the court's entry of a judgment on the respondent's appeal or other action to restrain or otherwise enjoin the City's enforcement.

16-11 | TRANSFER OF LICENSE

A licensee shall not transfer his or her license to another, nor shall a licensee operate an adult oriented business under the authority of a license at any place other than the address designated in the adult oriented business license application.

16-12 | HOURS OF OPERATION

No adult-oriented business shall be or remain open for business between 12:00 midnight and 6:00 A.M. on any day.

16-13 | LOITERING, EXTERIOR LIGHTING VISIBILITY, AND MONITORING REQUIREMENTS

1. It shall be the duty of the operator of an adult oriented business to:
    a. Post conspicuous signs stating that no loitering is permitted on such property;
    b. Designate one or more employees to monitor the activities of persons on such property by visually inspecting such property at least once every ninety (90) minutes or inspecting such property by use of video cameras and monitors; and
    c. Provide lighting of the exterior premises to provide for visual inspection or video monitoring to prohibit loitering. If used, video cameras and monitors shall operate continuously at all times that the premises are open for business. The monitors shall be installed within an operator's station.
2. It shall be unlawful for a person having a duty under this Section to knowingly fail to fulfill that duty.
3. No adult oriented business shall erect a fence, wall, or other barrier that prevents any portion of the parking lot(s) for the establishment from being visible from a public right of way.

16-14 | PENALTIES AND ENFORCEMENT

1. A person who knowingly disobeys, omits, neglects, or fails to comply with or resists the enforcement of any of the provisions of this Section shall be guilty of a violation and, upon conviction, shall be punishable by a fine not to exceed fifty dollars ($50.00). Each day a violation is committed, or permitted to continue, shall constitute a separate offense and shall be fined as such. Each violation of this Section shall be considered a separate offense, and any violation continuing more than one-half (½) hour or reoccurring within one-half (½) hour shall be considered a separate offense for each half-hour (½) of violation.
2. The City's legal counsel is hereby authorized to institute civil proceedings necessary for the enforcement of this ordinance to prosecute, restrain, or correct violations hereof. Such proceedings, including injunction, shall be brought in the name of the City, provided, however, that nothing in this Section and no action taken hereunder, shall be held to exclude such criminal or administrative proceedings as may be authorized by other provisions of this ordinance, or any of the laws or ordinances in force in the City or to exempt anyone violating this code or any part of the said laws from any penalty which may be incurred.

16-15 | EXISTING ADULT ORIENTED BUSINESSES

All adult oriented businesses and adult oriented business employees that are lawfully preexisting and operating on the effective date of this ordinance are hereby granted a De Facto temporary license to continue operation or employment for a period of thirty (30) days following the effective date of this ordinance. By the end of said thirty (30) days, all adult oriented businesses and adult oriented business employees must conform to and abide by the requirements of this chapter.

16-16 | PROHIBITED CONDUCT

1. It shall be a violation of this ordinance for a patron, employee, or any other person to knowingly or intentionally, in an adult oriented business, appear in a state of nudity, regardless of whether such public nudity is expressive in nature.
2. It shall be a violation of this ordinance for a person to knowingly or intentionally, in an adult oriented business, appear in a semi-nude condition unless the person is an employee who, while semi-nude, remains at least six (6) feet from any

patron or customer and on a stage at least eighteen (18) inches from the floor in a room of at least one thousand (1,000) square feet.

3. It shall be a violation of this ordinance for any employee who regularly appears semi-nude in an adult oriented business to knowingly or intentionally touch a customer or the clothing of a customer on the premises of an adult oriented business.
4. It shall be a violation of this ordinance for any person to sell, use, or consume alcoholic beverages on the premises of an adult oriented business. A sign in a form to be prescribed by the City, and summarizing the provisions of paragraphs (1), (2), (3), and (4) of this Section, shall be posted near the entrance of the adult oriented business in such a manner as to be clearly visible to patrons upon entry.

16-17 | SCIENTER REQUIRED TO PROVE VIOLATION OR BUSINESS LICENSE LIABILITY

This ordinance does not impose strict liability. Unless a culpable mental state is otherwise specified herein, a showing of a knowing or reckless mental state is necessary to establish a violation of a provision of this ordinance. Notwithstanding anything to the contrary, for the purposes of this ordinance, an act by an employee that constitutes grounds for suspension or revocation of that employee's license shall be imputed to the adult oriented business licensee for purposes of finding a violation of this ordinance, or for purposes of license denial, suspension, or revocation, only if an officer, director, or general partner, or a person who managed, supervised, or controlled the operation of the business premises, knowingly or recklessly allowed such act to occur on the premises. It shall be a defense to liability that the person to whom liability is imputed was powerless to prevent the act.

16-18 | FAILURE OF CITY TO MEET DEADLINE NOT TO RISK APPLICANT/LICENSEE RIGHTS

In the event that a City official is required to take an act or do a thing pursuant to this ordinance within a prescribed time, and fails to take such act or do such thing within the time prescribed, said failure shall not prevent the exercise of constitutional rights of an applicant or licensee. If the act required of the City official under this ordinance, and not completed in the time prescribed, includes approval of condition(s) necessary for approval by the City of an applicant or licensee's application for adult oriented business

license or an adult oriented business employee's license (including a renewal), the license shall be deemed granted and the business or employee allowed to commence operations or employment the day after the deadline for the City's action has passed.

16-19 | LOCATION

1. A person commits a misdemeanor if that person operates or causes to be operated an adult oriented business in any zoning district other than IL and IH district, with the exception of those lots which have a contiguous side or rear lot line to any lot with a residential zoning designation or use. This includes the locational criteria and distance (measurement) as defined herein.
2. A person commits an offense if the person operates or causes to be operated an adult oriented business within 1,000 feet of a child care facility, a private, public, or charter school, a public park, a residence, or a place of worship; or other adult oriented business.
3. Measurements shall be made in a straight line in all directions, without regard to intervening structures or objects, from the nearest point on the property line of a parcel containing an adult oriented establishment to the nearest point on the property line of parcel containing a child day care, public school or private school, a residence, or a religious institution and within one hundred-fifty (150) feet of any lot currently occupied by a business selling alcoholic beverages as measured in a straight line from the nearest corner of the two structures. (Added by Ordinance No. 97-10, August 21, 1997) (Amended by Ordinance 10-06, May 20, 2010).

17 WIRELESS TRANSMISSION FACILITIES

17.1 | SCOPE, PURPOSE AND APPLICABILITY

17.1.1 | SCOPE

The regulations set forth in this Section shall apply to wireless transmission facilities.

17.1.2 | PURPOSE

a. It is the intent of this Section to avoid potential damage to property caused by Towers and Telecommunications Facilities by ensuring structures are soundly and carefully designed, constructed, modified, and maintained, while ensuring such Towers are compatible with surrounding land uses. The purpose of this Section is also to promote and encourage shared use/collocation of such Towers and Antenna Support Structures as a primary option, rather than construction of additional single-use Towers.

17.1.3 | STANDARDS FOR TELEPHONE, TELEGRAPH AND COMMUNICATIONS STATIONS AND TOWERS

All transmitter stations, including towers and operating equipment located within White House shall adhere to the following standards:

1. Transmitter stations, including towersand operating equipment in connection therewith, shall adhere to all of the following conditions:
    a. No building or equipment in connection with transmitter stations shall be located nearer than fifty (50) feet to any leasehold line and property line.
    b. All towers with a height of one hundred fifty (150) feet (from the base to top) or more shall be constructed in accordance with Electronic Industries Association ("EIA") standard 222E-1996 utilizing a wind rating of ninety miles per hour (90 MPH) plus ice loading for White House, Tennessee.
    c. All towers shall be set back from all leasehold lines and property lines by a distance that is equal to:
        i. for a guyed tower, twenty (20) percent of the height, and
        ii. for a self-supporting tower, fifty (50) percent of the height.
        iii. any tower and antenna within or adjacent to a residential zoning district, one hundred (100) percent of the height. The setback required may be reduced to a safe fall zone distance determined by

a State of TN licensed engineer but depending on the design of the tower shall not be less than i or ii above.

17.2 | DEFINITIONS

The following words, terms and phrases, when used in this Section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

1. **Alternative Tower Structure.** Manmade trees, clock towers, bell steeples, light poles and similar alternative design mounting structures that camouflage or conceal the presence of antennas or towers.
2. **Antenna.** Any exterior transmitting or receiving device mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals.
3. **Backhaul Network**. The lines that connect a provider's towers/cell sites to one or more cellular telephone switching offices, and or long-distance providers, or the public switched telephone network.
4. **FAA.** The Federal Aviation Administration. FCC. The Federal Communication commission.
5. **Height.** When referring to a tower or other structure, the distance measured from finished grade of the parcel to the highest point on the tower or other structure, including the base pad and any antenna.
6. **Mature System.** An existing wireless transmission facility.
7. **Street.** The surface of and all rights-of-way and the space above and below any public street, road, highway, freeway, lane, public way or place, sidewalk, alley court, boulevard, parkway, drive or easement now or hereafter held by the City for public travel and shall also mean other easements or rights-of-way as shall be now held or hereafter held by the City which shall, within their proper use and meaning, entitle a user to the use thereof for the purposes of installing plant, facilities and equipment as may be ordinarily necessary and pertinent to utilizing wireless transmission facilities for production or transmission.

8. **Tower.** The base of any wireless transmission facility including, but not limited to, a self-supporting lattice tower, guyed tower, or monopole tower, together with an antennae or other appurtenances.
9. **User.** Any wireless telecommunications carrier utilizing wireless transmission facilities for production or transmission.
10. **Transmission Facilities.** Buildings, cabinets, structures and facilities, including generating and switching stations, repeaters, antennas, transmitters, receivers, towers and all other buildings and structures relating to low- power mobile voice transmission, data transmission, video transmission and radio transmission, or wireless transmission; accomplished by linking a wireless network of radio wave transmitting devices (including, but not limited to, wire, cable, fiber optics, laser, microwave, digital, radio, satellite, portable phones, pagers, mobile phones or similar facilities) to the conventional ground- wired communications system (including, but not limited to, telephone lines, video and/or microwave transmission) through a series of short range, contiguous cells that are part of an evolving cell grid.

17.3 | APPLICATION REQUIREMENTS

A. An application to develop a transmission and communications tower shall include as a minimum the following:

1. All site plan information within this ordinance, which is deemed as being applicable by the Planning Commission.
2. A "Determination of No Hazard" from the Federal Aviation Administration, as well as all required Federal Communications Commission permit information.
3. Documentation that any applicable leasehold is no less than fifty (50) years in duration.
4. The names, addresses, and telephone numbers of all owners of other Communications/ Transmission Towers or useable antenna support structures within a one-half (1/2) mile radius of the proposed new Tower site, including city-owned property.
5. An affidavit attesting to the fact that the applicant made diligent, but unsuccessful, efforts to install or collocate the applicant's Telecommunication's facilities on city-owned Towers or useable Antenna Support Structures located

within a one-half (1/2) mile radius of the proposed Tower site.

6. An affidavit attesting to the fact that the applicant made diligent, but unsuccessful, efforts to install or collocate the applicant's Telecommunications Facilities on Towers of useable Antenna Support Structures owned by other persons located within a one-half (1/2) mile radius of the proposed Tower site.
7. Written technical evidence from an engineer(s) that the proposed Tower or Telecommunications Facilities cannot be installed or collocated on another person's Tower or useable Antenna Support Structures owned by other persons located within one-half (1/2) mile radius of the proposed Tower site.

B. Small Towers and Antennas:

This ordinance shall not govern any tower or installation of any antenna, that is less than thirty-five (35ft) in height except for the following requirements:

1. All towers/antennas shall require a permit and comply with the City's adopted codes and the manufacture's specifications. The tower and antenna installation shall also comply with the Federal Aviation Administration and Federal Communication Commission requirements, is applicable.
2. All towers/antennas shall be set back from all leasehold lines and property lines by a distance that is equal to 100 % the height of the tower measured from the base of the tower. The setback may be reduced to a safe fall zone distance determined by a State of TN licensed engineer.
3. No tower/antenna shall be located in the front yard of a property between the building and the street.
4. Towers and antennas shall be constructed with a method to prevent unauthorized access to the tower.

C. Public Hearing Review:

The Planning Commission shall review and hold a public hearing for all requests for towers/antennas regulated under this Section that exceed thirty-five (35) feet in height in residential zoning districts and 100 feet in all other zoning districts.

D. Review Timeframes:

The City shall act on applications under this Section within the timeframes established by federal law, 47 U.S.C. § 332(c)(7) and 47 C.F.R. § 1.6003: ninety (90) days for collocation on an existing structure and one hundred fifty (150) days for a new or

replacement tower, measured from submittal and tolled while an application is incomplete. Notice that an application is incomplete shall be given in writing within thirty (30) days of submittal and shall identify the missing items. Requests to modify an existing tower or base station that do not substantially change its physical dimensions are eligible facilities requests under 47 U.S.C. § 1455(a) and shall be approved within sixty (60) days. Any denial shall be in writing and supported by substantial evidence in the record.

17.4 | EXCEPTIONS

The provisions of this Section shall not apply to:

1. Antennas or towers located on property owned, leased, or otherwise controlled by the City of White House.
2. Amateur Radio Station Operator/Receive Only Antenna not exceeding sixty-five (65) feet in height and in compliance with the following:
    a. The tower shall be located so that no part of the antenna or its elements shall encroach within the required side or rear yard setbacks or within ten feet of any easement for overhead electric distribution or transmission lines.
    b. The tower and any element of the tower, including guy wires or anchors, shall not be located within the front twenty (20) percent of any area of the tract or lot abutting a public street or approved private drive.
    c. The tower height shall be established as the tallest point of the supporting tower and shall not include antenna mast or antennas elements affixed to the tower.
    d. No more than one such tower shall be located on a tract or lot.
    e. The request for a building permit shall be accompanied by a copy of a valid Amateur Radio Operators licensed issued by the FCC for the location requested.
    f. Installation shall conform to all local building code and structural design requirements pertaining to wind loading and structural strength characteristics protecting against collapse of the tower.
    g. Provisions must be made to keep children from climbing the tower. At a minimum, an enclosure including gates, shall be constructed around the

property or the tower at least four (4) feet above the underlying grounds to adequately restrict access to the base of the tower from small children.

h. There shall be administrative site plan review to provide landscape screening to reasonably screen the tower from adjacent residential properties as determined by the Planning and Codes Director.

17.5 | SEPARATION DISTANCES

1. **Separation Distance between Off-Site Uses.** Tower separation shall be measured from the base of the tower to the lot line of off-site uses or designated areas as specified in the table below.

Table B.17.1 Separation Distance between Off-Site Uses

Separation Distance between Off-Site Uses	
Off-Site / Designated Area	**Separation Distance**
Detached residential dwelling units or vacant and zoned or otherwise approved for detached residential dwelling units.	200 feet or 200 percent of tower height whichever is greater*
Non-residentially zoned land or non-residential uses	None. Only setbacks apply per the underlying zoning district.
*Separation distance shall be measured by drawing or following a straight line between the base of the proposed tower and the closest property line of an off-site use.	

2. **Separation Distance Between Towers.** Separation distances between towers shall be applicable for and measured between the proposed tower and pre-existing towers. The separation distances shall be measured by drawing or following a straight line between the base of the existing tower and the base of the proposed tower. The separation distances shall be as described in the table below.

Table B.17.2 Separation Distance Between Towers

	Existing Self-Support Lattice	**Existing Guyed**	**Existing Monopole (less than 75' in height)**	**Existing Monopole (75' or more in height)**
Proposed Self-Support Lattice	5,000 feet	5,000 feet	1,500 feet	1,500 feet
Proposed Guyed	5,000 feet	5,000 feet	1,500 feet	1,500 feet
Proposed Monopole	1,500 feet	1,500 feet	1,000 feet	750 feet

1. **Buffer/landscaping provisions.** The planting, maintenance and removal of trees associated with wireless transmission facilities shall comply with the Tree Management Ordinance of the City of White House, and other related regulations pertaining to land disturbance and grading and sediment and erosion control. For ground structures and equipment buildings located in or abutting property zoned residential (either immediately adjacent to such property or across a public roadway), special care shall be taken to minimize the effects on the adjacent residential area. The following shall be considered minimum standards:
    a. A minimum of fifty (50)-foot buffer strip shall be required on the outer perimeter of the property, abutting property currently zoned for residential, office or commercial use or development. No internal roads or driveways, parking areas, structures or storage of materials shall be allowed within the buffer strip. This standard shall not supersede any existing or future agreements or regulations which may provide for a greater buffer strip than outlined in Section B.7 Bufferyard Standards.
    b. The buffer strip shall consist of plantings and physical features sufficient to screen the view beginning at a specified level, reduce glare and noise, and provide greater privacy for nearby residential uses. The buffer shall be initially installed for the permanent year-round protection of adjacent property by visually shielding internal activities from adjoining property from ground level view to a minimum height of six (6) feet. A landscaping plan detailing the type, substance, design, width, height, opacity, growing period to maturity, time schedule for installation, and responsibility for perpetual maintenance of the buffer strip shall be submitted to the PC for consideration of a recommendation. The landscaping provisions of this Section may be varied or reduced if the proposed plan provides for unique and innovative landscaping treatment or physical features that, in the opinion of the Planning Commission, meet the intent and purpose of this Section. In instances where significant physical features exist (i.e., railroads, major roads and interstates, hillsides, preserved wooded areas, and utility easements, etc.) which in the opinion of the Planning Commission provided adequate buffering between land uses, the existing buffers may be used to meet landscaping requirements of this Section.

c. Security fencing shall be required and shall comply with the regulations set forth in Section B.9 Fencing of this Code for fencing. Security fencing (wood and black vinyl coated chain link only) shall be required around the area of the wireless transmission facility. Other fencing requested by the user, in compliance with the Fence Regulations contained in this code shall be constructed, in addition to, and behind the required fencing.
d. Wireless transmission facilities mounted on a building or structure in a commercial district shall be screened and/or designed to blend in visually with the roof and/or structure and surroundings where mounted. Such methods and materials shall only require approval by the Planning Commission.
e. Prior to issuance of a building permit, security acceptable to the City (such as a maintenance bond, letter of credit or similar security) shall be required to ensure completion of landscaping and screening provisions as outlined in the plan approved by the Planning Commission. The security shall be posted in an amount equal to one hundred ten percent (110%) of the total cost of the materials and installation of such improvements. This security shall be required for a period of one (1) year following the issuance of a Certificate of for the building, or one (1) year following the completion of construction of the wireless transmission facility if no Certificate of Completion is required.

2. **Off-street parking.** At least one (1) off-street parking space and/or an all-weather access drive capable of parking a vehicle shall be provided to service the wireless transmission facility. Parking facilities will be reviewed and considered for approval, approval with conditions, disapproval, or other applicable action by the Planning Commission and City Engineer.
3. **Lighting.** Outside lighting, if required for safety and security purposes, shall be arranged to minimize glare and reflection on adjacent residential properties and public streets. The PC may require the submission of a lighting plan by a qualified professional engineer to ensure that the illumination of outside lighting as designed and installed does not exceed 0.5 footcandles, measured at the property line of abutting property zoned for residential use or development. Wireless transmission facilities shall not be artificially lighted unless required by the Federal Aviation Administration (FAA) or other governmental authority.

4. **Signs.** The visual transfer of information on the public facility using external signs shall comply with the sign regulations set forth in the White House Municipal Code. No signs including flags shall be allowed on an antenna or tower under any circumstance including flags. Signage, where required, shall be reviewed and considered for a recommendation for approval, approval with conditions, disapproval, or other applicable action.
5. **Vehicle access control.** The location and design of driveways and/or accesses to reach the facility from a public street shall be reviewed and considered for approval, approval with conditions, disapproval, or other applicable action by the Planning Commission and City Engineer.
6. **Erosion control and stormwater management.** The control of erosion during development and the design of drainage systems suitable to handle stormwater runoff after the site is developed shall be reviewed and considered for approval, approval with conditions, disapproval, or other applicable action by the Public Services Department, and the City Engineer.
7. **Exterior treatment.** All wireless transmission facilities including buildings, cabinets, structures and facilities, shall be designed and constructed of materials to be architecturally compatible with the architectural character of the general area, and as approved by the Planning Commission.
8. **Franchises.** Owners and/or operators of towers or antennas shall certify that all franchises required by law for the construction and/or operation of a wireless communication system in the City of White House have been obtained and shall file a copy of all required franchises with the City.
9. **Noise.** The intensity level of sound from the wireless transmission facility including temporary generators used during extended power outages, measured at the property line of abutting property zoned residential, shall not at any time exceed fifty (50) decibels. In instances where the Planning Commission determines that a new wireless transmission facility site may create objectionable noise or a nuisance to any adjacent property, additional buffers or other physical features shall be required to mitigate the noise.

17.7 | INSPECTIONS

1. The user shall provide the City with a letter of certification from the design engineers (electrical, structural and civil) indicating that the wireless transmission

facility was constructed per the plans approved by the City. The letter shall be submitted within thirty (30) days of completion of the facility.

2. The user shall provide the City with a copy of the applicable County's electrical inspector's report which ensures that the user met code requirements during construction of the facility.
3. The user shall annually provide the City with a certified copy of the engineer's annual inspection report, which includes, but is not limited to, the condition of the grounding system, the structural integrity of the facility, any damage incurred over the past year, the condition of fasteners, and a plan to correct any documented deficiencies.

17.8 | REMOVAL

Users vacating the property shall be responsible for removal of their respective buildings, cabinets, structures, facilities, and other appurtenances at their expense. It shall be the responsibility of the remaining facility user(s) and the landowner to maintain the site as per the site plan approved by the City of White House. Legal use of the property for a wireless transmission facility shall be discontinued if all facility uses vacate the site for a minimum period of ninety (90) days.

17.9 | REMOVAL OF ABANDONED WIRELESS TELECOMMUNICATION FACILITIES

Any antenna or tower that is not operated for a continuous period as described herein shall be considered abandoned, and the owner of such antenna or tower and related appurtenances shall remove the same within ninety (90) days of receipt of notice from the City of White House notifying the owner of such abandonment. Failure to remove an abandoned antenna or tower within said ninety (90) days shall be grounds to remove the tower or antenna at the owner's expense. If there are two or more users of a single tower, then this provision shall not become effective until all users abandoned the tower and related appurtenances.

17.10 | NONCONFORMING USES

(Amended by Ord. No. _____, adopted _____.)

1. **Expansion of Nonconforming Use.** Towers that are constructed and antennas that are installed in accordance with the provisions of this Section shall not be deemed to constitute the expansion of a nonconforming use or structure.

2. **Pre-Existing Towers.** A tower lawfully in place before the adoption of this Section, or before an amendment that made it nonconforming, is a pre-existing tower and may continue in use as it presently exists, subject to the following:
   a. **Routine Maintenance.** Routine maintenance of a pre-existing tower is permitted without bringing the site into compliance with this Section. Routine maintenance includes repair of the tower and replacement of the tower with a new tower of like construction and height in the same location as the existing tower.
   b. **New Construction.** Any other construction on or replacing a pre-existing tower is new construction. This includes an increase in height, a change in tower type, and a replacement tower at a different location on the same site. New construction requires that the property and all wireless transmission facilities and related appurtenances be brought into compliance with the current requirements of this Section, and requires review and approval by the Planning Commission.
   c. **Damage or Destruction.** Damaged or destroyed towers are governed by subsection 3 below.
3. **Rebuilding Damaged or Destroyed Nonconforming Towers or Antennas.** Notwithstanding Section B.3 Nonconformities, a nonconforming tower or antenna that is damaged or destroyed may be rebuilt; provided, however, that the type, height, and location of the tower and related appurtenances shall be designed similarly to the previous tower and related appurtenances. Substantial deviation from the original facility will require submittal of revised plans and approval from the Planning Commission. Building permits will be secured within 180 days of the date damage or destruction was incurred. If no building permit is obtained or if said permit expires, the tower or antenna shall be deemed abandoned as specified in this Section.

17.11 | BUILDING PERMITS

It shall be unlawful to commence the excavation for the construction of any wireless transmission facility, including all associated appurtenances, until the City has issued a building permit and related permits for such work.

18 REGULATIONS FOR CHICKENS IN RESIDENTIAL ZONING DISTRICTS

18.1 | SCOPE, PURPOSE AND APPLICABILITY

18.1.1 | SCOPE

The regulations set forth in this Section shall apply to the keeping of chickens in residentially zoned districts.

18.1.2 | PURPOSE

The purpose of this section is to provide standards for the keeping of domesticated chickens. It is intended to enable residents to keep a small number of female chickens on a noncommercial basis while limiting the potential adverse impacts on the surrounding neighborhood. The city recognizes that adverse neighborhood impacts may result from the keeping of domesticated chickens as a result of noise, odor, unsanitary animal living conditions, unsanitary waste storage and removal, the attraction of predators, rodents, insects or parasites, and nonconfined animals leaving the owner's property. This section is intended to create licensing standards and requirements that ensure that domesticated chickens do not adversely impact the neighborhood surrounding the property on which the chickens are kept.

18.1.3 | APPLICABILITY

The regulations outlined in this Section shall apply to the keeping of chickens in all residential districts within the City of White House.

18.2 | GENERAL REQUIREMENTS

1. Up to four (4) chickens may be allowed.
2. Only female chickens (hereinafter "hens") are allowed. There is no restriction on domestic chicken breeds. Roosters shall be prohibited. Breeding of licensed hens shall be prohibited on property premises.
3. Hens shall be kept for personal use only; no person shall sell eggs or engage in chicken breeding or fertilizer production for commercial purposes.
4. Henhouses and enclosures shall be prohibited in front yards.

5. Hens must be kept in a fenced enclosure at all times, and no enclosure shall be within ten (10) feet of property line.
6. Fenced enclosures and henhouses must be properly ventilated, clean, dry, and odor free, kept in a neat and sanitary condition at all times, in a manner that will not disturb the use or enjoyment of neighboring lots due to noise, odor or other adverse impact.
7. Provision must be made for the storage and removal of chicken manure. All manure for composting or fertilizing shall be contained in a well aerated garden compost pile. All other manure not used for composting or fertilizing shall be removed. In addition, the henhouse and surrounding area must be kept free from trash and accumulating droppings.
8. Chickens must be provided with adequate food, water, and veterinary care, and must be kept in good health to prevent the spread of disease. All food should be stored securely to keep from rodent infestation.
9. The slaughtering of chickens is prohibited.

19 PERFORMANCE STANDARDS

(Added by Ord. No. _____, adopted _____.)

19-1 | APPLICATION AND ADMINISTRATION

In this Section, references to the former I-1 district apply to the Light Industrial (IL) district, and references to the former I-2 and I-3 districts apply to the Heavy Industrial (IH) district (see Table B.1.1).

1. **Application of Standards.** In all industrial districts, any use established or changed to, and any building, structure, or land developed, constructed, or used for any permitted principal use, special exception, or accessory use, shall comply with the performance standards of this Section for the district involved. If an existing use, building, or structure is extended, enlarged, or reconstructed, these standards apply to the extended, enlarged, or reconstructed portion. In any conflict between the use classification and these performance standards, the performance standards control. These standards apply notwithstanding the issuance of any zoning permit or certificate of zoning compliance.
2. **Exemptions.** Performance standards do not apply to temporary construction, excavation, grading, and demolition activities necessary and incidental to development on the same lot, on another lot being developed at the same time, or in a public right-of-way or easement for a community facility. Where these standards conflict with the rules of another governmental agency, the more restrictive shall apply.
3. **Determinations.** Where determinations can be made by the Director of Planning and Codes or other City employees using equipment normally available to the City or obtainable without extraordinary expense, such determinations shall be made before a notice of violation is issued. Where technical complexity or extraordinary expense makes this unreasonable, the procedures in subsection 5 below apply.
4. **Smoke, Fire, Heat, Glare, and Electromagnetic Interference.** If the Director finds a violation of the standards for smoke, fire and explosive hazards where the flash point of flammable materials is known, humidity, heat, glare, or electromagnetic interference, the Director shall take lawful action to cause

correction. Failure to obey lawful orders is punishable as provided in Section A.1-11 Violations and Penalties.

5. **Particulate Matter, Vibration, Noise, Toxic Matter, Odor, and Radiation.** For a probable violation of the standards for particulate matter, vibration, noise, fire and explosive hazards where the flash point is not known, toxic or noxious matter, odorous matter, or radiation hazards:
    a. The Director shall give notice by registered mail or other means ensuring a signed receipt, describing the alleged violation and requiring an answer or correction within a time limit set by the Director. Failure to reply or correct within the time limit constitutes admission of the violation. The notice shall state that technical determinations will be made on request, that costs shall be charged against those responsible if a violation is found, and that the City will pay the costs if no violation exists.
    b. If there is no reply but the violation is corrected, the Director shall note "violation corrected" in the official records.
    c. If there is no reply and the violation is not corrected within the time limit, the Director shall take action warranted by continuation of a violation after notice.
    d. If a reply requests additional time to correct, the Director may grant an extension if warranted and if it will not cause imminent peril to life, health, or property.
    e. If a reply requests a technical determination and the alleged violation continues, the Director may call in qualified experts. If a violation is found, the costs shall be assessed against the properties or persons responsible, in addition to other penalties; if no violation is found, the City shall pay the costs.

19-2 | NOISE

1. **Definitions.** Decibel (dB): a unit of intensity of sound pressure on a logarithmic scale with respect to a reference pressure of 0.0002 microbars. Frequency: the number of times a sound pressure fluctuation repeats in one second, in cycles per second (c.p.s.). Impact Noise Analyzer: an instrument to measure the peak sound pressure of an impact sound. Impact Sound: a sound produced by two or more objects striking each other, heard as separate distinct noises. Noise: an

undesirable or unwanted sound. Octave Band: a band of frequencies in which the upper limit is twice the lower limit. Pre-1960 Octave Bands: eight octave bands described in USASI Standard Z24.10-1953. Preferred Frequency Octave Bands: nine octave bands designated by their geometric center frequency, described in USASI Standard S1.6-1960. Octave Band Analyzer: an instrument to measure octave band composition of a noise. Overall Sound Level: total sound pressure level between twenty (20) and twenty thousand (20,000) cycles per second. Sound: rapid fluctuations of atmospheric pressure audible to persons. Sound Level Meter: an instrument to measure overall sound level. Steady State: a continuous noise or vibration, such as from a fan or compressor.

2. **Method of Measurement.** Sound shall be measured with a sound level meter, octave band analyzer, and impact noise analyzer conforming to current American National Standards Institute (formerly USASI) standards, set on the "C" weighting scale with the meter on "slow" response.
3. **Maximum Permitted Sound Levels.** Maximum permitted sound pressure levels across lot lines and district boundaries shall comply with Tables B.19.1 through B.19.4. Analyzers calibrated in pre-1960 octave bands shall use Table B.19.2; preferred frequency analyzers shall use Table B.19.3. Impact noises are noises whose peak values are more than three (3) dB higher than the values indicated on the sound level meter. Between 7:00 p.m. and 7:00 a.m., permissible levels at residential district boundaries shall be reduced by five (5) decibels. Noises not directly attributable to an activity on the lot, such as independent transportation facilities, are excluded.

Table B.19.1 Noise Level Designations

District	Adjacent Lot Line	Adjacent District Boundary*	Residential District Boundary
Light Industrial (IL)	C	B	A
Heavy Industrial (IH)	—	C	A

* Except at IH district boundaries.

Table B.19.2 Pre-1960 Octave Bands (Maximum dB)

Octave Band (Cycles per Second)	A	B	C
20–75	73	80	83
75–150	60	74	78
150–300	53	69	72
300–600	47	63	66
600–1,200	43	57	60
1,200–2,400	40	52	55
2,400–4,800	37	46	49
4,800–10,000	34	40	43

Table B.19.3 Preferred Frequency Octave Bands (Maximum dB)

Preferred Center Frequency (Cycles per Second)	A	B	C
31.5	69	78	82
63	69	78	82
125	58	73	76
250	52	67	70
500	46	61	64
1,000	43	56	59
2,000	39	50	53
4,000	36	44	47
8,000	33	39	42

Table B.19.4 Impact Noise (Maximum dB)

Measurement	A	B	C
Overall Impact	76	85	95

19-3 | VIBRATION

1. **Definitions.** Displacement: the amount of motion in earthborne vibration, one-half of the total excursion for a steady-state vibration, in inches. Frequency: the number of times a displacement repeats in one second (c.p.s.). Impact Vibration: earthborne vibration produced by two or more objects striking each other. Particle Velocity: 6.28 x frequency (c.p.s.) x displacement (inches), in inches per second. Steady State: continuous vibration. Vibration: a reciprocating movement transmitted through the earth.
2. **Method of Measurement.** Vibration shall be measured with recording instruments that simultaneously record vibration in three mutually perpendicular directions, recording particle velocity or displacement versus time.
3. **Maximum Permitted Vibration Levels.** Maximum vibration across lot lines and district boundaries shall comply with Tables B.19.5 and B.19.6. The maximum particle velocity is the vector sum of three mutually perpendicular components recorded simultaneously. Vibrations that are continuous, or in discrete impulses more frequent than sixty (60) per minute, are steady-state; discrete impulses not exceeding sixty (60) per minute are impact vibration. Between 7:00 p.m. and 7:00 a.m., permissible levels at residential district boundaries shall be reduced to one-half of the values shown.

Table B.19.5 Vibration Level Designations

District	Adjacent Lot Line	Adjacent District Boundary*	Residential District Boundary
Light Industrial (IL)	C	B	A

District	Adjacent Lot Line	Adjacent District Boundary*	Residential District Boundary
Heavy Industrial (IH)	—	C	A

* Except at IH district boundaries.

Table B.19.6 Maximum Particle Velocity (Inches per Second)

Vibration	A	B	C
Steady State	0.01	0.05	0.10
Impact	0.02	0.10	0.20

19-4 | SMOKE AND PARTICULATE MATTER

1. **Definitions.** Ambient Air Quality: the quantitative character of the general atmosphere with respect to air pollutants. Effluent: the emission of air pollutants from any source. Microgram: one millionth of a gram. Opacity: the property of a gaseous effluent tending to reduce light transmission through the plume, excluding obscuration due to water droplets. Particulate Matter: matter, other than uncombined water, suspended in air or other gases in finely divided liquid or solid form. Ringelmann Number: the shade of gray on the chart in U.S. Bureau of Mines Information Circular 7718. Smoke: small gas-borne or airborne particles resulting from combustion. Standard Conditions: 60 degrees Fahrenheit and 29.92 inches of mercury absolute. Suspended Particulates: particulate matter sampled in accordance with ASTM D2009-65.
2. **Emission of Smoke and Visible Effluent.** In all industrial districts, the opacity of smoke or visible effluent, exclusive of uncombined water droplets, shall not exceed Ringelmann No. 1, except that it may exceed Ringelmann No. 1, but not Ringelmann No. 3, for six (6) minutes in any four (4) hour period in the IL district, and for six (6) minutes in any continuous sixty (60) minutes in the IH district.
3. **Emission of Particulate Matter.** Emission of particulate matter from all stacks, vents, chimneys, flues, or other openings on a lot shall not exceed the rates in

Table B.19.7, determined by the continuous four (4) hour period with the highest average emission rate. Suspended particulates across lot lines or district boundaries shall not exceed Table B.19.8, measured at ground level or habitable elevations as twenty-four (24) hour samples above background.

Table B.19.7 Maximum Particulate Emission Rate

District	Maximum Rate, All Sources (Pounds per Hour per Acre of Lot)
Light Industrial (IL)	1
Heavy Industrial (IH)	2

Table B.19.8 Ambient Suspended Particulates

District	Measured Across	Suspended Particulates, 24-Hour Sample (µg/m³)
Light Industrial (IL)	Lot Line	50
Heavy Industrial (IH)	District Boundary	100

4. **Windborne Particulates.** Emission of particulate matter from open storage areas, yards, roads, material piles, and the like shall be minimized by landscaping, paving, oiling, or other means, and is subject to the ambient air quality standards.

19-5 | ODOR

1. **Definitions.** Odorous Matter: solid, liquid, or gaseous material that produces an olfactory response in a human being. Odor Threshold Concentration: the lowest concentration of odorous matter that produces an olfactory response, determined in accordance with ASTM D1391.
2. **Emission of Odorous Matter.** In the IL district, odorous matter shall not exceed the odor threshold concentration beyond the IL district boundary (except where abutting the IH district). In the IH district, odorous matter shall not exceed the

odor threshold concentration in a residential district. Measurements shall be at ground level or habitable elevation.

19-6 | TOXIC MATTER

1. **Definitions.** Sulfur Oxides: sulfur dioxide and sulfur trioxide. Threshold Limit Values: the maximum allowable concentration for an industrial worker for eight (8) hours per day, five (5) days per week, as adopted by the American Conference of Governmental Industrial Hygienists (ACGIH). Toxic Matter: materials capable of causing injury to living organisms by chemical means in relatively small amounts.
2. **Emission of Sulfur Oxides.** Emission of sulfur oxides (as sulfur dioxide) from all sources on a lot shall not exceed two (2) pounds per hour per acre of lot in the IL district and three (3) pounds per hour per acre of lot in the IH district, determined by the continuous four (4) hour period with the highest average emission rate.
3. **Emission of Other Toxic Matter.** Release of airborne toxic matter other than sulfur oxides shall not exceed one-thirtieth (1/30) of the threshold limit values currently listed by the ACGIH, measured as the average of a twenty-four (24) hour sample at ground level or habitable elevation at the locations in Table B.19.9. If a toxic material is not listed, the applicant shall demonstrate to the satisfaction of the City that the proposed levels will be safe to the general population.

Table B.19.9 Toxic Matter Sample Location

District	Sample Location
Light Industrial (IL)	Across Lot Line
Heavy Industrial (IH)	Across District Boundary

19-7 | FIRE AND EXPLOSIVE HAZARDS

1. **Definitions.** Active to Intense Burning: a rate of combustion of material that burns with a high degree of activity and is consumed rapidly, such as sawdust, powdered magnesium, and pyroxylin. Detonable Materials: materials that

decompose by detonation, including explosives, unstable compounds, and fissionable matter. Flash Point: the lowest temperature at which a flammable liquid will momentarily burn under prescribed conditions (tag open cup tester). SCF (Standard Cubic Feet): volume of a gas at 60 degrees Fahrenheit and 29.92 inches of mercury absolute.

2. **Detonable Materials.** The storage, utilization, or manufacture of detonable materials (including primary and high explosives, propellants, pyrotechnics and fireworks, blasting explosives, unstable organic compounds, strong oxidizing agents such as hydrogen peroxide in concentrations greater than thirty-five (35) percent, and nuclear fuels and fissionable materials) shall comply with the regulations of each industrial district and of the fire marshal. In the IL district, such materials are limited to five (5) pounds, except for mining and quarrying activities in existence at the time of adoption. In the IH district, storage and utilization (but not manufacture) in excess of five (5) pounds is permitted in accordance with state and local regulations.
3. **Fire Hazard Solids.** In the IL district, the storage, utilization, or manufacture of solid materials that are active to intense burning shall be conducted within spaces of not less than two (2) hour fire-resistive construction protected by an automatic fire extinguishing system; outdoor storage of such materials is prohibited. In the IH district, such activities are permitted in accordance with state and local regulations, but outdoor storage shall be no less than forty (40) feet from all lot lines.
4. **Fire Hazard Liquids and Gases.** In all industrial districts, the storage, utilization, or manufacture of flammable liquids or gases that produce flammable or explosive vapors shall comply with Table B.19.10, exclusive of finished products in original sealed containers of fifty-five (55) gallons or less, which shall be stored in fire-resistive and fire-protected areas or, if outdoors, no closer than forty (40) feet from all lot lines. Flammable liquids with a flash point of 300 degrees Fahrenheit or higher may be stored without restriction.

Table B.19.10 Storage Capacity of Flammable Liquids and Gases

Material	Light Industrial (IL)	Heavy Industrial (IH)
Liquids, above ground, flash point less than 125°F	10,000 gallons	Unlimited, except no more than 50,000 gallons per acre within 300 feet of a district boundary
Liquids, above ground, flash point 125–300°F	40,000 gallons	Unlimited, except as above
Liquids, below ground, flash point less than 125°F	20,000 gallons	Unlimited, except as above
Liquids, below ground, flash point 125–300°F	80,000 gallons	Unlimited, except as above
Gases, above ground	300,000 SCF	Unlimited, except no more than 1,500,000 SCF per acre within 300 feet of a district boundary
Gases, below ground	600,000 SCF	Unlimited, except as above

19-8 | RADIOACTIVE MATERIALS

1. **Definitions.** Microcurie: one millionth of a curie. Unsealed Radioactive Materials: radioactive material not permanently bonded or fixed in a capsule or matrix designed to prevent release or dispersal under the most severe conditions likely in normal use and handling.
2. **State Requirements.** The manufacture, storage, and utilization of radioactive materials shall comply with the State of Tennessee rules for protection against radiation administered by the Tennessee Department of Environment and Conservation, Division of Radiological Health.
3. **Quantities of Unsealed Radioactive Material.** The manufacture, storage, and/or utilization of unsealed radioactive materials shall not exceed the quantities in Tables B.19.11 and B.19.12.

Table B.19.11 Maximum Quantity of Unsealed Radioactive Material

District	Maximum Quantity Permitted
Light Industrial (IL)	One million (1,000,000) times the quantities in Table B.19.12
Heavy Industrial (IH)	Ten million (10,000,000) times the quantities in Table B.19.12

Table B.19.12 Base Quantities of Radioactive Materials (Microcuries)

Material	Microcuries	Material	Microcuries
Ag105	1	P32	10
Ag111	10	Pd103+Rh103	50
As76, As77	10	Pd109	10
Au198	10	Pm147	10
Au199	10	Po210	0.1
Ba140+La140	1	Pr143	10
Be7	50	Pu239	1
C14	50	Ra226	0.1
Ca45	10	Rb86	10
Cd109+Ag109	10	Re186	10
Ce144+Pr144	1	Rh105	10
Cl36	1	Ru106+Rh106	1
Co60	1	S35	50
Cr51	50	Sb124	1
Cs137+Ba137	1	Sc46	1

Material	Microcuries	Material	Microcuries
Cu64	50	Sm153	10
Eu154	1	Sn113	10
F18	50	Sr89	1
Fe55	50	Sr90+Y90	0.1
Fe59	1	Ta182	10
Ga72	10	Tc96	1
Ge71	50	Tc99	1
H3 (HTO or H3_2O)	250	Te127	10
I131	10	Te129	1
In114	1	Th (natural)	50
Ir192	10	Tl204	50
K42	10	Tritium (see H3)	250
La140	10	U (natural)	50
Mn52	1	U233	1
Mn56	50	U234-U235	50
Mo99	10	V48	1
Na22	10	W185	10
Na24	10	Y90	1
Nb95	10	Y91	1
Ni59	1	Zn65	10

Material	Microcuries	Material	Microcuries
Ni63	1	Unidentified radioactive materials, or any of the above in unknown mixtures	0.1

19-9 | GLARE AND ELECTROMAGNETIC INTERFERENCE

1. **Glare.** In all industrial districts, any operation or activity producing glare shall be conducted so that direct and indirect light from the source complies with Section B.10-1.6 Maximum Illumination and in no case causes illumination in excess of one (1) footcandle when measured in a residential district.
2. **Electromagnetic Interference.** In all industrial districts, no operations or activities shall be conducted that cause electrical disturbances to be transmitted across lot lines.

CHAPTER C – ENGINEERING STANDARDS

1 STREET TYPE STANDARDS

1-1 | GENERAL REQUIREMENTS

1. **Intent.** The standards outlined in this Section are intended to accomplish the following.
    a. Create a logical and comprehensible system of streets and street names that results in a simple, consistent and understandable pattern of Blocks, Lots, and house numbers.
    b. Encourage safe and efficient traffic flow and provide adequate access to all Lots for vehicles and pedestrians.
    c. Create streets that are appropriate for their contexts in Residential, Commercial, or Mixed-Use districts and are designed to encourage travel at appropriate volumes and speeds.
    d. Encourage streets that respect natural features by following topography and drainage systems, rather than interrupting or dead ending at the feature.
    e. Create streets and public Rights-of-Way that result in stormwater runoff quantity reduction and improved quality of stormwater runoff.
2. **Applicability.** These standards apply to all vehicular Right-of-Way, Right-of-Way Dedication, and Right-of-Way easements within the City.
3. **Authority.** This Section, Street Type Standards, falls within Subdivision authority, per the State of Tennessee, and is regulated by the City of White House Planning Commission.
4. **General Requirements**. All proposed streets and sidewalks shall be in dedicated vehicular Rights-of-Way as required by this Section.
    a. **Public Street.** All vehicular Rights-of-Way, except for private alleys, shall be dedicated for public use, unless otherwise stated below.
    b. **Private Street.** Private Rights-of-Way and street configuration shall be designed to the same standards herein as public rights-of-way.
    c. **Right-of-Way Features**. Where the design requires improvements that cannot

be installed within the existing Right-of- Way, the developer shall dedicate additional Right- of-Way as is necessary to accommodate all such improvements.

5. **AASHTO standards.** When a requirement is defined as per AASHTO standards, refer to "A Policy on Geometric Design of Highways and Streets," most current edition, prepared by the American Association of State Highway and Transportation Officials (AASHTO). All designs shall conform to AASHTO standards in addition to any standards outlined in this UDO.
6. **MUTCD standards.** Traffic Control Devices shall meet the requirements set forth in the Manual on Uniform Traffic Control Devices (MUTCD).
7. **Americans with Disabilities Act (ADA).** All designs shall conform to the most recent version of the ADA standards and any more stringent State of Tennessee regulation.
8. **Street Names**. New street names shall follow the Street Naming standards Robertson County and Sumner County, Tennessee as applicable.
    a. **Existing Street Names**. All existing street names that do not follow the current standards may continue to be used, and those names may be used on extensions of the existing street.
    b. **Cul-de-sac Streets**. Cul-de-sac street names shall be a continuation of the street of which they are a part.
9. **City Standards**. Streets, sidewalks, and pedestrian ways shall be constructed in accordance with the City of White House UDO, and the Tennessee Department of Transportation Standard Specifications for Road and Bridge Constructions.
10. **Fire Access**. Street configurations have been calculated to provide fire truck access. Where the total width of all travel lanes is narrower than twenty-two (22) feet, the following shall apply.
    a. **Room to Pass**. At one hundred (100) foot increments, a twenty (20) foot opening in the on- street parking or a twenty (20) foot dedicated pull-off space shall be provided to allow vehicles to pull over for a fire truck to pass.
    b. **Driveway or Fire Hydrant Zone**. A driveway or fire hydrant zone may be utilized to fulfill the requirement.

1-2 | MAP OF STREET TYPES

To better apply the provisions of these regulations and to provide context for any future Rights-of-Way and future improvements to existing Rights-of-Way, existing streets and streets designated as future on the Major Thoroughfare Plan (may also be referred to as Transportation Plan) are mapped in accordance with the Street Types standards. Should the information included conflict with the Plan, the Plan shall prevail.

1-3 | GENERAL STREET TYPE STANDARDS

1. **Street Types.** The Street Types outline acceptable street configurations. New streets shall consist of, but are not limited to, standard travel lane, curb and gutter, shoulder, sidewalk, furnishing zones, and any required street plantings or water quality measures. Refer to street type typical sections included in the figures below. The City of White House Planning Commission may require additional Right-of-Way elements where deemed necessary.

Table C.1.1 Street Type Standards

Section	Classification	Typical Street Section	Right-of-Way Width (ft)*	Pavement Width (ft)*
1-7	Minor Arterial	4 lane divided	107	62
1-8	Major Collector	3 lane undivided	76	51
1-9	Minor Collector	2 lane undivided	60	34**
1-10	Minor Collector (Rural)	2 lane undivided	60	34**
1-11	Local Street	2 lane undivided	50	22**
1-12	Local Street (Rural)	2 lane undivided	52	30
1-13	Alley	2 lane undivided	20	20

* Right-of-way and pavement widths shown are a minimum. Additional right-of-way and/or pavement may be required for on-street parking, dedicated bicycle lanes, turn lanes, or shoulders if required. Pavement widths shall conform to current AASHTO standards.

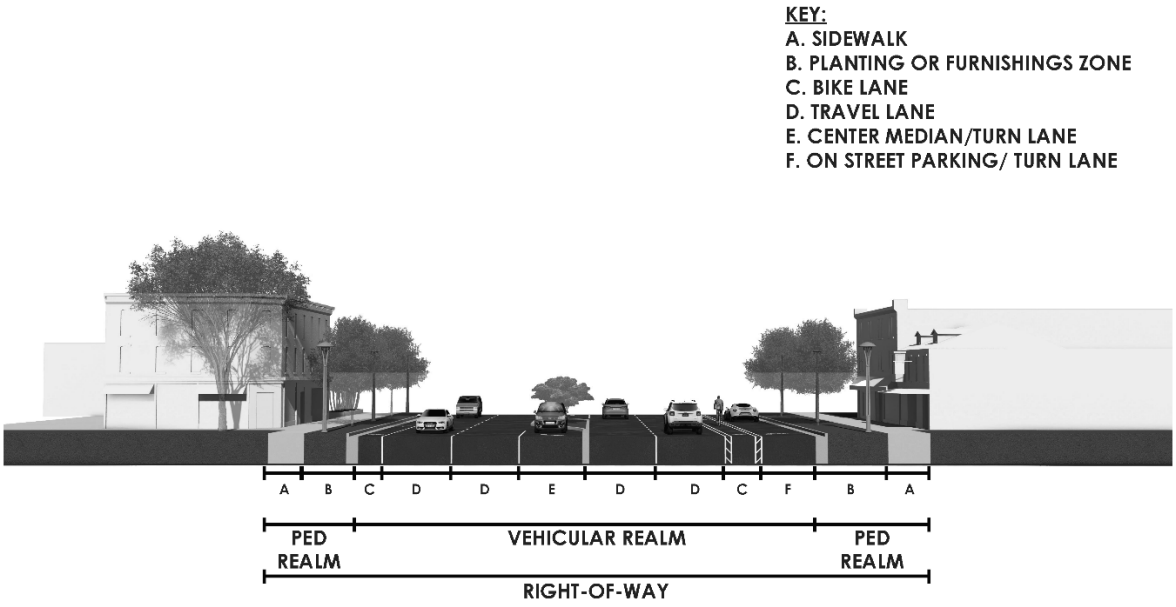
** In high density residential and nonresidential developments, the minimum pavement width shall be twenty-six (26) feet (high density residential) or thirty (30) feet (nonresidential) for a Local Street, and thirty-six (36) feet for a Minor Collector, consistent with the minimum widths of the former White House Subdivision Regulations.

2. **Cross Sections.** The cross sections provided here for each Street Type illustrate possible configurations of that Street Type. By applying the standards outlined, other configurations may be determined acceptable if approved by the City Engineer. The

cross section figures are illustrative; where a dimension shown in a figure is less than the minimum in Table C.1.1, Table C.1.1 shall control.

3. **Rights-of-Way Elements**. Typical elements of a vehicular Right-of-Way are divided into the Vehicular and Pedestrian Realm. Each Street Type outlines which facilities are applicable. Refer to Figure C.1.1 Typical Right-of-Way Elements.

Figure C.1.1 Typical Right-of-Way Elements



   a. **Vehicular Realm**. The vehicular realm is comprised of the travel lanes, bicycle lanes, and parking lanes.
   b. **Pedestrian Realm**. The pedestrian realm is typically comprised of pedestrian facilities, such as sidewalk, path/trail, or off-street bicycle path, and a buffer area, consisting of a Planting Zone or Furnishings Zone that serves to buffer pedestrians or bicyclists from the movements of higher speed vehicles in the vehicular realm.
      i. **Planting Zone**. A Landscape Area from the back of curb or edge of pavement to the sidewalk in which street trees, swales, lighting, and signage may be located. Sidewalks may cross the Planting Zone.
      ii. **Furnishings Zone**. A hardscape area that extends the sidewalk to the back of curb, in which street trees in Tree Wells, street furniture, lighting, and signage may be located. Typically used adjacent to commercial or office buildings and requires approval of City of White

House Planning Commission.

c. **Bicycle Facilities.**
    i. Bicycle facilities shall be provided per the Public Right-of-Way Standards incorporated herein.
    ii. Three (3) types of bicycle accommodations are permitted in the vehicular realm.
        1) **Dedicated Bicycle Lane**. Dedicated bicycle lanes are striped lanes on the outside of the outermost travel lanes that are designated for only bicycle use. This lane occurs on both sides of the street and shall be six (6) feet wide exclusive of the gutter pan and any buffer area.
        2) **Designated Shared Lane**. A designated shared lane is a lane that is shared between vehicles and bicycles. This lane has a minimum width of fourteen (14) feet. An arrow and bicycle symbol are painted in the center of the lane to denote shared use. This improvement occurs on both directions.
        3) **Shared Lane**. A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.

d. **Vehicular On-Street Parking.** On-street parking, as permitted inside the town center area, shall meet the following requirements.
    i. On-street parking shall be parallel only, unless approved by the city engineer on a case-by-case basis.
    ii. **Vehicular Parking Space Dimensions**. The appropriate dimensions for parking spaces are outlined in Table C.1.2 On-Street Parking Space Dimensions The width of a parking space shall be measured from the center of a stripe.

Table C.1.2 On-Street Parking Space Dimensions

Angle (Degrees)*	Curb Length (Feet)	Stall Width (Feet)	Stall Depth (Feet)	Travel Lane Width – One Way (Feet)	Travel Lane Width – Two Way (Feet)
0	20	7	-	12	20

45	12	8.5	17	12	20
60	10	8.5	18	18	20

* Angles not listed in Table C.1.2 shall be reviewed during the City of White House site design review process and may be approved by the City on a case-by-case basis.

e. **Planting Zone Requirements.** Refer to Section B.6 Landscape Standards for all installation and maintenance requirements for landscape.
    i. **Ground Plane Vegetation**. Planting Zones shall be planted with turf per all the planting requirements of Section B.6 Landscape Standards.
    ii. **Irrigation.** Temporary irrigation is required until complete establishment of the turf. Permanent irrigation may be provided.
    iii. **Swales**. Where drainage swales are required for the Street Type, refer to Section C.2-3 Storm Sewer Systems.
        1) **Landscape.** All swales shall be landscaped with turf or other appropriate stabilization practices to prevent erosion.
        2) **Maintenance**. Swales shall be maintained as part of the Stormwater Management Plan for the site.
        3) **Crossings**. Sidewalks crossing swales shall be handled in one of the following ways:
            a. Bridge.
            b. Culverts under the sidewalk.

f. **Street Trees**. Street trees are required along all new streets, planted within the Planting or Furnishing Zone.
    i. Refer to Section B.6 Landscape Standards for tree size, type, installation, and maintenance requirements for street trees.
    ii. **Tree Plan and Schedule**. During the Preliminary Plat Process, a tree plan and schedule shall be submitted, including the following information:
        1) Refer to Section B.6 Landscape Standards, Street Tree and Landscape Schedule Requirements.
        2) Location of all street tree planting areas.
        3) Summary table with estimated number of street trees expected to be planted at completion.

4) Summary of street trees expected to be planted by homebuilders if single family subdivision.
5) Summary of street trees expected to be planted by developer.
6) General standards for the plantings including tree species mix and minimum, maximum, and average tree spacing.

iii. **Street Tree Size**. All street trees are required to be a minimum two (2) inches in Caliper when installed.
1) Adjacent to NC, C1, C2, and MF and light industrial and NO Districts, minimum clear branch height is six and a half (6 1/2) feet at time of planting.

iv. **Street Tree Type**. Medium and large overstory trees are permitted to be installed as street trees.

v. **Street Tree Spacing**. Street trees shall be planted as follows.
1) Each Lot is required to have one (1) tree for every forty (40) feet of street frontage with a minimum of one (1) street tree per street frontage.
2) **Spacing by Tree Size.**
a. Large trees shall be spaced a minimum of thirty (30) and a maximum of fifty (50) feet on center.
b. Medium trees shall be spaced a minimum of twenty (20) and a maximum of forty (40) feet on center.
3) **Tree Wells**. In AG-RR, RL, RM, RH, CBS, MUC, GC, and OP, where the sidewalk extends from the back of curb to the Property Line, Tree Wells shall be utilized.
4) For Tree Wells smaller than four (4) feet wide and six (6) feet in length, open pit is not permitted.
5) The opening shall be covered with a tree grate or Semi-Pervious Surface.
6) The opening in a tree grate for the trunk shall be expandable.

2. **Graphics.** The graphics provided here for each Street Type illustrate only one possible configuration of that Street Type. By applying the standards outlined, other configurations may be determined acceptable.

1-4 | GENERAL STREET LAYOUT REQUIREMENTS

1. **General Layout Standards**. The following standards apply to new streets or newly platted Vehicular Rights-of-Way.
    a. **Treatment of Natural Features**. Streets shall be designed to respect natural features by following rather than interrupting or dead- ending at the feature.
    b. **Curved Street Alignment.**
        i. **Existing Terrain.** Street layout shall retain the character of any existing terrain, to the extent practical.
        ii. **Horizontal Alignment**. When street lines deflect from each other by more than ten (10) degrees in alignment, the Street Centerline shall be connected by a curve with a minimum radius meeting American Association of State Highway and Transportation Officials (AASHTO) standards.
        iii. **Vertical Alignment.** Minimum sight distances shall be designed to AASHTO standards.
            1) Minimum roadway elevations shall be one (1) foot above the 100-year-24-hour storm elevation of stormwater drainage ways, culverts, swales, cross-drains and streams within the right-of-way.
2. **Interconnected Street Pattern**. The network of streets shall form an interconnected pattern with multiple intersections with the following features:
    a. **Street Network.** The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new Subdivisions.
    b. **Public Access Points**. All Subdivisions with new street Right-of-Way shall have a minimum of two (2) public Access Points and meet the requirements of the International Fire Code, with the following exception.
        i. When less than three quarters (3/4) of the Parcel's perimeter is Open Boundary and the Applicant's Property is less than ten (10) acres, the City of White House Planning Commission may accept one (1) Access Point.
3. **Disconnected Streets.** Disconnected streets may take the following forms:
    a. **Stub Streets.** Where adjoining areas are not subdivided, streets in new Subdivisions shall be extended to the boundary line of the Applicant's

Property to make provision for the future projection of streets into adjacent areas.

i. Where abutting property is not subdivided, stub streets shall be provided at intervals no greater than the maximum Block Size required in Section B.1 Zoning Regulations.
ii. Existing stub streets adjacent to a proposed Subdivision shall be connected.
iii. At all locations where streets terminate with no street connection, but a future connection is planned or accommodated, a sign shall be installed at the location with the words “Planned Street Extension” to inform property owners.

b. **Half Streets.** The construction of a Half Street shall be prohibited unless otherwise approved by the City of White House Planning Commission in unusual circumstances that make it essential and where satisfactory assurance for Dedication of the remaining part of the street is provided.
   i. Proposed Half Streets along the periphery of the Subdivision shall have no less than one- half of the Right-of-Way Dedicated and fully constructed.
   ii. Existing Half Streets adjacent to a proposed Subdivision shall be completed with the Dedication of the remaining Right-of-Way and the complete construction of the street with the development of said proposed Subdivision and property development.

1-5 | INTERSECTION DESIGN

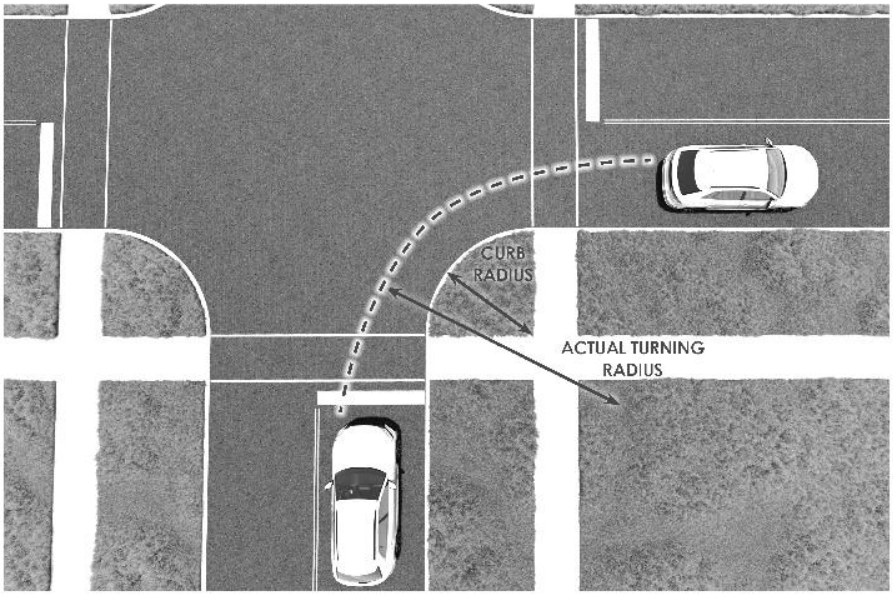
1. **Intent.** The following outlines the regulations for developing and reconstructing safe and accessible intersections for vehicles and pedestrians.
2. **Applicability.** These standards apply to all planned intersections and shall also be applied to existing intersections when other improvements are made, such as redesign or reconfiguration.
3. **Alignment of Intersections.** New streets shall be aligned with existing streets when possible. The following guidelines shall be used for intersection alignment.
   a. **Number of Streets**. No more than two (2) streets shall intersect at any point.
   b. **Angle of Intersection.** Streets should be aligned to intersect at right angle; the angle of intersection of street centerlines shall be not less than eighty (80)

degrees nor more than one hundred (100) degrees.

c. **Centerline Offsets.** With the exception of Local Streets, street centerline offsets shall be avoided. Otherwise, centerline offsets shall be greater than one hundred twenty-five (125) feet.
d. **Sight Triangles.** Minimum clear sight distance at all intersections.
e. **Vertical Alignment.** Vertical alignment at all intersections shall be designed per U.S. Department of Transportation Federal Highway Administration Public Right-of-Way Accessibility Guidelines (PROWAG). Exceptions that are deemed necessary by City of White House Planning Commission due to topography may result in an waiver of any of these standards, if alternative standards that have been approved by the Planning and Codes Director have been supplied.

4. **Curb Radii.** The following curb radii shall be utilized. Refer to Figure C.1.2 Actual Right Turn Radius with On-Street Parking.

Figure C.1.2 Actual Right Turn Radius with On-Street Parking



a. Intersections shall be designed for the typical design vehicle/passenger vehicle as opposed to the maximum design vehicle.
b. Small curb radii shall be used at intersections to shorten pedestrian crossing distances and reduce vehicle turning speeds, balancing the ease of travel of the vehicles and pedestrians.
c. **Local and Minor Collector Streets.** At the intersection of any street with a Local or a Minor Collector Street, the following curb radii shall be utilized.

i. With on-street parking on both streets, a ten (10) foot radius may be utilized.
ii. Without on-street parking, a twenty-five (25) foot radius is required except where otherwise permitted by the City Engineer.

d. **Major Collector or Minor Arterial Streets.** At the intersection of any street with a Major Collector or Minor Arterial Street, the following curb radii shall be utilized.
i. With on-street parking on both streets, a twelve (12) foot radius is required.
ii. Without on-street parking on either street, a thirty (30) foot radius is required.

e. **Larger Radius**. When the design vehicle requires a larger curb radius, a thirty (30) foot radius may be utilized for Major Collector or Minor Arterial. Larger radii require approval of the Planning and Codes Director through Site Plan process and may only occur adjacent to Commercial districts,.

f. **Alley Intersections**. The curb radius at intersections involving Alleys shall meet driveway curb radius requirements.

2. **Crosswalks**. Crosswalks shall be required at all intersections involving Collector and Arterial Street Types. Crosswalks shall also be required at mid-block locations, or at spacing not longer than 350 feet for areas where heavy pedestrian traffic is anticipated or blocks longer than one thousand (1,000) feet.
a. **Dimensions.** Crosswalks shall be a minimum of six (6) feet and a maximum of ten (10) feet in width, measured from mid-stripe to mid-stripe for a transverse crosswalk.
b. **Markings.** Crosswalks shall be appropriately indicated on the finished street surface with thermoplastic or painted markings per the MUTCD, current edition.
c. **Crossing Distances.** To encourage pedestrian activity, typical crosswalks shall not extend over thirty-eight (38) feet without a landscape median, bulb-outs and/or other pedestrian refuge to mitigate the effects of vehicular traffic on crossing and increase pedestrian safety and comfort.
d. Any requirements of the American Disabilities Act (ADA), PROWAG, and any other more stringent state requirement shall be fulfilled.

3. **Accessible Ramps and Warning Panels**. Accessible ramps and detectable warning

surfaces, per the American Disabilities Act (ADA), PROWAG, and any more stringent state requirement, are required where all sidewalks or trails terminate at a crosswalk or curb.

a. **Ramp Orientation.** Ramps shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting streets.

1-6 | PUBLIC RIGHT OF WAY STANDARDS

1. **Intent.** These standards shall ensure that all streets constructed within the City are done so with quality materials and with sound planning.
2. **Applicability.** These standards apply to all planned vehicular Rights-of-Way and shall also be applied to existing intersections when other improvements are made, such as redesign, resurfacing, and reconfiguration.
3. **General Requirements.** All streets, sidewalks, and pedestrian ways shall use materials and be installed in a manner meeting or exceeding the requirements, standards, and specifications contained in this Section, The City of White House Municipal Code Title 16 and the Tennessee Department of Transportation Standard Specifications for Road and Bridge Constructions, and others contained in any documents referred to herein.
4. **Vehicular Realm.** The vehicular realm shall be constructed or redeveloped using the following standards. Refer to Section C.1-3.3 Rights-of-Way Elements.
    a. **Grading.**
        i. All trees that cannot be saved, stumps, boulders, and similar items in the street Right-of-Way shall be removed.
        ii. All streets shall be graded to their full width, including side slopes and the subgrade of the areas to paved, unless an exception is provided by the City of White House Planning Commission.
    b. **Width and Strength.** Pavement width and structural strength shall be based on street classification, the expected traffic volume, and the Zoning District. Pavement width shall be measured to the front lip of the curb and gutter.
    c. **Materials and Methods.** Pavement materials and methods shall follow City of White House Municipal Code Title 16 and the Tennessee Department of Transportation Standard Specifications for Road and Bridge Constructions.
5. **Pedestrian Realm**. The pedestrian realm shall be constructed or redeveloped using the following standards. All pedestrian elements shall meet PROWAG (Public Right-

of-Way Accessibility Guidelines) standards.

a. **Sidewalks.** All sidewalks and pedestrian ways shall use materials and methods shall follow City of White House Municipal Code Title 16 and the Tennessee Department of Transportation Standard Specifications for Road and Bridge Constructions.
b. **Street Lighting.** Street Lighting shall be required along Collector, Arterial, and Local Street.
    i. The Applicant shall arrange with the local electric power company for electric service and shall bear the expense of any charge by the electric power company to furnish the service connection.
    ii. The location of any service connection and the control equipment shall be shown on the construction drawings.
    iii. Lighting shall be of the type that provides visibility for vehicular and pedestrian users. Lighting can be LED, electrical conduit, etc. Final lighting selection shall be approved by the Planning Commission.
    iv. Conduit shall be placed for all street lighting prior to pavement construction.
    v. Light poles and fixtures shall be coordinated with street tree location to ensure appropriate spacing.
    vi. Light poles and conduits shall be installed prior to installation of trees and landscaping.
    vii. Refer to Street Type tables for specific lighting requirements.
c. **Street Trees**. Install Street Trees within all street Right-of-Ways per Section C.1-3.3(f) Street Trees.

1-7 | MINOR ARTERIAL STREET

1. **Intent.** The Minor Arterial is a high-capacity street for higher speeds within a wider Right-of-Way. It serves all types of development and provides crosstown connections. It has curbs on the outside to provide protection for the pedestrians on sidewalks on both sides unless it is a rural condition approved by the City Engineer. Refer to typical section in Figure C.1.3 Typical Minor Arterial Street.
2. **General Requirements.** Refer to the standards in Table C.1.3 Minor Arterial Street Standards.

3. **Access Management**. Full motion access points onto a Minor Arterial Street require a minimum of 200 feet of property frontage between each access point. The City Engineer reserves the right to review each individual point of access to determine if the minimum distance should increase pending the proposed condition. Limited access points may be reviewed by the City Engineer on a case-by-case basis if the minimum distance for a full motion access point requirement cannot be met.
    a. **Median cuts.** Refer to TDOT as standard unless Traffic Impact Study, prepared consistent with the requirements in Appendix A Traffic Impact Study, can prove no issues are created.

Figure C.1.3 Typical Minor Arterial Street

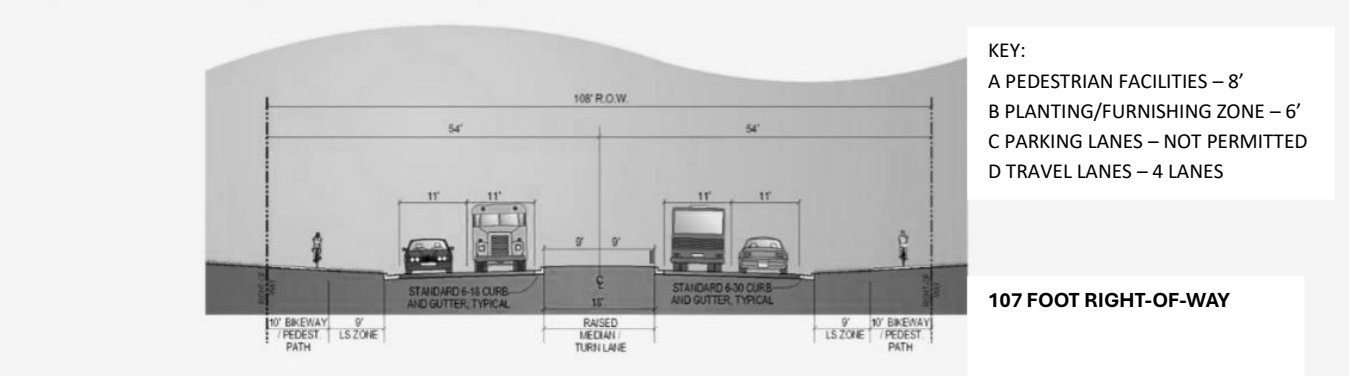


Table C.1.3 Minor Arterial Street Standards

	Minor Arterial Street Standards	
	Typical Right-of-Way Width	107'
	Typical Capacity	12,000 – 24,000 average daily trips
Vehicular Realm	**Travel Lanes**	4 lanes
	Pavement Width	62'
	Parking Lanes[1]	Not permitted
	Curbs/Shoulders	30" Curb and Gutter
	Design Speed	35 mph
	Permitted Median	Required, minimum 12' wide
	Bicycle Facilities[2]	Designated 6' Bike Lane with 3' buffer on both sides
Pedestrian Realm	**Pedestrian Facilities**	Minimum 8' wide clear sidewalk on both sides
	Planting/Furnishing Zone	Minimum 6' wide Planting Zone[3] or Furnishing Zone[4]

Minor Arterial Street Standards	
Street Trees	Reference Section C.1-3 Street Tree Size and Street Tree Spacing
Median Trees	Reference Section C.1-3 Street Tree Size and Street Tree Spacing
Street Lighting	Full Cut Off; black decorative pole; subject to Site Plan Review Team approval
1. Reference Section C.1-3.3(d) Vehicular On-Street Parking. 2. Reference Section C.1-3.3(c) Bicycle Facilities. 3. Planting Zone is required adjacent to Residential Districts 4. Furnishings Zone is required adjacent to Commercial and Mixed-Use Districts	

1-8 | MAJOR COLLECTOR STREET

1. **Intent.** The Major Collector is a high-capacity street for higher speeds within a wider Right-of-Way. It serves all types of development and provides crosstown connections. It has curbs on the outside to provide protection for the pedestrians on sidewalks on both sides unless it is a rural condition approved by the City Engineer. Refer to typical section in Figure C.1.4 Typical Major Collector Street.
2. **General Requirements.** Refer to the standards in Table C.1.4 Major Collector Street Standards.
3. **Access Management**. Full motion access points onto a Major Collector Street require a minimum of 200 feet of property frontage between each access point. The City Engineer reserves the right to review each individual point of access to determine if the minimum distance should increase pending the proposed condition. Limited access points may be reviewed by the City Engineer on a case-by-case basis if the minimum distance for a full motion access point requirement cannot be met.
    a. **Median cuts.** Refer to TDOT as standard unless Traffic Impact Study, prepared consistent with the requirements in Appendix A Traffic Impact Study, can prove no issues are created.

Figure C.1.4 Typical Major Collector Street

KEY:
A PEDESTRIAN FACILITIES – 6’
B PLANTING/FURNISHING ZONE – 4’
C PARKING LANES – NOT PERMITTED
D TRAVEL LANES – 3 LANES

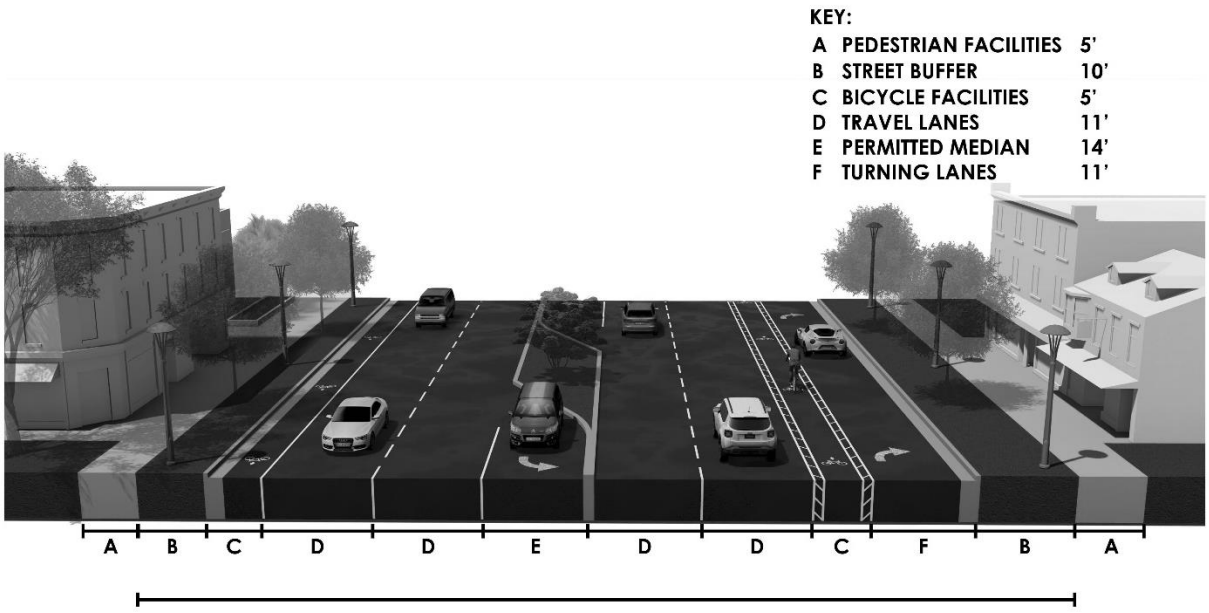

KEY:
A PEDESTRIAN FACILITIES 5'
B STREET BUFFER 10'
C BICYCLE FACILITIES 5'
D TRAVEL LANES 11'
E PERMITTED MEDIAN 14'
F TURNING LANES 11'
A B C D D E D D C F B A
76' RIGHT-OF-WAY

Table C.1.4 Major Collector Street Standards

	Major Collector Street Standards	
	Typical Right-of-Way Width	76’ with designated bicycle lanes
	Typical Capacity	5,000 – 12,000 average daily trips
Vehicular Realm	**Travel Lanes**	3 lanes
	Pavement Width	51’
	Parking Lanes[1]	Not permitted
	Curbs/Shoulders	30” Curb and Gutter
	Design Speed	30 mph
	Permitted Median	Optional, minimum 10’ wide
	Bicycle Facilities[2]	Designated 6’ Bike Lane with 3’ buffer on both sides
Pedestrian Realm	**Pedestrian Facilities**	Minimum 6’ wide clear sidewalk on both sides
	Planting/Furnishing Zone	Minimum 4’ wide Planting Zone[3] or Furnishing Zone[4]
	Street Trees	Reference Section C.1-3 Street Tree Size and Street Tree Spacing
	Median Trees	Reference Section 1-3 Street Tree Size and Street Tree Spacing
	Street Lighting	Full Cut Off; black decorative pole; subject to Site Plan Review Team approval
	1. Reference Section C.1-3.3(d) Vehicular On-Street Parking. 2. Reference Section C.1-3.3(c) Bicycle Facilities. 3. Planting Zone is required adjacent to Residential Districts 4. Furnishings Zone is required adjacent to Commercial and Mixed-Use Districts	

1-9 | MINOR COLLECTOR STREET

1. **Intent.** The Minor Collector Street is a medium capacity Street for slow speeds within a standard Right-of-Way. It primarily serves as a through street within a neighborhood and connects Local Streets to Major Collector Streets. Similar in scale to the Rural Minor Collector Street, the Minor Collector Street has curbs and sidewalks on both sides. Refer to typical section, Figure C.1.5 Typical Minor Collector Street.
2. **General Requirements.** Minor Collector Streets shall be developed using the standards in Table C.1.5 Minor Collector Street Standards.
3. **Access Management**. Full motion access points onto a Minor Collector Street

require a minimum of 200 feet property frontage between each access point. The City Engineer reserves the right to review each individual point of access to determine if the minimum distance should increase pending the proposed condition. Limited access points may be reviewed by the City Engineer on a case-by-case basis if the minimum distance for a full motion access point requirement cannot be met.

Figure C.1.5 Typical Minor Collector Street

KEY:
A PEDESTRIAN FACILITIES – 6’
B PLANTING/FURNISHING ZONE – 4’
C PARKING LANES – PARKING (PARALLEL) ALLOWED ON BOTH SIDES OF STREET
D TRAVEL LANES – 2 LANES

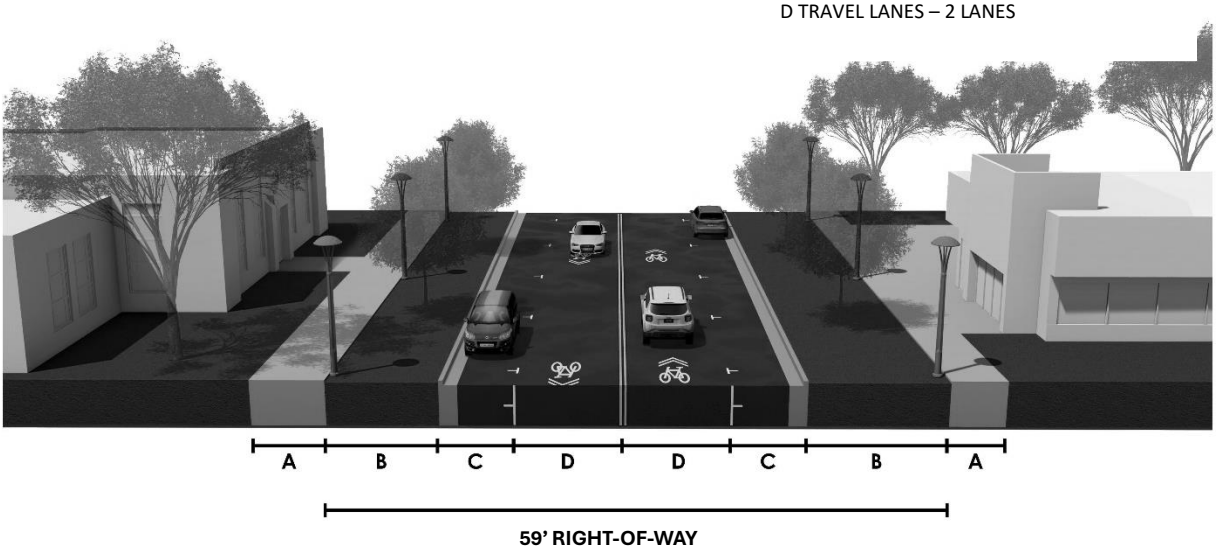


Table C.1.5 Minor Collector Standards

	Minor Collector Standards	
	Typical Right-of-Way Width	60’ with designated bicycle lanes
	Typical Capacity	1,000 – 5,000 average daily trips
Vehicular Realm		2 lanes
	Pavement Width	34’
	Parking Lanes[1]	Parking (parallel) allowed on both sides of street[1]
	Curbs/Shoulders	30” Curb and Gutter or 33” Sloping Curb and Gutter
	Design Speed	25 mph
	Permitted Median	Prohibited, unless conservation street
	Bicycle Facilities[2]	Designated 6’ Bike Lane on both sides
Pedestrian Realm		Minimum 6’ wide clear sidewalk on both sides
	Planting/Furnishing Zone	Minimum 4’ wide Planting Zone[4] or Furnishing Zone[5]; Planting Zone or Furnishing Zone is not required with Diagonal Parking
	Street Trees	Reference Section C.1-3 General Street Type Standards for Street Tree Size and Street Tree Spacing.
	Street Lighting	Full Cut Off; black decorative pole; subject to Site Plan Review Team approval
	Minimum Lot Frontage Requirement[6]	200’

1. Reference Section C.1-3.3(d) Vehicular On-Street Parking.
2. Reference Section C.1-3.3(c) Bicycle Facilities.
3. Planting Zone is required adjacent to Residential Districts
4. Furnishings Zone is required adjacent to Commercial and Mixed-Use Districts
5. Only for new residential lot development. Refer to Section B.5-8 Site Access for site access requirements.

1-10 | RURAL MINOR COLLECTOR STREET

1. **Intent.** The Minor Collector Street is a medium capacity street for slow speeds within a standard Right-of-Way. It primarily serves as a through street within a neighborhood and connects Local Streets to Major Collector streets. Similar in Scale to the Urban Collector Street, the Rural Collector Street does not have raised curbs. Refer to Figure C.1.6 Typical Rural Collector Street.
2. **General Requirements.** Rural Minor Collectors shall be developed using the standards in Table C.1.6 Rural Minor Collector Street Standards.
3. **Access Management**. Full motion access points onto a minor collector street require a minimum of 200 feet property frontage between each access point. The City Engineer reserves the right to review each individual point of access to determine if the minimum distance should increase pending the proposed condition. Limited access points may be reviewed by the City Engineer on a case-by-case basis if the minimum distance for a full motion access point requirement cannot be met.

Figure C.1.6 Typical Rural Minor Collector Street

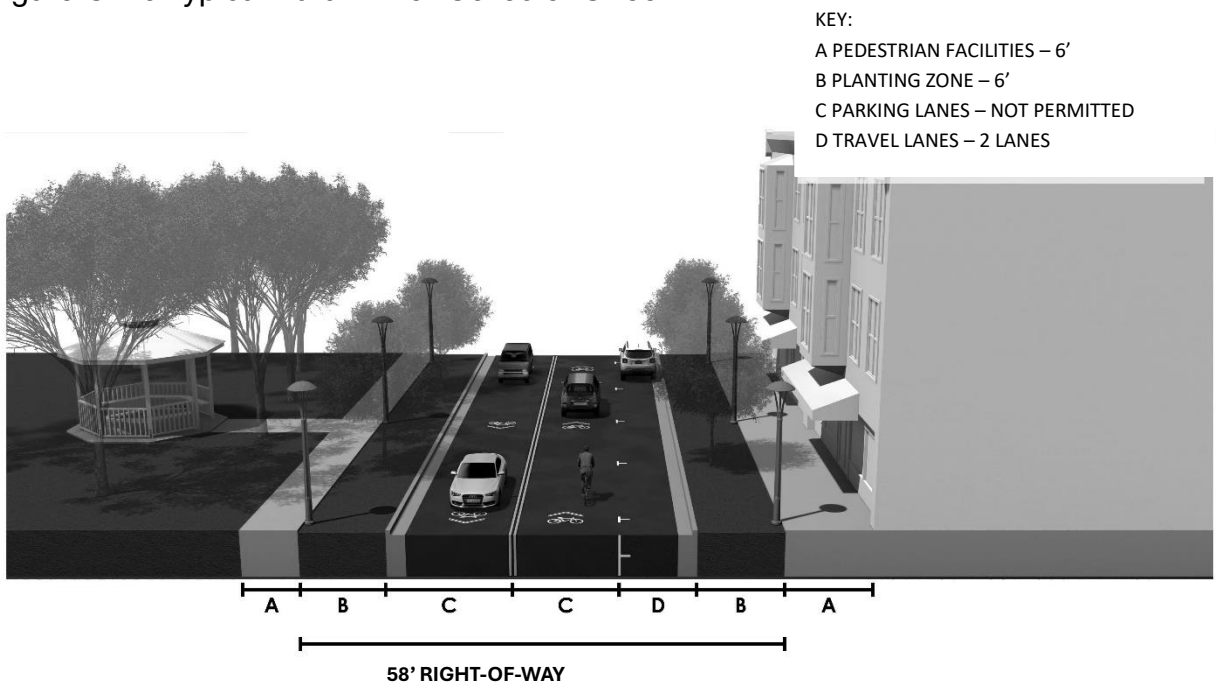


Table C.1.6 Rural Minor Collector Street Standards

	Rural Minor Collector Street Standards	
	Typical Right-of-Way Width	60’ with designated bicycle lanes
	Typical Capacity	1,000 – 5,000 average daily trips
Vehicular Realm		2 lanes
	Pavement Width	34’
	Parking Lanes[1]	Not permitted
	Curbs/Shoulders	None
	Design Speed	25 mph
	Permitted Median	Prohibited, unless conservation street
	Bicycle Facilities[2]	Designated 6’ Bike Lane on both sides
Pedestrian Realm	**Pedestrian Facilities**	Minimum 6’ wide clear sidewalk on both sides
	Planting Zone	Minimum 6’ wide Planting Zone with drainage swales on both sides
	Street Trees	Reference Section C.1-3 General Street Type Standards for Street Tree Size and Street Tree Spacing
	Street Lighting	Full Cut Off, black decorative pole, subject to Site Plan Review Team approval
	Minimum Lot Frontage Requirement[3]	200’

1. Reference Section C.1-3.3(d) Vehicular On-Street Parking.
2. Reference Section C.1-3.3(c) Bicycle Facilities.
3. Only for new residential lot development. Refer to III.4.8 for site access requirements.

1-11 | LOCAL STREET

1. **Intent.** The Local Street is a low-capacity street designed for slow speeds within a narrow Right-of-Way. It primarily serves those residences or businesses directly adjacent to it. Similar in scale to the Rural Local Street, the Local Street has curbs, and the Right-of-Way includes sidewalks on both sides. Refer to the typical section, Figure C.1.7 Typical Local Street.
2. **General Requirements.** The Local Street shall be developed using the standards in Table C.1.7 Local Street Standards.

Figure C.1.7 Typical Local Street

KEY:
A PEDESTRIAN FACILITIES – 5’
B PLANTING/FURNISHING ZONE – 4’
C PARKING LANES – PARKING (PARALLEL) ALLOWED ON BOTH SIDES OF STREET
D TRAVEL LANES – 2 LANES

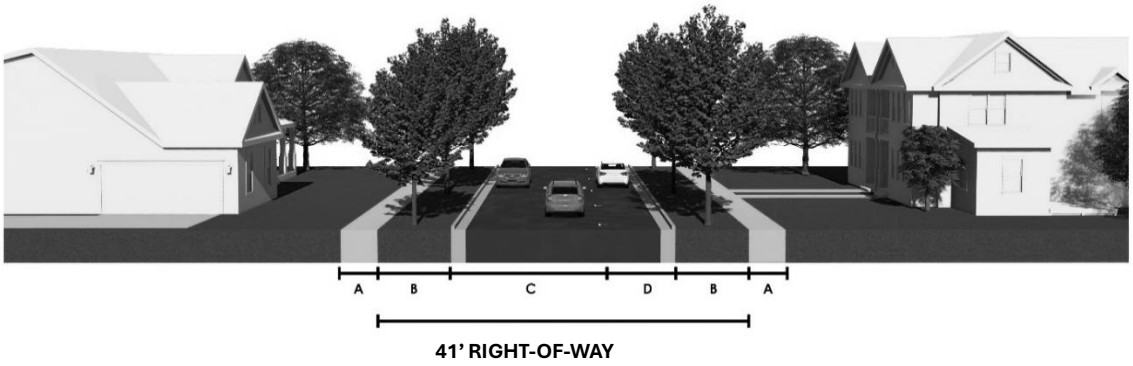


Table C.1.7 Local Street Standards

	Local Street Standards	
	Typical Right-of-Way Width	50’
	Typical Capacity	Less than 1,000 average daily trips
Vehicular Realm	**Travel Lanes**	2 lanes
	Parking Lanes[1]	Parking (parallel) allowed on both sides of street[1]
	Pavement Width	22’
	Curbs/Shoulders	6” Detached (or Sloping Detached) Concrete Curb
	Design Speed	20 mph
	Permitted Median	Prohibited, unless conservation street
	Bicycle Facilities[2]	Shared
Pedestrian Realm	**Pedestrian Facilities**	Minimum 5’ wide clear sidewalk on both sides
	Planting/Furnishing Zone	Minimum 4’ wide Planting Zone[3] or Furnishing Zone[4];
	Street Trees	Reference Section C.1-3.3(f) Street Trees for Street Tree Size and Street Tree Spacing[5]
	Street Lighting	Full Cut Off, black decorative pole, subject to Site Plan Review Team approval

1. Reference Section C.1-3.3(d) Vehicular On-Street Parking.
2. Reference Section C.1-3.3(c) Bicycle Facilities.
3. Planting Zone is required adjacent to Residential Districts and Open Space and Recreational Districts
4. Furnishings Zone is required adjacent to Commercial and Mixed-Use Districts
5. Street Trees may be planted behind the sidewalk instead of within the Planting Zone.

1-12 | RURAL LOCAL STREET

1. **Intent.** The Rural Local Street is a low-capacity street designed for slow speeds within a narrow Right-of-Way. It primarily serves those residences or businesses directly adjacent to it. Similar in scale to the Urban Local Street, the Rural Local Street does not have raised curbs. Refer to Figure C.1.9 Typical Rural Local Street.
2. **General Requirements.** The Rural Local Street shall be developed using the standards in Table C.1.8 Rural Local Street Standards.

Figure C.1.9 Typical Rural Local Street

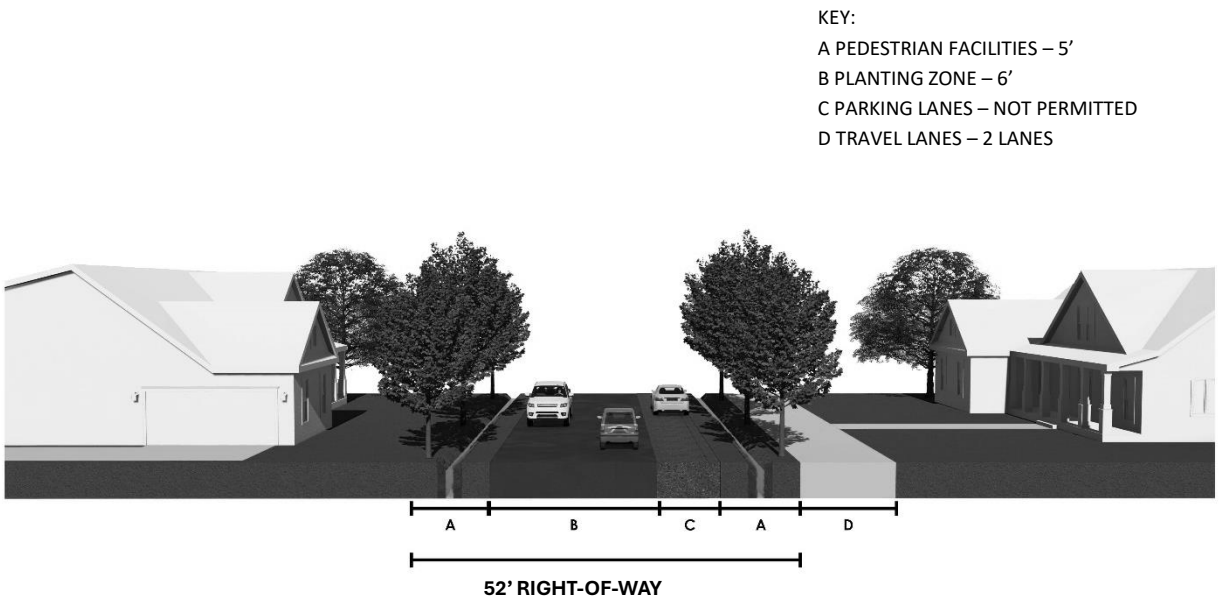


Table C.1.8 Rural Local Street Standards

	Rural Local Street Standards	
	Typical Right-of-Way Width	52’
	Typical Capacity	Less than 1,000 average daily trips
Vehicular Realm	**Travel Lanes**	2 lanes
	Pavement Width	30’
	Parking Lanes[1]	Prohibited in Alley
	Curbs/Shoulders	4’ wide asphalt shoulder
	Design Speed	20 mph
	Permitted Median	Prohibited, unless conservation street
	Bicycle Facilities[2]	Shared
Pedestrian Realm	**Pedestrian Facilities**	Minimum 5’ wide clear sidewalk on both sides
	Planting Zone	Minimum 6’ wide Planting Zone with drainage swale
	Street Trees	Reference Section C.1-3.3(f) Street Trees for Street Tree Size and Street Tree Spacing[5]
	Street Lighting	Full Cut Off, black decorative pole, subject to Site Plan Review Committee approval
	1. Reference Section C.1-3.3(d) Vehicular On-Street Parking. 2. Reference Section C.1-3.3(c) Bicycle Facilities. 3. Street Trees shall be planted behind the sidewalk to avoid conflict with drainage swales.	

1-13 | ALLEY

1. **Intent.** The Alley is a very low-capacity drive located at the rear of Parcels. From the Alley, access to parking facilities, loading facilities, and service areas, such as refuse, and utilities is possible without a curb cut or driveway interrupting a Street Type.
2. **General Requirements.** Alleys shall be developed using the standards in Table C.1.9 Alley Standards.
3. **Ownership.** Alley shall be privately owned and maintained by an Owners' Association or other organization approved by the Planning Commission as defined in the Covenants and Restrictions for the development.
4. **Dead-End Alleys.** Dead-end Alleys are not permitted.

Figure C.1.10 Alleyway Cross Section

KEY:
A TYPICAL RIGHT-OF-WAY WIDTH 20'
B TRAVEL LANES– 2 LANES

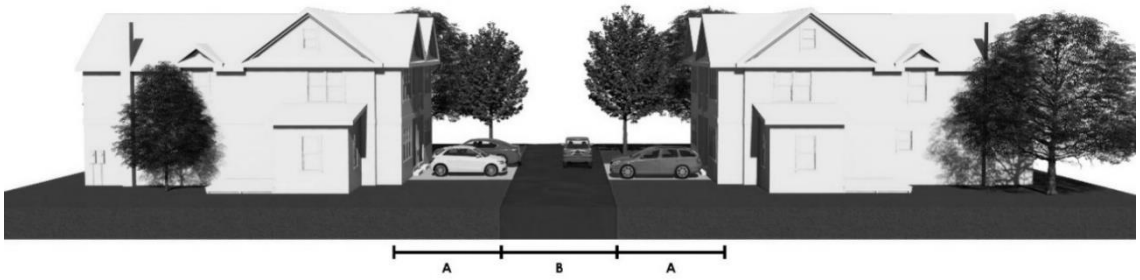


Table C.1.9 Alley Standards

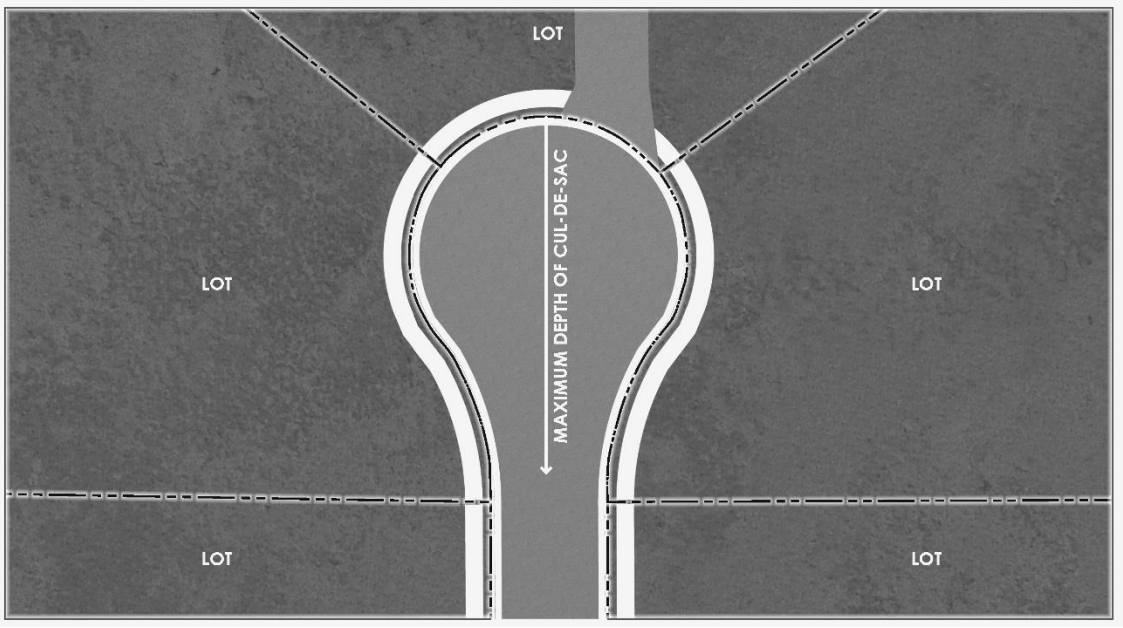
	Alley Standards	
	Typical Right-of-Way Width	20’
	Typical Capacity	Less than 200 average daily trips
Vehicular Realm	**Travel Lanes**	2 lanes
	Pavement Width	20’
	Parking Lanes[1]	Not permitted
	Concrete Curbs	None
	Design Speed	10 mph
	Permitted Median	Not permitted
	Bicycle Facilities[2]	None
Pedestrian Realm	**Pedestrian Facilities**	None
	Planting Zone	None
	Street Trees	None
	Street Lighting	None
	1. Reference Section C.1-3.3(d) Vehicular On-Street Parking. 2. Reference Section C.1-3.3(c) Bicycle Facilities.	

1-14 | CUL-DE-SACS

1. **Intent.** To design Cul-de-sacs, that limit the amount of uninterrupted pavement, provide green space, allow for emergency access, reduce vehicular and pedestrian travel time, reduce congestion, encourage walking, and encourage block arrangements that minimize rear-facing buildings along streets.
2. **Applicability.**
    a. Cul-de-sacs may be developed adjacent to either a Collector or a Local Street.
    b. Cul-de-sacs may only be utilized adjacent to residential districts RR through RM1, unless a modification is approved by the Planning Commission.
3. **General Underlying Street Requirements.** The following general requirements of the underlying Street Type shall be maintained:
    a. Pedestrian facilities are required on the outside of cul-de-sac only.
    b. Any required Street Buffer is required on the outside of cul-de-sac only.
4. **Specific Requirements.** The following specific requirements apply.
    a. **Center Median.** A center median is recommended, with a landscaped area of at least 1,400 square feet and a minimum dimension of twenty (20) feet in either direction.
        i. For the center median to count towards Neighborhood Scale Open Space Requirements (refer to Section B.8-2 Open Space Forms), it shall meet minimum dimensions defined by one of the Open Space Types, such as the Green. Refer to Section B.8-2 Open Space Forms.
    b. **One Way.** The cul-de-sac may be one way to further reduce pavement width to a minimum of twenty-two (22) feet, including one travel lane and on-street parking on one side. A two-way cul-de-sac shall meet the requirements for fire access and the following criteria of the Local Street:
        i. There shall be one (1) yield lane.
        ii. Travel lane width shall be eighteen (18) feet.
    c. **Maximum Depth.** The maximum depth of the cul-de-sac, as measured from the intersection of the centerline of the cul-de-sac to the adjacent street to the furthest edge of the Right-of-Way, shall meet all requirements for fire access and shall be a maximum of one hundred and twenty-five (125) feet in length.
    d. **Minimum Diameter.** The minimum diameter of the cul-de-sac shall confrom

to the International Fire Code (IFC) latest edition.

Figure C.1.11 Typical Cul-de-sac



2 UTILITY STANDARDS

2-1 | GENERAL REQUIREMENTS

1. **Intent**. The intent of this Section is to:
    a. Establish and define the public utility Improvements which shall be required to be constructed by the Applicant for all approvals.
    b. Outline the procedures and responsibilities of the Applicant and the various public officials and agencies concerned with the planning design, construction, and financing of public utilities.
    c. Encourage efficient development by coordinating existing and proposed utility systems in the City.
    d. Coordinate the operation and function of utility systems throughout the City, including access to and within individual Subdivisions.
    e. Ensure that the design and operation of required utility improvements are compatible with the street system, bicycle and pedestrian facilities, drainage facilities, and the resulting Block and Lot patterns.
    f. Ensure that all new streets have access to the required utilities, or that the necessary Improvements can be efficiently constructed in coordination with future development.
    g. Gravity flow shall be used, with lift stations and force mains only considered, when necessary, such as to deal with extreme terrain or the protection of significant natural resources. The costs of lift stations shall be borne by the Applicant.
    h. Minimize damage to all elements, including trees and vegetation within any Rights-of-Way, Scenic Corridor Buffers, Conservation Areas, or other natural areas.
2. **Applicability**. These standards shall apply to Parcels being subdivided per the processes outlined in Section A.1-4 Process Criteria and Application and in this Section.
3. **Authority**. This Section, Section C.2 Utility Standards, is part of the Engineering Standards and is under the purview of the City of White House Planning Commission.
    a. Any modification from these regulations requires a Subdivision Modification

approval (Section A.I-4.2 Major and Minor Modifications).

b. Amendments to this Section require an Amendment to Engineering Standards (Section A.1-4.7 Amendment to the Engineering Standards).

4. **General Requirements**. The Applicant shall provide adequate water, sanitary sewer, stormwater management, and energy service to all Lots resulting from a Subdivision by connecting to existing city systems that are deemed adequate by the City Engineer to handle the additional volume resulting from the proposed development.
    a. **Installation of Public Utilities**. Applicable public utilities shall be in accordance with City standards and shall be stubbed to the edge of the Right-of-Way of each individual lot through the subdivision.
        i. **Underground Utilities**. Except as specifically authorized by this Section, all public and quasi- public utilities, including gas lines, electrical lines, telephone lines, and cable transmission lines shall be located underground and, except for individual building or property services, shall be in public Easements or dedicated public rights-of-way.
        ii. **Above-ground Utilities Screening**. The Applicant shall provide adequate landscaping to screen any above-ground utility appurtenances, such as electrical transformers, pumping stations, and telephone pedestals, in accordance with Section B.6 Landscaping Standards.
        iii. **Overhead Utilities**. Overhead utilities shall not be utilized unless approval is obtained from the City of White House Planning Commission.
            1) Exemption for electrical improvements. The following above-ground electrical improvements shall be exempt from underground requirements and do not require City of White House Planning Commission approval.
                a. Service lines being dropped for an individual residence.
                b. A service line to any individual lot of record established prior to the date of this ordinance, if development in compliance with applicable regulations is proposed and does not require subdivision or new public improvements.
                c. Above ground utility equipment installed, maintained, and

utilized by utility companies for a period not to exceed one (1) year to provide emergency utility services. The time limitation may be extended, if warranted, by the Municipal Planning Commission.

d. Utility equipment utilized for street lighting purposes.
e. Utility equipment utilized exclusively for vehicular and pedestrian traffic control purposes.
f. Utility equipment appurtenant to underground facilities, such as service- mounted, pedestal-mounted, or pad-mounted transformers, terminal boxes, meters, cross boxes, cabinets, vaults, electronic enclosures, pedestals, flush-to- grade hand holes, splice closures. Related equipment shall be above ground, preferably within the furnishing zone between the curb and sidewalk, within the public utility easement, or within the required front yard setback or side yard setback adjacent to the street; equipment placed in the street right- of-way shall be subject to applicable laws and ordinances.
g. Temporary utility equipment utilized or to be utilized exclusively in conjunction with construction projects, seasonal, or special event installations. Upon installation of permanent utility service, above ground service shall be removed.
h. Overhead wires attached to the exterior surface of a building by means of a bracket or other fixture and extending from one location on the building to another location on the same building, or to an adjacent building or to the alley, without crossing any public street.
i. Antennas, associated equipment and supporting structures, used by a utility for furnishing communication services.
j. Electrical transmission lines or distribution lines. All lines shall be installed on painted steel poles. Steel pole paint color shall be earth tones or subject to Site Plan Review

Team approval.

k. Equipment installed by the utility which should not be installed underground for engineering, safety, or environmental regulatory reasons, and which the Planning Commission agrees may be installed above ground accordingly.

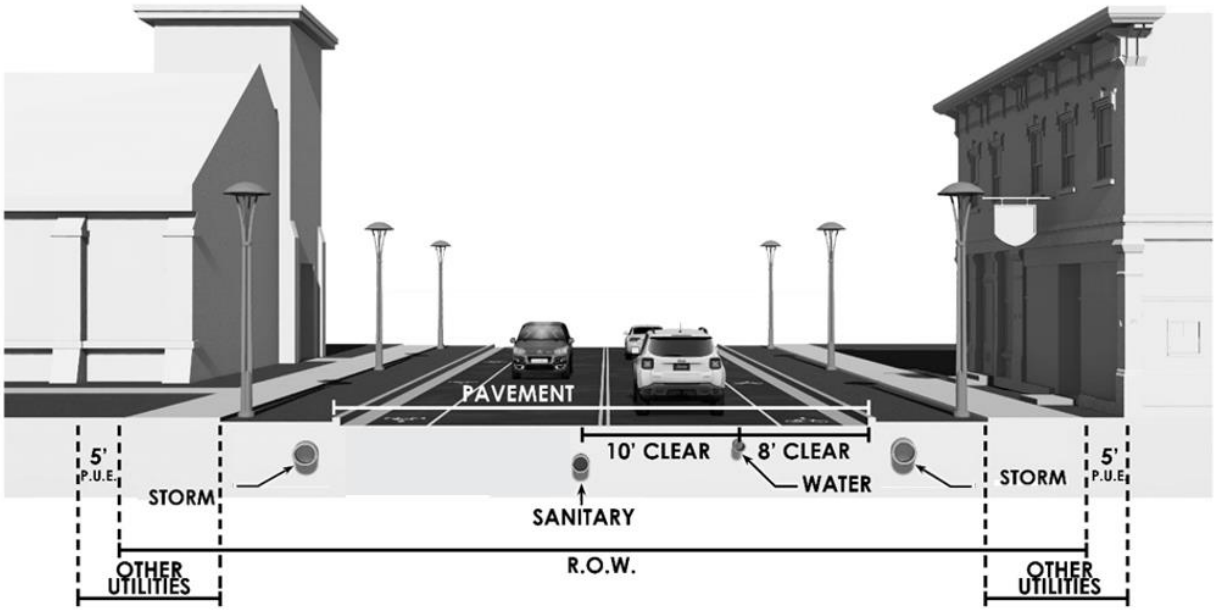
b. **Water Main, Sanitary Sewer, and Storm Sewer Locations**. Water mains, ***sanitary sewer gravity mains,*** and storm sewers shall be located under the vehicular pavement of a street Right-of-Way. ***Sanitary sewer force-mains shall not fall under paved surfaces, except for crossings (which shall be installed in steel casing pipe(s)).*** Refer to Figure C.2.1 Typical Utility Locations. With City of White House PC approval, portions of utilities may be located outside the pavement area if any of the following conditions exist:
    i. Pavement width is not wide enough to provide defined clearances.
    ii. Curvature of the street requires straight segments of utilities to extend beyond the pavement.
    iii. Underground conditions prohibit locating utilities under pavement.
c. **Easement Width**. Easements outside the street Rights-of-Way, containing only sewer, and storm sewer mains shall be at least twenty (20) feet in width centered on the utility. No other utilities or related items (sprinkler systems, buildings, electric cables, etc.) shall be installed in the easement unless approved by the City. Easements for water shall comply with and adhere to the White House Utility District requirements.
d. **Required Access to Easements**. Utility Easements or Rights-of-Way shall be of sufficient width and the utilities shall be installed at such locations therein as to permit open-cut installation, maintenance and repair within the confines of the Easement or Right-of-Way.
e. **Location of Appurtenances**. All utilities and appurtenances located in a vehicular Right-of-Way shall be located to minimize visual impacts. Avoid locating multiple appurtenances on the corner or in the rear of the Lot.
f. **Construction Standards**. All utility installations shall conform with the applicable City, state, regulatory, or accepted industry standards, whichever impose the highest and most demanding requirements for the preservation and protection of the public health, safety, and welfare.
g. **New Technology and Materials**. New materials, equipment, or technology

not covered by these design standards or the City's Municipal Code Title 18 or the City's Standard Sewer Specifications and Details for Sanitary Sewer Systems, may be considered on an individual basis if such a variance has the potential to initiate more cost-effective service to the citizens of White House. Facilities not covered by these standards shall be reviewed and considered for approval, approval with conditions, disapproval, or other applicable action jointly by the City and the Tennessee Department of Environment and Conservation.

h. **Tree Protection**. Exercise care when working within the Critical Root Zone of protected trees. Refer to Section B.6-6 Tree Preservation.
i. **Record Drawings**. Prior to acceptance of public infrastructure, record drawings shall be submitted to the City, illustrating the constructed locations of all utilities and appurtenances. Record drawings shall be submitted in electronic format with a copy of the Final Plat, formatted per City's Municipal Code Title 18 requirements. The record drawings shall include, but are not limited to, the following information:
    i. Contractor's name and address.
    ii. Construction dates.
    iii. Street names and pavement widths.
    iv. Mains and sizes.
    v. Material of mains.
    vi. Fire hydrant locations and manufacturer, and model.
    vii. Water valve locations, manufacturer, and model.
    viii. Sewer manhole locations and invert elevations.
    ix. Storm sewer manhole locations and invert elevations.
    x. Storm sewer inlet locations and invert elevations.
    xi. Location of water and sewer stubouts.
    xii. Block and Lot numbers.
    xiii. House numbers shall be obtained.
    xiv. All manhole invert and top of ring elevations.
    xv. Distance between manholes or cleanouts.
    xvi. Orientation of north.
    xvii. Scales shall be the same scale as those for construction drawings.
    xviii. Storm sewer detention topography and outlet control structure elevations.

1) Engineer shall update the storm sewer detention flow and capacity tables to reflect the as-built information.

Figure C.2.1 Typical Utility Locations



2-2 | WATER SUPPLY SYSTEM

1. **General Requirements**. All water supply systems shall comply with standards provided by the White House Utility District.

2-3 | STORM SEWER SYSTEM (REFER ALSO TO CITY OF WHITE HOUSE MUNICIPAL CODE TITLE 18).

1. **General Requirements**. All Subdivisions proposed storm sewers and appurtenances shall meet the following requirements.
    a. **Adjacent Areas**. All storm sewers and appurtenances shall be designed to carry the design flows from all contiguous or adjacent areas that may be within a reasonable period in the future. Contiguous or adjacent areas to be included in the design, and the tributary population to be provided for, shall be subject to approval by the City.
    b. **Requirements**. Design of the storm sewer system shall conform to the

requirements contained in the City of White House Municipal Code Title 16 and Title 18 and herein.

c. **Design to Prevent Damage**. All storm sewers shall be designed to prevent damage from superimposed loads as well as trench loading conditions. All sewers are to be bedded as required by the City of White House Municipal Code.
d. **Anchoring on Steep Grades**. Storm sewers on twenty (20) percent slope or greater shall be anchored securely with concrete anchors, or equivalent, spaced as follows:
    i. Not over thirty-six (36) feet center-to-center on grades between twenty (20) percent and thirty-five (35) percent.
    ii. Not over twenty-four (24) feet center-to- center on grades between thirty five percent (35) and fifty (50) percent.
    iii. Not over sixteen (16) feet center-to-center on grades over fifty (50) percent.
e. **Potable Water Supply**. There shall be no physical connection between a public or private potable water supply system and a storm sewer or appurtenance thereto which would permit the passage of any polluted water into the potable supply.
f. Materials approved for storm sewer main and structures shall comply with the City of White House Municipal Code.

2. **Storm Sewer Tap Procedures**. Storm Sewer tap procedures to be followed by contractors and installers in connecting drains lines from all buildings or properties to storm sewer lines within the corporate limits of the City shall be as follows:
    a. **Notification**. Notify the City Engineer twenty- four (24) hours prior to any connection being made.
    b. **Uncovering the Service Line**. Uncover the service line to the Lot in the presence of an authorized City representative or as directed by the City Engineer.
    c. **Tying In**. Make a tie into the storm sewer pipeline only with an authorized City representative present. Back fill only when instructed to do so by the City representative.
    d. **Line Testing**. No testing is required for storm sewers.
    e. Any connection to City stormwater infrastructure must be approved by City of

White House through construction documents and approval from City Engineer and Public Services Staff. Illicit connections are prohibited. Refer to Title 18-408 Item (3) Illicit Connections.

3. **Storm Sewer Easement Width.** All Easements containing only storm sewer mains shall be at least twenty (20) feet in width and graded so that every manhole shall be accessible to maintenance equipment. No other utilities or related items (sprinkler systems, buildings, sidewalks, electric cables, etc.) shall be installed in the Easement unless approved by the City.
4. **Design Flows. Storm Sewer Hydraulic Design**. Storm sewers and detention systems shall be designed in accordance with the City of White House Municipal Code Title 18.
5. **Depth of Cover.**
    a. **Minimum Depth of Cover**. In no case shall storm sewers be designed for a depth of cover less than thirty-six (36) inches over the top of the pipe. Where shallower depths are unavoidable, consideration may be given to different bedding conditions. Proper allowance for loads on the sewer shall be made because of width and depth of trench.
    b. **Minimum Factor of Safety**. Rigid pipe shall have a minimum factor of safety of 1.5. flexible pipe shall have a minimum factor of safety of 1.25. Where necessary special construction and bedding shall be required.
6. **Velocity of Flow**. All sewers shall be designed and constructed with hydraulic slopes sufficient to give mean velocities, as required in the City of White House Municipal Code Title 18, when flowing full based on Manning's formula, using a value for "n" of 0.013. Curb and gutter shall be designed with a manning coefficient of 0.017.
7. **Minimum Size**. No public storm sewer shall be less than required in the City of White House Municipal Code Title 16 and Title 18.
8. **Alignment.**
    a. **General Sewer Alignment.** In general, sewers shall be designed for uniform slope and alignment between manholes and shall be located parallel to and with a minimum of ten (10) feet separation from water lines.
    b. **Energy Gradient Line.** The energy gradient line shall be maintained whenever a smaller sewer joins a larger sewer. This shall be approximated by placing the depth of both sewers at the same elevation (not considering head loss through the manhole).

9. **Manholes.**
    a. **Locations**. Manholes shall be installed at the end of each line, at all changes in grade, size, or alignment, at all storm sewer main intersections, and at distances not greater than four hundred feet apart for sewers fifteen (15) inches in diameter or less, and not greater than four hundred fifty feet (450) apart for sewers eighteen (18) inches in diameter or larger.
10. **Stormwater Infrastructure Installation and Inspection Procedures.** As required by the City of White House.

2-4 | SANITARY SEWER SYSTEM

1. **General Requirements**. All Subdivisions shall be designed to meet the requirements herein, or those of the Tennessee Department of Environment and Conservation Sanitary Sewer Design Guidelines, whichever is more restrictive.
    a. **Adjacent Areas**. All sanitary sewers and appurtenances shall be designed to carry the design flows from all contiguous or adjacent areas.
    b. **Plan Approval**. Contiguous or adjacent areas to be included in the design, and the tributary population to be provided for, shall be subject to approval by the City. The City Engineer and Wastewater Department shall review all public sewer connections and make a recommendation to TDEC.
        i. Properties served by the system shall be limited to those approved by the City Engineer. No other properties or Lots shall be served without permission of the City Engineer.
        ii. Sewer service taps to the existing sewer main shall be installed by the developer or property owner in accordance with current city specifications.
        iii. Prior to connection of any building, all sewer construction shall be inspected, and approval shall be obtained, from the City.
        iv. If the Applicant's Property is approved to connect to an existing City sewer main on which recapture charges are due because of oversizing, the Applicant shall pay the charges.
        v. The Applicant shall pay all development charges for each connection served by water and sewer.
        vi. The Owner agrees to abide by the rules and regulations of the City

regarding pretreatment of sewage, use of sewer facilities, and sewer service; and all state and federal rules and regulations including but not limited to all provisions of the Federal Pretreatment Regulations (40CFR, Part 403).

c. **Permit Approval**. All public sanitary sewer shall be reviewed and approved through the Tennessee Department of Environment and Conservation per the TDEC requirements.

d. **Sanitary Sewer *Capacity* Study**. A sanitary sewer ***capacity*** study shall be provided for all commercial developments, ***all*** industrial developments, and all residential developments consisting of ***two (2)*** or more ***new*** Dwelling Units. The study shall be submitted during ***or prior to*** the Preliminary Plat Process (refer to Section A.4-4.2 Preliminary Plat) and shall include, at a minimum, the following:

   i. Table of estimated sewage flows (peak and average daily flows) for the development and for each Land Use. The table shall include the number of Dwelling Units and commercial square footages.

   ii. All calculations shall be referenced with data from the design values acquired from the Tennessee Department of Environment and Conservation (TDEC). Should design values not be available from TDEC, the Applicant shall contact the City Engineer or use the table below for reference.

Table C.2.1. Sanitary Sewer Use and Flow Table

Use	Unit	Flow	Notes
Single Family Dwelling	Per Dwelling	350	
Multi-Family Housing (3 BR)	Per Dwelling	350	
Multi-Family Housing (2 BR)	Per Dwelling	300	
Multi-Family Housing (1 BR)	Per Dwelling	200	

Use	Unit	Flow	Notes
General Office Space	Per Employee	25	
General Office Space	Per SF	0.1	Assumes 1 Employee per 250 sf
Office / Warehouse Space	Per SF	0.1	
Warehouse Distribution	Per SF	0.025	
Schools w/ Showers & Cafeteria	Per Person	16	
Schools w/o Showers & Cafeteria	Per Person	12	
Boarding Schools / Dormitories	Per Person	75	
Motels at 65 Gal/Person (rooms only)	Per Person	130	
Hotel	Per Room	130	
Trailer Courts at 3 person/trailer	Per Trailer	225	
Restaurants	Per Seat	40	
Restaurants (Full Service)	Per SF	2.0	Assumes 60% of restaurant floor area is dining space and 1 seat per 12 sf
Restaurants (Counter Service or Fine Dining)	Per SF	1.3	Assumes 60% of restaurant floor area is dining space and 1 seat per 18 sf
Restaurants (Fast Food)	Per SF	2.2	Assumes 60% of restaurant floor area is dining space and 1 seat per 11 sf
Service Station	Per Fuel Island	1000	
Factories	Per Person Per 8HR Shift	25	
Shopping Centers (no food)	Per SF	0.15	
Retail	Per SF	0.15	
Hospitals	Per Bed	200	

Use	Unit	Flow	Notes
Nursing Homes (+ 75 gallons for laundry)	Per Bed	120	
Child Care Center	Per child and Adult	10	
Laundromats	Per Machine	250	
Swimming Pools	Per Swimmer	10	
Theaters, Auditorium Type	Per Seat	5	
Retirement Living	Per Resident	100	
Church (With Kitchen)	Per Seat	5	
Car Wash (Standalone)	Per Bay	500	
Barber/Salon	Per Station	200	

e. **Development Limitations**. No Subdivision of property shall be approved if sewer does not service the property with the following exception:
    i. Residential Lots of two (2) acres or more and containing adequate area and soils may utilize a septic system if approved by the County Health officer and the City.
        1) **Soils Test**. A soils test shall be conducted by a certified soils scientist and filed with the City.
        2) **Septic System.** Septic Systems are prohibited for proposed commercial uses.

f. **Design to Prevent Damage**. All sewers shall be designed to prevent damage from superimposed loads as well as trench loading conditions. All sewers are to be bedded and installed as required by the City's Municipal Code Title 18 or the City's Standard Sewer Specifications and Details for Sanitary Sewer Systems.

g. **Anchoring on Steep Grades.** Sewers on twenty (20) percent slope or greater shall be anchored securely with concrete anchors, or equivalent, spaced as follows:
    i. Not over thirty-six (36) feet center-to-center on grades between twenty

(20) percent and thirty-five (35) percent.

ii. Not over twenty-four feet center-to-center on grades between thirty five percent (35) and fifty (50) percent.

iii. Not over sixteen (16) feet center-to-center on grades over fifty (50) percent.

h. **Potable Water Supply**. There shall be no physical connection between a public or private potable water supply system and a sewer, or appurtenance thereto which would permit the passage of any sewerage or polluted water into the potable supply.

i. Materials approved for sewer main and service connections shall be those listed in the City's Municipal Code Title 18 and/or the City's Standard Sewer Specifications and Details for Sanitary Sewer Systems

2. **Sewer Tap Procedures**. Sewer tap procedures to be followed by plumbers and installers in connecting sanitary sewer lines from all buildings to sanitary sewer lines within the corporate limits of the City shall be as follows:

   a. **Notification**. Notify the City of White House Wastewater Department seventy-two (72) hours prior to any connection being made.

   b. **Uncovering the Service Line**. Uncover the service line to the Lot in the presence of an authorized City representative or as directed by the City Engineer.

   c. **Tying In**. Make a tie into the service line only with an authorized City representative present. Back fill only when instructed to do so by the City representative.

   d. **Line Testing**. The line shall be tested in accordance with City of White House Standard Sewer specifications and immediately by the introduction of water, which shall be monitored by an authorized City representative to determine the suitability of the connection. Dye or color shall be required if the line is active.

3. **Sewer Easement Width**. Easements outside the street Rights-of-Way, containing only sewer mains shall be at least twenty (20) feet in width. No other utilities or related items (sprinkler systems, buildings, electric cables, etc.) shall be installed in the Easement unless approved by the City.

4. **Design Flows.**

   a. **Peak Discharge**. Sanitary sewers shall be designed to carry the peak flow

discharge and to transport suspended material so that deposition in the sewer is precluded as prescribed in the City's Municipal Code Title 18 and the City's Standard Sewer Specifications and Details for Sanitary Sewer Systems.

b. **City Approval of Densities**. The Applicant shall substantiate and have City approval of population densities per acre or per unit.
c. **Daily Per Capita Flow**. New sewer systems shall be designed based on an average daily per capita flow of not less than one hundred gallons (100) per day or actual sewer flows determined from the City.
    i. **Additional Allowance**. Additional allowances may be made if conditions are unfavorable to accommodate an average daily per capita flow of one hundred gallons per day.
    ii. **Peak Load Parameters**. To provide for peak loads, sanitary sewers shall be designed for peak flow as described in the City's Standard Sewer Specifications and Details for Sanitary Sewer Systems
d. **Additional Submittal**. When deviations from the foregoing procedure are requested, a description of the design procedure used shall be submitted with the plans and specifications for approval.
e. **Depth of Cover**. The minimum depth of cover shall meet the requirements of the City's Standard Sewer Specifications and Details for Sanitary Sewer Systems.
f. **Minimum Factor of Safety**. Rigid pipe shall have a minimum factor of safety of 1.5. flexible pipe shall have a minimum factor of safety of 1.25. Where necessary, special construction shall be required.

5. **Velocity of Flow**. All sewers shall be designed and constructed with hydraulic slopes sufficient to give mean velocities, as specified in the City's Municipal Code Title 18, the City's Standard Sewer Specifications and Details for Sanitary Sewer System. The minimum slopes to be provided for shall be as specified by Tennessee Department of Environment and Conservation. Line(s) shall be tested in accordance with City of White House Standards specifications.
6. **Minimum Size and Slope**. All public sanitary sewer shall conform to the minimum sizes and slopes listed in the City's Municipal Code Title 18 and the City's Standard Sewer Specifications and Details for Sanitary Sewer Systems.
7. **Alignment.**
    a. **General Sewer Alignment**. In general, sewers shall be designed for uniform

slope and alignment between manholes and shall be located parallel to and with a minimum of ten (10) feet separation from water lines.

b. **Energy Gradient Line**. The energy gradient line shall be maintained whenever a smaller sewer joins a larger sewer. This shall be approximated by placing the 0.8 depth of both sewers at the same elevation (not considering head loss through the manhole).

8. **Manholes.**
   a. **Locations**. Manholes shall be installed at the end of each line, at all changes in grade, size, or alignment, at all sewer main intersections, and at distances not greater than allowed per the City's Standard Sewer Specifications and Details for Sanitary Sewer Systems.
   b. **Manhole Diameter**. Manhole diameters shall conform to the City's Standard Sewer Specifications and Details for Sanitary Sewer Systems.
   c. **Lamp Holes**. Lamp holes shall not be acceptable as a substitute for manholes.
   d. **Drop Manholes**. Drop manholes shall not be used unless approved under special circumstances by city of White House Wastewater Department.
   e. **Floor Troughs**. Floor troughs shall be furnished for all sewers entering manholes and shall conform to the City's Municipal Code Title 18 and the City's Standard Sewer Specifications and Details for Sanitary Sewer Systems.
   f. **Construction and Material Specifications**. All manholes shall conform to the dimensions, construction details, materials, and testing requirements detailed in the City's Standard Sewer Specifications and Details for Sanitary Sewer Systems.
   g. **Corrosion Protection**. Where force mains discharge and on interceptors, corrosion protection is required per the City's Standard Sewer Specifications and Details for Sanitary Sewer Systems. Additional requirements may be stipulated at the discretion of the City's Wastewater Department or City Engineer should field conditions be discovered that are determined by the City to warrant additional protections.
   h. All manholes located in Area of Special Flood Hazards shall be flat top manholes and shall be a minimum of thirty-six (36) inches above the FEMA mapped Base Flood Elevations. All manhole ring and covers shall be watertight and meet specifications outlined by the City of White House Standard Sewer Specifications.

9. **Service Connections.**
    a. **Wyes**. Service connections to any sanitary sewer shall be made only to a wye installed at the time of the sewer main installation or by machine tap and approved saddle appropriate to the main line sewer material. All connections to existing public sewers shall be made by a licensed plumber and approval must be obtained by the City. All wyes and service connections shall be made at the 10:00 or 2:00 position on the main.
    b. **Watertight.** All connections and service lines shall be watertight.
    c. **Uniform Plumbing Code**. All service connections shall be sized in accordance with the Uniform Plumbing Code.
    d. **One Building Limit**. Only one residence, structure, or building shall be served by each lateral connected to the public or private main, unless as approved by the City.
    e. **Commercial and Industrial Wastes**. Attention is directed to City's Municipal Code relative to the use of public sewers and the requirements for discharge of certain materials (pretreatment).
        i. **Inspection Manhole**. An inspection manhole or other suitable structure shall be required on the service line for any use other than normal domestic use.
        ii. **Grease Interceptors**. In addition to the above, acceptable grease interceptors shall be required of all restaurants, food preparation centers, or for any other discharge containing oil and grease as described in the City's Municipal Code Title 18 and the City's Standard Sewer Specifications and Details for Sanitary Sewer Systems.
        iii. **Sand and Oil Interceptors**. Acceptable sand and oil interceptors shall be provided for all car washes and similar facilities which may discharge sand or dirt to the sewer as described in the City's Municipal Code Title 18 and the City's Standard Sewer Specifications and Details for Sanitary Sewer Systems.
10. **Roof or Foundation Drains**. Under no circumstance shall roof drains, foundation drains, storm drains, or sub-drains be connected to the sanitary sewer system.
11. **Townhouse Manifolds**. Townhouse developments may use a "manifold" sewage collection system for service to individual properties if a valid Owners' Association exists among all property Owners. The "manifold" system is restricted to townhouse

developments and shall conform to the following requirements:

a. **Owners' Association**. The "manifold" system shall be owned and maintained by a viable Owners' Association. The Owners' Association shall be responsible for the manifold to the point of connection with the sewer main.
b. **Four Unit Limit**. No more than four (4) privately- owned units shall be placed on any "manifold."
c. **Location**. The "manifold" shall be located at the back side of the front Lot utility Easement.
d. **Header Pipe**. The common header pipe to the main shall be six (6) inches in size and shall be provided with cleanouts at the ends and at all bends.
e. **Uniform Plumbing Code**. The "manifold" shall meet all requirements of the Uniform Plumbing Code as adopted by the City. The inspection of the "manifold" beyond the sewer main shall be accomplished by the Plumbing Inspector.

2-5 | SEWAGE LIFT STATIONS AND SEWER FORCE MAINS

1. **General Requirements**. All sewage lift stations shall be designed to meet the following requirements.
    a. **Adjacent Areas**. All sewage lift stations shall be designed to carry the design flows from all contiguous or adjacent areas that may within a reasonable period in the future be tributary thereto. Contiguous or adjacent areas to be included in the design, and the tributary population to be provided for shall be subject to approval by the City.
    b. **State Requirements**. Design of the sewage lift station shall conform to the requirements contained in the latest version of the Tennessee Department of Environment and Conservation Sewer Design Guidelines.
    c. Sewage lift stations and sewer force mains shall be installed in public rights of way or in dedicated public Easements. Sewage Lift Stations areas shall be the footprint of the lift station plus twenty feet (20) on all sides.
    d. Sewage lift stations shall be placed on reinforced concrete pads designed to withstand the weight and operational characteristics of the pumps and other appurtenances of the site.
    e. Sewage lift stations shall be fenced on all sides with six (6) foot high fencing. A

gate suitable for vehicular traffic shall be installed on one side of the lift station. Fencing shall be a neutral color and blend into the surrounding area. Fencing shall be of a durable exterior coating of neutral colors. Chain Link fencing is required under the current standard specifications (black vinyl chain link only). Sewage lift stations shall have a minimum of 15 feet of clearance surrounding the pump and wet well for maintenance equipment access.

2. **Sewage Lift Stations**.
    a. **Total Dynamic Head**. The total dynamic head rating of pumping units shall be based on pipe friction, pressure losses from piping entrances, exits, appurtenances (bends, valves, etc.), and static head at the rated flow.
    b. Design Conditions.
        i. **Grit**. Where no grit removal is provided ahead of the pumping station, equipment and piping design shall minimize the deleterious effects of grit in the sewage.
        ii. **Screening**. Screens or comminutors shall be provided ahead of pumps where the average daily flow is more than one (1.0) mgd (3,784 m3/d) to prevent solids larger than two and a half (2 1⁄2) inches (6.4 cm) from entering the pump. Screens and/or comminutors may also be required, at the sole discretion of the City, for select commercial/industrial sites.
        iii. **Minimum Pump Opening**. Except for grinder pumps, raw sewage pumps shall pass spheres of sizes listed in the City's Standard Sewer Specifications and Details for Sanitary Sewer Systems.
        iv. **Pump Cycle Time**. Intermittently operated pumps shall be designed to start no more often than once every ten (10) minutes at the minimum operating interval.
        v. **Removal of Equipment**. Pumping stations shall be designed to permit removal of all items of equipment including pumps, valves, electrical, and control equipment. Equipment located in wetwells shall be removable without entering the wetwell.
        vi. **Surge Control**. Piping systems shall be designed to withstand the maximum possible surge (water hammer) from the pumping station, or adequate surge control provided to protect the piping. Pressure relief valves are not acceptable surge control.
        vii. **Net Positive Suction head**. Pumps shall be selected so that the net

positive suction head required at maximum flow (NPSHR) is less than the NPSH available minus four (4) feet (1.2 m) based on the hydraulic conditions and altitude of the lift station.

viii. **Uplift**. The pumping station chambers shall resist hydrostatic uplift pressures.

c. **Siting requirements.**

i. **Access**. Pumping stations shall be located so that they are readily accessible to operating and maintenance personnel at all hours of day or night, and under all weather conditions. Pumping stations shall be located off traffic ways where possible, and shall include an access drive built to City road standards of adequate size to accommodate maintenance vehicles and equipment, as determined by the City of White House Wastewater Department and Public Services Department.

ii. **Flood Protection**. Pumping stations shall be designed so there is no equipment or structural damage in the one hundred (100) year flood, and so the pumping station's operation is uninterrupted by the one hundred (100) year flood.

iii. **Security**. The pumping station shall be designed to discourage unauthorized entry.

d. **Pumping Station Types.**

i. **Dry wells.**

1) **Access**. Pumping station dry wells and equipment rooms shall be accessible for equipment inspection, operation, and maintenance. Ladder and stair dimensions, locations of landings, and structural design shall comply with the Tennessee OSHA. Equipment shall be removable from pumping stations without making structural changes to the station.

2) **Separation from Wetwell**. Dry wells and equipment rooms shall be completely separated from wetwells with no hatches, untrapped drains, or other connecting access ways.

3) **Dewatering**. Dry pits and below-grade equipment rooms shall be provided with sump pumps sized to remove infiltration of water during normal seepage and leakage.

ii. **Wetwell Design**. Wetwells shall be designed to prevent vortexing and

unstable pump operation. Pumps shall be located below the minimum water level, except suction lift pumps. Suction intakes shall be bell-mouthed. Provisions shall be made for isolating, bypassing and/or dewatering portions of the wetwell for maintenance. Hopper walls of wetwells shall be sloped at no less than 1.75 vertical to 1 horizontal.

iii. **Submersible pumping stations**. Submersible pumping stations shall be designed specifically for totally submerged operation and so that pumps may be readily removed from the wetwell without dewatering the wetwell or disconnecting piping in the wetwell.
    1) Submersible pumps shall have an adequate means of indicating motor seal failure.
    2) Electrical equipment shall be suitable for Class 1, Division 1, Groups C and D hazardous environments, as defined in the National Electrical Code.

iv. **Suction Lift**. Pumping stations utilizing suction lift pumps shall have adequate priming means to prime the pumps quickly and shall be designed for priming the pumps as stipulated in the City of White House Standard Sewer Specifications

v. **Pneumatic Ejectors**. Pneumatic ejectors shall not be permitted by the City unless authorized by City Engineer.

vi. Bypass Valves shall be installed for all pumps along with a spare parts kit.

e. **Air Release**. Air release valves shall be provided at the high points in piping whenever the pipe crown elevation falls below the pipe invert elevation. On sewage lines, air or air and vacuum release valves shall be specifically designed for sewage service. The City reserves the right to stipulate odor control measures on air release valves.

f. **Reliability.**

i. **Multiple units**. Every pumping station shall have not less than two (2) pumping units. The number of units and their size shall be sufficient to permit pumping the maximum design flow with the largest pumping unit out of service.

ii. One of the following shall be provided:
    1) Alternative power source. Permanently installed or portable

engine driven pumps or a separate, independent utility source shall be provided ***as stipulated in the City of White House, TN Standard Sewer Specifications.*** Where annual starting is required, sufficient storage shall be provided to allow notifying the operator and performing whatever tasks are necessary to get the pumping station in service. Where permanently installed engine-driven equipment is provided, sufficient fuel shall be provided for at least twenty-four (24) hours' operation under the maximum flow condition. Where more than one pumping station is affected by a power outage and portable equipment is planned for alternative power source, sufficient portable equipment shall be provided to provide alternative power to all pumping stations under maximum flow conditions.

2) **Generators**. Generators shall be sized to permit continuous operation of all components of a lift-station at peak load. Generators shall be diesel-fired, or natural gas-fired. The use of gasoline, bottled gas, or digester gas-fired generators for permanently installed standby service is unacceptable. Gasoline-fired or diesel portable generators are acceptable.
3) **Engine driving pumps**. Engine driven pumps shall be sized for maximum design flow. Diesel, natural gas, and bottled gas are acceptable fuels for portable engines only. Digester gas is unacceptable for standby fuel. Quick connecting couplings shall be provided for portable engine driven pumps.
4) Under no circumstances are temporary storage measures permitted in lieu of alternative power sources.

g. **Electrical.**
   i. **Equipment Location**. All electrical equipment, including motors, motor starters, and controls shall be located to be undamaged by the one hundred (100) year flood.
   ii. **Controls**. Controls shall include a separate start/stop device for each pump or for each pumping position in the control sequence. Controls shall be arranged so that the failure of any one control system

component will affect only the operation of one pumping unit. Manual override shall be provided for normal pump operating control.

iii. **Code requirements**. All electrical work shall comply with the National Electrical Code as adopted and amended by the local codes.

iv. **Alarms**. An alarm system shall be provided for each pumping station and shall conform to all stipulations required in the City of White House Standard Sewer Specifications. The alarm system shall be compatible with the existing alarm system installed by the City of White House.

h. **Safety.**

i. **Ventilation**. All accessible pumping station areas shall be ventilated. Ventilation may be continuous or intermittent. If intermittent, ventilation in areas normally visited by operating personnel shall be started automatically at not greater than thirty (30) minute intervals. Permanently installed dry well ventilation shall provide at least six air changes per hour if continuous, and twelve (12) air changes per hour if intermittent. Permanently installed wetwell ventilation shall provide twelve (12) complete air changes per hour if continuous, and thirty (30) complete air changes per hour if intermittent. Wetwell ventilation shall be positive pressure, forcing air into the wetwell rather than exhaustion from it. All ventilation equipment shall be of a non-sparking design. Intermittent ventilating equipment shall ensure starting upon entry of operating personnel. Wetwells may be ventilated by gravity means if normal access by operating personnel is unnecessary. Wetwells that are accessed infrequently shall be designed to permit the use of portable blowers that shall exhaust the space and continue to supply fresh air during access periods. The City reserves the right to stipulate odor control measures on station ventilation.

ii. **Hoists**. Where required for removing equipment, hoists shall be rated for not less than fifty (50) percent more than the weight of the heaviest single item to be lifted by the hoist.

iii. **Lighting**. Lighting levels shall be sufficient to permit safe operation and maintenance of all equipment within the pumping station, but not less than thirty (30) foot candles. All areas shall be lit in such a manner that the failure of one lighting fixture or lamp shall not cause the area to be

completely dark.

iv. **Equipment Guards**. Provide shields to protect from rotating or moving machinery.

v. **Warning Signs**. Provide warning signs for non-potable water, electrical hazards, chemical hazards, confined space or other unsafe features. Warning signs shall be permanently attached to the structure or appropriate equipment.

3. **Force Mains**
    a. **Depth**. Force mains shall conform to the City's Standard Sewer Specifications and Details for Sanitary Sewer Systems.
    b. **Size**. Force mains shall conform to the City's Standard Sewer Specifications and Details for Sanitary Sewer Systems.
    c. **Velocity**. Minimum velocity shall conform to the City's Municipal Code Title 18 and the City's Standard Sewer Specifications and Details for Sanitary Sewer Systems.
    d. **Air Release**. Air release facilities shall be provided at the high point in the piping whenever the pipe crown elevation falls below the pipe invert elevation. Access to air release manholes shall not be in traffic-ways. The City reserves the right to stipulate odor control measures on air-release valves.
    e. Pipe Materials to be used for force mains shall meet the City's Standard Sewer Specifications and Details for Sanitary Sewer Systems.
    f. **Force Main Easement Width**. Easements outside the street Rights-of-Way force mains shall be at least twenty (20) feet in width centered on the force main. No other private utilities or related items (sprinkler systems, buildings, electric cables, etc.) shall be installed in the Easement unless approved by the City.

3 STORMWATER MANAGEMENT

3-1 | GENERAL REQUIREMENTS

1. **Intent.** This Section is intended to promote the protection of the City's natural environment, including drainageways, soils, topography, open water, and landscape, address the non-point source pollution aspects of the federal Clean Water Act, and to encourage the integration of stormwater management with the design of the built environment. The application of these standards shall serve the following goals.
    a. Prevent or reduce erosion and flood damages.
    b. Control runoff pollutants and improve water quality.
    c. Protect aquatic and riparian habitat.
    d. Recharge groundwater.
    e. Preserve the natural and beneficial functions of watercourses, streams, lakes, wetlands, Areas of Special Flood Hazard, and flood prone areas.
    f. Simplify and reduce long-term maintenance obligations through better design.
2. **Authority.** This Section is part of the Engineering Standards. Any modification from the requirements of these regulations requires a Subdivision Modification approval.
3. **Stormwater Management Plan.** A Stormwater Management Plan is required for applicable developments in this Section. The Stormwater Management Plan shall include, at a minimum, the items required in the City's Municipal Code Title 18.
4. Inspection and Long-Term Maintenance Agreement Plan (LTMAP) for Private Stormwater Management Facilities. An Inspection and Maintenance Agreement shall be prepared for the private stormwater management facilities and will be recorded at the same time as the development plat. Modification of stormwater management systems, other than as necessary to maintain compliance with the agreement, is not permitted.
    a. The Agreement shall include, at a minimum, the items listed in the Title 18, chapter 4.
    b. **Vegetation Management.** Naturally landscaped areas of detention and drainage facilities shall be maintained as Natural Landscape Areas. These areas shall be maintained to control invasive weeds and promote healthy native vegetation. Mowing and other vegetation management measures shall be performed without impacting water quality. Controlled burning is not allowed per City of White House Fire Code.

3-2 | GENERAL DESIGN PRINCIPLES

1. Design and construction of stormwater management systems shall conform to all specifications and procedures established by the City of White House by code, ordinance, or policy.
2. **Treat Stormwater as a Valuable Resource.** All stormwater shall be treated as a valuable resource not as a waste product. Stormwater shall be collected, stored, and reused to reduce surface water runoff.
3. **Replicate Natural Hydrology.** The stormwater management system shall replicate the pre-development natural hydrology of the site, protecting natural drainageways, following the natural topography of the site, and preserving the natural infiltration characteristics of the site.
4. **Treat Stormwater Where It Falls.** All stormwater shall be managed close to where it falls on the site, reducing the need for lengthy, single purpose conveyance.
5. **Minimize Discharge.** The system shall minimize surface water discharge in smaller, more frequent rainfall events, and minimize the downstream impact of larger, more intense rain events which are far less frequent.
6. **Integrate Stormwater and Open Space.** All stormwater management systems shall be an integral part of the neighborhood design and the open space design within the neighborhood and shall serve the dual function of naturally managing the stormwater and creating usable open space. Applicable open space types of the UDO are incorporated by reference into these Engineering Standards, and an applicable open space type shall be utilized.
7. **Integrate with Natural Resource Management.** The location and design of the stormwater management system shall be closely integrated to maintain and enhance the City's natural areas, including respecting the unique geology, soils, landscape cover, slopes, and long-term maintenance objectives of Conservation Areas.
8. **Stormwater Sewer System.** Stormwater sewer systems shall be utilized as needed to convey heavy rainfall events beyond the requirements defined herein, and at locations where naturalized stormwater treatment is infeasible.
9. **System Design Hierarchy.** The design of the stormwater management system for all sites shall use the following hierarchy of methods of managing stormwater.
    a. **Natural Resource Conservation.** Preserve and do not negatively affect natural resource features of the development site, including wetlands, open

water, karst features and woodlands.

b. **Existing Natural Drainageways.** Preserve and do not negatively affect existing natural streams, channels, karst features and drainageways.
c. **Vegetated Swales.** Primarily utilize open, vegetated swales to convey stormwater runoff.
d. **Natural Infiltration.** Preserve the natural infiltration and storage characteristics of the site.
e. **Water Quality Structures.** As needed, utilize structural measures that provide water quality and quantity control.
f. **Structural Conveyance.** Utilize structural measures that provide only quantity control and conveyance in instances where vegetated swales and natural infiltration are infeasible.
g. **Soil Stockpile Maintenance Requirements.** To ensure public safety, minimize erosion, and preserve site appearance during all phases of construction, the following requirements shall apply to temporary soil stockpiles:
    i. **Stabilization Requirement.** All soil stockpiles shall be stabilized with temporary seeding, erosion control blankets, or approved coverings within 15 days of inactivity. If a stockpile remains undisturbed for more than 30 days, vegetative ground cover shall be established and maintained.
    ii. **Height Limit.** Stockpiles shall not exceed 10 feet in height, unless a grading permit or engineered plan approved by the City indicates otherwise.
    iii. **Grass Height Maintenance.** Vegetative cover on stockpiles shall be kept mowed to a maximum height of 12 inches to reduce weed growth, prevent habitat for pests, and maintain a clean appearance.
    iv. **Location and Drainage Protection**. Stockpiles shall be located outside of required drainage-ways, setbacks, stream buffers, and landscape buffer yards. Appropriate perimeter controls such as silt fences, berms, or wattles shall be installed to prevent runoff and sedimentation.
    v. **Duration and Activity Monitoring.** Stockpiles left in place longer than 60 consecutive days must be accompanied by a grading schedule or reuse plan submitted to the City. Failure to do so may result in a notice

of violation or enforcement action under the Stormwater Management Ordinance.

vi. **Removal Requirement.** All stockpiles shall be removed or redistributed on-site as part of final grading. Any stockpile not integrated into the site shall be removed prior to final inspection or issuance of a Certificate of Occupancy.

vii. **Enforcement.** Stockpile violations shall be subject to inspection and enforcement under this UDO and the City's adopted Stormwater and Property Maintenance ordinances.

3-3 | DESIGN STANDARDS

1. **Design of Stormwater Facilities.** Minimum design standards for stormwater facilities shall follow the City of White House Engineering Standards and the City's Municipal Code Title 18.
2. **Maximum Release Rate.** The release rate from any detention facility shall conform to the City's Municipal Code Title 18.
3. **Storm Sewer Design Requirements.** Design storm frequency for land use/development type for storm sewer systems shall conform to the City's Municipal Code Title 18.
4. **Existing Water Features.** Existing streams, lakes, karst features and wetlands shall not be modified for use as stormwater detention or retention.
    a. In-stream impoundments shall be prohibited.
    b. **Stream Buffer Requirements.** Refer to the Section C.4 Streamside Management Buffers. No stormwater management facilities shall be located within streamside buffers, nor shall they be detrimental to such buffers, unless a plan with appropriate mitigation is authorized by the City of White House Planning Commission.
        i. Stream buffers minimum width shall conform to the City's Municipal Code Title 18 Chapter 4 Section 18-405.
        ii. No permanent structures or operational facilities shall be constructed within the stream buffer, such as but not limited to:
            1) Buildings or any structure requiring a footing (i.e.: fence)
            2) Parking lots

3) Underground utilities and/or infrastructure
4) Trails or sidewalks where the existing slopes within the buffer are naturally greater than five (5) percent.

iii. The City reserves the right to review individual requests that do not conform to code.

c. **Drainage to Lakes and Wetlands.** Site drainage patterns shall not be substantially altered to decrease or increase the tributary area to lakes or wetlands.
d. Existing wetlands shall not be used as stormwater detention basins.
e. Existing wetlands shall not be modified for the purposes of stormwater management facilities unless it is demonstrated that the existing wetland is low in quality and the proposed modifications shall maintain or improve its habitat and ability to perform beneficial functions.
    i. Low quality wetlands are those that have been substantially disturbed, usually reflected in low native species diversity and habitat quality.
    ii. All runoff shall be pretreated prior to discharge and the runoff shall enter the wetland as subsurface flow.

5. **Easement Standards.** Easements and/or Rights-of- Way for stormwater facilities shall be of sufficient width (20’ minimum) to permit installation, maintenance, or repair within the confines of the Easement or Right-of- Way without relocation of or other unreasonable interference with other public utilities. Easements shall be granted to the City of White House or another party defined in the Inspection and Maintenance Agreement as the party responsible for maintenance. Refer to Section C.2 Utility Standards.
6. **Stormwater detention.**
    a. Surface basins shall be designed as naturalized basins for stormwater detention purposes and should incorporate habitat enhancement.
        i. Stormwater basin design shall follow the City’s Municipal Code Title 18
        ii. Stormwater basins may be designed and incorporated into a usable Open Space Type (refer to Section B.8-2 Open Space Forms).
        iii. Basins may be planted with native or vegetation adapted to the area, suitable for the hydrologic conditions expected within the volume level of the basin.
        iv. Detention outlet structures shall be located a minimum of six (6) inches

above the seasonal high groundwater table to promote infiltration and to improve stormwater residence time.

v. Detention inlet and outlet structures shall be located at opposite ends of the basin to maximize water quality benefits where possible.

vi. The basin shall be at least one hundred (100) feet away from any water supply wells.

vii. The top of the basin shall be at least ten (10) feet away from foundations and associated granular backfill unless measures approved by the City Engineer are taken to prevent leakage to foundation drains.

b. **Parking Lots**. Stormwater treatment within parking lots must comply with following requirements.

i. The following landscape and infiltration treatments may be utilized within parking lots along the edges of the parking area and within parking islands and medians to achieve the stormwater standards.

1) Infiltration bio-swales.
2) Vegetated swales.
3) Vegetated filter strips.
4) Infiltration basins or trenches.
5) Sand filters.
6) Other similar measures designed to filter, retain, and infiltrate runoff, approved by the City Engineer.

ii. Below grade stormwater storage and permeable paving practices are permitted.

7. **Redevelopment** and development sites shall meet local, State, and NPDES standards.

4 STREAMSIDE MANAGEMENT BUFFERS

4-1 | GENERAL REQUIREMENTS

1. **Intent.** It is the intent of this Section to establish a Streamside Management Buffer to restrict development and limit land use adjacent to all perennial streams and rivers in the City of White House. The purposes of the Streamside Management Buffers are to protect public and private water supplies, to trap sediment and other pollutants in surface runoff, to promote bank stabilization, to protect riparian wetlands, to minimize the impacts of floods, to prevent increases or decreases in base flow, to protect wildlife habitat, and to generally maintain water quality. The quality of the groundwater that is used for drinking, agricultural and industrial purposes in the City of White House, Tennessee, is connected with the quality of the surface water in the streams and rivers of within and surrounding the City of White House.
2. **Applicability.** This Section shall apply to the following:
    a. This Section shall apply to all proposed development except for that development which meets variance criteria as outlined in this Section.
    b. This Section is intended to modify the location of new development in relation to streams and other water resources but not to modify its overall density. The provisions here shall apply to the construction of any building or any land disturbance resulting from or in connection with any activity or use requiring any of the following:
        i. Building Permit
        ii. Board of Zoning Appeals (Variance)
        iii. Special Exception approval
        iv. Subdivision/Planned Development/Site Plan approval
        v. Grading Permit/Land Disturbance Permit.
    c. This Section shall apply to all timber harvesting activities, except those timber harvesting operations which are implementing a forest management plan that has been deemed to be in compliance with this Section.
    d. This Section shall apply to surface mining operations except that the design standards shall not apply to active surface mining operations that are operating in compliance with an approved surface mining permit issued by the State of Tennessee.

e. Except as provided in this Section, this Section shall apply to all parcels of land, structures, and activities that are causing or contributing to:
    i. Pollution, including nonpoint source pollution, of the waters of the State of Tennessee
    ii. Erosion or sedimentation of stream channels
    iii. Degradation of aquatic or riparian habitat
f. The standards and regulations set forth in this Section are created under the authority of the City of White House's zoning powers granted by Sections 13-7-201 through 13-7-210, Tennessee Code Annotated, to provide for the establishment of districts within the corporate limits of the City of White House. In the event of a conflict between or among any provision of this Ordinance, or any other ordinances of the City of White House, the requirement that is most restrictive and protective of water quality shall apply.

3. **Definitions.** For the purposes of this Section, the terms below have the following meaning:
    a. **Active Channel.** The portion of the stream channel that is subject to frequent flows (approximately once every two (2) years) and the portion of the channel below the flood way.
    b. **Best Management Practices (BMP's).** Conservation practices or management measures which control soil loss and reduce water quality degradation caused by nutrients, animal wastes, toxins, sediment, and runoff.
    c. **Buffer.** A vegetated area, including trees, shrubs and herbaceous vegetation, which exists or is established to protect a stream system. Alteration of this natural area is strictly limited.
    d. **Development.** (1) The improvement of property for any purpose involving building; (2) Subdivision, or division of a tract or parcel into two (2) or more parcels; (3) the combination of any two or more lots, tracts, or parcels of property for any purpose; or (4) the preparation of land for any of the above purposes
    e. **Existing Land Use.** A land use which, prior to the effective date of this Ordinance, is either:
        i. Completed; or
        ii. Ongoing, as in the case of agricultural activity; or
        iii. Under construction; or

iv. Fully approved by the governing authority; or
v. The subject of a fully completed application, with all necessary supporting documentation, which has been submitted for approval to the governing authority or the appropriate government official, for any construction-related permit.

f. **Impervious Surface.** Any paved, hardened, altered or structural surface which does not allow for complete on-site infiltration of precipitation. Such surfaces include but are not limited to buildings, driveways, streets, parking lots, graded land, swimming pools, dams, tennis courts, and any other structures that meet the above definition.
g. **Land Disturbing Activity.** Any grading, scraping, excavating, or filling of land, clearing of vegetation and any construction, rebuilding or significant alteration of a structure.
h. **Non-Point Source Pollution.** Pollution which is generated by various land use activities rather than from an identifiable or discrete source, and is conveyed to waterways through natural processes, such as rainfall, storm runoff, or groundwater seepage rather than direct discharge.
i. **Protected Area.** Any land and vegetation that lies within the Streamside Management Buffer, as defined herein.
j. **Second Order Stream or Higher.** Any stream that is formed by the confluence of two or more other streams, as indicated by solid or dashed blue lines on the United States Geologic Survey 7.5-minute quadrangle maps of the most recent edition (see Exhibit "A" attached herein).
k. **Stream or River.** All of the following:
    i. Any perennial stream or river (or portion thereof) that is portrayed as a solid line on a United States Geologic Survey 7.5-minute quadrangle map of the most recent edition; and
    ii. Any intermittent stream or river (or portion thereof) that is portrayed as a dashed line on a United States Geologic Survey 7.5-minute quadrangle map of the most recent edition; and
    iii. Any other stream as may be identified by the Tennessee Department of Environment and Conservation through the Jurisdictional Determination Concurrence.
l. **Stream Bank.** The uppermost limit of the Active Channel, usually marked by a

break in slope.

m. **Stream Channel**. Part of a watercourse either naturally or artificially created which contains an intermittent or perennial base flow of groundwater origin. Base flows of groundwater origin can be distinguished by any of the following physical indicators:
    i. Hydrophytic vegetation, hydric soil or other hydrologic indicators in the area(s) where groundwater enters the stream channel, in the vicinity of the stream headwaters, channel bed of channel banks; or
    ii. Flowing Welters not directly related to a storm event; or
    iii. Historical records of a local high groundwater table, such as well and stream gauge records maintained by local, state or federal authorities.
n. **Streamside Management Buffer or "SMB".** An overlay zone that encompasses all land within the buffer on either side of all streams in the City of White House as described in the City's Municipal Code Title 18-403, measured as a horizontal line extending perpendicular from the top of the stream bank.
o. **Substantial Improvement.** Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structures either:
    i. Before the improvement or repair is started; or
    ii. If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "Substantial Improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences whether or not the alteration affects the external dimensions of the structure. The term does not, however, include either:
        1) Any project for improvement of a structure to comply with existing State or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or
        2) Any alteration of a structure listed on the national Register of Historic Places.
p. **Top of Bank.** The stage or elevation at which water overflows the natural banks of streams or other waters of the State and begins to inundate upland

areas. In the absence of physical evidence, the two (2) year recurrence interval flood elevation may be used to approximate the "bank full stage" or delineate the top of bank.

4-2 | BOUNDARY DETERMINATION

1. **Design Engineer to Determine Boundary.** The Design Engineer shall be responsible for determining the location of the Streamside Management Buffer based on the criteria listed in the City's Municipal Code Title 18 then review for approval or alteration by City Engineer and/or City Staff. The Streamside Management Buffer shall receive final approval and documentation by the City as part of the Site Plan Approval process. An applicant shall provide all necessary plans, maps, and other supplemental information as required by the City Engineer to make such determination.
2. **Approval & Appeal**. Approval and or Appeals of the Streamside Management Buffer shall be consistent with Title 18, Chapter 5 of The White House Municipal Code.

4-3 | STREAMSIDE MANAGEMENT BUFFER USE AND REGULATIONS

1. **Streamside Management Buffer District.** The Streamside Management Buffer (hereinafter referred to as "SMB") is an overlay buffer zone that encompasses all land within the buffer for the stream as described in the City's Municipal Code Title 18-403. The SMB shall be measured as a horizontal line extending perpendicular from the top of the stream bank immediately adjoining the subject parcel(s). The SMB must be maintained in a naturally vegetated state. Any property or portion thereof that lies within the SMB is subject to the restrictions of the SMB as well as any and all zoning restrictions that apply to the tax parcel as a whole. The Streamside Management Buffer shall comply with the Tennessee Department of Environment and Conservation (TDEC) and the City's Municipal Code Title 18.

4-4 | DESIGN STANDARDS FOR STREAMSIDE MANAGEMENT BUFFER

1. **Design Standards for Streamside Management Buffer.**
    a. A streamside management buffer for a stream system shall consist preferably of a dense, native, deep-rooted, ground- plain vegetation along with open grown large, overstory forest trees along both sides of a stream and its

adjacent wetlands, floodways or slopes. The streamside management buffer width shall be adjusted to include contiguous sensitive areas, such as steep slopes or erodible soils, where development or disturbance may adversely affect water quality, streams, wetlands or other water bodies.

b. The streamside management buffer shall begin at the top edge of the stream bank.
c. The required width for all streamside management buffer(s) shall conform to the City's Municipal Code Title 18.

2. **Water Pollution Hazards**. The following land uses and/or activities are designated as potential water pollution hazards, and must be setback in addition to the streamside management buffer base width from any stream or water body by the distance indicated (regulated by) TDEC.
    a. Storage of hazardous substances)
    b. Above ground or underground petroleum storage facilities -
    c. Drain fields from onsite sewage disposal and treatment systems (i.e. septic systems)
    d. Raised septic systems
    e. Solid waste landfills or junkyards
    f. Confined animal feedlot operations
    g. Subsurface discharges from a wastewater treatment plant
    h. Land application of biosolids

4-5 | STREAMSIDE MANAGEMENT AND MAINTENANCE

1. **Management Practices in Streamside Management Buffer**.
    a. The streamside management buffer, including wetlands and floodways, shall be managed to enhance and maximize the unique value of these resources. Management includes specific limitations on alteration of the natural conditions of these resources. The following practices and activities are restricted within the SMB, except with approval by the Planning Commission:
        i. Clearing of existing vegetation except for clearing, or cutting associated with an approved buffer management plan or practice and/or at the recommendation or approval of the City Engineer; controlled burning is not permitted by the City of White House.
        ii. Soil disturbance by grading, stripping, or other practices

iii. Filling or dumping
iv. Drainage by ditching, underdrains, or other systems
v. Use, storage, or application of pesticides and herbicides except for spot application of noxious weeds or non-native species consistent with recommendations of the City Engineer.
vi. Housing, grazing, or other maintenance of livestock.
vii. Storage or operation of motorized vehicles, except for maintenance and emergency use approved by the City Engineer.

b. The following structures, practices, and activities are permitted in the SMB, with specific design or maintenance features, subject to the review and approval of the City Engineer, and Tennessee Department of Environmental Conservation.
    i. **Roads, bridges, paths, and utilities**:
        1) An analysis needs to be conducted to ensure that no economically feasible alternative is available.
        2) The right-of-way should be the minimum width needed to allow for maintenance access and installation.
        3) The angle of the crossing shall be perpendicular to the streamside management buffer to the extent practical to minimize clearing requirements.
        4) The minimum number of road crossings should be used within each subdivision, and no more than one roadway crossing is allowed for every one thousand (1,000) linear feet of streamside management buffer running parallel with the stream channel.
c. Stream restoration projects, facilities and activities approved by the City Engineer, and Tennessee Department of Environmental Conservation are permitted within the SMB.
d. Water quality monitoring and stream gauging are permitted within the SMB as approved by the City Engineer and/or Public Services Director or their designee.

2. **Maintenance of Streamside Management Buffer**
    a. Individual trees within the SMB in danger of falling, causing damage to dwellings or other structures, or causing blockage of the stream may be removed upon approval by the City Engineer and/or Public Services Director

or their designee.

b. Other timber cutting techniques approved by the City and/or State of Tennessee may be undertaken within the SMB under the advice and guidance of City and/or State of Tennessee if necessary to preserve the forest from extensive pest infestation, disease infestation, or threat from fire.
c. To support the establishment of an adequate layer of ground-plain vegetation, the forest canopy may be thinned to reduce ground plane shading (to as little as 50% canopy cover) as part of an approved buffer management plan or upon approval by the City Engineer.

4-6 | PLAN REQUIREMENTS AND ADMINISTRATION

1. **Plan requirement.** A plan approved by the City Engineer and Public Services is required for all development, surface mining operations, and agricultural operations in the streamside management buffer.
2. **Plan submittal.** The plan shall set forth an informative, conceptual, and schematic representation of the proposed activity by means of maps, graphs, charts, or other written or drawn documents so as to enable the City an opportunity to make a reasonably informed decision regarding the proposed activity.
3. **Required plan details.** The plan shall be prepared to scale (same scale as preliminary site plan or preliminary plat or 1":100') and shall contain, at a minimum, the following information:
    a. A location or vicinity map;
    b. Field delineated and surveyed streams, springs, seeps, karst features, bodies of water, and wetlands (include a minimum of 200 feet into adjacent properties);
    c. Field delineated and surveyed existing and proposed forest cover within the SMB;
    d. Limits of the floodway and one hundred (100)-year floodplain (if available and applicable);
    e. Hydric soils mapped in accordance with the NRCS soil survey of the site area;
    f. Steep slopes greater than fifteen (15) percent for areas adjacent to and within two hundred (200) feet of streams, wetlands, or other water bodies; and
    g. A narrative of the species and distribution of existing vegetation within the streamside management buffer.

   h. A plan showing the location of any stormwater discharge and an accompanying narrative detailing the design of such discharge.

4. **Streamside management buffer plan in conjunction with grading plan**. The streamside management buffer plan shall be submitted in conjunction with the required grading plan for any development, and the SMB should be clearly delineated on the final grading plan.
5. **Permanent boundary markers required.** Permanent boundary markers, in the form of signage approved by the City of White House, shall be installed prior to final approval of the required clearing and grading plan and shall conform to the City's Municipal Code Title 18-403.
6. **Notation of streamside management buffer required on plans.** All site plans shall clearly:
   a. Show and label the extent of any SMB on the subject property;
   b. Provide a note to reference any streamside management buffer stating: "There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the City of White House"; and
   c. Provide a note to reference any protective covenants governing all streamside management buffer stating: "Any Streamside Management Buffer shown hereon is subject to protective covenants that may be found in the land records and that restrict disturbance and use of these areas."
7. **Platting Protection of Streamside Management Buffer.** All streamside management buffers shall be maintained through a platted document, which is required to be submitted for approval by the Planning Commission. The plat shall be recorded in the land records and shall run with the land and continue in perpetuity. A copy of the recorded plat shall be presented to the City. The entire Streamside Management Buffer shall be identified and protected with the initial phase of development to establish the location of the stream at the outset of development. The established location will be reviewed by the City Engineer.
   a. All lease agreements must contain a notation regarding the presence and location of the streamside management buffer and shall contain information on the management and maintenance requirements for the protection of the streamside management buffer for the new property owner.
8. **Annual inspection of streamside management buffers.** The City may inspect established streamside management buffers annually for evidence of sediment

deposition, erosion, or concentrated flow channels and corrective actions taken to ensure the integrity and functions of the stream side management buffer.

9. **Successional growth in streamside management buffer allowed.** Streamside Management Buffers may be allowed to grow into their vegetative target state naturally, but methods to enhance the successional process such as active reforestation, or selective forest thinning may be used when deemed necessary and appropriate by the City Engineer to ensure the preservation and propagation of the streamside management buffer. Streamside Management Buffers may also be enhanced through reforestation or other growth techniques as a form of mitigation for achieving preservation requirements.

4-7 | EXCEPTIONS AND VARIANCES

1. **Exceptions**
    a. This Section shall apply to all proposed development except for activities that were completed prior to the effective date of this Section and had received the following:
        i. A valid, unexpired permit in accordance with development regulations;
        ii. A current, executed Development Contract with the City of White House;
        iii. A valid, unexpired building permit; or
        iv. A waiver in accordance with current development regulations.
    b. This Section shall not apply to any development or land disturbance occurring after its effective date to a development or land disturbance which:
        i. Is covered by a valid, unexpired plat in accordance with the White House Engineering Standards.
        ii. Is covered by a current, executed Development Contract with the City of White House.
        iii. Is covered by a valid, unexpired Building Permit.
        iv. Is an existing nonconforming building or use that is not permitted under this Section. Existing nonconforming buildings and uses may be continued but the existing building footprint or use shall not be expanded or enlarged unless approved by the Planning Commission. Discontinued nonconforming uses may be resumed within one (1) year from such discontinuance but not thereafter unless approved by the

Planning Commission, provided, however, that no change or resumption of use shall be more detrimental to any streamside management buffer than the existing or former nonconforming use, as measured against the intent and objectives of this Section.

c. This Section shall not apply to agricultural operations that are covered by approved BMP's as defined by the Tennessee Department of Agriculture and the U.S. Department of Agriculture. Livestock operations are subject to limited application of this Section relative to the protection of Streamside Management Buffer from significant degradation of the stream system and accelerated streambank erosion from livestock.

2. **Variances.** The Board of Zoning Appeals may grant a variance for the following:
   a. Those projects or activities for which it can be demonstrated that strict compliance with the ordinance would result in a practical difficulty;
   b. The requirements of the SMB represent an extreme hardship for the landowner such that little or no reasonable economic use of the land is available without reducing the width of the SMB;
   c. The size, shape or topography of the property, as of the effective date of this Section, is such that it is not possible to construct a single family dwelling without encroaching upon the SMB;
   d. Those projects or activities serving a public need where no feasible alternative is available;
   e. A determination that the granting of the variance would not impact adjoining properties or affect the public health, safety and welfare;
   f. Whether plan modifications or conditions of approval can achieve similar conservation objectives of this Section;
   g. The repair and maintenance of public improvements where avoidance and minimization of adverse impacts to associated aquatic ecosystems have been addressed; or
   h. Those developments which have had buffers or conservation easements applied in conformance with previously issued requirements.
3. **Application for variance required.** The applicant shall submit a written request for a variance to the Board of Zoning Appeals at least thirty (30) days prior to the hearing. The application shall include specific reasons justifying the variance and any other information necessary to evaluate the proposed variance request. The Board

may require an alternative analysis that clearly demonstrates that no other feasible alternatives exist, and that minimal impact will occur as a result of the project or development. Each applicant for a variance must provide documentation that describes in detail:

a. Existing site conditions, including the status of the protected area; and
b. The needs and purpose for the proposed project; and
c. Justification for seeking a variance, including how buffer encroachment will be minimized to the greatest extent possible; and
d. A proposed mitigation plan that offsets the effects of the proposed encroachment during site preparation, construction and post-construction phases.

4. **Requirements from Board of Zoning Appeals.** In granting a request for a variance, the Board of Zoning Appeals may require site design, landscape planting, fencing, signs, and water quality best management practices to reduce adverse impacts on water quality, streams, wetlands, floodways and floodplains. All landscape, fencing and signage plans shall be subject to applicable review and approval via subdivision and/or zoning processes defined in Section A.4 Process and Procedure, as determined by the Planning Director.
5. **Conditions for granting a variance**. Any variance granted by the Board of Zoning Appeals will meet, at a minimum, the following conditions:
    a. The width of the SMB is reduced only by the minimum extent necessary to provide relief; and
    b. Land disturbing activities must comply with the requirements of the Erosion and Sediment Control Ordinance as noted in Title 18 of the City of White House and all applicable best management practices. Such activities shall not impair water quality, as defined by the federal Clean Water Act and the rules governing water quality of the State of Tennessee Department of Environment and Conservation; And
    c. As an additional condition of issuing the variance, the Board of Zoning Appeals may require water quality monitoring downstream from the site of land disturbing activities to ensure that water quality is not impaired.
6. **Decision of Board of Zoning Appeals.** The decision of the Board of Zoning Appeals shall be final.

4-8 | ENFORCEMENT

In addition to any other enforcement right provided herein, the City may bring civil action to restrain a violator from proceeding with any development or land disturbance pending the completion of the proceedings provided in this Section, to restrain the violator from violating any provision of this Section and to require the violator to restore at his/her expense any damage to the Streamside Management Buffer which he/she caused. The violator shall be liable to the City for all costs, including attorney fees, which the City may incur in bringing such an action.
Alternatively, the City may seek damages from the violator in the amount necessary to repair any damage to the Streamside Management Buffer and may also recover any costs and its attorney fees incurred in obtaining a recovery of damages.

4-9 | SEVERABILITY

Should any section, subsection, clause, or provision of this Section be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Section in whole or any part thereof other than the part so declared to be invalid.

APPENDIX

APPENDIX A. TRAFFIC IMPACT STUDY

1. **Purpose.** Transportation studies are necessary and effective tools to help the City of White House determine the potential impacts of development on the operation of the surrounding roadways and multimodal transportation network. Two (2) types of transportation studies are established in this Appendix: 1) a Transportation Assessment (TA) and 2) a Transportation Impact Study (TIS). The City of White House's Residential Traffic Calming Program should be referenced in conjunction with the standards outlined in this Appendix. Refer to Section 2 Definitions for relevant terms.
2. **General Requirements.**
    a. **Authority of the City Engineer.** A transportation study shall be required by, and shall comply with, this Appendix in addition to the requirements outlined elsewhere in this UDO. The City Engineer may require a transportation study for any project, based on the particular circumstances of the proposed development and its location in the City, in the City Engineer's sole discretion.
    b. **Completed by a Professional.** Transportation Assessments and Transportation Impact Studies shall be performed, signed, and sealed by a Tennessee Licensed Professional Engineer with demonstrated transportation engineering experience and in good standing with the State of Tennessee, using the form and content outlined in this Appendix.
    c. **Transportation Analysis for Projects Not Requiring a Study.** Any project that does not require a transportation study may be required by City Staff to submit a transportation analysis addressing access, trip generation, existing conditions, and proposed changes to the existing conditions to ensure the development project complies with the recommendations of the City's Comprehensive Plan and Major Thoroughfare Plan.
    d. **Coordination.** The City will coordinate with the Tennessee Department of Transportation (TDOT), Sumner County, Robertson County, and other applicable jurisdictions when appropriate.
3. Transportation Study Scoping Meeting and Scoping Action Memo (SAM).
    a. **Scoping Meeting Required.** Prior to the Preapplication Conference (Section 4-3) for any application that requires a TA or TIS, a Transportation Study Scoping Meeting shall be conducted between City Staff, including the City Engineer, the Applicant, the study preparer, and TDOT if the project impacts a State Route, to establish the parameters of the transportation study.

b. Scoping Items. The following items, at a minimum, shall be discussed and determined at the scoping meeting:

- **i.** Required study type(s) and any additional analyses, such as a signal warrant analysis, speed study, queue study, safety study, Vehicle Miles Traveled (VMT) analysis, turn lane warrant analysis, gap analysis, or traffic simulation;
- **ii.** Study area boundaries and the signalized and unsignalized study intersections to be analyzed;
- **iii.** Approved developments within the study area (Cumulative Projects List);
- **iv.** Planned and programmed transportation projects within the study area;
- **v.** Trip generation land use(s) and the trip distribution and assignment methodology;
- **vi.** Assumptions for pass-by and internal capture trip reductions;
- **vii. Background traffic growth rate;**
- **viii. Horizon year and phasing years;**
- **ix.** Analysis time periods (AM, midday, PM, weekend peak hours, etc.);
- **x.** Traffic count requirements, including locations, days, and times;
- **xi.** Peak hour factors and heavy vehicle percentages for existing and projected traffic;
- **xii. Passenger car equivalency requirements, if applicable;**
- **xiii. Sight distance evaluations;**
- **xiv. Pedestrian, bicycle, transit, and ADA accommodations;**
- **xv. Analysis software and reporting requirements;**
- **xvi. Other assumptions and methodologies; and**
- **xvii. Mitigation actions, if applicable.**

c. Scoping Action Memo. The parameters determined at the scoping meeting shall be documented in a Scoping Action Memo (SAM). The SAM shall be signed by both the Applicant and the City Engineer, indicating a shared understanding and agreement of the study's parameters. The executed SAM shall be included as an appendix to the completed transportation study.

d. Failure to Submit a SAM. The executed SAM, along with the completed transportation study, shall be provided with the submittal of the development application. Failure to submit an executed SAM with the initial submittal shall result in the administrative removal of the application from the Planning Commission (PC) submittal schedule.

4. **Transportation Study Types.**
    a. **Transportation Assessment (TA).** A TA is a preliminary assessment of the potential impacts of a rezoning or annexation request that is less intensive than a TIS. A TA is required for every rezoning and annexation application, as provided in Section 6 of this Appendix. The TA will help City Staff, the PC, and the BOMA understand the types and magnitudes of potential impact of a proposed zoning change or annexation.
    b. **Transportation Impact Study (TIS).** A TIS is a more detailed assessment that requires significant investigation and analysis. A TIS is required at the time of submission of a site plan, preliminary plat, Preliminary Development Master Plan, or any other development as requested by City Staff. A TIS may require other relevant analyses including, but not limited to, a signal warrant analysis, a speed study, a queue study, a safety study, and intersection Level of Service (LOS) analysis. The City Engineer will confirm the required analyses for each specific development during the scoping meeting.
5. **Level of Service Standard.** The City of White House establishes LOS D, or a volume-to-capacity (V/C) ratio of 0.85, as the minimum acceptable standard for collectors, arterials, and intersections during peak hours. All LOS calculations shall be based on the latest edition of the Highway Capacity Manual.
6. **Transportation Assessment (TA).**
    a. **Applicability.** A TA shall be required for all rezoning and annexation applications, regardless of parcel size, unless a TIS is required instead. Where a TIS is required, the TIS shall supersede the requirement to complete a TA.
    b. **Timing.** The TA shall be submitted with the rezoning or annexation application and shall be part of the application at the time of final review and recommendation by City Staff to the PC. Failure of the Applicant to submit an approved TA shall result in a City Staff recommendation of deferral of the rezoning or annexation request.
    c. **Preexisting Substandard Conditions.** The TA shall identify any existing conditions of LOS D or worse, or a V/C ratio greater than or equal to 0.85, within the study area. The Applicant shall document the presence of preexisting substandard conditions in charts submitted as part of the TA, including a description of each preexisting substandard condition.
    d. **Substantial Impact.** If the TA indicates that the proposed rezoning or annexation is projected to increase trip generation in the study area by a minimum of five percent (5%), or to degrade the LOS of a collector or arterial in the study area by one (1) or more levels, the request is considered to cause Substantial Impact to the transportation network within the study area. Such findings shall require the Applicant to thoroughly analyze the Substantial

Impact(s) and document them in charts submitted as part of the TA, including a description of each Substantial Impact.

e. Required Content and Form. Each TA shall adhere to the parameters agreed upon in the scoping meeting and outlined in the SAM. All TAs shall include, at a minimum, the following sections:

i. Mitigation Executive Summary. Whether or not preexisting substandard conditions are present; and whether or not Substantial Impacts are present.

ii. Project Description. Development address; type of development and use; number of units; floor space; anticipated occupancy date; approximate days and hours of operation; and phasing description.

iii. Site Description. Site acreage and shape; current zoning; proposed zoning; adjacent land uses; and current roadway access(es).

iv. Existing Transportation Conditions. Description of the current roadway(s) in the study area, including number of lanes, classification, posted speed limit, and general roadway condition; existing bicycle and pedestrian facilities in the study area; intersections and traffic control devices in the study area; AM peak and PM peak traffic counts for all intersections in the study area; and existing LOS for all intersections in the study area.

v. Trip Generation. Based on the practices and methodologies in the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual, including Average Daily Traffic and vehicular AM peak hour and PM peak hour trip generation, each based on the maximum allowable density or intensity of the proposed zoning classification.

vi. Summary and Findings. Summary of current transportation network conditions; summary of estimated transportation impacts resulting from the proposed rezoning, annexation, or future development; and an engineering-based opinion on the transportation network's ability to accommodate trips generated by the proposed rezoning or annexation and projected future development.

7. Transportation Impact Study (TIS) Applicability. A TIS shall be required for the following:

a. Any development resulting in one hundred (100) or more new peak hour vehicle trips or five hundred (500) or more new daily vehicle trips, based on the latest edition of the ITE Trip Generation Manual;

b. Any development exceeding, in the aggregate, fifteen thousand (15,000) square feet of gross floor area;

c. Any development in the Central Business Service (CBS), General Commercial (GC), Office/Professional (OP), Mixed-Use Commercial (MUC), Industrial-Light (IL), or Industrial-Heavy (IH) zoning district;

d. Any Planned Development (PD, PDR, or PDC) at the Preliminary Development Master Plan stage;

e. **Major Subdivisions at the preliminary plat stage;**

f. Any development located along or with access to an arterial street within the City limits;

g. Any development requiring Special Exception approval by the Board of Zoning Appeals (BZA);

h. Any development generating fewer trips than the thresholds above when the traffic from the site would impact a local problem area (high crash location, congested area, etc.); or

i. Any other development as determined by City Staff or the City Engineer.

8. TIS Process.

a. Applicant Responsibility. When a TIS is required by this Appendix, it shall be the responsibility of the Applicant to become familiar with the standards and requirements of this Appendix prior to submittal of the TIS. All TIS applications shall require a scoping meeting with City Staff prior to the Preapplication Conference for the development application. All other submittal requirements shall be per Section 4 of this UDO.

b. Prerequisite to Approval. A completed and approved TIS is a prerequisite to final approval of the application which required the TIS. All studies required by this Appendix and the corresponding regulations and resolutions shall be completed and approved prior to, or concurrently with, approval of the application which required the TIS.

c. Incomplete Studies. If the TIS does not contain all required information prescribed by this Appendix, the Applicant will be notified and a revised study shall be submitted. Said notification will reset the PC application submittal schedule.

d. Project Changes. If the proposed project changes, the TIS may need to be revised to align with the new request and resubmitted. City Staff will determine the need for a revised TIS based on the character and extent of the proposed project changes.

e. Expiration of Horizon Date. A TIS shall be updated with a new, revised Horizon Date whenever the proposed project is not fully operational by the end of the latest Horizon Date set forth in the project TIS.

9. **Study Area.** The Study Area shall be determined by the City Engineer at the scoping meeting and documented in the SAM. At a minimum, the Study Area shall include the following:
    a. **Signalized Intersections.** All signalized intersections within one (1) mile of the site, measured linearly from the nearest property line on any point of the site, as well as all intersections along an arterial within the City limits if the project borders the same arterial.
    b. **Core Intersection.** If the site has one (1) or more access points to a collector, the nearest signalized intersection of the applicable collector and an arterial (Core Intersection), as well as the Core Intersection's two (2) adjacent signalized intersections along the arterial, regardless of the distance between the signalized intersections: three (3) signalized intersections along the nearest arterial in total, with one (1) signalized intersection located on either side of the Core Intersection.
    c. **Unsignalized Intersections.** Unsignalized intersections based on the number of new peak hour trips generated by the proposed development, unless otherwise determined by the City Engineer:
        i. **Less than 200 Peak Hour Trips.** Adjacent intersections (if a corner location) and all unsignalized intersections within one thousand (1,000) feet of all access points.
        ii. **Between 200 and 500 Peak Hour Trips.** All unsignalized intersections within one-half (1/2) mile of the site property lines.
        iii. **Greater than 500 Peak Hour Trips.** All unsignalized intersections within one (1) mile of the site property lines.
    d. **Site Access.** All existing and proposed site access points, and any driveways across from or adjacent to the site access points.
10. **Data Collection and Traffic Counts.**
    a. **Field Data.** Baseline traffic counts (i.e., existing traffic counts) shall be based on actual field data of current trip counts. Existing peak hour traffic counts may be utilized only if they were collected within two (2) years of the date of the scoping meeting and their use is approved in the SAM.
    b. **Count Days.** All traffic counts shall be taken on a Tuesday, Wednesday, or Thursday that does not fall within the week of a federal holiday, unless otherwise specified in the SAM as a result of a unique land use.
    c. **School Session.** All traffic counts shall be taken on days when White House area schools are in session and under normal operations, unless exempted by City Staff. Any traffic counts collected between the months of May and August shall require additional information to support the validity of the data.

d. **Count Periods.** Traffic counts shall be collected during the AM peak hours of 6:00 a.m. to 9:00 a.m.; the midday peak hours of 12:00 p.m. to 1:00 p.m.; and the PM peak hours of 4:00 p.m. to 7:00 p.m. (Central Time). Weekend counts shall be collected when required in the SAM.

e. **Geometric Data.** The following data shall be collected within the Study Area:

   i. **Functional roadway classifications;**

   ii. Traffic control devices, including traffic signal phasing and timings;

   iii. **Linear distance between intersections;**

   iv. **Posted speed limits;**

   v. Sight distance measurements from all site access intersections;

   vi. **Identification of bicycle and pedestrian facilities;**

   vii. Lane usage, including lane widths for roadways and intersections, and turn bay storage lengths; and

   viii. Location of any driveways across from or adjacent to site access intersections.

11. Traffic Forecasting.

a. **Horizon Date and Analysis Years.** The Horizon Date is the future date when the proposed project is anticipated to become operational. Typical analysis years shall be the opening date of each phase, the date of full build-out and occupancy (if not the same as opening day), and five (5) years after full build-out and occupancy. Depending on the Horizon Date, intermediate evaluation forecasts may be required as determined in the scoping meeting. If a project is expected to generate more than one thousand (1,000) peak hour trips and will produce more trips than the land use contained in the City's adopted Land Use Plan, the study horizon year shall be the horizon year of the Metropolitan Planning Organization's Long Range Transportation Plan.

b. **Background Traffic Growth.** Projections shall be based on traffic counts factored by an increase of four percent (4%) per year, or another annual growth rate as warranted by current data (such as historical TDOT count data in the vicinity of the Study Area) and agreed upon in the SAM, to reach the required projection year. In all cases, the background growth rate shall be approved by the City Engineer.

c. **Cumulative Background Impacts.** Foreseeable traffic impacts generated by previously approved projects, or projects under construction within one (1) mile of the site or within the Study Area, that are not yet operational but are expected to be operational within the Horizon Date of the proposed project. City Staff shall provide the Applicant a Cumulative Projects List of all recently approved projects and projects under construction within the Study Area and assist the

Applicant in obtaining an equivalent list from any other jurisdiction within the Study Area. The cumulative background trip generation shall be the existing baseline trips plus the trips generated by all projects on the Cumulative Projects List.

d. **No-Build Conditions.** Future traffic conditions without the project shall be developed by adding the existing traffic volumes, background traffic growth, and cumulative background trips for each analysis year.

e. **Trip Generation.** Project-generated traffic shall be determined using the data and methodology defined in the latest edition of the ITE Trip Generation Manual, unless otherwise approved by the City Engineer. Internal capture and pass-by trip reductions shall be determined based on the methods in the latest edition of the ITE Trip Generation Handbook, and any modal splits used shall be identified.

f. **Trip Distribution and Assignment.** A directional trip distribution model shall be based on an acceptable methodology, including, but not limited to, existing traffic patterns on adjacent public roads and population and employment centers. If the proposed development is mixed use, each land use shall justify a separate directional distribution. Trips shall be assigned throughout the Study Area for each land use and construction phase, with an overall total trip assignment for the entire development. Internal circulation and all site access points shall be evaluated; the number of access points should be kept to a minimum and be consistent with the type of adjacent public roadway.

g. **Passenger Car Equivalency.** If deemed applicable during the scoping meeting, buses, construction-type trucks, three (3) or more axle trucks, and any other vehicles with greater per-vehicle traffic impacts than passenger cars shall not be counted equal to passenger car trips. The TIS shall employ passenger car equivalency calculations of not less than two (2) to one (1), with adjustments to the trip calculations and impact assessments to account for the greater per-vehicle impacts of such vehicles.

h. **Build Conditions.** Future traffic conditions with the project shall be developed by adding the no-build traffic volumes and the project-generated traffic for each analysis year.

12. **Required Analyses.** The City Engineer shall have the authority to request the evaluation or addition of further information if a more extensive analysis is warranted.

    a. **Capacity and Level of Service.** Determine the capacity and LOS of the roadways and intersections within the Study Area for existing, no-build, and build conditions for each analysis year. Report the LOS for the overall intersection and all individual movements of signalized intersections, and the LOS for all movements of unsignalized intersections.

b. **Measures of Effectiveness.** The following Measures of Effectiveness (MOEs) shall be reported: vehicle delay (seconds); LOS; V/C ratio; and 95th percentile queue length.

c. **Queue Study.** A queue study shall be required for any intersection within the Study Area with a current LOS D or worse. The City Engineer may request a queue analysis for intersections with a current LOS C or better when applicable. Any queue study or queue analysis shall include a table illustrating the 95th percentile queue length for all intersection approaches and movements. If queues are anticipated to interfere with the operations of an adjacent intersection, a figure may be required, as determined in the scoping meeting.

d. **Safety.** Provide an assessment of the safety issues for the development, including an intersection sight distance review, a pedestrian and bicycle safety review, and, when required in the SAM, a Safety Study.

e. **Warrant Analyses.** Turn lane warrant analyses, Signal Warrant Analyses, and Speed Studies, as applicable or as required in the SAM.

f. **Site Circulation and Parking.** Provide an assessment of site circulation and parking, including stacking and queuing at site access points and drive-through facilities, if applicable.

g. **Vehicle Miles Traveled (VMT) Analysis.** If the proposed project is located within, or the Study Area includes, the Town Center (including the R-TC and MUC districts) or another walkable, mixed-use area identified in the Comprehensive Plan, the Applicant may be required to include a VMT analysis in the TIS. Because these areas encourage walkability and multimodal access, LOS analysis alone will not accurately measure the project's impact on the surrounding transportation network. The VMT analysis requirement will be determined during the scoping meeting.

    i. **Methodology.** The VMT analysis shall assess baseline conditions as well as cumulative conditions between the development and the proximate Core Intersection(s). VMT calculations shall be based on a travel demand model utilizing an origin-destination methodology to determine the project-generated VMT.

    ii. **Baseline Threshold.** The project-generated VMT per capita shall be evaluated against a baseline VMT per capita. The baseline threshold shall be the most recent publication of TDOT's HPMS DVMT Rural and Urban by County annual report. The baseline VMT per capita shall be calculated by taking the Sumner County (or Robertson County, as applicable) VMT for the applicable road classes and dividing by the County population. Alternatively, the Applicant's engineer may develop a baseline VMT per capita, subject to approval by the City Engineer.

iii. **Mitigation.** If the project VMT per capita exceeds the baseline VMT per capita, mitigation measures that reduce the project VMT per capita to below the baseline threshold will be expected. Mitigation measures may generally include: additional or enhanced multimodal infrastructure, such as dedicated or protected bicycle lanes; multimodal corridors; more direct pedestrian connections between origin and destination sites within the project; pedestrian connectivity between the project and off-site origins or destinations; Complete Street cross-sections; and road diet considerations for internal and off-site roadways.

iv. **Intent.** The goal of the VMT per capita evaluation is to encourage alternative transportation modes that will reduce the number of vehicles on the City's roadways by offering safe, reliable, and efficient alternatives to vehicular travel.

13. **Preexisting Substandard Conditions and Mitigatory Offsets.** If the TIS identifies existing conditions worse than LOS D, or a V/C ratio greater than 0.85, Transportation Impact Mitigation Offsets (mitigatory offsets) shall be required to accompany the proposed project. Mitigatory offsets may include, but are not limited to:

    a. **Right-of-way dedication for the offsets;**

    b. **Funding to implement the offsets;**

    c. **Roadway network improvements;**

    d. **Bicycle or pedestrian facilities; and**

    e. Transportation Demand Management (TDM) measures that are directly correlated to the reduction of single-occupancy vehicle trips generated by the development.

    f. **Documentation.** The Applicant shall document the presence of preexisting substandard conditions and the corresponding mitigatory offsets in charts submitted as part of the TIS. These charts shall include a description of each proposed mitigatory offset, the cost to perform the mitigatory offset, and the timeline for completing the mitigatory offset. The Applicant may be required to incorporate any or all of the identified mitigatory offsets into the project.

14. **Substantial Impact and Mitigation Measures.** If the TIS indicates that the proposed project is projected to increase trip generation in the Study Area by a minimum of five percent (5%), or to degrade the LOS of a collector or arterial in the Study Area by one (1) or more levels, the project is considered to cause Substantial Impact to the transportation network within the Study Area. Such findings shall require the Applicant to thoroughly analyze the Substantial Impact(s) and propose Transportation Impact Mitigation Measures (mitigation measures) to address each Substantial Impact. Mitigation measures may include, but are not limited to:

a. **Right-of-way dedication for the measures;**

b. **Funding to implement the measures;**

c. **Roadway network improvements;**

d. **Bicycle or pedestrian facilities; and**

e. Transportation Demand Management (TDM) measures that are directly correlated to the reduction of single-occupancy vehicle trips generated by the development.

f. **Documentation.** The Applicant shall document the Substantial Impact(s) and the corresponding mitigation measures in charts submitted as part of the TIS. These charts shall include a description of each Substantial Impact, a description of each corresponding mitigation measure, the cost to perform the mitigation measure, and the timeline for completing the mitigation measure (if the development consists of multiple phases, specify the phase during which the mitigation measure will be implemented or installed). The Applicant may be required to incorporate any or all of the identified mitigation measures into the project.

15. **Improvement Analyses.** The TIS shall conduct analyses to determine the improvements required due to the proposed development, if any. Improvements shall also consider multimodal improvements such as pedestrian paths, bicycle routes, or transit, which shall comply with the White House Comprehensive Plan.

    a. **Existing Traffic.** If the existing conditions analysis reveals intersections or roadway segments operating below the LOS standard, determine the improvements required for those intersections or roadway segments to operate at an acceptable LOS.

    b. **Background Traffic.** Determine, for each analysis year, whether any intersections or roadway segments within the Study Area will operate below the LOS standard under no-build conditions and, if so, the improvements required to operate at an acceptable LOS.

    c. **Total Traffic.** Determine, for each analysis year, whether any intersections or roadway segments within the Study Area will operate below the LOS standard under build conditions and, if so, the improvements required to operate at an acceptable LOS.

    d. **Attribution of Improvements.** The analyses shall clearly indicate the improvements required due to the proposed development, including any changes to traffic control devices such as traffic signals. If improvements are already planned or programmed within the Study Area, the study shall document the status and schedule of those improvements relative to the analysis years of the study.

16. **Required Content and Form of the TIS.** Each TIS shall adhere to the parameters agreed upon in the scoping meeting and outlined in the SAM and shall include the following sections:

    a. **Mitigation Executive Summary.** Whether or not preexisting substandard conditions are present; if applicable, the specific mitigatory offsets that will be incorporated into the project; whether or not Substantial Impacts are present; and, if applicable, the specific mitigation measures that will be incorporated into the project.

    b. **Project Description.** Purpose and objectives of the project and study; site location, including description and Study Area mapping; preliminary site plan showing all access points; land use and zoning; current site conditions and proposed use (number of lanes, lane widths including shoulders, roadway classifications, speed limits, ditching or curb and gutter, sidewalks, proposed development size and type, availability of essential utilities, directional signage, existing multimodal infrastructure, etc.); locations of existing and proposed access point(s) and distances between each access point and nearby driveways; phasing and proposed timing of each development phase; and the TIS methodology.

    c. **Study Area and Intersection Analysis.** Examination of all intersections within the Study Area, as established in this Appendix, with LOS calculations based on the latest edition of the Highway Capacity Manual.

    d. **Existing Conditions Analysis.** Baseline traffic counts; intersection geometry, including turn bay storage lengths; and existing MOEs.

    e. **No-Build Conditions Analysis.** Background traffic growth and cumulative background trips projected to the opening date of each phase (if applicable), to full build-out, and to five (5) years after full build-out; transportation improvements programmed by the City of White House or the State of Tennessee; and no-build MOEs.

    f. **Build Conditions Analysis.** Trip generation; trip distribution with a diagram of proposed distribution; internal capture and pass-by trip reductions; network assignment; build traffic volumes for each analysis year; build MOEs; intersection sight distance analysis for site access points; Signal Warrant Analysis (if applicable); and turn lane warrant analysis (if applicable).

    g. **VMT Analysis.** If required in the SAM, prepared in accordance with this Appendix.

    h. **Passenger Car Equivalency Calculations.** If deemed applicable during the scoping meeting.

    i. **Transportation Impact Mitigation Offsets.** If required, a chart that clearly describes each proposed mitigatory offset activity or component, the cost

associated with performing each proposed mitigatory offset, and the timeline for completing each proposed mitigatory offset.

j. **Transportation Impact Mitigation Measures.** If required, a chart that clearly describes each Substantial Impact, each proposed mitigation measure, the cost associated with performing each proposed mitigation measure, and the timeline for completing each proposed mitigation measure.

k. **Conclusions and Recommendations.** A summary of the assumptions and analyses contained in the TIS, and:

   i. All recommended roadway improvements based upon the criteria outlined herein, this UDO, and industry standards, including, but not limited to: roadway widening, turn lanes or deceleration lanes, new roadway connections and extensions, bicycle or pedestrian improvements, and other appropriate industry-standard improvements. Specify turn lane storage lengths, taper and transition lengths, and lane widths;

   ii. Any modifications to existing traffic control devices or additions of new traffic control devices;

   iii. **A list of site access evaluations and recommendations; and**

   iv. Timing for the completion of the improvements, based on logical construction phasing for the build-out schedule and when the improvements are needed.

l. **Appendices.** The executed SAM; traffic count data; analysis worksheets and software output; and other supporting documentation.

17. **Construction and Timing of Required Improvements.** Transportation improvements required by a transportation study shall be constructed with the first phase of development and shall be completed prior to the submittal of the first building permit for the development. Depending on the type of development approval, the PC or BOMA may elect to organize the transportation study's recommended transportation improvements and the timing of their construction through the adoption of a Phasing Plan with a detailed Transportation Improvement Schedule that is included both within the vesting document (such as the approved Preliminary Development Master Plan, site plan, or development agreement) and the transportation study.

18. **Specifications and Resources.** The following organizations and materials may be referenced in this Appendix or within submitted transportation studies, latest editions:

   a. American Association of State Highway and Transportation Officials (AASHTO): "A Policy on Geometric Design of Highways and Streets"; "Roadside Design Guide"; "Guide for the Development of Bicycle Facilities"; and "Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT $\leq$ 400)";

b. **Institute of Transportation Engineers (ITE):** "Trip Generation Manual"; "Trip Generation Handbook"; and "Traffic Engineering Handbook";

c. **Transportation Research Board (TRB):** "Highway Capacity Manual";

d. **U.S. Department of Transportation, Federal Highway Administration (FHWA):** "Manual on Uniform Traffic Control Devices for Streets and Highways" (MUTCD);

e. **United States Access Board:** "Public Right-of-Way Accessibility Guidelines" (PROWAG); and

f. **Tennessee Department of Transportation (TDOT):** "Roadway Design Guidelines"; "Standard Drawings"; "Standard Specifications for Road and Bridge Construction"; "Survey Manual"; "Traffic Design Manual"; and "Traffic Impact Studies" guidance.

APPENDIX B. RESERVED

APPENDIX C. CITY OF WHITE HOUSE COMMERCIAL DESIGN STANDARDS

I. Introduction

- A. Project Description
- B. Purpose and Goals of Standards
- C. Participants
- D. Suggestions

II. Design Standards

- A. Site Planning
  1. Street Design
  2. Siting of Buildings
  3. Access and Circulation
  4. Drainage Design
  5. Preservation of Natural Features
  6. Site Amenities/Open Space
- B. Streetscape
  1. Landscaping / Street Trees
  2. Planting Beds and Planters
  3. Site Furnishings
  4. Lighting
  5. Intersections
  6. Crosswalks / Sidewalks
  7. Walls / Fences and other types of screening
- C. Signage
  1. Street Signage

I. Introduction

2. Building Identification

3. Directional / Way-finding

D. Landscaping

1. General Landscape Requirements

2. Preservation / Replacement

3. Landscape as Screening

4. Landscape as Buffering

E. Lighting and Utilities

1. Standards

F. Architectural Standards

1. Building Height, Massing, and Scale

2. Building Materials Colors

G. Industrial Design Standards

H. Miscellaneous

III. Definitions

IV. Bibliography



In the late 1700's, a trail created by buffalo had led hunters, trappers, and surveyors to the salt springs. Richard Wilks, a pioneer, had claimed 360 acres of land and established a two-story, white house. This home, later renovated into an inn, was located along the trail that connected Nashville to Louisville, now known as the L&N Pike. This house became a landmark, forming the name of the town to White House.

Today, a person can reach White House by traveling along Interstate 65, as the City is located between Springfield and Gallatin. It is approximately twenty-five miles from

INTRODUCTION - PROJECT DESCRIPTION

Nashville and only ten miles from the Kentucky border. There currently are around eight thousand residents at White House as it is steadily growing.

None of these figures represent the character and life found in White House. The City is full of winding, country roads that are encompassed with fields of wheat and corn. More than a hundred acres has been dedicated for green space, allowing children to play soccer or football throughout the year. Within this green space, a gateway has been created, providing a path for joggers, bike-riders, and walkers. White House has formed a 'sense of place' for every age group; however, they are now facing a problem that many small towns are dealing with, urban sprawl. The residents of White House want to keep the country roads and green space; moreover, their fear is that businesses will come into their City and swallow up the beauty and character that creates this area.



White House is growing at an incredible rate, as large businesses are looking at the city for future site locations. It is in a prime location along the interstate and offers a more reasonable cost of living compared to surrounding cities. With all of this in mind, it is necessary to preserve the natural features, history, and 'sense of place' of White House. In order to do so, this set of standards develops a design criteria that must be met by all future commercial areas within the city of White House.

The City of White House is characterized by two basic development patterns. The area surrounding the intersection of the U.S. Highway 31-W and S.R. 76 is the historical central business district and social heart of the community. The area contains a mixture of viable and marginal activities. Disinvestment has occurred in many of the older structures. Redevelopment of this core is on the horizon and will soon become the vision of a unique destination point for residents and visitors. This area is defined as the Town Center.



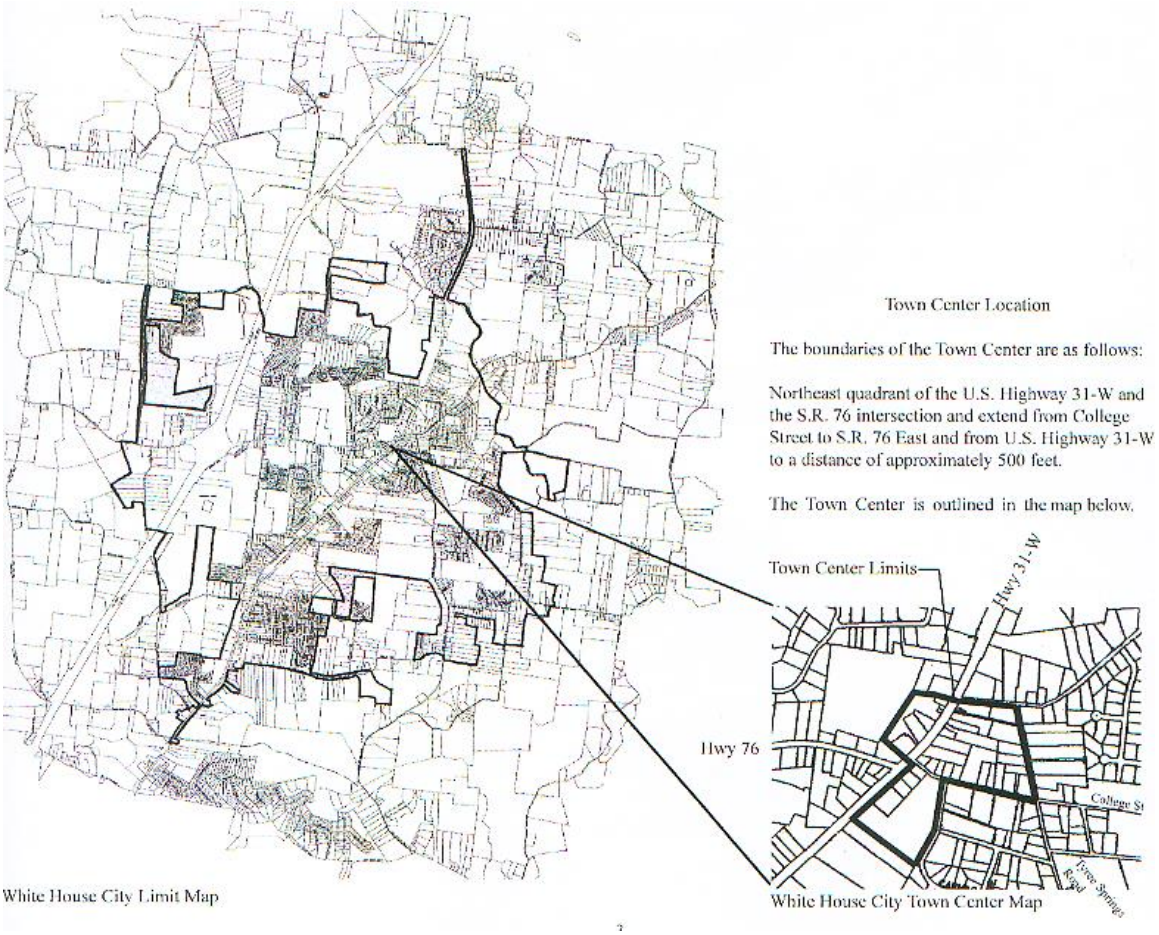
The area beyond the limits of Town Center is characterized by various elements of suburban sprawl with a wide range of uses; large scale commercial buildings located on major streets and expansive parking areas with minimal landscaping and segregation of different land uses by buffering and location.

In response to these different conditions, these Commercial Standards have created Town Center Standards and Suburban Standards. The Town Center standards are intended to reinforce the original model from history and enhance the special character for the area and its surrounding areas. The Suburban Standards, while more flexible, are intended to provide alternatives to conventional suburban commercial developments which are more reflective of the City of White House's vision of the future. New developments in the Suburban Areas may use the Town Center Standards, which are appropriate for use anywhere in the city.

INTRODUCTION - PROJECT DESCRIPTION

As outlined by the City of White House Comprehensive Plan, dated June 6, 1997, the primary boundaries for the Town Center are depicted on the next sheet.

This map is an approximation of the Town Center boundary and anyone considering property improvements should consult the Director of Planning and Codes to determine the location of their property with respect to this boundary.



The purpose of the Design Standards is to ensure a unified and compatible development, and provide a consistent level of quality throughout the community. The standards are intended to provide guidance to owners and developers in considering applications for approval of new construction, additions, and modifications of commercial and industrial properties within the City of White House. The Design Standards book establishes standards for streetscape design, access and circulation, signage, landscape, and architecture. In addition, it sets forth various restrictions on other matters related to the aesthetics of buildings and their role in creating the 'sense of place'.

These standards are to protect the City of White House, its residents, and

INTRODUCTION - PURPOSE & GOALS OF GUIDELINES

employees. It demonstrates rules for positive circulation with pedestrian and vehicular activity. This packet provides rules towards dedicating ample greenspace with aesthetic views within the Town Center and outlying Suburban areas. These regulations shall help influence the streetscape, forming a character for the City through the use of site furnishings and additional amenities.

These Design Standards are adopted as Appendix C of the City of White House Unified Development Ordinance (UDO) and supplement the UDO for commercial, mixed-use, multi-family, and industrial development. Where a standard in this Appendix conflicts with the UDO, the UDO shall control, except where the UDO specifically directs the use of these Design Standards (such as the Town Center sign standards for the MUC district). Where state law or an adopted building code requires a more restrictive standard, that law or code shall control.

The words given in this Standards book shall be given their commonly understood definitions, unless otherwise indicated and shall be the minimum standards for all commercial development.

There have been several “ideal” goals presented by citizens from the City of White House. These thoughts are various methods to improve and enhance the “small town” feeling and characteristics. The Standards book describes, in a clear and understanding manor, the parameters for developing land to property owners, developers, architects, builders, business owners, and others as well as accomplishing the following goals:



- Develop a higher quality of development to invite businesses and future residents to the area.
- Provide a unique commercial experience, distinct from the surrounding area development that speaks to the special country vision of the residents.
- Protect the natural resources the area has to offer.
- Screen parking views from adjacent roadways and residential developments.

INTRODUCTION - PURPOSE & GOALS OF GUIDELINES



- Maintain and protect the historical features throughout the City of White House.
- Design positive areas for pedestrian and vehicular users.
- Fulfill the City's 'sense of place' through landscape and architecture controls.
- Encourage positive transitional corridors from the Town Center to the suburban environment.
- New development must blend with the character and scale of the area to form a harmonious transition.
- Design new commercial developments to mitigate the impact of traffic, noise, lighting, and other environmental conditions on adjacent residential areas.
- Provide property owners, developers, architects, builders, business owners, and others with a clear and equitable set of parameters for developing land.

INTRODUCTION - PARTICIPANTS

The City of White House Commercial Design Standards were developed through a committee-based process. Several workshops were held with the city staff, consultants, and citizens to capture the community's vision for commercial development. It was decided to create three focus committees: Site Planning, Streetscape and Signage, and Architecture. These committees were engaged to discuss relevant issues and concerns regarding these planning elements.

The Site Planning Committee expressed interest in developing and enhancing the site character of the City of White House. This would be accomplished through preserving natural features, working with the existing topography, providing adequate circulation for pedestrian and vehicular activity, improving the aesthetic quality of commercial development through creative building orientation, the incorporation of more detailed landscape patterns and developing a connection with the surrounding environment. The following persons have participated in this committee:

- Mayor Stan McAfee
- Jim Savage
- Tim Murphy

The Streetscape and Signage Committee wished to envision a setting in which the small business will continue to thrive and large commercial ventures will be welcome. Both sizes of commercial would conform to the guidelines that create and aesthetically pleasing environment and enhance commercial growth, emphasizing the importance of consumer friendly qualities. As one would enter the City of White House, street trees would be lined along the road system, all parking areas would be filled with large canopy trees, rows of evergreen shrubs would screen the perimeter of parking lots, sidewalks would run throughout the city, and specialty streetscape items would fill the Town Center area, creating a special character for White House. The following persons were engaged in this committee

- Mary Coffman-Baker
- Randy Cline
- Ron Williams

The third group, the Architecture Committee, envisioned a set of standards for design and commercial development within the community; a standard that will go beyond a typical small residential town's planning efforts. This group realizes that this area has a lot to offer current and future residents of White House; however, they wished to reinforce a stronger 'sense of place'. The architecture group understands that they cannot prevent future development in the area, but they do want to have control of the building sizes, materials, colors, and overall appearance. The committee had taken pictures throughout the City of White House and discussed the positive and negative aspects of each one and their

vision for future commercial character. The people involved in this group were:

- Mayor Billy Hobbs
- Darrell Leftwich
- Wayne Johnson

Additional people who have participated throughout the process of developing the guidelines and standards for the City of White House:

- Tim Williams, City Administrator
- Addam McCormick, Director of Planning and Codes
- Tom Byrum
- Tim Chowning
- Evelyn Guill

The City of White House Commercial Design Standards initially prepared by:

LandDesign

Woodson Gilchrist Architects

Throughout the meetings among City of White House officials and citizens, several suggestions were discussed as to how the City of White House could maintain its 'character' through the changes of urban sprawl. The following is a list of ideas that would enhance and savor the beauty of the City through its future growth.

Roadway Plan for Highway 76

- Plant a continuous pattern of street trees in equal increments along Highway 76 and 31. This will provide a positive landscape barrier that would mitigate vehicular and pedestrian traffic, visually enhance the storefronts, as well as attract future residents and business owners.
- Provide a landscape median that runs along Highway 76. This boulevard will interrupt the everlasting asphalt image, presenting an aesthetically pleasing view from vehicular and pedestrian traffic, and create an enticing entrance to the town center.
- Seasonal color would give a more appealing look to the storefronts as well as entrances off of Highway 76 and 31.
- Integrating public art and historical significance into building and landscape designs would enhance the character of the City of White House.
- Enhance and improve the aesthetic quality of commercial developments through creative building orientation, drainage designs, site amenities, and transitional spaces.
- Use specialty hardscape materials with the paving, crosswalks, and sidewalks that provide dominant features throughout the streetscape.

Creation of Town Center - Intersection of Highway 76 and 31

In order to start creating this 'Town Center', the following suggestions would help accelerate and reinforce the dreams of having a core at the City of White House:

- Develop a 'cozy' atmosphere for pedestrian and vehicular activity through landscape, architecture and planning.
- Unite vehicular and pedestrian areas in a safe and efficient manner.
- Reinforce regulations for common setback lines for buildings and parking areas.
- Preserve and maintain the historical buildings and architecture.
- Develop focal points throughout the Town Center (water features, open space, buildings, etc.).
- Create a mixed-use Town Center, multi-level buildings with commercial / offices on the ground floor and residential on the upper floor.
- Creation of Main Civic Plaza as an attractive square or similar focal design.
- Restructure the intersection of Highway 76 and 31 into a perpendicular intersection with the City Hall as the final focal point.
- Recreation of the Town Center from the past.

Update of Land Use Plan

The Land Use Plan is an exceptional form of documentation the city can utilize in order to maintain control over commercial and residential sites. This plan describes which areas of the city are zoned for potential various land uses. The City of White House has a Land Use Plan but needs to update the zoning areas in order to accomplish the following tasks:

- Create a Town Center around the intersection of Highway 76 and 31.
- Develop integrated land use patterns for residential and commercial zoned areas instead of a regular system lacking cohesiveness.
- The City of White House shall manage future growth by envisioning and accommodating it in the Land Use Plan.

Streetscape Gateway

- Gateways shall provide transition from Interstate 65 to the Town Center and from Highway North 31 to the Town Center.
- Create an entrance for the City along Highway 76 and 31 through the use of signage, landscape, and architecture.
- Display positive green space through the use of building setbacks, boulevards, and building orientation.

These standards will "improve the quality and character of commercial developments...creating a sense of place and pride for the City of White House." These standards will provide a safe, pedestrian and vehicular friendly environment while "preserving the natural resources and existing topography". These standards will guide the City of White House to a more pleasing environment to live and work in.

- Site Planning Steering Committee

The site planning section is a crucial element as it clearly demonstrates a positive street design for pedestrian and vehicular uses. These standards shall provide

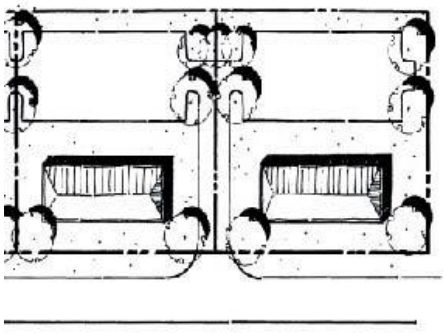
adequate space with the orientation of buildings, taking advantage of materials and colors and shall preserve the natural features that create the character for the City of White House.

Throughout the designing process, it is necessary to create a transition from one development to another. This creative transition can be achieved through hardscape, landscape, and architecture. These spaces must be joined together to show unity but shall show differences as well. The design shall provide a visual impact, alerting the pedestrian and vehicular traffic of the new development they are about to enter.

Street Design

Connectivity and Street Width

1. All street networks shall connect with the street network of an adjacent development.
2. Street and sidewalk connections shall be made between neighborhood commercial centers and adjoining neighborhoods.
3. Cross access easements shall be provided between adjoining commercial sites for shared access and parking.
4. Within new developments, stub streets shall be provided in order to permit future street interconnectivity.
5. Street widths shall be kept to a minimum in order to reduce driving speeds, narrow pedestrian crosswalks and minimize storm water runoff, while still allowing for vehicular and pedestrian safety and sufficient vehicle turning movements.
6. Alleys are encouraged within all commercial development to provide for utilitarian facilities, delivery services and loading to create a visually appealing front streetscape.



Primary Street reduces driving speeds



Exhibit 7.1 - Shared Parking Access



Exhibit 7.2 - On street parking

Exhibit 7.3 - Commercial alley condition

Siting of Buildings

DESIGN STANDARDS - SITE PLANNING

Siting of buildings is an extremely important factor when creating a space in an urban environment. These vertical elements establish the sides of this space; therefore, the orientation, setback, height, and material are all essential elements in developing a uniform facade treatment. The following illustrates the standards that will be maintained when siting a building within the Town Center as well as Suburban areas within the City of White House.

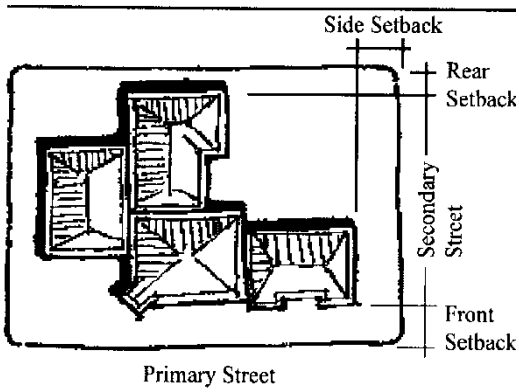


Exhibit 8.1 - Layout of Setbacks

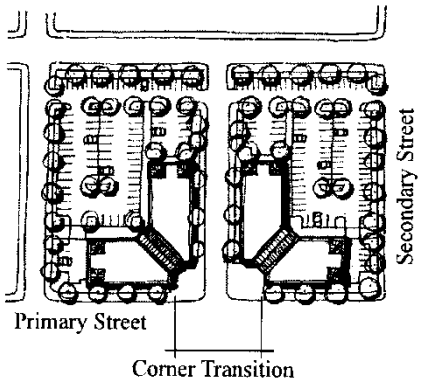


Exhibit 8.2 - Building Orientation

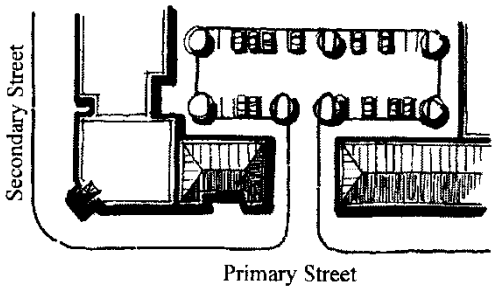


Exhibit 8.3 - Parking at rear

Town Center Area

1. All buildings are to be oriented parallel to the streets. Within the Town Center, the buildings will sit along the front setback line. Setbacks shall be consistent with adjacent buildings. Exhibit 8.1 demonstrates the setback lines.
   - Front Setback - the distance from the face of curb to the face of the building - Min. 12'-0", Max. 20'-0".
   - Side Setback - the distance from the property line to the side of the building - 10'-0". The zero-lot line provision is encouraged.
   - Rear Setback - the distance from the property line to the back of the building - 20'-0"

2. Corner buildings should have a strong tie to the setback lines of each street. This will continue the formation of a 'space' from one street to another. Buildings are encouraged not to be angled ninety (90) degrees on the corner. Instead, the exterior shape of the building shall create shapes open to the streets and existing surroundings. See Exhibit 8.2.

3. With a group of multiple buildings linked together, the architecture and landscape shall provide a positive, functional relationship between one another.

4. All building entrances shall face the street with the parking area hidden in the rear or to the side. See Exhibit 8.3.

5. Multiple building developments shall be sited on public streets and internal private streets rather than parking lots.

6. All unpleasant features shall be located in the rear of the buildings: HVAC units, loading docks, dumpsters, electrical boxes, and outdoor storage.

7. Parking lots and parking garages shall not terminate vistas or be located abutting street intersections unless it is completely screened, incorporates a formal open space feature, or the facade is designed to resemble the building.

8. A transition between residential and commercial areas shall be created through gradual increases in scale, unified streetscape design and consistent building materials.

9. Any above-ground parking structures should be at the rear of a development or away from the primary street.

Suburban Areas

1. All buildings are strongly encouraged to be parallel to the street right-of way line.

DESIGN STANDARDS - SITE PLANNING

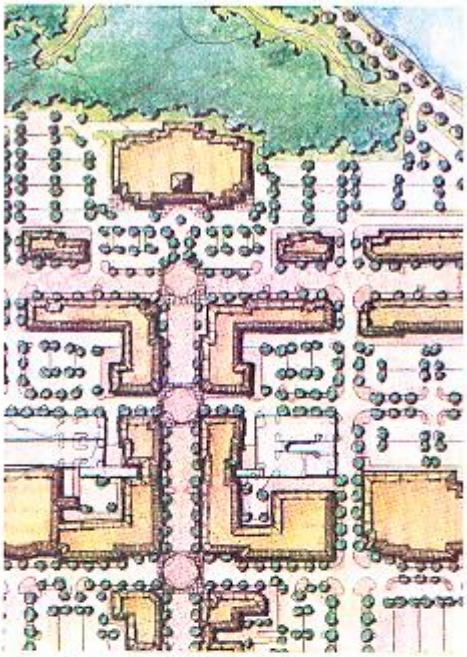


Exhibit 9.1 - Buildings oriented about primary and secondary streets with parking in rear.

2. Buildings are encouraged to be oriented around internal streets rather than parking lots. See Exhibit 9.1.

3. Provide open space that is pedestrian friendly and creates positive views from all angles. Provide transition between adjacent sites with the use of pedestrian plazas or formal/informal open space. See Exhibit 9.2.

4. All unpleasant features shall be located to the rear or sides of the buildings: HVAC units, loading docks, dumpsters, electrical boxes, and outdoor storage.

5. Continuous horizontal strip malls shall be broken up with architectural elements or physically separated to create pedestrian transition zones. See Exhibit 9.3.

6. Parking lots shall not terminate vistas or be located abutting street intersections unless completely screened. See Exhibit 15.2.

7. The parking lot shall not be the dominant element of the site. The use of landscaping, berms, and other screening elements shall restrict the views of parking areas.

8. See Exhibit 16.3 for recommended design standards

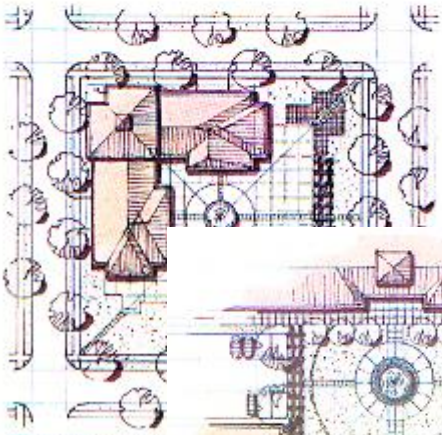


Exhibit 9.2 - Op

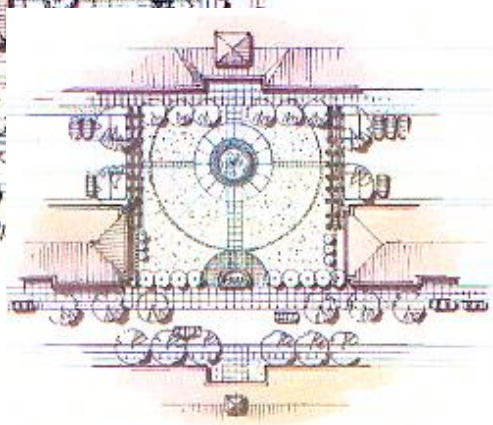


Exhibit 9.3 - Pedestrian plaza enclosed by buildings



Exhibit 9.3 - Horizontal strip mall

for Large-scale Commercial Developments.

DESIGN STANDARDS - SITE PLANNING



Exhibit 10.1 - Commercial buildings with common theming.

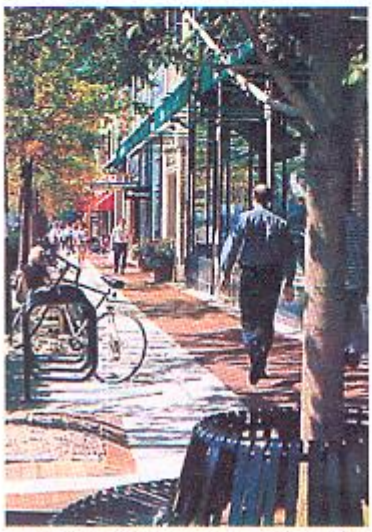


Exhibit 10.2 - Incorporation of street furnishings.

Various Commercial Uses In Suburban Areas

Specialty Retail Centers

Specialty Retail Centers are unanchored retail centers that provide specialty goods and/or services that are generally unavailable in the surrounding area. Shoppers at these centers are less inclined to visit only one shop, and tend to spend time browsing through several shops. Specialty Centers typically rely for their appeal on attractive, and often thematic, architecture, landscaping, and ornamentation, as well as the unusual goods and services.

1. Buildings are encouraged to be placed at the minimum front setback. See General Parking Standards, item 12.

2. The site should be organized to encourage relaxed pedestrian circulation with substantial amounts of plantings and site furnishings around buildings.

3. Building design, landscape, outdoor furniture and site fixtures shall conform to the same theme. See Exhibit 10.1 and 10.2.

4. A transition from low buildings at the site perimeter to larger and taller structures within the interior of the site is generally encouraged.

5.The outdoor display area shall take place on an improved surface
such as the sidewalk or pavement.

6.The perimeter of display area shall be defined with decorative fencing or landscaped buffering as approved by the Planning Commission.

Vehicle Dealerships and Specialty Merchandise Centers

DESIGN STANDARDS - SITE PLANNING

By their nature, Vehicle Dealerships tend to be poor neighbors for residential uses and this relationship shall be avoided.

1. Buildings are encouraged to be placed at the minimum front setback. See General Parking Standards, item 12.

2. Showrooms shall face the major public street.

    a. Outdoor vehicle displays shall be oriented toward the public street with permanent at-grade display areas.

    b. Unloading of vehicles from carriers shall be from a secondary access or where feasible.

3. Screened storage area shall be provided for vehicles awaiting repair. No storage area shall be adjacent to a residential area or primary street.

4. Sufficient space shall be allowed for service drop-offs to prevent stacking on a public street.

DESIGN STANDARDS - SITE PLANNING

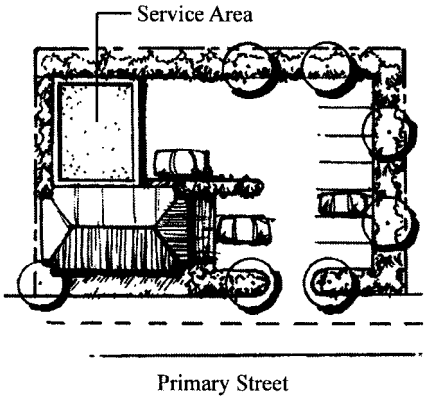


Exhibit 11.1 - Recommended service station site plan layout

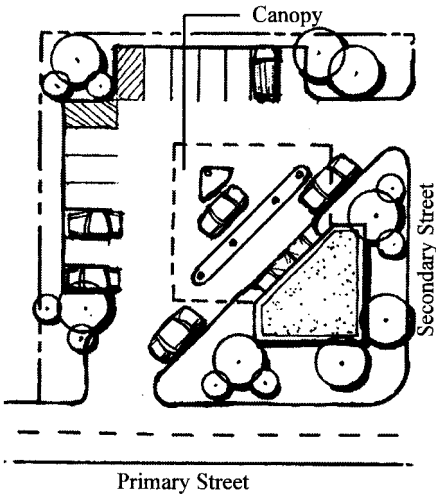


Exhibit 11.2 - Recommended auto repair site plan layout

Service Stations & Car Washes

Service Stations and Car Washes are intensive uses that are characterized by large paved areas with several points of access from adjacent streets to maximize maneuvering flexibility for vehicles. Driveway cuts need to be limited, circulation needs to be channeled, and paved areas reduced. See Exhibit 11.1.

1. Buildings are encouraged to be placed at the minimum front setback. See General Parking Standards, item 12.

2. The structure on the site shall be spatially related; buildings should be organized into a simple cluster.

3. The site shall accommodate all legitimate, anticipated circulation patterns with reduced areas of paving and well-placed landscape areas.

4. Service bays shall not face residential properties and primary streets.

5. Additional elements to be considered in the design process are noise control measures, water and air stations, and vacuum stations and screening of these elements.

6. For petroleum stations, each pump island shall include stacking spaces for two vehicles on site.

7. All architectural elements beyond the main body of the building shall be compatible.

8. Buildings shall contribute a positive street presence.

Auto Repair and Service

Auto Repair and Service Facilities can be problematic uses characterized by noise, large numbers of parked vehicles, traffic, and the presence of petroleum products, oils, acids, and other hazardous materials. A major problem with older Repair and Service Facilities is inadequate storage for vehicles being serviced, resulting in cars, etc. being parked on the street, sidewalks, landscaping, and neighboring properties. See Exhibit 11.2.

1. Buildings are encouraged to be placed at the minimum front setback. See

2. Vehicle repairs should be contained within a building.

3. Provide ample space for drop-off vehicles to avoid stacking overflow on a primary street.

4. The interior work bays shall not be visible from the primary street or any adjacent residential area or open space.

5. No dismantling of wrecked cars or outdoor storage is allowed on site unless approved by Planning Commission.

DESIGN STANDARDS - SITE PLANNING

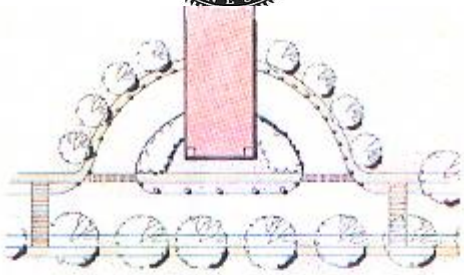


Exhibit 12.1 - Recommended hotel drop-off site plan layout.



Exhibit 12.2 - Hotel drop-off area serving as a focal point

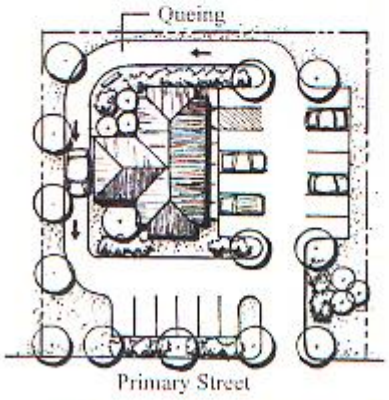


Exhibit 12.3 - Drive-Through

6. Trash bins need to accommodate for the disposal of junk parts, packing material of shipped parts, and oil and lubricants.

7. Buildings shall contribute to a positive street presence.

Hotels and Motels

The scale and activities associated with Hotels and Motels often make them problematic neighbors for adjacent residential properties and adjacent primary streets.

1. Buildings are encouraged to be placed at the minimum front setback. See General Parking Standards, item 12.

2. The building and driveway entrance shall be the focal street element, not the parking lot.

3. Delivery and loading areas shall not be adjacent to residential areas and primary streets.

4. Mechanical equipment, including swimming pool equipment, shall be located on the plan for proper noise control to surrounding areas.

5. Swimming pools shall be located away from the street, a minimum of twenty (20) feet with adequate screening, providing proper safety features and privacy.

6. Utilize parking lots and open space to transition between adjacent uses.

7. All rooms must open into an internal room entry access model. No room entries shall be visible from adjacent sites and streets.

Drive-Through or Drive-In Businesses

The major design issues related to these types of establishments (banks, fast food, etc.) are site plans that promote efficient and well organized vehicular access and on-site circulation, while adequately buffering adjacent uses.

DESIGN STANDARDS - SITE PLANNING

1. Buildings are encouraged to be placed at the minimum front setback. See General Parking Standards, item 12.

2. Avoid the “back of the building” appearance; buildings shall contribute to a positive street presence.

3. The building shall front the primary street, not the drive-through aisles or parking area. The building shall be sited so as to maximize the distance for vehicle queuing while screening the drive-through operations (locate along the side or rear area of the structure).

4. Provide on-site stacking spaces in accordance with Section B.5-9.1 Stacking of the UDO. No portion of a stacking lane should serve double duty as a parking aisle.

DESIGN STANDARDS - SITE PLANNING

Access and Circulation

One of the key factors in commercial design is developing adequate access and circulation for a combination of users: vehicular, pedestrian, and bicyclist. Through these standards, people who live and work within the development will have the option of using alternative modes of transportation. The following entails verbal and pictorial directions in creating a positive design for the City of White House for streets, intersections, and parking facilities within the Town Center and Suburban environments.

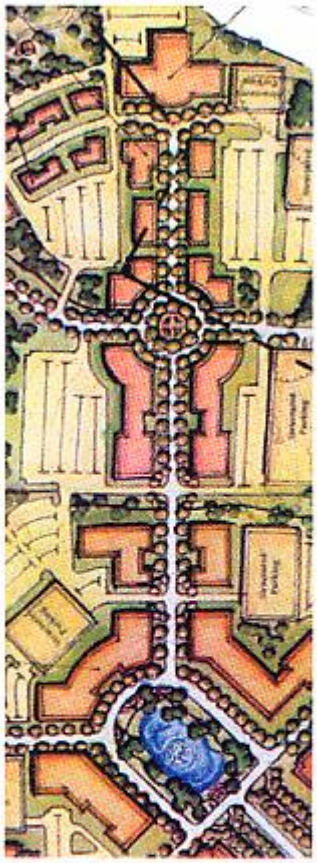


Exhibit 13.1 - Town Center Layout with buildings fronting primary street and parking behind

Town Center Area

The access and circulation features throughout the Town Center area must apply to each type of user. Exhibit 13.1 demonstrates a Town Center layout at a dominant intersection. Streets, parking lots and parking structures must possess the following characteristics:

Streets:

1. The width of the streets throughout the core will vary depending on the design. However, the width of the traffic lanes shall be kept to a minimum, while still allowing for cars to move safely, in order to maintain slow vehicular speeds and shorter pedestrian crosswalks.

2. The street layouts shall decrease travel distances for each type of user, providing strong connectivity from one stretch to another and prohibiting the use of cul-de-sacs. See Exhibit 13.2.

3. Street designs shall be sensitive to existing topography, capturing views and adding interest to the streetscape.

4. Street patterns should provide locations for significant buildings to become focal points at the ends of streets. See Exhibit 13.3.

5. Traffic calming devices such as traffic circles and street neckdowns are encouraged.

DESIGN STANDARDS - SITE PLANNING

6. Alleys are encouraged to provide utilitarian functions and delivery service.

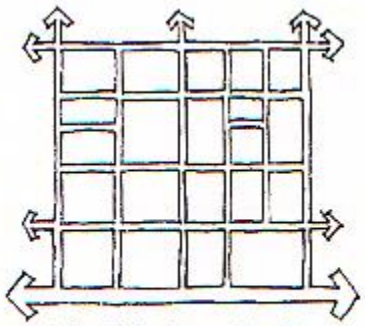


Exhibit 13.2 - Street Grid Layout

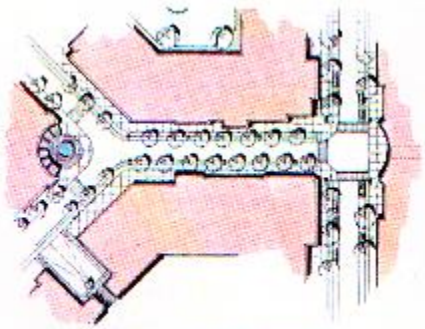


Exhibit 13.3 - Building focal point at terminus

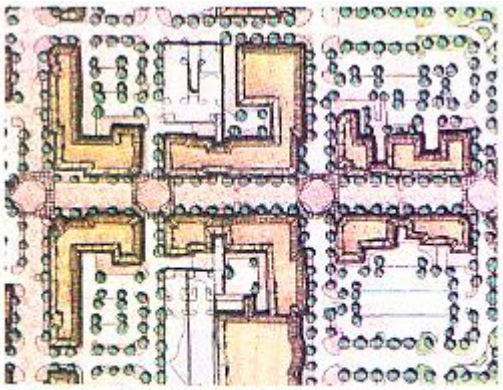


Exhibit 14.1 - Dominant streetscape with parking at rear or sides of building.

<u>Town Center Parking Lots:</u>

A properly functioning parking lot is a benefit for the property owner, his tenants and their customers. A parking lot needs to allow customers and deliveries to reach the site, circulate through the parking lot, and exit the site easily. Clear, easy to understand circulation should be designed into the project to allow drivers and pedestrians to move through the site without confusion.

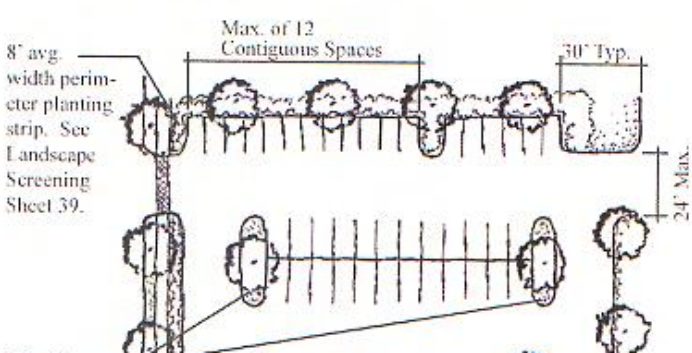
1. Parking shall be behind the buildings because it promotes the creation of a continuous streetwall, which helps define the public realm of the street and provides a more continuous 'store front' that encourages pedestrian activity. See Exhibit 14.1 and 14.2.

2. Locate access drives on secondary streets or alleys where possible.

3. On-street parking is encouraged.

4. Screen walls shall not be located along the store fronts.

5. Parking areas should be separated from buildings with a raised walkway and a minimum five (5) foot wide landscape strip where applicable.



DESIGN STANDARDS - SITE PLANNING

6. Minimize intersections. Dead end aisles are prohibited.

7. Locate driveways away from intersections.

8. Provide deep entry drives. The first parking stall or aisle juncture that is perpendicular to the entry driveway, should be a minimum of thirty (30) feet back from the curb.

9. Driveway widths shall comply with Section B.5-8.2 Driveways of the UDO.

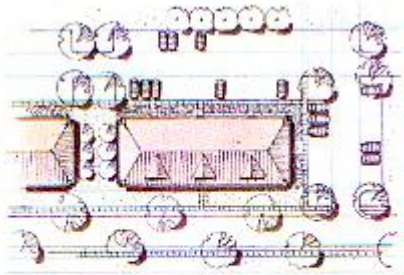


Exhibit 14.3 - Buildings provide joined parking areas on the side and rear.

DESIGN STANDARDS - SITE PLANNING



Exhibit 15.1 - Screened parking areas

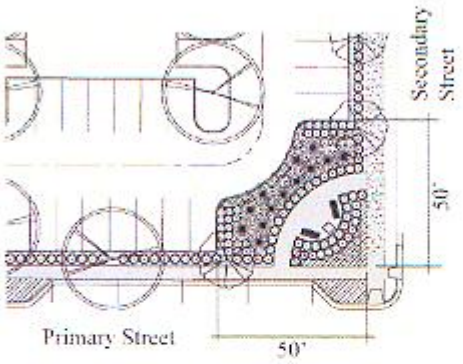


Exhibit 15.2 - Parking areas at street intersections

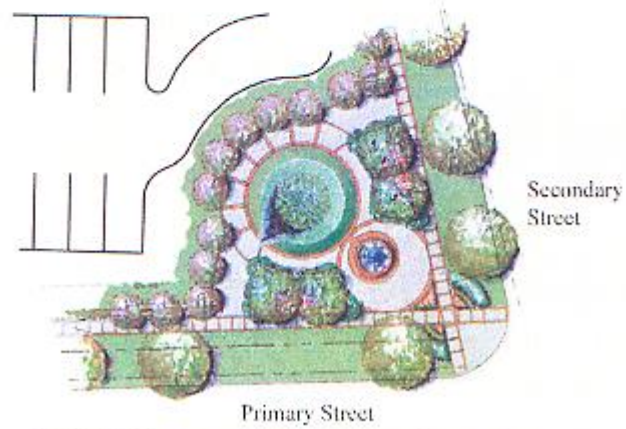


Exhibit 15.3 - Formal space at street intersection

10. All parking areas shall be paved.

11. Separate car from service truck access where feasible.

12. See Exhibit 15.1 for screened parking lots with evergreen vegetation and trees to provide shade, reduce glare, and screen cars from public view. Refer to Landscape as Screening, Parking Areas, for landscape requirements.

13. Provide adequate fire access.

14. Provide common driveways, where appropriate, which promote vehicular access to more than one site and encourage shared parking.

15. Design should include landscaping that accents the importance of the driveways from the street, frames the major circulation aisles, and highlights pedestrian pathways.

16. No more than ten (10) contiguous parking spaces are provided without using a landscape island. Refer to Parking Areas (Internal Plantings) for internal parking landscape requirements. See Exhibit 14.2.

17. Parking areas that abut street intersections shall provide an open space area at the intersection, creating positive views and screening of parking spaces. This open space must be 50’ x 50’, not including the Right of Way area. See Exhibit 15.2 and 15.3.

18. Minimum sidewalk width adjacent to parking spaces shall be seven (7) feet.

19. Refer to General Parking Standards for space and aisle information.

DESIGN STANDARDS - SITE PLANNING

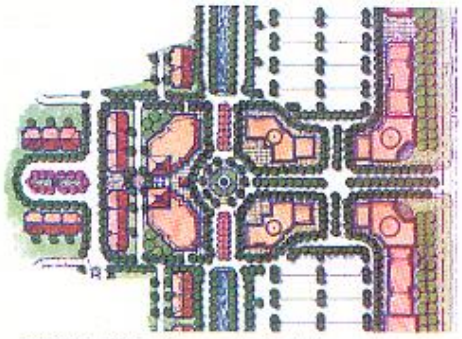


Exhibit 16.1 - Scenario depicting strong interconnectivity and building placement.

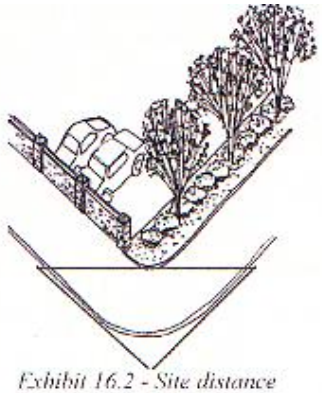


Exhibit 16.2 - Site distance

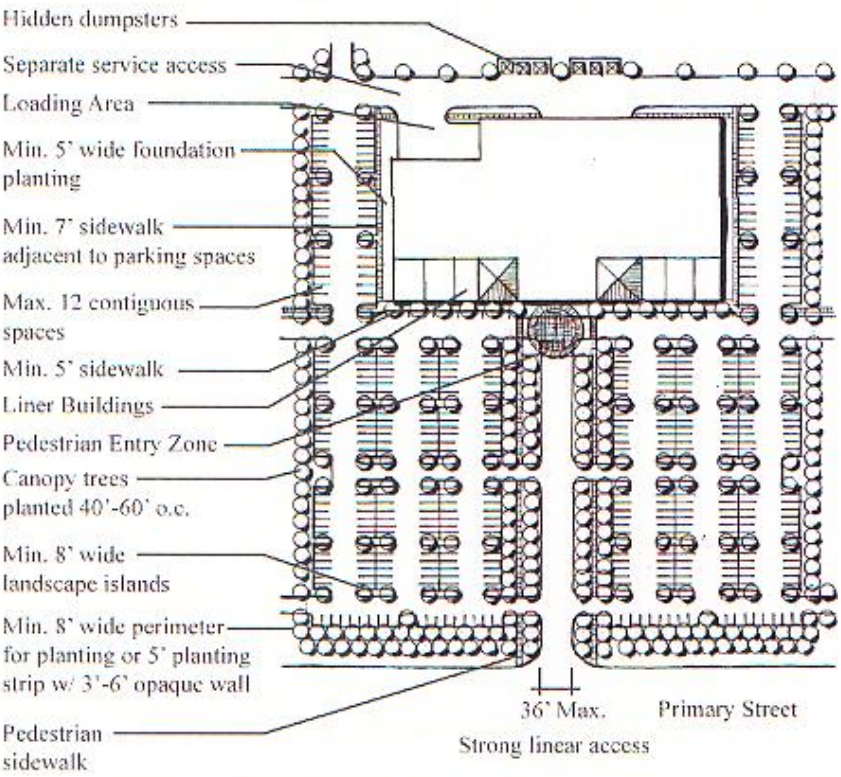


Exhibit 16.3 - Suburban area parking scenario

Suburban Area

The access and circulation features throughout the suburban area must apply to each type of user. Streets, parking lots, and parking structures must possess the following characteristics:

Streets:

1. The street layouts shall decrease travel distances for each type of user, providing strong connectivity from one stretch to another and prohibiting the use of cul-de-sacs. See Exhibit 16.1.

2. Street designs shall be sensitive to existing topography, capturing views and adding interest to the streetscape.

3. Street patterns should provide locations for significant buildings to become focal points at the ends of streets. See Exhibit 16.1.

Parking Lots:

1. Locate access drives on secondary streets or alleys.

2. Screen walls shall not be located within the site triangles for drivers entering, leaving or driving through the site. Exhibit 16.2.

3. Parking areas should be

separated from buildings with a raised walkway and a minimum five (5) foot wide landscape strip. If covered walk is provided, locate landscape area to street side of walk.

4. Minimize intersections. Dead end aisles are prohibited. See Exhibit 16.3 for positive street layout.

5. Locate driveways away from intersections. Driveways should line up with driveways on the opposite side of the roadway.

6. Provide deep entry drives. The first parking stall or aisle juncture that is perpendicular to the entry driveway should be a minimum of thirty (30) feet back from the curb.

7. All parking areas shall be paved.

8. Parking lot designs shall be sensitive to existing topography, capturing views and adding interest to the streetscape.

9. Separate car from service truck access where possible.

DESIGN STANDARDS - SITE PLANNING



Exhibit 17.1 - Common open space and plazas between buildings



Exhibit 17.2 - Encouraged site plan organizing buildings about streetscape with parking areas to the rear and side.



Exhibit 17.3 - Strong entry presence

10. Separate the pedestrian and vehicular activity areas. Design parking areas and sidewalks so that the pedestrians walk parallel to moving cars. Crosswalks shall be incorporated into the vehicular travel lanes where appropriate. They shall connect to sidewalks adjacent to buildings as well as sidewalks in the landscape islands to form a continuous pedestrian path throughout each parking area. Provide a clearly defined pedestrian entry corridor within expansive parking lots. See Exhibit 17.4.

11. Provide common driveways, where appropriate, which promote vehicular access to more than one site and encourage shared parking.

12. Screen parking lots with evergreen vegetation and trees to provide shade, reduce glare, and screen cars from public view. Refer to Landscape as Screening, Parking Areas, for landscape requirements.

13. Provide common driveways and plazas or open space between adjoining properties. See Exhibit 17.1.

14. Landscaping shall accent the importance of the driveways from the street, framing the major circulation aisles, and highlighting pedestrian pathways. See Exhibit 17.3.

15. No more than ten (10) contiguous parking spaces shall be provided without using a landscape island. Refer to Parking Areas (Internal Plantings) for internal parking landscape.

16. Refer to General Parking Standards for space and aisle information.

17. Parking areas that abut street intersection shall provide be completely screened.

18. Loading stalls shall be designed to avoid interference with circulation or parking.

19. Driveway widths shall comply with Section B.5-8.2 Driveways of the UDO. Additional driveway lanes or widths require a traffic impact study in accordance

DESIGN STANDARDS - SITE PLANNING

with Appendix A and approval by the Planning Commission.

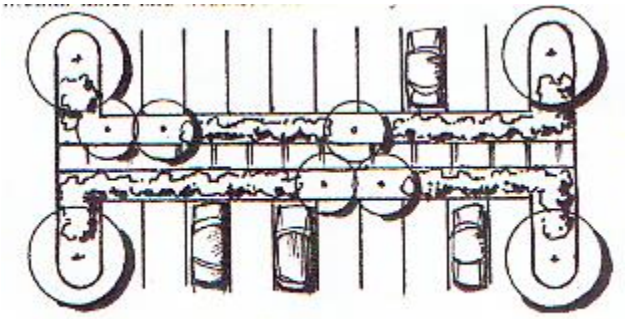
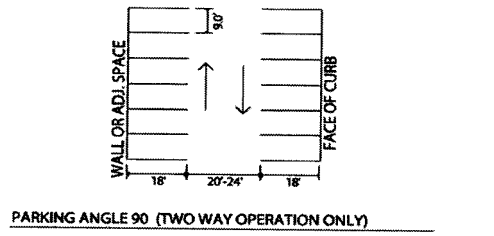
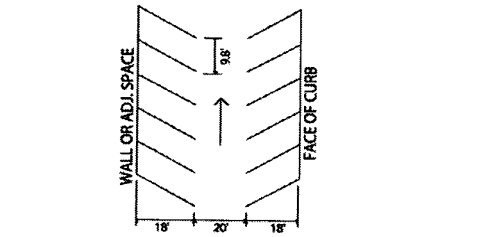


Exhibit 17.4 - Strong pedestrian circulation

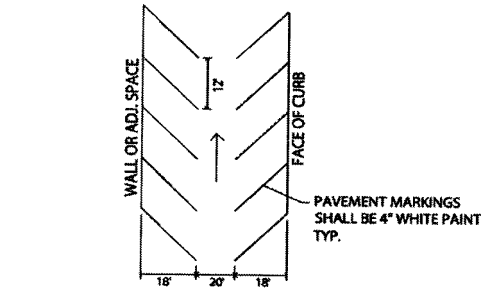
20. Driveway cuts shall be regulated per Section B.5-8 Site Access of the Unified Development Ordinance (UDO).



PARKING ANGLE 90 (TWO WAY OPERATION ONLY)



PARKING ANGLE 60 (ONE WAY OPERATION ONLY)



PARKING ANGLE 45 (ONE WAY OPERATION ONLY)

Exhibit 18.1 - Parking Configurations

General Parking Standards

The following lists specific standards that must be followed in order to accomplish a practical, pleasing parking area within the natural and built environment of the city.

1. Parking space and drive aisle dimensions shall comply with Section B.5-3.3 Dimensional Standards and Table B.5.3 Parking Area Dimensional Standards of the UDO. The images to the left are illustrative.

2. The layout must provide safe and adequate measures for pedestrian and automobile safety concerns.

3. Parking areas shall be comprised of smaller modules to reduce visual impact of the site.

4. Parking areas shall run parallel with the contours, taking into account the drainage patterns as well as the natural environment. The slope shall not exceed five (5) percent throughout the parking and pedestrian connection.

5. No more than ten (10) contiguous spaces are allotted. The row must be broken with a landscape island meeting Section B.5-11.3 of the UDO or a roadway.

6. Sites located with a Primary and Secondary street frontage shall be limited to vehicular access from the Secondary street only.

7. Driveway widths shall comply with Section B.5-8.2 Driveways of the UDO. Additional driveway lanes or widths require a traffic impact study in accordance with Appendix A and approval by the Planning Commission.

8. Parking areas shall not exceed the (percentage requirements below) beyond the required amount of spaces required by the City. Beyond that, parking shall be pervious.

25 and under required spaces:	50%
25 – 50 required spaces:	40%
50-100 required spaces:	30%
100-250 required spaces:	20%
250 + required spaces:	10%

9. All off-street parking areas shall be designed to prohibit the parking of vehicles within the public right-of-ways and encroachment onto sidewalks.

10. On-street parking is recommended and is encouraged within the Town Center area where the streets serve the workplace and storefront buildings. On-street parking must be provided on one side of any street adjacent to a square, park or other open space area.

11. On-street parking space dimensions shall comply with Table C.1.2 On-Street Parking Space Dimensions of the UDO. All on-street parking shall be parallel unless angled parking is approved by the City Engineer. Parking spaces shall be a minimum of thirty-five (35) feet from intersections.

12. Within the Suburban areas, a single loaded bay of parking may be located within the front of the building if there are no possible alternatives and must be approved by the Planning Commission. See Exhibit 16.3 for typical large scale Suburban development.

DESIGN STANDARDS - SITE PLANNING

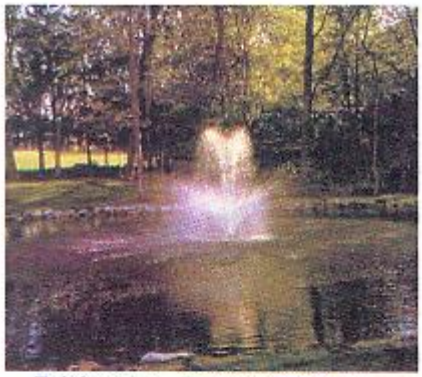


Exhibit 19.1 - Fountain Feature



Exhibit 19.2 - Site Amenity

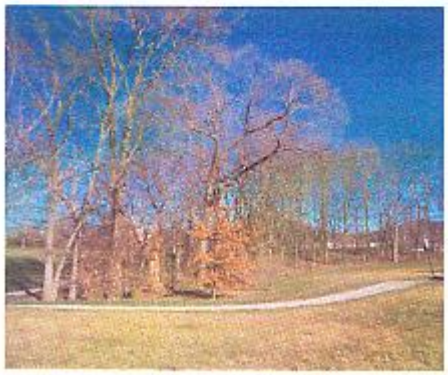


Exhibit 19.3 - Preservation of Natural Features

Drainage Design

Retention/Detention Ponds

Retention/Detention and water quality ponds should be located in low-lying areas of the site wherever possible. Good drainage design dictates that these facilities become an integral and aesthetic part of the site landscape with grades gradual enough to preclude fencing.

1. In retention ponds that always contain water, measures for aeration, such as fountain features, shall be used to reduce water stagnation. See Exhibit 19.1.
2. Detention areas, which hold temporary runoff, shall be planted with moisture tolerant plant material, such as native trees, shrubs and grasses to enhance the aesthetic impact of these features.
3. Surface developed retention/detention and water quality ponds shall not be located within any front yard setback without approval of the Planning Commission.
4. Large stone rip-rap apron stabilizing measures and concrete lined ditches are prohibited in the front yard of a development.
5. Design considerations shall create the detention / retention feature as a site amenity. See Exhibit 19.2
6. Maximum slope of ponds shall be 3:1 in the front yard and can be greater in the rear yard.
7. Underground drainage may be used to satisfy detention / retention if needed or desired.
8. If a perimeter pond fence is to be used, it shall have evergreen shrubs fronting the fence to reduce visual impact. The fence shall be a minimum of four (4) feet tall, black, and vinyl coated or as directed by the Planning Commission.

Preservation of Natural Features

Environmental Considerations

The natural setting of the City of White House is its greatest asset and attractive quality. Streams, wetlands, stands of native vegetation, fence rows, historic sites and other notable features makeup the framework of the community, enhance the heritage of the region and provides the fabric on which the built environment is placed. As such, the following standards have been developed to provide specific guidance for the preservation of existing natural features.

DESIGN STANDARDS - SITE PLANNING

Protection of Existing Vegetation

Trees shall be protected during all phases of construction and site development. The developer/builder shall make every effort to protect and retain all existing trees and significant vegetation.

Retention of Existing Site Features

Existing natural drainage courses, wetlands, large rock outcrops, stands of mature vegetation, fence rows, rock walls, cemeteries and other natural features shall be located on the site plan. These elements shall be preserved and incorporated into the site plan.

DESIGN STANDARDS - SITE PLANNING



Exhibit 20.1 - Preservation of natural amenities

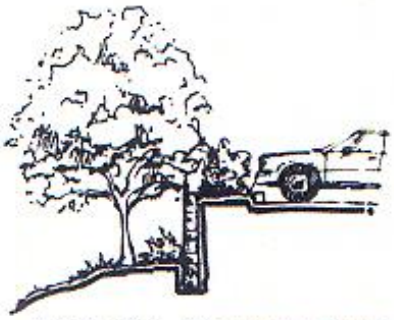


Exhibit 20.2 - Preservation of natural amenities.



Exhibit 20.3 - Preservation of cemetery

Preservation of Notable Structure

Structures, which are valued for their significance, shall be located on the site plan. Incorporation of such structures into the site's development as a special feature is encouraged. If the structures are not to be retained or adapted, reasons shall be stated.

Wooded Site Development

Wooded sites should be developed with consideration for their natural characteristics. Bands of trees, such as fence rows, should be maintained as an existing amenity to the development. Where portions of the woods must be developed, edges should be protected in order to retain the character of the woods. Where isolated pockets of trees are located, they should be strategically incorporated into the site plan and utilized to enhance the sites visual impact.

Hillside Site Development

Development of sloped parcels should generally follow the natural contours of the land. As the steepness of the slope increases, development opportunities decrease. Development on slopes of twenty (20) percent or greater shall be prohibited. Alternative design methods shall be discussed to prevent development of steep slopes.

1. Development of sloped properties should follow the natural contours of the land.

2. Terraced parking lots, stepped building pads, and larger setbacks should be used to preserve the general shape of natural land forms and to minimize grade differentials with adjacent streets and with adjoining properties. See Exhibit 20.2.

3. The maximum height of all retaining walls shall be six (6) feet.

Site Amenities

The City of White House has an abundant amount of site characteristics that must be preserved in order to maintain a sense of place. If any type of amenities is located on site, the amenities must become part of the new project design. The following are examples of amenities that one might find on site.

1. Natural amenities such as views, mature trees, creeks, wetlands, and similar features unique to the site shall be preserved and incorporated into the

proposal.

2. Structures that are historical or are otherwise distinctive because of their age, cultural significance or unique architectural style should be preserved and incorporated into the design.

3. Buildings shall not back onto planned amenities (parks, open space, water features, etc.). If the amenity (ex: greenway) already exists, an extensive berm with vegetation and walls shall be used. High activity areas, such as restaurant dining areas or major pedestrian routes, should be oriented to create a connection between the amenity and the project.

4. Frontage roads or drives should be provided adjacent to creeks and parks, unless the commercial project is designed to provide direct pedestrian access to the creek or park and the road or drive is not otherwise necessary.

DESIGN STANDARDS - SITE PLANNING

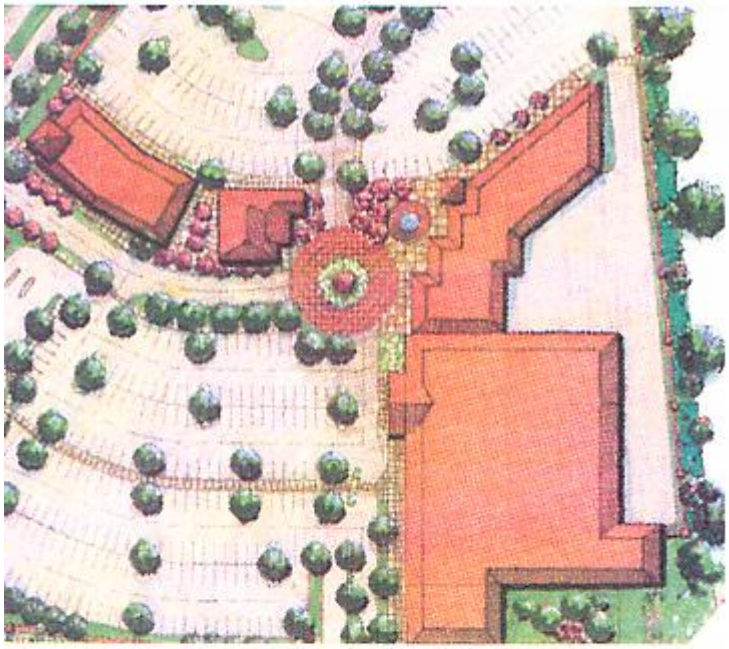


Exhibit 21.1 - Formal open space separating parking massing.



Exhibit 21.2 - Example of formal open space plaza

Formal Open Space

The community places great value on open space and the benefits it provides. Formal open space areas are used as transition between adjacent uses and create points of pedestrian destination and connectivity. Formal open spaces are structured in nature and shall include landscaping (canopy and understory trees, shrubs and lawn cover etc.), streetscape furnishings (benches, lighting, sculptures, fountains, etc.). The space is regularly maintained and serves as a focal point for the development. Typical formal open spaces include plazas, squares, and forecourts. Formal open space designs must be submitted for approval by the Planning Commission. Formal open space may be credited toward the minimum open space requirement of Section B.8-3.1 of the UDO.

Formal Open Space Requirements

1. Developments consisting of multiple buildings which exceeding ten (10) acres or 70,000 square feet of gross building area, shall provide one or more formal open spaces equal to at least 3% of the site's developable area. The developable area shall consist of the gross site acreage minus the following: floodplain, buffer areas, water features and / or stormwater drainage features, wetlands, utility easements, 20% slopes, and any other conservation areas as determined by the Planning Commission.

2. Formal open space shall be no less than 2,500 square feet in area.

3. Within the Town Center, the right-of-way or buildings shall enclose at least seventy-five (75) percent of the open space perimeter.

4. In the Suburban areas, right-of-way or buildings shall enclose at least fifty (50) percent of the open space perimeter.

DESIGN STANDARDS - SITE PLANNING

5. Shall be located central to the development, at the termination of vistas or at street intersections.

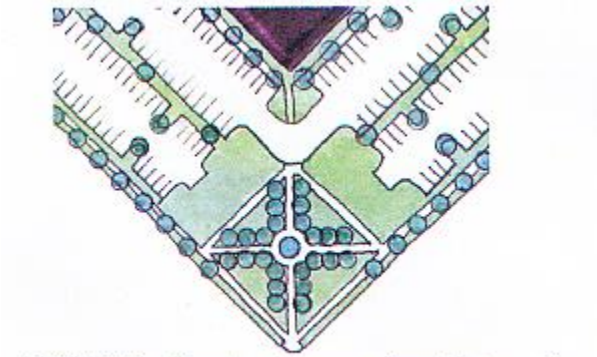


Exhibit 21.3 - Formal open space plaza at intersection

"The vision is to protect the 'small town character' by recognizing the need to protect against sprawling commercial growth patterns and emphasizing the importance of consumer friendly qualities." While preserving the historical architecture and existing vegetation, these standards will enhance and savor the beauty of the City of White House.

When designing the public space of a street, one must organize the key elements that create the streetscape image, which promotes the integration of pedestrian and vehicular use while enforcing the spatial definition.

DESIGN STANDARDS - STREETSCAPE



Exhibit 22.1 - Tree lined street



Exhibit 22.2 - Trees aligning sidewalk



Exhibit 22.3 - Street tree planting median

General Streetscape Treatment

A consistent streetscape treatment along public right-of-ways enhances the appearance of the public domain and provides an attractive unified setting for the variations among individual developments and sites. Landscaped areas should dominate the frontage of any site.

The following standards shall apply to all new and reconstructed existing public streets:

Sidewalks

1. Sidewalks are required on both sides of all streets except industrial roads, rural roads, alleys and the undeveloped edge of neighborhood parkways which shall require a sidewalk on one side only. Other than the Town Center and commercial developments similar in style to Town Center, sidewalks shall be setback a minimum of six (6) feet behind the street back of curb to create a median planting zone. This planting zone area shall be reserved for street trees described below. Sidewalks shall be a minimum of five (5) feet in width, or the width required for the applicable Street Type in Section C.1 of the UDO, whichever is greater. Sidewalks adjacent to commercial buildings shall be a minimum eight (8) feet in width in the Town Center and five (5) feet in the Suburban area.

2. Sidewalks shall be constructed of concrete or brick/pavers or combination of both and shall be raised above the adjacent street level. Pedestrian street crossings at all intersections in the Town Center shall be of a different paving material to serve as traffic calming devices. See Hardscape: Sidewalks and Crosswalks.

3. See Street Trees, Exhibits 23.3 and 23.4, for Town Center sidewalk scenarios.

As with streets, all sidewalks should connect with adjacent properties and development where possible to reinforce pedestrian interconnection within the community. Sidewalks should connect building entries within and between developments where possible.

Street Trees

1. Street trees shall be planted along both sides of all streets except rural roads, alleys and the undeveloped edge of neighborhood parkways. Street trees shall be installed in a planting zone, minimum six (6) feet width and located between

the back of the street curb and the sidewalk described above. Planting zones shall be a minimum of thirty inches deep. The distance between the back of curb and the street tree shall be a minimum of three (3) feet.

2. In the Town Center and other similar areas where a generous sidewalk width is required or desired, street trees may be installed in "plant wells" or within tree grates with properly designed drainage and irrigation systems. The planting soil irrigation and drainage systems for the planting strip must be in place prior to the construction of the sidewalk. The typical sidewalk cross section may need to be modified to provide adequate structural support for the sidewalk. Street trees shall be installed in the center of the tree well opening at two to three inches higher than the finish grade of the tree well/grate. Root balls shall rest on undisturbed sub-grade or adequately compacted fill to prevent settling. Mulch beds shall be a minimum of 2" below the pavement edges. See Exhibit 23.3 and 23.4.



Exhibit 23.1 - Planting Zone



Exhibit 23.2 - Planting Zone

3. Street trees shall be large maturing canopy species selected from Table B.6.3 Recommended Plant Species of the UDO. Street tree size and spacing shall comply with Section C.1-3.3(f) Street Trees and Table B.6.2 Plant Typologies and General Descriptions of the UDO.

4. Small maturing (understory) trees selected from Table B.6.3 Recommended Plant Species of the UDO may be used to meet street tree requirements only where pre-existing overhead utility lines would prevent the installation of canopy species. Size and spacing shall comply with Section C.1-3.3(f) Street Trees and Table B.6.2 of the UDO.

5. The planting zone area located between the back of the street curb and the sidewalk shall be planted with a turf type grass in the form of seed or sod. A minimum three (3) foot wide strip of sod shall be installed in the landscape area adjacent to the building side of the walk, if proposed to be finished with turf type grass. Sod must be used on all areas within the streetscape containing slopes greater than 15 percent.

Additional Design Considerations

When incorporated into the site, streetscape furnishings such as benches, trash receptacles, light fixtures, bollards, fountains, sculpture, etc. should create a unifying theme throughout the site. See Streetscape Elements under this section.

DESIGN STANDARDS - STREETSCAPE

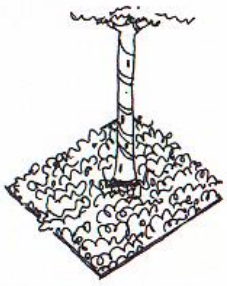


Exhibit 23.3 - Tree well with groundcover

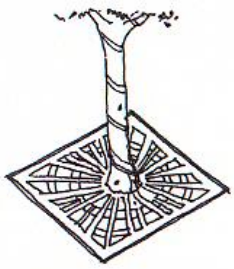


Exhibit 23.4 - Tree grate

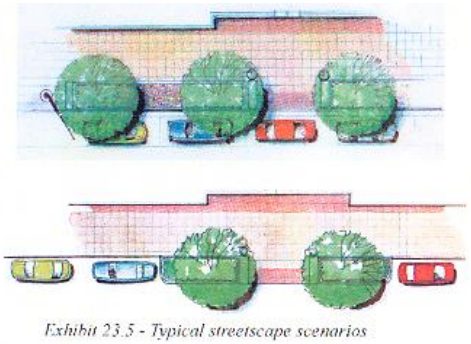


Exhibit 23.5 - Typical streetscape scenarios

A streetscape is defined by the streets, the architecture that creates the edge of the street corridor, and the elements within it. The organization of the streetscape elements occurs in three identifiable zones between the buildings and the street: the building zone, the pedestrian zone, and the curb zone. See Exhibit 24.1 for graphic demonstration.

DESIGN STANDARDS - STREETSCAPE

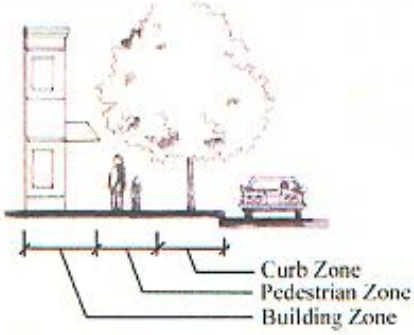


Exhibit 24.1 - Streetscape Zones



Exhibit 24.2 - Street trees along pedestrian walkway



Exhibit 24.3 - Vibrant Streetscape

Building Zone: The building zone is the zone of transition from the building facade to the sidewalk. The zone may include plantings, architectural features, entrances, steps, awnings, seating, etc.

Pedestrian Zone: The pedestrian zone is the zone of strong pedestrian activity along a sidewalk, bound by the building zone on one side and the curb zone on the other. This zone is generally free of obstacles but may allow encroachments of planting, seating or kiosks.

Curb Zone: The curb zone is the zone of transition from the sidewalk to the street. Most of the utilitarian fixtures such as fire hydrants, streetlights and street trees are located in this zone.

The boundaries of the three zones are not as clear as the definitions might indicate. They are described for the purpose of indicating the locations of all streetscape elements; the zone edges will not necessarily correspond to the location of the street right-of-way or building setback lines.

The streetscape elements addressed in this section are classified according to the following categories:

- landscaping (street trees)
- site furnishings (street furniture, receptacles, etc.)
- lighting
- intersections
- hardscape (sidewalks, crosswalks, etc.)
- screening (walls, fences, etc.)

Streetscape Elements

Street Trees

Street trees are required along all streets in the Town Center of White House. The primary purpose of the street trees is to shade vehicular travel lanes as well as the pedestrian pathways located adjacent to the streets. However, street trees play a significant role in establishing the appearance of the street. Trees that are uniform in type, size and spacing have a greater visual impact than a variety of trees placed randomly along a street. Exhibit 24.2 demonstrates pedestrian use of sidewalks that are encompassed with a row of street trees on each side. Exhibit 24.2 and 24.3 illustrates street trees planted on the street, providing

ample shade as well as developing aesthetic views of the area.

DESIGN STANDARDS - STREETSCAPE



Exhibit 25.1 - Storefront Planters



Exhibit 25.2 - Plaza Planters

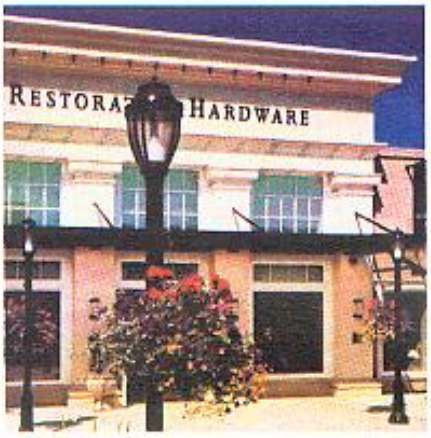


Exhibit 25.3 - Hanging Baskets

Planting Beds and Planters

Other plantings in the streetscape are allowed and encouraged, especially in the building zone. The design of these plantings may be determined by the parcel owner; however, the design is subject to review and approval by the City. They should always include an evergreen component and should be appropriate to the scale and character of the building and the street.

Plantings may be installed in at-grade planting beds (flush with the sidewalk), in raised planters, or in freestanding planters. Raised planters shall be designed as an integral part of the adjoining building in the same style, form, color and materials.

Freestanding planters include pots, hanging baskets and window boxes. The planter color, material and type shall complement the adjacent architecture within the streetscape. They must be located in the building zone, unless otherwise approved, and shall not obstruct safe pedestrian movement. All shall be sufficiently large to provide an adequate amount of soil for growing plants in the summer season. Consideration should also be given to the winter appearance of these planters, either by providing evergreen or other winter plantings or by removing the planters to storage. Exposed soil in the winter will not be allowed. The following are specific criteria for each type of free standing planter that must be met:

1. Pots shall be twenty-four inch diameter minimum and hold at least two cubic feet of soil. See Exhibit 25.1 and 25.2.

2. Hanging Baskets shall be used in the growing season only and stored in winter. Hanging baskets shall be a minimum of twelve inches in diameter. The hanging apparatus shall be clean, functional, and inconspicuous. See Exhibit 25.3.

3. Window boxes shall be at least eight inches wide, eight inches deep and appropriately scaled to the adjacent window.

Site Furnishings

DESIGN STANDARDS - STREETSCAPE

This section of the streetscape standards sets forth street furniture specifications and/or a design approach.

Consideration in the placement of street furnishings should be given to the appropriateness, context (i.e., trash receptacle near take out restaurants), interference with pedestrian traffic, quantity required to meet demand or achieve the desired effect, and the minimization of clutter.

Seating

Sidewalk seating opportunities are encouraged throughout City of White House and are available in both formal (bench and table and chairs seating) and informal (seatwalls, steps, and ledges) seating types.



Exhibit 26.1 - Sample of seating throughout Town Center

1. Formal Seating: (Benches) Benches used in the Town Center shall be the standard, metal frames, finished in the standard black, powder coat finish. The bench type within the series shall be chosen by the City of White House. Exhibit 26.1 is an example of the type of bench that shall provide adequate seating throughout the Town Center.

2. Benches shall be permanently mounted to the sidewalk paving with tamper proof bolts. The maintenance of all benches will be the responsibility of the City of White House.



Exhibit 26.2 - Formal Seating

3. Formal Seating: (Tables and Chairs) The use of tables and chairs is encouraged in conjunction with cafes, restaurants, ice cream stores, coffee shops or any other particular use that could benefit from outdoor seating. Encroachment into the pedestrian zone shall be minimized; seating/dining areas shall not occupy more than one third of the sidewalk width and shall not exceed the length of the store frontage. See Exhibit 26.2.

4. The maintenance of all tables and chairs are the responsibility of the establishment owner. They shall be temporary and stored securely after hours. Their style and character should reflect the image of each particular establishment and shall be approved by the Planning Commission.

5. Informal Seating: Informal seating such as seatwalls and steps is encouraged throughout the City of White House. Planter walls often function as seatwalls and therefore should be

designed to allow for seating. See Exhibit 26.3. Seatwalls shall be at least sixteen inches in height and a maximum of twenty-six inches high from finish grade to top of coping. Seatwall caps shall be a minimum of twelve inches wide and made of material that matches the architecture and is suitable for sitting. Thorny plant material, if any, shall be placed away from the seatwall edge. Exhibit 26.3 demonstrates a typical seatwall with dimensions.

Steps are also a form of informal seating. Where possible, stairs should be wide enough so that the passage is not blocked when portions of steps are being used for seating.

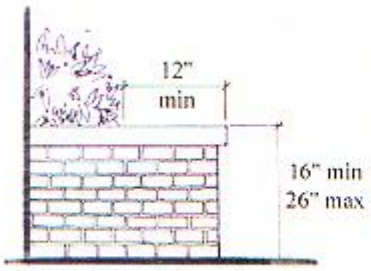


Exhibit 26.3 - Seatwall


Exhibit 26.4 - Seatwall

DESIGN STANDARDS - STREETSCAPE



Exhibit 27.1 - Trash Receptacle

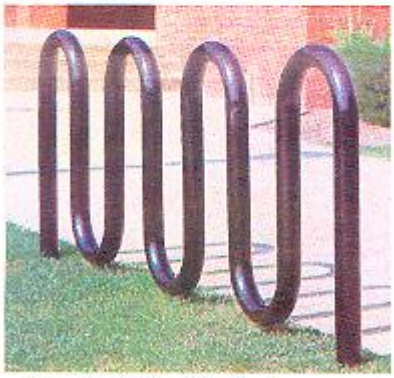


Exhibit 27.2 - Bike Rack

Trash Receptacles

Trash receptacles shall be permanently mounted to the paving surface and generally located in the curb zone. The quantity of receptacles installed shall respond directly to demand and frequency of trash collection. The receptacles will be purchased, installed and maintained by the City of White House. Collection of all refuse will be the responsibility of the City.

The trash receptacle to be used throughout the town center shall be finished in a black, powder coat finish.

Mailboxes

Mail collection boxes will be placed according to a demand calculated by the US Postal Service. Boxes will not be required near large office buildings or large residential buildings that have interior mail rooms. The parcel owner shall submit plans to the US Postal Service to determine the need for mail collection boxes. If the Postal Service determines that mail collection boxes are needed, they shall be installed according to Postal Service regulations and these standards.

Mail collection boxes shall be located in paved areas in the curb zone facing the pedestrian zone. Auto-oriented curb drop collection boxes are prohibited. Parcel owners shall provide a poured in place concrete slab and shall bolt the collection boxes to the slab (beneath sidewalk pavers) to meet the specifications of the US Postal Service. The parcel owner shall work directly with the US Postal Service to finalize the location and installation of mail collection boxes.

Collection boxes for express mail services, such as Federal Express or Airborne Express, shall preferably be located in the building zone near major building entrances on paved areas. Parcel owners will work with the express mail companies to locate the collection boxes in the streetscape. Express Mail Collection boxes should be permanently bolted to the pavement in a manner similar to US Mail Collection Boxes.

Drinking Fountains

Drinking fountains may be installed in public open spaces and shall be custom designed to become an integral part of each open space. The materials, finish and color of the fountain shall relate to its context. The responsibility of

maintenance and providing water shall be determined by the City of White House.

Bike Racks

A truly multi-modal environment includes facilities that encourage the use of bicycles, such as dedicated bike lanes and bike paths. However, people will choose the automobile over the bicycle as a mode of travel if adequate bicycle parking is not provided at their destination or located in safe areas. For this reason, bike racks should be provided along streets and should be located in well-lighted areas near the entrances of commercial and office buildings and at recreational facilities. Care must be taken to ensure that bikes and bike racks do not obstruct pedestrian movement. The bike racks shall be purchased, installed and maintained by the City of White House. Racks shall be finished in the standard black enamel or powder coat finish.

DESIGN STANDARDS - STREETSCAPE



Exhibit 28.1 - Newspaper stands



Exhibit 28.2 - On Street Uses Coordination



Exhibit 28.3 - Water Features

Newspaper Vending Machines

Newspaper vending machines will be placed according to requests by parcel owners, demands determined by newspaper vending service providers and approved by the Planning Commission. Parcel owners with retail components shall establish newspaper sales within retail establishments or locate vending machines in interior foyers or interior parking garage access areas.

If newspaper vending service providers prefer to locate their vending machines near building entrances, bus stops and other places in the streetscape, parcel owners shall coordinate with the newspaper vending service providers and the City of White House to install the machines.

Newspaper vending machines in the streetscape shall be located in the building or curb zone on paved areas facing the pedestrian zone. Individual placement of machines is not permitted; machines shall be clustered together and housed in a structure that minimizes the visual impact such machines could have on the streetscape. The machines shall be bolted to the pavement for security. Machines shall not be secured to streetlights, stoplight poles, trees or other street furniture.

Vending Machines

Vending machines of all kinds except newspaper vending machines shall not be permitted anywhere within the City of White House.

Public Telephones

Public telephones shall be located within major office and residential buildings, in service areas adjacent to lobbies and in conjunction with directories and locations for emergencies. If additional public telephones are needed, they shall be located within the building zone near street corners against building walls. The location shall be secure, visible and well lighted. Public telephones shall be installed by a telephone company at the request of a parcel owner and approved by the City of White House and shall be maintained by the installing telephone company.

Water Features

A water feature, such as a fountain, can enhance the streetscape, particularly when it is located at an entrance or in the foreground of a public open space. Large fountains are often used to signify the location of an important place or building or a location for public gatherings. Small fountains, including those incorporated into the wall of a building, simply add interest. The use of fountains and other water features is encouraged. The design and location of each should complement the style, scale, materials, and colors of the space and adjacent buildings.

Lighting

A major element of the streetscape design is the streetlight because of its proximity to the street, frequency, uniform spacing, and impact at night. Refer to the selected list of fixtures and poles as approved by the City of White House.

The light source shall be a white light lamp at an appropriate wattage to meet the required lighting levels.

Streetlights are generally spaced to provide adequate lighting and if provided on both sides of a street shall be paired across from one another. They are to be centered on a line parallel to the curb. For good light distribution, streetlights shall typically be located halfway between street trees. When new streetlights are installed on the opposite side of a street, streetlights shall be coordinated to create the paired effect specified. Placement and spacing of the streetlights may need to be adjusted to meet other requirements in these standards. These other requirements include location at intersections and at driveways or parking and service entrances. Special attention should also be given to the location of streetlights at lobby entrances. The streetlight locations shall be coordinated with the entrance design. At all other entrances, the regular spacing of streetlights as shown on the City of White House Lighting Plans shall prevail.

Intersections

Intersections serve as points of reference and transitional areas. Several elements at intersections, such as crosswalks, stoplights, signs, streetlights, and

sidewalks with handicap ramps, help to minimize conflicts between pedestrians and automobiles.

Sidewalk with Handicap Ramps

Sidewalk paving patterns shall be designed to turn the corner at intersections in a clean, simple manner. Handicap ramps shall be provided according to the City of White House standards. They shall be paved with concrete or the pavers used in the adjacent crosswalks, depending on the location.

Streetlights

Near intersections, consideration shall be given to the location of sidewalks, stoplights, sidewalks, and other streetlights. Only one streetlight shall be provided at each corner. Streetlight shall be no further than five (5) feet from the point of curvature of the curb at the intersection.

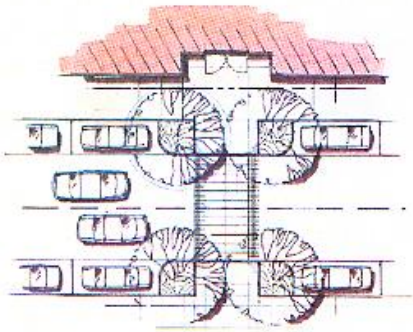


Exhibit 29.1 - Pedestrian Crosswalk

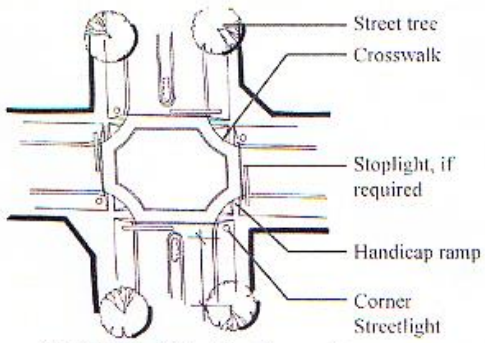


Exhibit 29.3 - Pedestrian Crosswalk

Street Trees

DESIGN STANDARDS - STREETSCAPE

Street trees shall be located a minimum of ten (10) feet and a maximum of sixty (60) feet from the point of curvature of the curb at the intersection. Trees must be located so that they do not interfere with safe pedestrian or vehicular movement or obstruct clear sight lines.



Exhibit 30.1 - Pedestrian zone

Plantings and Street Furnishings

Plantings and street furnishings shall be designed and located in a manner that will not obstruct or hinder safe pedestrian or vehicular movement. Clear sight lines must be maintained.

Hardscape : Sidewalks and Crosswalks

The hardscape is one of the most visually dominant elements of the streetscape. Because of this, it is used to reinforce and distinguish major access points into the development and entrances to significant buildings. The hardscape includes the paving, curbs, walls and fences.

Paving Materials

Pavers may be used to enhance or demarcate important places within the development and strengthen the character of the community. Within sidewalks, pavers are used to draw attention to various places along streets, signifying a transition to a different or special space, such as the main entrance to a building or pedestrian zone.



Exhibit 30.2 - Pedestrian zone

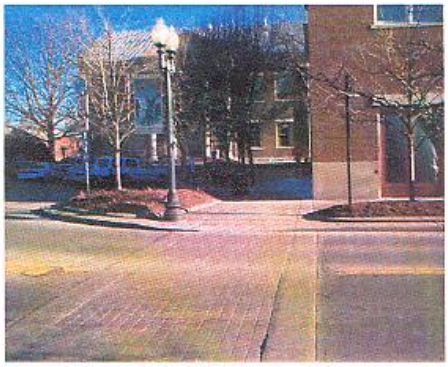


Exhibit 30.3 - Pedestrian Crosswalk

DESIGN STANDARDS - STREETSCAPE

Sidewalks

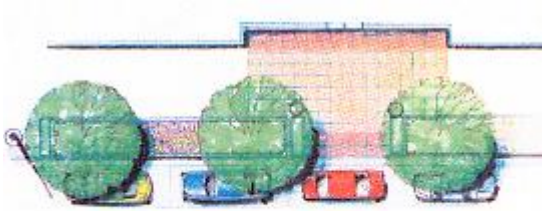


Exhibit 31.1 - Special paving accentuates the building entrance

The standard sidewalk for the City of White House shall be concrete measuring at least five (5) feet in width in the Suburban area and eight (8) feet in the Town Center area. Special sidewalk paving is allowed and encouraged in certain areas such as building entrances and within the formal open spaces (i.e. courtyards and plazas). The intent is to allow for individual expression of a particular building or place in the streetscape; however the special paving shall be carefully integrated with streetscape paving. The design of the special paving and the materials to be used shall be left to the parcel owner with final approval by the City. Special paving associated with buildings shall relate to the form, scale and materials of the architecture. It shall also complement the pavers identified as the standard entrance and crosswalk paving. Special paving areas shall not extend into the street right-of-way unless approved by the City of White House. The maintenance for all special paving outside the public right of way shall be the responsibility of the parcel owner.

Crosswalks

Specialty pavers used in crosswalks provide an attractive alternative to the pavement markings typically used to identify locations for pedestrians to cross. The change in pavement acts as a traffic calming device, slowing vehicles and giving priority to the pedestrians.

Streets and Driveways

All special paving areas within streets and driveways shall be paved with concrete pavers. Pavers shall be 60 mm to 70 mm in areas of pedestrian and light vehicular traffic and at least 80 mm for moderate to heavy vehicular traffic.

Curbs

Six inch concrete curbs with gutters shall be installed on public streets throughout the City of White House.

Fences and Walls

Fences and walls will be an integral part of the architecture and landscape throughout the City of White House. They link buildings to each other and create a distinctive edge along the street. All fences, gates and columns shall occur

within landscape easements or within the described building zone and shall not encroach into the pedestrian zone. The design of each shall complement the surrounding building materials, forms, scale and color, and shall serve one of two purposes: enclose an outdoor space or screen objects from view. Typically, walls and fences that enclose open space areas are not opaque; they provide a transparent barrier. Walls and fences used to screen parking areas or HVAC units, for instance, shall be 100% opaque.



Exhibit 31.2 - Fence and wall combination



Exhibit 31.3 - Fence and wall combination



Exhibit 31.4 - Brick screen wall

DESIGN STANDARDS - STREETSCAPE



Exhibit 32.1 - Iron fence



Exhibit 32.2 - Perimeter fencing



Exhibit 32.3 - Brick and wood combination

Fences

Depending on the design, fences can be useful for enclosing spaces without fully separating such spaces from the streetscape. The edges of outdoor cafes, for example, may be defined by a low, transparent fence that still allows the cafe to be visually connected to the street. Similar fences may also be used to identify the perimeter of a residential lot without blocking the view of the home from the street. In selecting materials, the architectural style of the building(s) shall be considered. Fences may be constructed of wrought iron or wood according to the following standards:

1. Wrought iron fences: Black wrought iron fences may be used alone or in combination with stone walls and piers. Heavy gauge steel or aluminum with high quality black paint is an acceptable substitute for wrought iron.

2. Wooden fences: Wooden picket fences are permitted in a variety of styles. Typically, such fences are painted white; light colors are encouraged. Wood may be used in combination with stone walls and columns. Such fences shall be used only to enclose large open space areas and designed to coordinate with guardrails along the major roads within the City of White House. Columns shall be spaced a minimum of fifty (50) feet on center to avoid long, uninterrupted fence lines.

3. Chain link fencing is prohibited in Town Center; however, it is allowed at a maximum height of six (6) feet in the Suburban Areas. All chain link fencing used in suburban commercial areas shall be vinyl coated. Chain link fences shall be vinyl coated if located in the front yard of Industrial Areas.

4. Fence materials shall comply with Section B.9-1.1 General Standards of the UDO.

Stone and Masonry Walls

Walls may be either retaining or freestanding. The use of architectural detailing is encouraged to provide interest at the streetscape level. The incorporation of seatwalls is also encouraged. Walls are often seen in the landscape, with low walls at the front of the property and higher walls to the side and rear. Walls shall not exceed the maximum height permitted by the City of White House. Wall materials shall be limited to those listed below; however, other materials may be

used with the approval of the City of White House.

1. Brick walls: Patterned brickwork is encouraged and walls should be capped with brick or precast concrete.

2. Stone walls: Stone walls that match or coordinate with the entrance walls are encouraged. Minimize mortared areas and cap walls with stone or stone slabs.

3. Interlocking masonry units: Masonry units, such as Keystone walls, shall be permitted but shall not exceed 20 square feet in area if visible from a public street or other public areas unless approval is given by the City. Concrete masonry units must be faced with brick, stone, or stucco finish.

Walls are acceptable for screening parking lots (see Landscape as Screening), HVAC units and dumpsters (see Landscape as Screening), etc. Screen walls shall be a minimum of three (3) feet in height but taller walls are required to adequately screen objects over three (3) feet in height.

Signs are an important part of the streetscape, providing direction, information and identity. The signage at White House shall serve as a unifying element designed to contribute to the interest and character of the streetscape. To some degree, a minimalist approach is recommended. To avoid clutter and confusion, signs should be used only where needed. Also, signs should be oriented to the specific user - automobiles and/or pedestrians as appropriate.

DESIGN STANDARDS - SIGNAGE



Exhibit 33.1 - Street Signage



Exhibit 33.2 - Building Signage



Exhibit 33.3 - Building Signage

Street Name Signs and Traffic Control

All street name signs and traffic control shall meet the requirements of the City of White House. These standards are intended to enhance the appearance of the required signs with posts and frames that are coordinated with the streetlight poles.

Street Name Signs

Street name signs shall be attached to the nearest corner streetlight or stoplight pole when possible, with the proper attachment finished to match the streetlight pole. The sign plate shall be determined or approved by the City of White House. When a separate post is required for these signs, a post that matches the style and color of the streetlight poles shall be used. Posts shall be installed neatly in the pavement or planting area. See Exhibit 33.1.

Traffic Control Signs

Traffic control signs such as stop, yield, speed limit, driver information and parking restriction signs shall be attached to the streetlights where possible, with the proper attachment finished to match the streetlight pole. When a separate post is required for these signs, the post must be black and match the style of the streetlight poles. Posts shall be installed neatly in the pavement or planting area.

Information Signs Throughout Town Center

Information signs have more flexibility with regard to their design than traffic control and street name signs. The specific design will be left to the parcel owner but shall be subject to all applicable codes, including the City of White House Unified Development Ordinance (UDO), and the standards that follow. Each business is limited to one sign except as noted herein. Corner buildings are permitted to apply the following standards to the two street frontage sides only as permitted by the City of White House Unified Development Ordinance (UDO).

Building Signs

Signs affixed to the exterior of a building shall be architecturally compatible with the scale, style, composition, materials, colors, and details of the building. Consideration should also be given to other signs used on the building or its vicinity. Signs shall be designed as an integral part of a building and should fit within

the existing facade features. They shall be confined to signable areas, shall not interfere with door and window openings or pedestrian and automobile traffic, or obscure the composition of the facade where they are located. Whenever possible, signs located on buildings adjacent to each other are encouraged to be the same height in order to create a unified sign band.

Sign messages shall be limited to logos, names and street address information. Signs and graphics should be simple and easily understood. Illuminated signs (signs lit from within) shall not be permitted unless approved by the City.

Signs shall be mounted so that the method of installation is concealed. Drilling to provide electrical services should also follow the same rule.

DESIGN STANDARDS - SIGNAGE



Exhibit 34.1 - Wall Signage



Exhibit 34.2 - Wall Signage

Wall-Mounted Signs

Wall-mounted signs typically include parapet signs and building identification plates. Wall-mounted signs shall be used on commercial and business buildings facing on public streets only. Information on wall-mounted signs shall be limited to the business name and logo. Building identification plates near entrances may also provide address information.

The following standards for wall-mounted signs shall be met:

1. The sign shall only be affixed to the front facade of the building, except as noted in these standards, and shall not project outward from the wall to which it is attached more than six inches.

2. The area of the signboard shall not exceed five percent of the ground floor building facade area or 24 square feet, whichever is less.

3. The maximum permitted height is fifteen feet above the front sidewalk elevation, and shall not extend beyond the base of the second floor.

4. The height of the lettering, numbering, or graphics shall not exceed ten inches.

One wall-mounted sign, not exceeding six square feet in area, shall be permitted on any side or rear entrance that is open to the public only when permitted by the City of White House Unified Development Ordinance (UDO).

Wall-mounted directory signs identifying the occupants of a commercial or office building, including upper story businesses are permitted provided the following standards are met.

1. The sign is located next to the entrance.

2. The sign shall not project outward from the building wall to which it is attached more than six inches.

3. The sign shall not extend above the parapet, eve, or building facade.

4. The area of the signboard shall not exceed three square feet.

5. The height of the lettering, numbers, or graphics shall not exceed four inches.

Night lighting may be provided if desired.

Service entrances may be identified with one sign not exceeding two square feet.

Directional signs are permitted to direct traffic to rear parking lots. These signs may be freestanding or wall-mounted on the side or rear facades of buildings, but shall be limited to three square feet in area.

DESIGN STANDARDS - SIGNAGE



Exhibit 35.1 - Building Signage

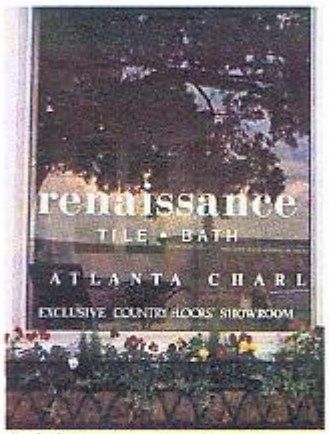


Exhibit 35.2 - Window Signage

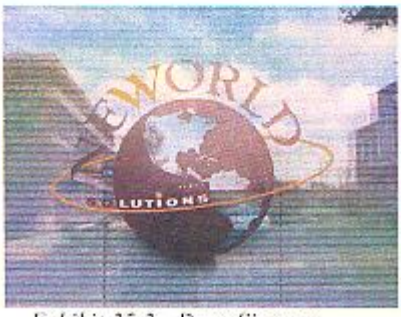


Exhibit 35.3 - Door Signage

Projecting Signs

Projecting signs are encouraged on retail and professional buildings. They include graphic or icon signs, mounted perpendicular to the building wall and typically are located over pedestrian walkways. These signs are permitted provided the following standards are met.

1. The signboard shall not exceed an area of six square feet.

2. The distance from the ground to the lower edge of the signboard shall be eight feet or greater.

3. The height of the top edge of the signboard shall not exceed the height of the wall to which it is attached, if attached to a single story building, or the height of the sill or bottom of any second story window, if attached to a multi-story building.

4. The distance from the building to the signboard shall be a maximum of six inches.

5. The width of the signboard shall not exceed three feet.

6. The height of the lettering, numbers, or graphics shall not exceed eight inches.

Projecting signs are not permitted in conjunction with wall-mounted signs unless a combination is approved by the Planning Commission.

Painted Window or Door Signs

Painted window or door signs that give information about the establishment are also permitted given that they meet the following standards:

1. The sign shall not exceed twenty percent of the window area or ten percent of the door area.

2. The sign shall be silk screened or hand painted.

3. The height of the lettering, numbers, or graphics shall not exceed four inches.

Window or door painted signs are limited to one per establishment, painted on either the window or the door, but not on both. They may be used in conjunction

with one of the following: a wall-mounted sign, a freestanding sign, a projecting sign or a valance awning sign.



Exhibit 36.1 - Awning Signage



Exhibit 36.2 - Directory Signage

Awning Signs

Awning signs are permitted for ground floor use only to provide the establishment's name or address. Businesses shall be limited to two signs on either the awning or valance, but not on both. Awning signs used as main signs shall not be used in conjunction with wall-mounted signs. The following standards determine their size based on use.

1. If acting as the main sign, it shall not exceed ten square feet in area and the height of the lettering, numbers, or graphics shall be a maximum of eight inches.

2. If acting as an auxiliary business sign, it shall be located on the valance only and the height of the lettering, numbers, and graphics shall not exceed four inches.

Freestanding Signs

Freestanding signs will be allowed only with the approval of the City within the Town Center. These signs shall be designed to reflect the scale and character of the related building architecture and incorporate the appropriate materials and colors. Freestanding signs in the Town Center shall be monument signs complying with Section B.4-2.4(7) Monument Sign and Table B.4.1 Freestanding Sign Spacing and Setbacks of the UDO; pole/pylon signs are not permitted (Table B.4.4). Directories and kiosks shall meet the standards that follow.

Directories / Kiosks

Directories will be required in certain areas throughout the City of White House. These directories will be of a standard custom design established by the City in order to be instantly identified as a directory. Directories shall contain a map to orient the user and be lighted for night use.

DESIGN STANDARDS - SIGNAGE

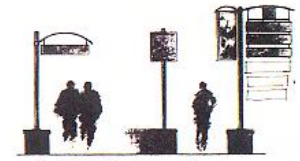


Exhibit 36.3 - Directories

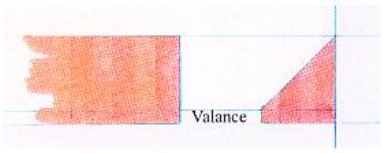


Exhibit 36.4 - Valance sample



Exhibit 36.5 - Sample of a storefront valance

Well designed, properly installed plantings will be a part of the City of White House streetscape. Landscaping creates a sense of place, provides shade, reduces glare, and helps to form public spaces and street corridor edges. These plantings are intended to create a lush, green atmosphere. A variety of plantings is encouraged to maintain the long-term health of the plants and to foster an environment that is diverse in flora and fauna. Extensive monocultural plantings are discouraged, except in street tree planting. The design standards for some of the planting areas are provided in these standards; other plantings in the streetscape are encouraged, but the specific design may be determined by the individual parcel owner.

All plants installed in the City of White House shall meet the American Standard for Nursery Stock latest edition as published by the American Association of Nurserymen. Plants shall be sized and spaced to provide adequate impact upon installation, meaning the plantings should “fill in” in one to two years. All plantings shall be mulched using double shredded hardwood bark mulch, unless otherwise noted in these standards.

General Landscape Requirements

Landscaped areas are used to frame and soften structures, to define site functions, to enhance the quality of the environment, and to screen undesirable views. Landscaping should express the three dimensions of the project and should continue patterns of landscaping in the surrounding area. The following list are a few basic guides that shall be enforced in order to maintain an aesthetically pleasing, healthy environment.

1. Refer to the Zoning Ordinance for the City of White House, Section 3-136: List of Trees and Shrubs for recommended plant schedule. The following applies to the Zoning Ordinance:
   A. Callery (Bradford) pear, Pyrus calleryana (all varieties), is prohibited, as listed in Section B.6 of the UDO.

B. Crape myrtles may be used only as permitted in Table B.6.3 Recommended Plant Species of the UDO.

2. Landscape beds must use the tiering system: grasses and groundcovers in the front, shrubs in the middle, and trees or upright shrubs in the back.

3. Ornamental trees may be planted under overhead lines.

4. Use flowering vines on walls and arbors.

5. Berms, plantings, and walls can screen outdoor areas from wind.

6. Landscape plant materials shall not be topped, sheered, or altered in any fashion.

7. Landscape must be drought-tolerant wherever possible.

8. Landscape should be in scale with adjacent buildings and of appropriate size at maturity to accomplish goals.

9. Majority of the building's base must be landscaped to soften the edge between surrounding areas and the structure.

10. Landscaping must be protected from vehicular and pedestrian encroachment by raising planting surfaces, depress walks, or the use of curbs.

11. All proposed trees shall be staked at installation unless located within the Right-of-Way.

12. After final installation, a landscape inspection will occur on site, comparing the count to the plan as well as the health status of the plants. Any plant that is in poor condition must be replaced within the next planting season.

13. Overall landscape must be approved by the City of White House.

14. Existing street trees shall count towards the landscape requirements.

Preservation / Replacement

Significant landscaping shall be preserved whenever feasible. Tree preservation, Tree Save Areas, and Significant and Heritage tree protection shall comply with Section B.6-6 Tree Preservation of the UDO. In some particular instances the City may find that the removal of certain trees could foster the growth of others; such clearing may only be permitted with the specific authorization of the City of White House.

DESIGN STANDARDS - LANDSCAPING

The following measures shall be followed to protect existing trees on a developing site:

1. Tree Survey

Applications for grading, building, demolition and change of use permits on all property except that which is excluded shall provide a tree survey that shall include all trees 4 inch DBH and larger within the site and all trees over 1 inch caliper and 6 feet in height within the City or State right-of-way. Stands of dense thickets of trees may be indicated by massing with the significant perimeter trees surveyed and average DBH noted.

2. Tree Protection and Planting Plan

All applications

- A tree and root protection zone plan for the existing trees of 4 inches DBH and larger on the site and trees located within the public Right of Way.
- Tree removal, replacement, and mitigation shall comply with Section B.6-6.4 Tree Save Area Requirements and Section B.6-6.5 Significant Tree Mitigation of the UDO. Replacement trees are in addition to normal landscape requirements.

3. Tree Replacement and Protection

When trees designated or planted in accordance with the above requirements die or are removed for any reason, they must be replaced during the next suitable growing season in a manner, quantity and size approved by the City. Wheelstops, curbs or other barriers shall be provided where trees might otherwise be damaged by vehicles. Trees shall be allowed to grow to their natural height and form. Topping of trees is prohibited.

Additional requirements for specific plant types are as follows:

Lawn: Seed and sod cultivars shall be varieties that are native to the middle Tennessee area.

Groundcover: Groundcovers are permitted as a substitute for lawn where appropriate, such as, an area with no foot traffic and little or no sun.

Seasonal Color: Annuals, biennials and perennials are permitted to provide seasonal flower color. Seasonal color is encouraged in the building zone and open spaces and can be used to highlight entrances and signs.

Shrubs: Shrubs shall be planted in unified mass plantings. Unless a shrub serves as an accent plant, the planting of individual shrubs should be avoided.

Trees: Trees other than those specified for street trees may be used in planting where there is adequate room. Parcel owners are encouraged to use flowering

and ornamental trees especially at entrances.

Landscape as Screening

Landscaping may be used to screen certain objects from public view, such as parking areas, HVAC units, outdoor storage, dumpsters, service entrances, and loading docks. If landscaping is used for this purpose, it must meet the following requirements.



Exhibit 39.1 - Parking screening

Parking Areas

Parking areas shall be screened in accordance with Section B.5-11 Parking Area Screening and Landscaping of the UDO. The following supplements those standards:

1. Provide a continuous perimeter planting strip, an average of eight (8) feet wide measured from the edge of parking, containing trees and evergreen shrubs meeting Section B.5-11.2 Perimeter Landscape Material of the UDO.

2. The average eight (8) foot wide planting strip may be substituted for a five (5) foot planting strip with the masonry/fence option as outlined below.

Parking Areas (Perimeter Plantings)

The following is a list of characteristics the perimeter planting bed must contain:

1. Shrubs shall be evergreen, planted a maximum of five (5) feet on center and a minimum of three (3) feet from the back of curb, and shall meet the size and mature height standards of Section B.5-11.2 and Table B.6.2 of the UDO.

2. Trees shall be provided at a minimum of one (1) tree per fifty (50) feet of parking area perimeter and shall meet the minimum size standards of Section B.5-11.2 and Table B.6.2 of the UDO. Understory trees may be substituted for canopy trees where overhead lines are present. Existing trees may be used to satisfy these requirements.
   1 ¾" caliper minimum and spaced 35 to 40 feet on center. Existing trees may be used to satisfy these requirements.

3. Openings in the landscape shall be provided for access, but the width of such openings shall be limited to the width that is required to access the areas or equipment.

4. No trees shall be planted on underground utilities if its growth might interfere with the installation or maintenance of any public utilities.



Exhibit 39.1 - Parking screening

5. If the masonry wall/fence option is used the following shall apply:
   A. Be a minimum of three feet and maximum of 6 feet tall.
   B. Be constructed in a durable fashion complimenting the building materials. Chain link fencing shall not be permitted. Variations of building materials (i.e. solid wood planking) shall be approved by the Planning Commission.
   C. Shall not be stockade style in appearance by the use of solid fencing. Masonry columns shall interconnect fencing at a minimum of 50 feet on center. Undulating fence and providing fronting evergreen vegetation may be used to eliminate the stockade appearance.

Parking Areas (Internal Plantings)

Not only does the perimeter of the site need special landscape attention, but the interior of the site must be landscaped as well. In order to enhance the architecture of a site, the landscape must frame the structure as well as the surrounding area. Below are necessary elements in improving the site visually by reducing the negative impacts associated with large areas of pavement as well as minimizing the summer glare and heat buildup.

1. Based on parking area size and layout, trees shall be planted within the paved parking area so that each parking space is within sixty (60) feet or less of a tree. Perimeter trees and street trees may be used to satisfy this requirement.

2. Interior and terminal parking islands, including the number of contiguous parking spaces, island dimensions, and trees per island, shall comply with Section B.5-11.3 Parking Area Landscaping Standards of the UDO. All islands shall be protected from vehicular traffic by a minimum six (6) inch high curb.

3. Landscape islands, based on the above requirements, shall be at a minimum sodded, seeded, or mulched. Applications are strongly encouraged to plant trees, shrubs, annuals, perennials, ornamental grass, and/or groundcover

within landscape islands.

4. Landscape strips along buildings shall maintain a minimum width of five (5) feet from back of curb to building.

5. Parking bays shall be separated from buildings by landscaped areas and/or protected walkways.

6. A terminal island shall be provided at the end of each parking row in accordance with Section B.5-11.3(2) of the UDO.

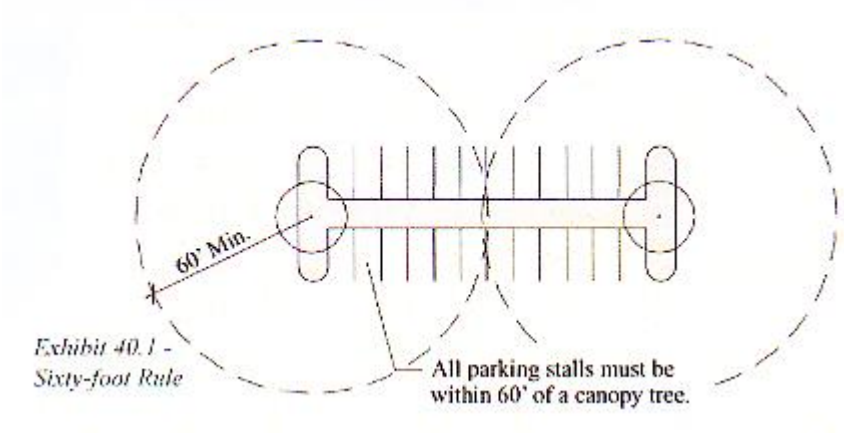


Exhibit 40.1 - Sixty-foot Rule

7. All trees planted within the parking islands shall be canopy.

8. Trees within parking islands shall be provided at the rate required by Section B.5-11.3 of the UDO.





DESIGN STANDARDS - LANDSCAPING









HVAC Units and Outdoor Storage

All HVAC units and outdoor storage facilities must be kept at the rear or side of the building. These areas must be landscaped heavily with upright evergreen trees and shrubs, visually screening from pedestrian and vehicular activity.

1. Screening and planting buffers shall be a minimum of six (6) feet high or rising to two (2) feet above material or equipment being stored, whichever is greater.

2. Outside storage of debris, non-licensed vehicles, wood and similar items that could be classified as attractive nuisances shall be prohibited.

Dumpsters

All dumpsters must be kept at the rear or side of the site, away from pedestrian and vehicular activity. The dumpster areas must be enclosed with an opaque fence or masonry wall (see the pictures to the left) and maintain upright evergreen shrubs along the perimeter of the fence.

1. Evergreen landscape must wrap around three sides of the fence, allotting the fourth side as the entrance.

2. The enclosure shall comply with Section B.7-5.3 Service Area of the UDO: screened on three (3) sides by a fence or wall a minimum of six (6) feet in height, with a solid gate a minimum of six (6) feet in height on the fourth side.

3. The finished side of the fence shall face the abutting properties.

4. Dumpster pad screen wall to be split face block painted/tinted to match building exterior.

Service Entrances

Service areas shall be visually screened from its surrounding environment: residential districts, arterial streets, collector streets, and expressways / freeways. This may be accomplished through the orientation of the service area, landscaping with evergreen trees and shrubs, berming, or installing a wall. No matter which choice is incorporated into the design, the feature must provide a six (6) foot barrier between the service area and the area to be screened.

Loading Docks

Loading docks must be placed in the rear or side of the building, hiding it from pedestrian and vehicular activity. This area must be concealed by a wall with material to match the primary structure.

Landscape as Buffering

Landscaping may also be used as a buffering / berm technique when a commercial site abuts a residential zoned area. However, berms are not permitted within the town center because they are not conducive to elements within the downtown character. Below displays the standards set forth for landscape buffering.

1. Buffers shall be required when a different use is being developed abutting an existing developed lot or vacant lot.

2. Refer to Section B.7 Bufferyard Standards of the UDO, including Table B.7.1 Bufferyards and Table B.7.2 Bufferyard Types by District, for the landscape requirements for each buffer type.

3. One hundred percent of the applicable buffer requirements shall be the responsibility of the developing land use.

4. If the land use relationships between two abutting properties change so that a lesser buffer would be required, the width of the buffer may be reduced accordingly.

5. The width of a required buffer may be reduced where a wall, fence, or berm is provided, as set forth in Section B.7-2.1 General Standards and Section B.9-1.3 Earthen Berms of the UDO, subject to the following conditions.
   A. Any fence or wall shall be constructed in a durable fashion of brick, stone, wood posts and planks, or other masonry materials. No more than twenty-five (25) percent of the fence surface shall be left open and the finished side of the fence shall face the abutting property.
   B. Walls and fences shall be a minimum height of six (6) feet.
   C. Berms shall be a minimum height of four (4) feet, shall not exceed eight (8) feet in height, and shall have a maximum slope of 3:1, consistent with Section B.9-1.3 of the UDO.
   D. Berms shall be stabilized to prevent erosion and landscaped.
   E. Reductions in required trees and shrubs where a wall, fence, or berm is provided shall be as set forth in Section B.7-2.1 and Section B.9-1.3 of the UDO.

6. Required trees and shrubs shall meet the following standards:

A. Forty (40) percent of the required trees within the buffer shall grow to be large, maturing trees.
B. All trees shall meet the minimum size standards of Table B.6.2 Plant Typologies and General Descriptions of the UDO.
C. Evergreen trees shall meet the minimum height standards of Table B.6.2 of the UDO.
D. Twenty-five (25) percent of all trees within the buffer shall be evergreen.
E. Shrubs shall be evergreen, shall meet the minimum size standards of Table B.6.2 of the UDO, and shall grow to five (5) or six (6) feet within four years.
F. Twenty-five (25) percent of the shrubs may vary from the above restrictions:
   - Shrubs may be deciduous.
G. Shrubs planted on a berm may be smaller provided the combined height of the berms and plantings are at least six (6) feet after four years.
H. Vegetation shall be picked from the list as listed in Table B.6.3 Recommended Plant Species of the UDO
I. All specifications for the measurement, quality, and installation of trees and shrubs shall be in accordance with the 'American Standards for Nursery Stock' published by the American Association of Nurserymen, and free of disease.

7. The arrangement of trees and shrubs in the buffer area shall provide a visual separation between abutting land uses. Shrubs shall be massed in rows or groups to achieve the maximum screening effect.
8. If existing vegetation meets the intent of buffering / screening, but the plant materials are not on the approved landscape list, the Director of Planning and Codes must determine whether the material is acceptable. If so, the requirements for plant materials may be waived.

Alternative to Buffer and Screening Requirements

If there is unusual topography or elevation, awkward size, abnormal soil or other sub-surface, or the presence of a required buffer or screening on adjacent developed property that would make strict adherence to the requirements of this section serve no meaningful purpose or physically impossible to install and maintain the required buffer or screen, the Planning Commission may alter the requirements of this section as long as the existing features of the development site comply with the spirit and intent. Such an alteration may occur only at the request of the property owner, who shall submit a plan to the Director of Planning and Codes showing existing site features that would buffer or screen the proposed use and any additional buffer materials the property owner will plant or construct to buffer or screen the proposed use. The Planning Commission shall not alter the requirements unless the developer demonstrates that existing site features and any additional buffer materials will screen the proposed use as effectively as the required buffer or screening.

Landscape Charts

See Table B.7.1 Bufferyards and Table B.7.2 Bufferyard Types by District of the UDO for buffering requirements. Refer to Table B.6.3 Recommended Plant Species of the UDO for recommended plant material. Below is a list of changes that shall be noted from the plant list of the UDO:

1. Callery (Bradford) pear, Pyrus calleryana (all varieties), is prohibited, as listed in Section B.6 of the UDO.
2. Crape myrtles may be used only as permitted in Table B.6.3 Recommended Plant Species of the UDO.

Outdoor Lighting Standards

Outdoor lighting has a significant impact on the safety, security and visual quality of the City and its associated developments. In addition to security purposes, lighting can be used as a landscape element to help unify the individual components of the City as well as to distinguish individual buildings and spaces as appropriate focal points. Driver and pedestrian orientation can be aided by providing a hierarchy of lighting effects that correspond to the different zones and uses of a site. During the day, lighting fixtures are a part of the visual character of the site design. At night, if not properly designed, outdoor lighting can be a major intrusion upon adjacent properties, right-of-way and regional vistas.

DESIGN STANDARDS – LIGHTING & UTILITIES

As lighting function changes from roadway orientation to a parking or pedestrian orientation, the consistency in style and design should be maintained. Lighting should reduce adverse impacts on adjacent sites and minimize energy consumption. The intensity and location of the lighting should be the minimum necessary for safety. Light fixtures should be sufficiently shielded to eliminate glare and nuisance light pollution onto adjacent properties and motorists. Light fixtures should be in proportion to the building mass and scale of the surrounding environment. Refer to the Streetscape Lighting Standards section for detailed information on Downtown streetscape lighting.

Specific standards for outdoor lighting, which are to be considered in design, are:

1. All lighting fixtures shall meet IESNA cutoff criteria. The light from any luminaire shall be shaded, shielded or directed to prevent direct light from being distributed beyond an angle of thirty-five (35) degrees from a vertical plane onto adjacent properties and/or surrounding areas. Unshielded lamps, bulbs and tubes are not permitted, except for temporary holiday lighting.

2. A grid photometric Lighting Plan, showing pole locations and maintained horizontal illuminance at grade shall be provided. This grid shall extend until 0.0-foot candle is maintained. Detail drawings of poles and fixtures shall also be provided on the lighting plan. The detail or fixture schedule shall denote the color and height of each pole and fixture.

3. The maximum illumination at property lines shall comply with Section B.10-1.6 Maximum Illumination of the UDO.

4. Light fixture heights, including base, shall comply with Section B.10-5.3 Parking Area Lighting Standards of the UDO. Lighting fixtures within a planned development shall be consistent in design and height.

   Shoebox style lighting fixtures shall not be used for poles of sixteen (16) feet or less in height. Light fixtures and light pole cut sheets shall be provided on the lighting plans.

5. Parking areas shall be lighted using pole mounted lighting fixtures. The fixtures shall be located within or adjacent to the parking areas in landscape areas or islands for safety and aesthetic reasons. Light poles shall yield to the location of existing and proposed trees.

6. Attached building or wall pack lighting used for security or aesthetic affect shall be screened by the buildings architectural features or contain a 35 degree

cutoff shield. In no case shall parking areas be illuminated by building mounted lights.

7. Lighting along pedestrian pathways should be at a scale appropriate for pedestrians while providing optimum visibility.

8. No luminaries shall have any blinking, flashing or fluttering lights or other illuminating device which has a changing light intensity, brightness or color nor is any beacon light permitted, except those required for fire alarm and/or emergency systems.

9. Fixtures used for architectural lighting, such as façade, feature and landscape lighting, shall be shielded and aimed or directed so as to preclude light projection beyond immediate objects intended to be illuminated and shall not extend beyond structure and property line. The scale and color of architectural lighting shall be determined by the Planning Commission based on the area of city and architectural feature or landscaping that is proposed to be illuminated. Bright colors and exposed bulbs shall be prohibited. Lighting fixture shall be a low wattage fixture. Planning Commission may require photo samples and lighting fixture information with plan submittals.
10. Light fixtures shall be indicated on the landscape plans.

11. Canopy-mounted lights shall be recessed with flush mounted lenses.

12. White light is required. Metal halide, color corrected mercury vapor and color corrected high-pressure sodium lamps are preferred. Low-pressure sodium is prohibited.

13. Light Fixtures shall be of a type and design appropriate to the lighting application and aesthetically acceptable to the City.

14. Neon lights are prohibited.

Illumination, where required shall, as a maximum, have the intensities and uniformity ratio in the Lighting Handbook of the Illuminations Engineering Society of North America (IESNA), 8th Edition, as follows

USE	MAINTAINED FOOTCANDLES	*UNIFORMITY AVERAGE: MINIMUM
PARKING: COMMERCIAL		

DESIGN STANDARDS – LIGHTING & UTILITIES

USE	MAINTAINED FOOTCANDLES	*UNIFORMITY AVERAGE: MINIMUM
- High Activity (Regional shopping centers / fast food / facilities / civic / cultural events)	0.9 Min.	4:1
- Medium Activity (Community shopping Centers / office parks / hospitals / recreational events)	0.6 Min.	4:1
- Low Activity (Neighborhood shopping / industrial employee parking / schools / church parking)	0.2 Min.	4:1
Non-Residential Walkways and Bikeways	0.5 Avg.	5:1
Building Entrances	5.0 Avg.	-

* The Uniformity Average: Minimum stands for the uniformity ratio comparing the average illumination with the minimum footcandle value.

Utilities

All on-site utility services on any lot or within utility easement areas shall be located underground, except for transformers, vaults, meters, control boxes or other items not generally designed to be placed underground. Temporary overhead power lines may be installed for the period during which improvements are constructed on any lot and provided, further, that such temporary overhead power lines shall be dismantled upon completion of construction of such improvements.

"There are opportunities that will enhance the standard of living within our community, opportunities that will create a better sense of 'place' for everyone. We need to set a new standard for design and commercial development within this community; a standard that will go beyond a typical small residential town's planning efforts...changes that will foster the growth of community and family."

- The Architecture Steering Committee

The quality of a development is largely determined by the characteristics of the buildings within it. For this reason, special attention must be given to the design of each building within the City of White House. This section sets forth standards that address each of the following:

- Size (height, massing, and scale)
- Materials

- Color

Design decisions related to the architecture must take into consideration the impact on the streetscape, the pedestrian scale of the development, and the characteristics of adjacent buildings to ensure compatibility and continuity in design.

Building Height, Massing & Scale

The height, mass and scale of the buildings and the features that comprise each building facade can affect the feel and character of the streetscape. Buildings shall be designed to reinforce the human scale of the pedestrian environment.

The impact that a building's size has on the pedestrian environment can be controlled by stepping upper floors back, thereby creating a break in the facade and allowing more natural light on the street. Also, details incorporated into the facades of buildings such as windows, doors, a jog in the building wall, or a change in building materials to accentuate certain architectural features can also make a relatively large building appear smaller.

To maintain a pedestrian scale, buildings within shall adhere to the following:

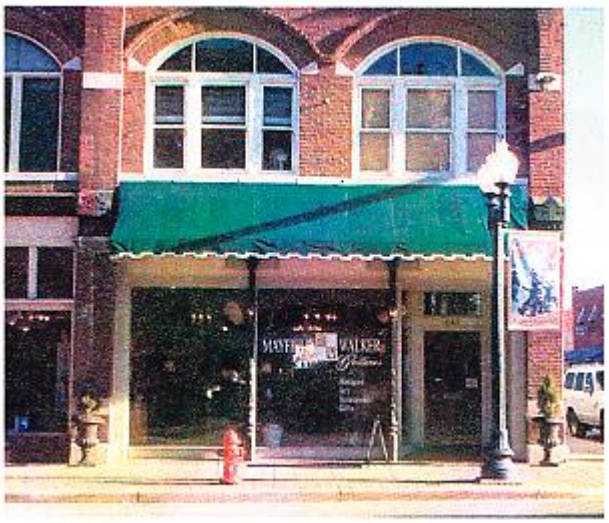
1. Building heights shall not exceed thirty-five (35) feet except as permitted by the City of White House Unified Development Ordinance (UDO).

2. Building design shall incorporate architectural features to reduce scale. Acceptable features include, but are not limited to columns, entry porches, arcades, canopies, step-downs, step-backs, roof elements, vertical and horizontal banding, pilasters, color variations, window treatment, textures, and change of materials.

3. Blank walls at ground floor street facades are not permitted.

4. Ground floor street facades shall have windows and doors that make up a minimum of sixty (60) percent of the facade.

5. Public entries shall be provided with shelter such as canopies, arcades or porches.



DESIGN STANDARDS – ARCHITECTURAL STANDARDS

Building Materials and Colors

The combination of building materials and colors used within the City of White House will also have an impact on the overall character of the development. While the use of a variety of materials and colors is permitted, it is important that each building utilizes them in a manner that creates an aesthetically pleasing composition and is compatible with the materials and colors of adjacent buildings and streetscape elements. The materials and colors proposed for each building are subject to review and approval by the City and should be specified on all plans submitted to the City.



1. All exterior walls, other than windows and doors, shall be comprised primarily of one material. Complementary secondary materials are recommended to provide detail and scale. The architectural treatment shall extend to all sides of the building, and to all accessory structures. The primary material shall extend over a minimum of fifty (50) percent of the exterior wall, excluding windows and doors.



2. Buildings on the same site shall be compatible in material and color selection.



3. Primary colors should be muted, and bright colors used sparingly.

4. Fences and screens that are attached, or extend from the building, shall be comprised of permitted materials that match or compliment the building facades.

5. Preferred wall materials are brick, natural and cultured masonry stone, Hardi-board, and painted wood clapboard (similar to White House historical structures). Brick and stone materials shall be masonry material.

6. Stucco (including synthetic stucco) is permitted as a secondary material and shall cover no more than 40 % of exterior walls, excluding windows and doors, only when used with a primary material constructed of a preferred material or shall cover no more than 20% of exterior walls, excluding windows and doors, when used with a primary material constructed of split face block. Where stucco is used, a masonry base shall be provided at a minimum of five (5) feet in height.

DESIGN STANDARDS – ARCHITECTURAL STANDARDS

7. Metal roofs are acceptable and decorative metal wall materials are also acceptable when used as accents to create interest are permitted but shall not exceed fifteen (15%*) percent of building walls. Concrete block shall be painted to match the primary material and shall be relegated to the rear of the building only and where it is not visible.

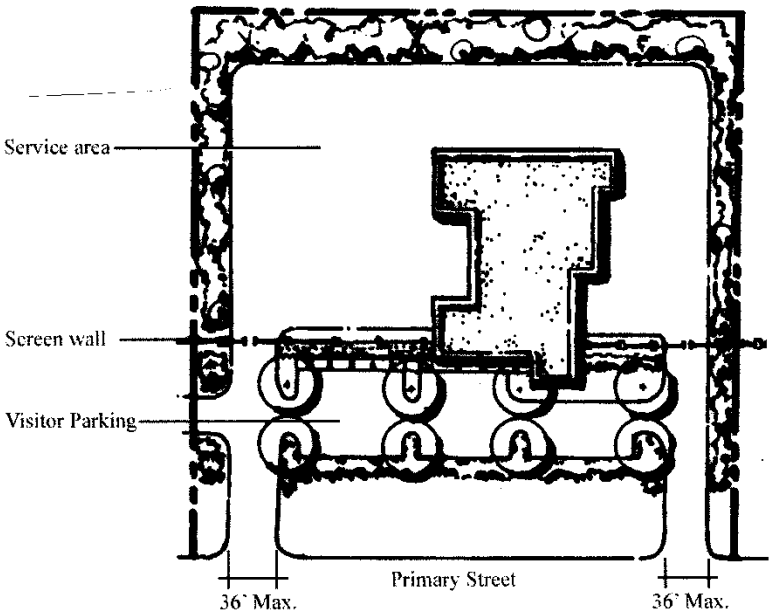


Exhibit 48.1 - Driveway cuts shall be regulated per section 3.090 Access Control of Zoning Ordinance of the City of White House.

8. Split-face concrete block is permitted as a primary material and shall cover no more than 75% of exterior walls, excluding windows and doors, only when the secondary materials are constructed of a preferred material or 60% of exterior walls excluding windows and doors, when used with a secondary material constructed of stucco. The stucco shall be limited to 20% of exterior walls, excluding windows and doors. The remaining 20% of exterior walls shall be constructed of a preferred material.

9. Sloping roofs shall have durable materials. Metal with standing seems is the preferred material. Shingles are permitted.

10. Flat roofs must have parapets that screen roof top equipment and mechanical penetrations.

11. Awnings are permitted. Materials and colors are to be submitted to the City for approval.

Site Planning

The primary elements of a well-planned industrial site are as follows:

1. Controlled site access.

2. Service and loading areas are located to the sides and rear of the building.

3. Convenient visitor parking is relegated to the front of the site.

4. Proper screening of storage, work areas and mechanical equipment.

5. Screen walls for storage and service areas are provided.

6. Positive building street presence and landscaping.
   A. A variety of building and parking setbacks should be provided to avoid long monotonous building facades.
   B. A minimum five (5) foot landscape strip shall be provided between parking areas and the building.
   C. Building placement which creates opportunities for plazas, courts, or gardens is encouraged.

Access and Circulation

Parking lots and loading facilities should be designed with each other in mind while not dominating the industrial site.

1. Parking lots and cars should not be the dominant visual elements of the site. Large expansive paved areas located between the street and the building should be avoided in favor of smaller multiple lots separated by landscaping and buildings.

2. Site access and internal circulation should be designed in a straight forward manner which emphasizes safety and efficiency. The circulation system should be designed to reduce conflicts between vehicular and pedestrian traffic, provide adequate maneuvering and stacking areas, and consideration for emergency vehicle access.

3. Entrances and exits to and from parking and loading facilities shall be provided and clearly marked with appropriate directional signage and pavement markings.

4. A vehicle entering the parking facility shall not be required to enter a street to move from one location to any other location within the parking facility or premises.

5. Parking lots adjacent from public streets shall be heavily screened through the use of rolling earth berms, low screen walls, changes in elevation, landscaping or combinations thereof.
6. See General Parking Standards.

Landscaping

1. For industrial uses, landscaping should be used to define areas such as entrances to buildings and parking lots, define the edges of various uses,

provide transition between neighboring properties (buffering), and provide screening for outdoor storage, and loading and equipment areas.

2. See Landscape as Screening and Section B.5-11 of the UDO for landscape parking standards.

Architecture

The desirable elements of architectural qualities and design elements for buildings that are most actively encouraged are:

Massing and Scale:

1. Building heights shall not exceed thirty-five (35) feet except as permitted by the City of White House Unified Development Ordinance (UDO).

2. Blank walls at ground floor street facades are permitted only in combination with landscape plantings as prescribed by these standards and the City of White House Unified Development Ordinance (UDO).

3. Public entries shall be provided with shelter such as canopies, arcades or porches.

Screening and loading facilities:

1. Preferred location of service entrances, loading facilities, exterior mechanical/electrical equipment and dumpsters is at the rear of building. Other locations shall require the approval of the City of White House.

2. Service entrances, loading facilities, exterior mechanical/electrical equipment and dumpsters shall be screened from main arterial roadway by landscape screening as prescribed by these standards or physical screening using permitted building materials. New chain link and barbed wire fencing may be used at other locations only in combination with landscape plantings as prescribed by these standards.

3. Roof top equipment shall be screened from all sides.

Street facades with blank walls longer than one-hundred (100) feet shall include landscape plantings of trees and evergreen shrubs to break up the monotony of the wall.

DESIGN STANDARDS – MISCELLANEOUS

Outside Storage and Appurtenances

No articles, goods, materials, incinerators, storage tanks, refuse containers or like equipment shall be kept in the open in front of any buildings or exposed to public view or view from any neighboring properties. Water towers, storage tanks, transformers, pump houses, processing equipment, stand fans, cooling towers, communication towers, vents, stacks, skylights, mechanical rooms and any other structures or equipment (whether freestanding or roof mounted) shall be architecturally compatible or effectively shielded from public view by an architecturally approved method organized in an aesthetically pleasing and architectural manner to provide a "roofscape".

1. Outdoor storage areas are prohibited in required front yards.

2. Storage operations, except for live, vegetative products, shall be limited to the inside of buildings unless completely screened and covered and within required setbacks.

3. Uncovered and unscreened areas used for storage of live, vegetative products shall also be designated on the Site Plan.

4. Screening and planting buffers shall be a minimum of six (6) feet high or rising to two (2) feet above material or equipment being stored, whichever is greater.

5. Loading berths shall be within the building or concealed by means of a screening wall of material similar to and compatible with that of the building.

6. No parking spaces, fire lanes or traffic lanes shall be used for storage of materials.

7. Storage containers, whether stationary or on wheels, shall be prohibited.

8. Outside storage of debris, non-licensed vehicles, wood and similar items that could be classified as attractive nuisances shall be prohibited.

9. Vehicle dealerships are exempt from items 1, 2, and 4. With item 8, dealerships are allowed to have non-licensed vehicles; however, debris, wood and similar items shall be prohibited.

10. Industrial Uses are exempt from items 2, 7, and 8.

Temporary Trailers

DESIGN STANDARDS – MISCELLANEOUS

Temporary trailers may be required on site for specific purposes, such as providing a temporary field office while construction of a particular portion of the development is taking place. Marketing trailers may also be required to provide office space until a permanent sales and marketing office is constructed. Each trailer placed on the site shall meet the following standards. The design, location and construction of trailers must be approved by the City of White House prior to the use of such trailers on the properties.

Primary Streets - Roadways designed to move high volumes of traffic between various points within a region. Typically, these roadways have limited access and connect with collector streets.

Buffer - A strip of land that physically separates two or more different land uses. These areas are typically landscaped with evergreen plants or contain walls that strengthen the barrier between uses.

Building Scale - The relationship between the mass of a building and its surroundings. This includes the street width, open space, and mass of adjacent buildings.

Building Zone - Zone of transition from the building streetwall to sidewalk.

Built-to-Line - A boundary or alignment, usually parallel to the property line, along which a building or structure must be placed. It usually establishes the maximum distance away from the property line or the curb that a building or structure may be placed.

Caliper - The diameter of a tree trunk measured in inches, six inches above ground level for trees up to 4” in diameter. Trunks over 4” in diameter should be measured 12” above ground level.

Collector Streets - Roadways that serve internal traffic movements by connecting several local streets with an atrial roadway.

Corridors - A long passageway connecting two or more points that may include rail lines or a major roadway.

DESIGN STANDARDS – DEFINITIONS

Courtyards - Courtyards are small, decoratively paved open spaces located in conjunction with civic, retail, commercial, or business uses.

Curb Zone - Zone of transition from the sidewalk to the street.

Facade - A building face or wall.

Freestanding Planter - Pots, hanging baskets and window boxes.

Gateway - An architectural feature or landscaping that signifies a transition between one space and another or a principle point of entrance to a district or a neighborhood.

Greenway - A greenway is an area of open space interspersed throughout and along the perimeter of the development.

Grid Street Pattern - A network of parallel and perpendicular streets intersecting at 90-degree angles, forming rectangular blocks of land.

Human Scale - The relationship between the dimensions of a building, structure, street, open space, or streetscape element and the average dimension of the human building.

Local Streets - Roadways that provide direct access to the adjacent land. These roadways typically accommodate low volumes of traffic.

Modified Grid Street Pattern - A network of streets that is similar to a grid street pattern but is modified to incorporate curves in roadways or diagonal streets. This pattern is useful in areas where the roadway design must be sensitive to topography, existing development, or other constraints.

Multi-Modal - Accommodating various modes of transportation including bicycles, pedestrians, transit vehicles, and automobiles.

Neighborhood Parks - Neighborhood Parks are areas for active and passive recreation within walking distance of residential areas.

Pedestrian Zone - Zone of concentrated pedestrian movement along a sidewalk, bound by the building zone on one side and the curb zone on the other.

Planting Strip - Narrow planting bed typically located between two paved areas, such as a sidewalk and a street, or between a paved area and a building.

Public Open Space - Informal or formal outdoor areas that are intended for use

by the general public for passive or active recreation. These areas can vary in size and may include but are not limited to the following elements: seating, landscaping, playground equipment, playing fields, and water features.

Right-of-Way - A public or private area that allows for passage of people or goods, including freeways, streets, bike paths, alleys, and walkways. A public right-of-way is a right-of-way that is dedicated or deeded to the public for public use under the control of a public agency.

Secondary Streets - Roadways designed to move lower volumes of traffic between various points within a region. Typically, these roadways provide access in lieu of Primary Streets.

Setback - The distance between a property line or other boundary and a building or structure.

Sign Area - The area or areas on a commercial building facade where signs may be located without disrupting the facade composition.

Square - A square is an open space area surrounded by streets on a minimum of 75% of its perimeter.

Street Fixtures - Items such as trash receptacles, mailboxes, benches and planters.

Street Furniture - Functional elements of the streetscape that can include such items as seating, trash receptacles, telephones, kiosks, sign posts, lighting or planters.

Street Tree - A tree planted as an element of the streetscape that forms a visual edge between the street and the pedestrian and building zone.

Streetscape - The combination of building facades, signage, landscaping, street furnishings, sidewalks, and other elements along a street. The quality of these elements and the degree to which they complement each other determine the quality of the streetscape.

Surface Parking - Single level parking for automobiles located at the ground level.

Traffic Calming - Simple street design features that slow traffic and cause motorists to drive more cautiously.

Tree Species - A unit in a plant classification. A species may be defined as a

collection of individuals so nearly resembling one another that they suggest common parentage.

Tree Variety - Individuals within the species that exhibit prominent, yet minor variations from the apparent normal, for example, a weeping or columnar habit or variations in the color of leaves or flowers or length and shape of the fruits are regarded as varieties of the species.

Valance - The overhang of an awning where signage may be placed.

Zoning - Zoning is the basic means of land use control employed by local governments. Zoning divides the community into districts (zones) and imposes different land use controls on each district, specifying the allowed uses of land and buildings, the intensity or density of such uses, and the bulk of buildings on the land.

American Planning Association. Creating Transit-Supportive Land Use Regulations, December 1996.

“City of Davis Design Guidelines.” [Online] Available http://www.city.davis.ca.us/pb/design/. July 2001.

LandDesign, Inc. “Carlyle Alexandria Virginia Streetscape Design Guidelines”, Alexandria, VA: Carlyle Development Corporation, 1994.

LandDesign, Inc. “Morrison Plantation Design Guidelines”, Charlotte, NC: Morrison Plantation, LLC, 1999.

APPENDIX D. CITY OF WHITE HOUSE PUBLIC WORKS STANDARD NOTES

CITY OF WHITE HOUSE, TN – PUBLIC WORKS STANDARD NOTES

GENERAL REQUIREMENTS

1. All public works improvements shall comply with City of White House Municipal Code Title 16, The City of White House Unified Development Ordinance, applicable City standard specifications and drawings, approved plans, applicable AASHTO standards, ADA and PROWAG requirements, MUTCD standards, TDOT specifications, and applicable state and federal requirements.
2. The contractor and developer shall obtain all required permits and approvals before commencing affected work.
3. The contractor shall maintain current, approved plans and applicable permits on site and notify the project engineer and City of discrepancies before proceeding.
4. The contractor shall protect existing improvements, utilities, and property. Damage caused by construction shall be repaired or replaced at no cost to the City.
5. Construction shall conform to approved plans, specifications, and applicable standards. Changes affecting design, safety, accessibility, or compliance require prior written City approval.

NOTIFICATIONS, COORDINATION, AND INSPECTIONS

1. Provide the Public Services Department at least ten (10) days' advance notice before street construction and forty-eight (48) hours' notice of the anticipated construction start date.
2. Coordinate a preconstruction meeting with the Public Services Department before applicable public works construction.
3. Schedule required City inspections with at least twenty-four (24) hours' advance notice. Do not cover or proceed beyond required inspection hold points until approved.
4. Obtain required right-of-way and encroachment permits. Coordinate work with the City, adjacent property owners, and affected utility providers.
5. City inspections do not relieve the contractor, developer, or engineer of responsibility for compliance with approved plans and specifications.

UTILITIES AND EXCAVATION

1. Contact Tennessee 811, the City's utility location service, and affected utility owners before excavation. Verify existing utility locations and elevations before beginning conflicting work.

2. All utility coordination, if applicable to accommodate the relocation of utilities for a project, must adhere to the Section 16-209 of the City of White House Municipal Code Title 16.
3. Protect existing utilities. The contractor shall repair utility damage caused by its operations at no cost to the City.
4. All drainage pipe installed beneath roadways shall be reinforced concrete pipe (RCP).
5. Culvert pipe shall have a minimum diameter of fifteen inches (15"), unless otherwise approved in writing by the City.
6. Utility trenches and excavations shall be backfilled, compacted, tested, and restored in accordance with approved plans and applicable City and TDOT requirements.

ROADWAY DESIGN, SUBGRADE, AND BASE

1. Include a roadway cross-section in the construction plans showing pavement structure, base course, subgrade, curb and gutter, sidewalks, grass strips, and other applicable roadway elements.
2. Pavement design shall reflect applicable City criteria, projected traffic loading, and site-specific subgrade conditions. Submit the pavement design report for City approval before construction.
3. Remove unsuitable materials and construct embankments, subgrade, and base in accordance with approved plans, geotechnical recommendations, and applicable City and TDOT specifications.
4. Provide required geotechnical testing, compaction testing, proof-rolling, and documentation. Obtain City approval of prepared subgrade before placing base or curb and gutter, as applicable.
5. Graded aggregate base course (GABC) shall be placed, compacted, and tested as follows:
6. Base courses less than twelve inches (12") thick may be tested as one lift, subject to applicable City specifications and approval.
7. Base courses eight inches (8") or thicker shall be placed and compacted in equal lifts, with density testing at four inches (4") and eight inches (8") for an eight-inch course.
8. Base courses twelve inches (12") or thicker shall be placed and compacted in equal lifts, with density testing at six inches (6") and twelve inches (12") for a twelve-inch course.
9. Obtain written City approval of the completed base course before paving. Previously approved subgrade or base disturbed by weather or construction shall be reinspected and reapproved.

PAVEMENT CONSTRUCTION

1. Pavement materials, mix designs, layer thicknesses, and construction methods shall comply with approved plans and applicable City and TDOT specifications.

2. Do not pave until the underlying subgrade and base have been inspected and approved and required testing has been submitted.
3. Provide prime coat, tack coat, and other required treatments in accordance with approved plans and applicable specifications.
4. Verify asphalt mix properties, in-place density, and pavement thickness through required testing. Submit test results and material certifications before final inspection.
5. Perform paving under permitted weather and temperature conditions. Correct deficient thickness, density, surface irregularities, and other nonconforming work before acceptance.

CONCRETE, CURBS, SIDEWALKS, AND ACCESSIBILITY

1. Concrete structures and improvements shall conform to approved plans and applicable City requirements. In accordance with Municipal Code Section 16-224, all structural materials and construction requirements shall conform to the latest edition of TDOT's Standard Specifications for Road and Bridge Construction.
2. Inspect and approve required subgrade, base, forms, and reinforcement before concrete placement.
3. Construct sidewalks, curbs, gutters, driveway approaches, and ramps to approved lines, grades, widths, and cross slopes. Finished surfaces shall be uniform and drain without unacceptable ponding.
4. All applicable AASHTO, ADA, and Public Right-of-Way Accessibility Guidelines (PROWAG) requirements shall be met.
5. Provide a minimum four-foot (4') grass strip where required by the approved roadway cross-section and applicable City standards.
6. Protect new concrete until applicable curing and strength requirements are satisfied. Remove and replace defective or damaged concrete as required by the City.

LIGHTING

1. Provide a lighting plan and photometric plan for City review in accordance with Section B.10 Lighting of the City of White House Unified Development Ordinance. Illumination shall not exceed 0.0 foot-candles at the edge of any lot line, or at the perimeter of the development where a single development occupies multiple lots. Lighting levels shall not exceed the applicable maximums established in Section B.10, including 2.0 foot-candles for pedestrian lighting, 5.0 foot-candles for building accent lighting, and 3.0 foot-candles measured five (5) feet from the base of decorative street lights.

EXISTING ROADWAY RESTORATION

1. Protect existing pavement, driveways, curbs, gutters, sidewalks, and other public improvements.

2. Remove mud, dirt, and construction debris from roadways promptly and maintain safe, serviceable conditions throughout construction.
3. Obtain required permits and road cut or boring of existing pavement in straight lines before excavation or pavement cutting.
4. Backfill and compact excavations and restore pavement in accordance with approved plans and applicable City and TDOT requirements. Maintain temporary patches until permanent restoration is completed.
5. Restore damaged pavement and concrete improvements to the satisfaction of the City. Obtain required inspections before acceptance.

TRAFFIC CONTROL AND SIGNAGE

1. Maintain safe vehicular and pedestrian access throughout construction. Provide required traffic control devices, barricades, temporary signage, and pedestrian accommodations in accordance with applicable City, state, and federal requirements.
2. Traffic control signs, street name signs, pavement markings, and roadway appurtenances shall comply with the approved signing and striping plans, applicable City standards, and MUTCD requirements.
3. In accordance with Municipal Code Section 16-247, the developer shall install traffic control signs and street name signs on new streets in accordance with an approved signing plan as a prerequisite for City acceptance.
4. Complete all required signs, pavement markings, and associated roadway improvements before final inspection and acceptance.

TESTING AND QUALITY CONTROL

1. Provide required geotechnical, materials, density, and quality control testing through an independent testing agency acceptable to the City, at no cost to the City.
2. Submit testing reports and material certifications identifying the project, material, test location, and applicable station or elevation.
3. Maintain construction quality control records and provide them to the City upon request.
4. Correct defective materials and nonconforming work and complete required retesting and reinspection before proceeding or requesting acceptance.

PLAN REVISIONS AND RECORD DRAWINGS

1. Submit proposed changes affecting design, materials, roadway geometry, drainage, accessibility, or public safety to the project engineer and City for approval before implementation.
2. Incorporate approved changes into the final record drawings.
3. Submit final record drawings immediately after construction completion, including phased submissions where applicable. Document final locations, alignments, elevations, utilities, easements, and concealed work.

4. Record drawings shall be prepared and endorsed by a Tennessee-licensed professional engineer and/or registered land surveyor as required by City standards and submitted in the City's required digital and hard-copy formats.

FINAL INSPECTION AND ACCEPTANCE

1. Before final inspection, complete all construction, restoration, signage, pavement markings, and other required improvements. Submit all testing reports, material certifications, record drawings, and closeout documentation.
2. The project engineer shall certify in writing to the Public Services Director that the work conforms to approved plans and specifications.
3. Correct all deficiencies identified during City inspection before reinspection and final acceptance.
4. Provide required performance, maintenance, and warranty bonds in accordance with City requirements and the City Street Acceptance Policy.
5. Public streets shall not be considered accepted for City maintenance until all required approvals, dedications, record drawings, bonds, and formal acceptance actions are complete.
6. The City reserves the right to withhold approval or acceptance of improvements that do not comply with applicable requirements.

APPENDIX E. CITY OF WHITE HOUSE STORMWATER STANDARD NOTES

CITY OF WHITE HOUSE, TN – STANDARD STORMWATER NOTES

GENERAL REQUIREMENTS

1. All stormwater systems and stormwater control measures (SCMs) shall be designed and constructed in accordance with City of White House Municipal Code Titles 16 and 18, the City of White House Unified Development Ordinance, Chapter C, applicable city standards, approved plans, and applicable state and federal requirements.
2. The contractor shall schedule a mandatory pre-construction meeting with the City of White House Public Services Department following approval of the construction plans and prior to commencing construction. The City shall be provided at least two (2) weeks' advance notice. The meeting shall be attended by the developer, contractor, project engineer, and other applicable representatives as required by the City.
3. The contractor shall become familiar with the approved plans, project specifications, applicable stormwater permit requirements, and required erosion prevention and sediment control (EPSC) measures prior to beginning construction.
4. The contractor shall coordinate required inspections with the City. Provide at least 72 hours' advance notice for land disturbance and final stormwater inspections, at least 24 hours' notice for infrastructure open-trench inspections, and at least 48 hours' notice of the anticipated construction start date. Stormwater infrastructure shall not be concealed before required inspections are completed or otherwise authorized by the City.
5. The contractor shall notify the owner and engineer of any discrepancies between existing site conditions and the approved plans prior to proceeding with affected work.
6. Any deviations from the approved stormwater plans shall be submitted to the engineer and City for review and written approval by the Director of Public Services or authorized representative prior to implementation. Approved revisions shall be documented on the plans and incorporated into the record drawings.
7. The contractor shall maintain a current, City-approved set of plans on site and ensure all applicable subcontractors work from the current approved plans.
8. Topsoil shall be preserved, stockpiled separately, and reused on the development site. Existing topsoil shall not be removed from lots or used as spoil material. Areas intended for permanent vegetation shall be properly prepared by loosening compacted subsoil through ripping, scarifying, disking, or other approved methods prior to topsoil placement. A minimum compacted topsoil depth of four (4) inches shall be provided unless otherwise specified on approved plans. Planting areas shall be reasonably free of excessive rock, concrete, construction debris, and other unsuitable materials. The City may inspect soil conditions during the final stormwater inspection and withhold final stormwater approval until deficiencies affecting permanent vegetation establishment are

corrected. The City's adopted stormwater design and BMP manuals shall be used as technical guidance for topsoil preservation, soil preparation, and permanent vegetation establishment.

EROSION PREVENTION AND SEDIMENT CONTROL

1. The City of White House Grading/Land Disturbance Permit is required for any project disturbing more than 5,000 sq. ft.
2. The contractor shall obtain all required permits prior to commencing regulated land-disturbing activities. The City's Grading/Land Disturbance Permit shall not be released until required erosion prevention and sediment control (EPSC) measures have been installed, inspected, and approved.
3. Install EPSC measures prior to grading and maintain them throughout construction until final stabilization is achieved and removal is authorized.
4. Land disturbance shall be limited to the areas necessary to complete the work. Unnecessary clearing, grubbing, and grading shall be avoided.
5. Temporary and permanent EPSC measures shall be installed in the sequence shown on the approved plans. Additional measures shall be provided as necessary to address actual site conditions, subject to required approvals.
6. Changes to the approved EPSC plan or SWPPP shall be documented and submitted for review or approval when required by the applicable permit or regulatory authority.
7. EPSC measures shall be provided around buildings, along sidewalks, and/or behind curbs to prevent sediment from migrating or discharging onto paved surfaces.
8. Proper construction exits shall be installed for all active lots. Any sediment tracked into the streets shall be removed at the end of the day. If track-out poses a safety hazard, streets shall be cleaned immediately. Washing sediment into storm drains or waterways is prohibited.
9. Silt fence shall be provided around the entire perimeter of active lots, unless otherwise directed by the City.
10. Sediment shall be removed from silt fence when it reaches one-third (1/3) of the fence height. Sediment shall be removed from all other EPSC measures when their design capacity has been reduced by 50%, or as otherwise recommended in the Tennessee EPSC Handbook.
11. Areas of concentrated flow shall be stabilized with a rolled erosion control product (RECP), riprap, or other approved method.
12. Erosion matting shall be provided on slopes greater than 3:1.
13. The contractor and responsible permittee shall inspect, maintain, and document EPSC measures twice weekly. Inspection logs and corrective action records shall be maintained on site and made available to the City upon request.

14. Areas where construction has temporarily or permanently ceased shall be stabilized within 14 days (7 days for slopes greater than 3:1).
15. Sediment shall be prevented from leaving the site or entering storm drains, drainage channels, adjacent properties, or receiving waters. Deficient or damaged control measures shall be repaired or replaced promptly.
16. Construction activities, material storage, dewatering, and waste disposal shall be managed to prevent the release of sediment, fuels, oils, chemicals, concrete washout, or other pollutants into stormwater systems or receiving waters.
17. All soil stockpiles shall be located outside required drainageways, setbacks, stream buffers, and landscape buffer yards, with appropriate perimeter erosion and sediment controls installed. Stockpiles shall be stabilized with temporary seeding, erosion control blankets, or approved coverings within 15 days of inactivity. Vegetative cover shall be established and maintained for stockpiles undisturbed for more than 30 days. Stockpiles shall not exceed 10 feet in height unless otherwise approved by the City. Vegetated stockpiles shall be maintained at a maximum grass height of 12 inches. Stockpiles remaining in place for more than 60 consecutive days shall have a grading schedule or reuse plan submitted to the City. All stockpiles shall be removed or incorporated into final grading prior to final inspection or issuance of a Certificate of Occupancy.
18. Failure to maintain required controls or correct identified deficiencies may result in a notice of violation, stop-work order, fines, or other enforcement action as authorized by applicable requirements.

STORMWATER SYSTEM DESIGN AND CONSTRUCTION

1. Stormwater systems shall be designed in accordance with City of White House Municipal Code Titles 16 and 18, the City of White House Unified Development Ordinance, Chapter C, and applicable City standards. Drainage design shall account for contributing upstream and adjacent areas as required by the City.
2. All stormwater management systems shall be designed to preserve natural resources and drainageways, replicate pre-development hydrology to the maximum extent practicable, promote infiltration and stormwater reuse, reduce runoff and pollutant discharges, and protect downstream water quality and floodplain functions. Naturalized stormwater management practices shall be prioritized where feasible, with structural conveyance and control measures provided as necessary.
3. Stormwater pipe materials, sizes, slopes, bedding, backfill, cover, and installation shall conform to the approved plans and applicable City standards. The minimum pipe size, minimum slope, and required flow velocities shall comply with City Code and approved design criteria.
4. Storm drainage structures, including inlets, catch basins, junction boxes, manholes, headwalls, and outlet protection, shall be constructed in accordance with the approved plans and applicable City standard drawings. Special structures shall be submitted for City approval where required.

5. Storm sewers shall be installed with uniform alignment and slope between structures, with required access for maintenance easements, required separation from water lines, and access provisions shall conform to City Code.
6. Storm sewer connections to City infrastructure require City approval. The contractor shall notify the City at least 24 hours before making a connection and shall complete the connection in the presence of an authorized City representative when required. Unauthorized or illicit connections are prohibited.
7. Drainage structures, pipes, and permanent stormwater facilities shall be protected from construction sediment, excessive compaction, and damage. Where practicable, final treatment areas shall not be placed into service until contributing drainage areas have been stabilized or appropriate temporary protection and restoration measures have been implemented. Accumulated materials shall be removed prior to final acceptance.
8. For SCMs with underground components or infrastructure, the contractor shall notify the City in advance of installation and coordinate for City presence during installation.
9. Permanent SCM locations, dimensions, bottom elevations, side slopes, storage volumes, outlet structures, and control elevations shall be verified during construction. Discrepancies shall be reported to the engineer prior to covering or completing the affected work.
10. Field conditions or proposed changes affecting drainage patterns, hydraulic capacity, storage volume, or downstream conditions shall be reported to the engineer and City for review prior to implementation.
11. Pipe used for cross drains under the street and within the City's right-of-way (R- O-W) shall be reinforced concrete pipe (RCP). Side drains under driveways or within the interior of the development may be RCP, HDPE, or HDPP plastic pipe. Driveway culverts and interior development piping shall be the responsibility of the property owner or the HOA.
12. Dams and embankments associated with permanent SCMs shall include a cutoff trench and an anti-seep collar or an approved filter/drainage diaphragm around the outlet barrel to prevent seepage along the conduit.
13. No structures, utilities, or other appurtenances shall be located within the limits of a stormwater dam or embankment unless specifically approved by the City.
14. Stormwater shall drain positively from all outlet pipe discharge areas to prevent ponding, standing water, or other drainage conditions that may create a public nuisance.

LONG TERM MAINTENANCE

1. A long-term maintenance agreement and plan (LTMAP) shall be provided and recorded as required by the City. A copy of the recorded document shall be submitted to the City prior to final acceptance.
2. For subdivisions, the Homeowner's Association (HOA) shall be identified as the responsible maintenance party for applicable stormwater facilities and appurtenances

located outside the City's right-of-way, unless otherwise approved by the City.

3. The property owner, HOA, or other designated maintenance entity shall be responsible for the long-term inspection, operation, and maintenance of permanent stormwater facilities in accordance with the recorded LTMAP and applicable requirements.

RECORD DRAWING AND FINAL ACCEPTANCE

1. Final as-built plans shall be submitted immediately following completion of construction. For projects constructed in phases, as-built plans for each phase shall be submitted upon completion of that phase.
2. CCTV documentation of installed storm drainage systems shall be provided when required by the City.
3. Prior to final acceptance, the contractor and/or developer shall submit all required as-built plans, the recorded LTMAP, applicable SWPPP closeout documentation and Notice of Termination (NOT), and other required testing, inspection, or certification documentation.
4. Proprietary water quality units must be inspected and certified by a professional holding a Tennessee SCM Inspection and Maintenance Certification. If the inspection determines that maintenance or sediment removal is required, that work must be completed prior to final stormwater acceptance.
5. Final stormwater acceptance shall be subject to satisfactory inspection, completion of required corrective work, and submission and acceptance of all required closeout documentation by the City.

REQUIRED STATEMENTS TO BE ADDED TO PLANS

Engineer’s Certification of Runoff Controls: I _____ certify that this plan will control runoff in compliance with the City of White House Stormwater Guidelines for Water Quality and Flood Control, and that the runoff control measures shown on this plan meet or exceed the guidelines of the same Stormwater Guidelines for Water Quality and Flood Control.

APPENDIX F. CITY OF WHITE HOUSE WASTEWATER STANDARD NOTES

CITY OF WHITE HOUSE, TN – STANDARD SANITARY SEWER NOTES

1. All sewer system components to be performed for the City Sewer System shall be installed by a fully bonded and insured General Contractor (with Utilities License), properly licensed in the State of Tennessee to perform the type of work required by the project.
2. Upon completion of the project, a set of Record Drawings showing any deviations from the Approved Plans and Specifications, location and depth of all service connections, and other pertinent construction or field data shall be provided to the City in both PDF and DWG file format.
3. No sewage shall be discharged into the City Sewer System without prior written authorization by the City. The City shall not be responsible for utility bills on stations until after the completion of all homes/commercial buildings in the first phase of development. At the City's discretion, individual line segments or parts of a total project may be allowed to connect to the system, provided the segments or partial sections have been successfully tested, inspected, and approved by the City.
4. Pumping, metering, and other facilities utilizing mechanical equipment shall not be started up until:
    a. Three (3) bound copies of shop drawings and operation and maintenance manuals have been turned over to the City;
    b. Electrical and any other required codes inspections have been completed and approved;
    c. The installation of the facility has been inspected and startup authorized by the City; and
    d. Start-up services of a factory-authorized technician have been scheduled.
5. The initial start-up of any mechanical equipment shall be performed by the factory-authorized technician in the presence of representatives of the Contractor and the City.
    a. As part of the start-up service, the technician shall train and instruct the City's operating and maintenance personnel in the proper operation and maintenance of the facility.
    b. The Developer or Contractor shall provide sufficient service time to start-up and adjust the facility and to instruct and train the City's personnel.
    c. The factory-authorized technician shall submit a written startup report certifying that the equipment has been properly installed, is operating satisfactorily, and that the City personnel have been trained and instructed in the operation and maintenance of the facility.

6. Immediately upon completion of the work and prior to final acceptance, the Contractor shall remove all rubbish, debris, temporary structures, equipment, and excess or waste materials and shall leave the work and project grounds in a neat and orderly condition that is satisfactory to the City.
7. The Contractor shall make all necessary arrangements with private and public utility companies to avoid any possible damage to or interruption of utility equipment or service. The Contractor shall be responsible for all inquiries concerning locations of utility lines. Repair of any damage to public or private utilities resulting from this work shall be the responsibility of the Contractor.
8. The Contractor shall provide, erect, and maintain all necessary barricades, suitable and sufficient warning lights, danger signals, and signs; shall provide a sufficient number of flagmen to direct traffic; and shall take all necessary precautions for the protection of the work and the safety of the public.
9. All barricades and obstructions or hazardous conditions shall be illuminated as necessary to provide for safe traffic conditions.
10. Warning and caution signs shall be posted throughout the length of any portion of the project where traffic flow is restricted.
11. Make all excavations in accordance with the rules and regulations promulgated by the Department of Labor, Occupational Safety and Health Regulations for Construction. Furnish, put in place, and maintain such sheeting, bracing, etc., as may be necessary to support the sides of the excavation and to prevent any movement of earth that could in any way diminish the width of the excavation to less than that necessary for proper construction, or could otherwise injure or delay the work, or endanger adjacent structures, roads, utilities, or other improvements.
12. No more trench shall be opened in advance of pipe laying than is necessary to expedite the work. Any trench left overnight shall be barricaded to protect the public. No trench shall be left unattended or open along an active road, street, or highway.
13. Vertical separation between wastewater gravity sewers crossing potable water mains, stormwater collector pipes, and other pipelines/utility lines shall be a minimum vertical distance of 18 inches between the outside of the other utility line(s) and the outside of the gravity sewers. In instances where less than a minimum vertical distance of 24 inches between the outside of the other utility line(s) and the outside of the gravity sewers can be maintained, then the gravity sewer main shall be encased in concrete.
14. The distance between manholes shall not be greater than 300 feet unless prior approval is obtained from the City of White House, TN Wastewater Department. Cleanouts shall not be substituted for manholes.
15. Gravity PVC pipe shall be as manufactured in accordance with ASTM D-3034, latest edition, and shall be suitable for use as a gravity sanitary sewer pipe. The standard dimension ratio (SDR) shall be SDR 26 for pipes buried at depths of five feet (5') to sixteen feet (16'), C900 for pipes buried at depths between sixteen feet (16') and twenty-four feet (24'), and ductile iron pipe (DIP) at depths beyond twenty-four feet (24')

deep. The pipe interior of ductile iron pipe shall be lined with epoxy or Protecto 401.

16. Force-Main PVC pipe shall be as manufactured in accordance with ASTM D-2241, latest edition, and shall be suitable for use as a sanitary sewer force-main pipe. The standard dimension ratio (SDR) shall be 18 or 21, as shown on the Drawings. DR11 DIPS HDPE pipe is an acceptable alternative material, with prior approval from the City of White House, TN Wastewater Department. Sanitary sewer force-mains shall be buried at a minimum depth of 4 feet, or as noted in the plans.
17. All in-line resilient-seated wedge valves on force-main pipes are to be provided and installed with Trumbull valve position indicators (or approved equal).
18. All wet-well vents, as well as all sewage air release valves on force-mains 4” in diameter or larger shall be installed plumbed to vent into appropriately-sized odor control systems (Wager 2050 or approved equal). Ventilation piping shall be installed below-grade on the campus of the station. Odor control systems shall be positioned so as to be accessible for service without interfering with access to other structures on the campus of the lift-station. All sewage air release valves on force-mains smaller than 4” diameter shall be provided and installed with in-manhole odor control canisters (ARI OD-20 or approved equal).
19. Protective coating(s) shall be applied to all interior surfaces of manholes and lift station wet wells. The coating shall be a multi-layer polyurea product such as SpectraShield (as applied by SpectraTech), OBIC-Armour-1000 (as applied by CTR coatings), or approved equal.
20. Rain Guard or Rain Sentry waterproofing devices shall be installed at all manholes.
21. All manhole and wet-well barrel section joints shall be installed with an exterior joint-sealing band as provided by the concrete structure supplier upon installation.
22. Cement shall meet the requirements of ASTM C-150, Specification for Portland cement, Type II. All precast manhole and wet-well barrel sections shall have admixture XYPEX C-1000 Red or approved equal incorporated into the concrete mix to provide waterproofing and corrosion protection.
23. No pipe shall be laid when the trench conditions or the weather is unsuitable for such work. Trenches must be dry enough for side and bottom of excavations to be stable. City of White House, TN Wastewater Department reserves the right to determine when trench conditions have become unsuitable.
24. PVC pipe may be damaged by prolonged exposure to direct sunlight. The Contractor shall take necessary precautions during storage and installation to avoid prolonged exposure to sunlight. Pipe shall be stored under cover and sufficient backfill shall be placed to shield it from the sun as the pipe is installed. Pipe cannot be used if the manufacture date that is stamped on the pipe is more than one (1) year prior to installation date.
25. Grinder pump tanks shall be installed such that the lid is elevated three (3) to six (6) inches above finished grade of the site. Under no circumstances shall the tank lid be at

or below finished grade elevation of a site.

26. Protective bollards shall be installed around the perimeter of grinder pump tanks and pump control panels. Bollards shall be spaced no further than 5 feet from center-to-center. Bollards shall be no closer to the tank than 5 feet from edge-to-edge. The pump control panel shall be on its own freestanding mount, and shall not be affixed to the bollards.
27. The Contractor shall install appropriate electrical safety signage (as determined by the panel manufacturer, a licensed electrical engineer, and/or a licensed master electrician), adhering to all relevant safety regulations, concerning arc-flash radius and required Personal Protective Equipment (PPE) on all control panels installed on-site.
28. Pump station wet-wells and valve/bypass vaults shall be equipped with aluminum access hatches. The access hatches for pump station wet-wells shall be provided with Halliday Retro-Grate Series-X fall protection grating systems, or approved equal.
29. Pump station wet-wells, valve/bypass vaults, and any other on-site sanitary sewer structures on the campus of a pump station shall be installed such that the lid is elevated six (6) inches above finished grade of the site. Under no circumstances shall the lids be at or below finished grade elevation of a site.
30. All gravity service line cleanouts and grinder pump service line isolation/check valve assemblies shall be installed in Midstate 1118 concrete traffic-rated meter box (Old Castle, Sigma, or approved equal) with traffic-rated metal lid labeled ‘SEWER’.
31. Access drives to pump stations shall be paved (asphalt or concrete) to heavy-duty commercial traffic standards.
32. All surfaces inside a pump station campus shall be paved (asphalt or concrete) to heavy-duty commercial traffic standards.
33. All gravity service lines shall be laid as shallow as possible through private yards, and shall dive to the main from the 6-inch cleanout.
34. All pump station wet wells and grinder pump tanks shall be sized so as to have a minimum of 2 hours of storage capacity from bottom of well to bottom invert of influent pipe.
35. The locations and depths of existing utilities, including service laterals, and drainage structures shown on the plans are approximate only. The Contractor shall verify the exact location and depths of underground utilities at least 48 hours prior to construction whether shown on plans or not, and to protect the same during construction.
36. City of White House Wastewater Inspectors shall be notified prior to – and be present for – any/all line testing, televising, and/or repair activities.
37. All construction outside of right-of-way shall take place within the permanent and temporary easements shown.
38. The contractor shall repair all disturbed areas to equal or better condition than original, or as noted.

39. The contractor shall be strictly and solely liable for any fines levied by any regulatory agency due to violation of water quality in the streams caused by construction activities. The contractor shall use all necessary temporary water pollution control means as specified to prevent transport of sediment into those waterways at no additional cost to the owner.
40. All work near and around waterways shall conform to the rules of state of Tennessee.
41. Contractor shall follow all federal, state and local health and safety regulations pertaining to construction operations.
42. Water and sewer lines shall have a minimum of 10 ft Horizontal separation or a minimum of 18" vertical separation with the water line above the sewer, or both water and sewer lines shall be ductile iron pipe for 10 ft each side of the crossing.
43. Unless noted otherwise, all pipes shall be installed with push-on joints.
44. Any fencing damaged during construction shall be replaced with like material in a workmanlike manner and in accordance with the specifications at the contractor's expense. This does not include additional fence called out in the plans.
45. Contractor shall be responsible for any damage to existing roads during construction and shall repair roads per requirements of the Tennessee Department of Transportation or the City of White House, TN. Sand or a similar material approved by the Tennessee Department of Transportation shall be placed as a protective barrier between tracked equipment and the road and cleaned up properly after construction. A minimum of 2" of sand shall be placed on the road prior to stockpiling spoil material on the road surface to facilitate cleanup.
46. Landscaping shall not interfere with any proposed utilities. Utility and drainage easements shall be free of trees and shrubberies.
47. Permanent fencing material (where specified) for sanitary sewer pumping stations and other appurtenances shall be 6 ft vinyl-coated chain-link with three (3) top strands of vinyl-coated barbed wire. Vinyl coating shall be black in coloration unless prior approval has been received from the City of White House Wastewater Department. Galvanized materials shall not be permitted. PVC privacy slats shall also be required to be installed, and shall be color-matched to the fencing material. Privacy fabric shall not be permitted. Vehicle access gates shall be of a rolling cantilever style, unless prior approval has been received from the City of White House Wastewater Department.
48. All sanitary sewer lift-station alarms and status monitoring (including but not limited to pump status and monitoring, generator status and monitoring, wet-well level monitoring, flow monitoring, and incoming electrical power monitoring) shall be communicated through Grundfos Connect telemetry.
49. Service taps to gravity mains shall be no closer together than 4 ft. Additionally, service taps to gravity mains shall be a minimum of 4 ft from the nearest manhole. Direct coring of manholes for service taps shall not be permitted unless prior approval has been received from the City of White House Wastewater Department.

APPENDIX G. SITE PLAN REVIEW CHECKLIST

City of White House, Tennessee - Wastewater Department (COWH-WW) - Sanitary Sewer Utility Plans Checklist

THIS CHECKLIST IS TO BE INCLUDED WITH ALL TECHNICAL REVIEW SUBMITTALS, INCLUDING REVISIONS

Project Name: _____ Date: _____

San Sewer Capacity: _____ San Sewer Provider: _____

Submittal #: ☐ 1st ☐ 2nd ☐ 3rd ☐ >3

Introduction: The City of White House, TN is experiencing high levels of growth and demand for permitting services. In order to provide a productive review, basic elements of the sanitary sewer and site utility plan are necessary. This checklist represents the minimum requirements which must be met for City of White House Wastewater Department (COWH-WW) staff to perform a full plan review. Failure to meet one or more of these requirements will result in the submittal being deemed incomplete and returned to the design engineer. Design engineer must fill out this checklist completely EACH TIME it is submitted with updated page numbers. A full development package is required with each submittal.

Directions: Review the requirements below, and include this sheet with each submittal. In the "Design Engineer" column note if the requirement is "N/A". If requirement is applicable, note the file name and page number of where the information can be located. Example: If item is on the plans, list ' Plans - page number of PDF '. Once completed, fill out the certification statement and include in the submittal.

General Requirements:							
		Design Engineer		**For City of White House and Contracted Reviewer Use Only**			
#	**Requirement**	**N/A**	**Design Engineer: Plans / Calcs / Docs - Page #**	**Yes**	**No**	**N/A**	**COWH-WW & Contracted Reviewer Comments**
1	One Wastewater Construction Plans Review Application and Fee Sheet shall be provided and completely filled out.						
2	Plans and calculations shall be PE stamped, signed, and dated by a TN registered PE						
3	Comment response letter or response mark-up - RESUBMITTALS ONLY						
4	Provide PE signed revision letter stating what specifically has changed and where (list sheet numbers in plans and calculations) - RESUBMITTALS ONLY						
5	Provide Aquatic Resources Alterations Permit (ARAP) tracking number as required.						

Plan Requirements:							
		Design Engineer		**For City of White House and Contracted Reviewer Use Only**			
#	**Requirement**	**N/A**	**Design Engineer: Plans / Calcs / Docs - Page #**	**Yes**	**No**	**N/A**	**COWH-WW & Contracted Reviewer Comments**
6	Plan sheets shall be 24" x 36"						
7	Cover sheets shall be provided with the following items:						
	a. Vicinity map with all adjacent streets shown & labeled with North arrow						

Plan Requirements:							
		Design Engineer		For City of White House and Contracted Reviewer Use Only			
#	Requirement	N/A	Design Engineer: Plans / Calcs / Docs - Page #	Yes	No	N/A	COWH-WW & Contracted Reviewer Comments
	b. Parcel IDs						
	c. Table of Contents						
	d. Council Person & District						
	e. FEMA Map, Panel Number, Date, & Flood Zone						
	f. Total site acreage with total disturbed area						
8	All applicable plan sheets shall be to scale with a graphical engineer scale bar and North arrow (vertical and horizontal).						
9	Show the horizontal datum (NAD83) and vertical datum (NAVD88) reference on the plans.						
10	Clearly show & label: existing and proposed property lines, easements (recorded / prescriptive), and right-of-way limits.						
11	Provide COWH-WW Standard Sanitary Sewer Notes.						
12	Existing and proposed contours must be shown at 2 foot intervals (maximum).						
13	Provide an existing conditions / demo plan indicating existing features, tree lines, and infrastructure to be removed, abandoned, or remain.						
14	Buffers shall be shown correctly or Hydrologic Determination (HD) approved by TDEC.						
15	Sinkhole limits shall be shown on plans.						
16	For sites within the floodplain / floodway, provide the following:						
	a. 100-Year Elevation (in the plan & profile)						
	b. 500-Year Elevation (in the plan & profile)						
	c. Watertight Lids for Sewer Manholes (ventilation required for sections >1000'						
17	Plan view shall show connection point(s) to existing system and shall be labeled.						

Public Sanitary Sewer Plan Requirements:							
		Design Engineer		For City of White House and Contracted Reviewer Use Only			
#	Requirement	N/A	Design Engineer: Plans / Calcs / Docs - Page #	Yes	No	N/A	COWH-WW & Contracted Reviewer Comments
18	Plan and profile shall include the following:						
	a. Horizontal & vertical scales						
	b. Existing & proposed grades						
	c. Location of all utility crossings with clearances called out						
	d. All manholes / appurtenances uniquely labeled						
	e. All manholes / appurtenances properly stationed						
	f. Top of casting (TC) elevations listed						

Public Sanitary Sewer Plan Requirements:							
		Design Engineer		For City of White House and Contracted Reviewer Use Only			
#	Requirement	N/A	Design Engineer: Plans / Calcs / Docs - Page #	Yes	No	N/A	COWH-WW & Contracted Reviewer Comments
	g. Invert in and out elevations listed (NO DROP MANHOLES ALLOWED without COWH-WW pre-approval)						
	h. Existing upstream and downstream structures shown						
	i. Pipe segments labeled with segment length, size, material, and slope						
	j. Flow arrows on plan view						
19	All sewer line appurtenances (manholes, valves, etc.) shall be stationed with incremental tick marks on the plan view (50' and 100' Maximum).						

Site Utility Plan Requirements:							
		Design Engineer		For City of White House and Contracted Reviewer Use Only			
#	Requirement	N/A	Design Engineer: Plans / Calcs / Docs - Page #	Yes	No	N/A	COWH-WW & Contracted Reviewer Comments
20	A pre-construction meeting shall be held for public sanitary sewer prior to issuance of Land Disturbance Permit(s) for the site.						
21	Provide decision letter(s) for sanitary sewer variances (if applicable).						
22	Provide COWH-WW Standard Sanitary Sewer Notes.						
23	Provide insets for meters, backflows, etc. at a scale of 1:10 maximum.						
24	Plans shall show connection point(s) to existing system and shall be labeled.						
25	Private sanitary sewer service shall adhere to all City of White House, TN Standard Sewer Specification requirements, and shall include the following:						
	a. Perpendicular tap connection(s)						
	b. 6" or greater tap connection(s)						
	c. 8", 10 units of flow, or greater connect to manholes						
	d. invert elevations at connection point(s) listed						
	e. Slope 1% or greater						
	f. Cleanout(s) to be located 1' behind sidewalks and/or at ROW limits						
26	Show grease interceptor(s) on plans.						
27	Provide minimum First Floor Elevations (Min. FFEs)						
28	Cut & Cap all unused services at main.						

Sanitary Sewer Calculations:							
		Design Engineer		For City of White House and Contracted Reviewer Use Only			
#	Requirement	N/A	Design Engineer: Plans / Calcs / Docs - Page #	Yes	No	N/A	COWH-WW & Contracted Reviewer Comments
29	Provide sanitary sewer calculations for the following (if applicable):						
	a. Gravity Main						
	b. Force Main (low or high pressure)						
	c. Vacuum Main						
	d. Pump Station						

Engineer's Statement: In addition to the items listed on the Transmittal Form, I hereby certify that this submittal provides all items listed on the Technical Review Requirements and the location of these items are correctly noted.

Reviewed by Engineer: _____ Checked by Engineer: _____

TO BE COMPLETED BY COWH-WW staff: A technical review of the subject project has been performed by COWH-WW. This submittal has been deemed: _____

COWH-WW Reviewer: _____ Email: _____

City of White House, Tennessee - Public Services Department (COWH-PS) - Stormwater Plans Checklist

THE CHECKLIST IS TO BE INCLUDED WITH ALL REVIEW SUBMITTALS, INCLUDING REVISIONS

Project Name: _____ Date: _____

Submittal #: ☐ 1st ☐ 2nd ☐ 3rd ☐ >3

Introduction: The City of White House, TN is experiencing high levels of growth and demand for permitting services. In order to provide a productive review, basic elements of the stormwater plan are necessary. This checklist represents the minimum requirements which must be met for City of White House Public Services (COWH-PS) staff to perform a full plan review. Failure to meet one or more of these requirements will result in the submittal being deemed incomplete and returned to the design engineer. Design engineer must fill out this checklist completely EACH TIME it is submitted with updated page numbers. A full development package is required with each submittal.

Directions: Review the requirements below, and include this sheet with each submittal. In the "Design Engineer" column note if the requirement is "N/A". If requirement is applicable, note the file name and page number of where the information can be located. Example: If item is on the plans, list ' Plans - page number of PDF '. Once completed, fill out the certification statement and include in the submittal.

Certain items within this checklist may overlap or be addressed in other plan sheets, details, schedules, or supporting documents. These items do not need to be unnecessarily duplicated across multiple documents. Where an item has already been addressed, it is acceptable to reference the applicable sheet, detail, section, or document within this checklist, provided the information is clearly identified and readily accessible for review.

General Requirements:							
		Design Engineer		**For City of White House and Contracted Reviewer Use Only**			
#	**Requirement**	**N/A**	**Design Engineer: Plans / Calcs / Docs - Page #**	**Yes**	**No**	**N/A**	**COWH-PS & Contracted Reviewer Comments**
1	All applicable engineering plans, reports, and calculations shall be prepared under the responsible charge of, signed, sealed, and dated by a Professional Engineer currently licensed in the State of Tennessee, in accordance with applicable Tennessee licensing requirements.						
2	Comment response letter or response mark-up. - RESUBMITTALS ONLY						
3	Provide PE signed revision letter stating what specifically has changed and where (list sheet numbers in plans and calculations). - REVISIONS ONLY						
4	Stormwater Downstream Impact Review/Analysis is included.						
5	Stormwater Pollution Prevention Plan (SWPPP) for construction stormwater management.						
	a. Project description. Briefly describe the intended project and proposed land disturbing activity including number of units and structures to be constructed and infrastructure required.						
	b. A topographic map with contour intervals of two feet (2') or less showing present conditions and proposed contours resulting from land disturbing activity.						
	c. All existing drainage ways, including intermittent and wet-weather. Include any designated floodways or flood plains from FEMA information and/or flood studies.						

General Requirements:							
		Design Engineer		For City of White House and Contracted Reviewer Use Only			
#	Requirement	N/A	Design Engineer: Plans / Calcs / Docs - Page #	Yes	No	N/A	COWH-PS & Contracted Reviewer Comments
	d. A general description of existing land covers. Individual trees and shrubs do not need to be identified.						
	e. Stands of existing trees as they are to be preserved upon project completion, specifying their general location on the property. Differentiation shall be made between existing trees to be preserved, trees to be removed and proposed planted trees. Tree protection measures must be identified, and the diameter of the area involved must also be identified on the plan and shown to scale. Information shall be supplied concerning the proposed destruction of exceptional and historic trees in setbacks and buffer strips, where they exist. Complete landscape plans may be submitted separately. The plan must include the sequence of implementation for tree protection measures.						
	f. Approximate limits of proposed clearing, grading and filling.						
	g. Approximate flows of existing stormwater leaving any portion of the site.						
	h. A general description of existing soil types and characteristics and any anticipated soil erosion and sedimentation problems resulting from existing characteristics.						
	i. Location, size and layout of proposed stormwater and sedimentation control improvements.						
	j. Existing and proposed drainage network.						
	k. Proposed drain tile or waterway sizes.						
	l. Approximate flows leaving site after construction and incorporating water runoff mitigation measures. The evaluation must include projected effects on property adjoining the site and on existing drainage facilities and systems. The plan must address the adequacy of outfalls from the development: when water is concentrated, what is the capacity of waterways, if any, accepting stormwater off-site; and what measures, including infiltration, sheeting into buffers, etc., are going to be used to prevent the scouring of waterways and drainage areas off-site, etc.						
	m. The projected sequence of work represented by the grading, drainage and sedimentation and erosion control plans as related to other major items of construction, beginning with the initiation of excavation and including the construction of any sediment basins or retention/detention facilities or any other structural BMPs.						
	n. Specific remediation measures to prevent erosion and sedimentation runoff. Plans shall include detailed drawings of all control measures used; stabilization measures including vegetation and non-vegetation measures, both temporary and permanent, will be detailed. Detailed construction notes and a maintenance schedule shall be included for all control measures in the plan.						

General Requirements:							
		Design Engineer		For City of White House and Contracted Reviewer Use Only			
#	Requirement	N/A	Design Engineer: Plans / Calcs / Docs - Page #	Yes	No	N/A	COWH-PS & Contracted Reviewer Comments
	o. Specific details for: the construction of stabilized construction entrance/exits, concrete washouts, and sediment basins for controlling erosion; road access points; eliminating or keeping soil, sediment, and debris on streets and public ways at a level acceptable to the city. Soil, sediment, and debris brought onto streets and public ways must be removed by the end of the work day to the satisfaction of the city. Failure to remove the sediment, soil or debris shall be deemed a violation of this chapter.						
	p. Proposed structures: location and identification of any proposed additional buildings, structures or development on the site.						
	q. A description of on-site measures to be taken to recharge surface water into the groundwater system through runoff reduction practices.						
	r. Specific details for construction waste management. Construction site operators shall control waste such as discarded building materials, concrete truck washout, petroleum products and petroleum related products, chemicals, litter, and sanitary waste at the construction site that may cause adverse impacts to water quality. When the material is erodible, such as soil, the site must be treated as a construction site.						
6	Permanent stormwater management plan shall be provided. The stormwater management plan shall include sufficient information to allow the stormwater coordinator to evaluate the environmental characteristics of the project site, the potential impacts of all proposed development of the site, both present and future, on the water resources, and the effectiveness and acceptability of the measures proposed for managing stormwater generated at the project site. To accomplish this goal, the stormwater management plan shall include the following:						
	a. Topographic base map. Topographic base map of the site which extends a minimum of fifty feet (50') beyond the limits of the proposed development and indicates: i. Existing surface water drainage including streams, ponds, culverts, ditches, sink holes, wetlands; and the type, size, elevation, etc., of nearest upstream and downstream drainage structures; ii. Current land use including all existing structures, locations of utilities, roads, and easements; iii. All other existing significant natural and artificial features; iv. Proposed land use with tabulation of the percentage of surface area to be adapted to various uses; drainage patterns; locations of utilities, roads and easements; the limits of clearing and grading.						
	b. Proposed structural and non-structural BMPs;						
	c. A written description of the site plan and justification of proposed changes in natural conditions may also be required;						
	d. Calculations. See calculations section below.						

General Requirements:							
		Design Engineer		For City of White House and Contracted Reviewer Use Only			
#	Requirement	N/A	Design Engineer: Plans / Calcs / Docs - Page #	Yes	No	N/A	COWH-PS & Contracted Reviewer Comments
	e. Soils information. If a stormwater management control measure depends on the hydrologic properties of soils (e.g., infiltration basins), then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles and soil survey reports. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soil types present at the location of the control measure.						
	f. Maintenance and repair plan. The design and planning of all permanent stormwater management facilities shall include detailed maintenance and repair procedures to ensure their continued performance. These plans will identify the parts or components of a stormwater management facility that need to be maintained, and the equipment and skills or training necessary. Provisions for the periodic review and evaluation of the effectiveness of the maintenance program and the need for revisions or additional maintenance procedures shall be included in the plan.						
	g. Maintenance easements. The applicant shall ensure access to the site for the purpose of inspection and repair by securing all the maintenance easements needed. These easements shall be binding on the current property owner and all subsequent owners of the property and shall be properly recorded with the appropriate Sumner or Robertson County Register of Deeds in perpetuity.						
	h. Maintenance agreements.						
7	Applicable supporting design information, calculations, studies, or reports required by reference manuals for type of SCM proposed in design are included.						
8	Streamside Management Buffer Plan is included. Refer to Chapter C.4 of Unified Development Ordinance and Title 18-405 (9). - WHERE REQUIRED						
9	Storm Water Discharge Letter of Coverage. The Applicant shall submit a signed and certified letter of approval for the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall have been filed with the Tennessee Department of Environment and Conservation (TDEC), Division of Water Pollution Control. - WHERE REQUIRED						
10	Notice of Intent Verification. Verification of having filed a Notice of Intent for Stormwater Discharges/Construction Activity, with TDEC. - WHERE REQUIRED						
11	Aquatic Resource Alteration Permit (ARAP), per the requirements of Tennessee Department of Environment and Conservation (TDEC) or additional permitting as required by the Army Corps of Engineers (ACOE). - WHERE REQUIRED						

Plan Requirements:							
		Design Engineer		For City of White House and Contracted Reviewer Use Only			
#	Requirement	N/A	Design Engineer: Plans / Calcs / Docs - Page #	Yes	No	N/A	COWH-PS & Contracted Reviewer Comments
12	Cover sheet includes total site acreage with total disturbed area in acres.						
13	Cover sheet includes total proposed impervious surface in acres.						
14	Cover sheet includes NPDES Tracking Number. -WHERE REQUIRED						
15	Cover sheet includes Priority Status and the waters the site discharges to.						
16	All applicable plan sheets shall be to scale with a graphical scale bar and North arrow (vertical and horizontal).						
17	Show the horizontal datum (NAD83) and vertical datum (NAVD88) reference on the plans.						
18	Clearly show & label: existing and proposed property lines, easements (recorded / prescriptive), and right-of-way limits.						
19	Existing and proposed contours must be shown at 2 foot intervals (maximum).						
20	Existing contours shall extend through adjacent right(s)-of-way or 50 feet outward from the property limits where roads are not present.						
21	City of White House Stormwater Standard Notes are included and adhered to.						
22	Engineer's Certification of Runoff Controls statement is included.						
23	Sinkhole limits shall be shown appropriately, and applicable permit(s) shall be applied for.						
24	Provide and show proposed finished floor elevations (FFE) for all structures relative to 100-year water elevations.						
25	Buffers shall be shown correctly or Hydrologic Determination (HD) approved by TDEC.						
26	For public storm infrastructure, provide a profile that includes the following:						
	a. Horizontal & vertical scales.						
	b. Existing & proposed grades.						
	c. Location of all utility crossings with clearances called out.						
	d. All structures / appurtenances uniquely labeled.						
	e. All structures / appurtenances properly stationed.						
	f. Top of casting (TC) elevations listed.						
	g. Invert in and out elevations listed.						
	h. Existing upstream and downstream structures / appurtenances shown.						
	i. Pipe segments labeled with segment length, size, material, and slope.						
27	Provide accurate Pipe and Structure tables for proposed drainage features and appurtenances with the following:						

Plan Requirements:							
		Design Engineer		For City of White House and Contracted Reviewer Use Only			
#	Requirement	N/A	Design Engineer: Plans / Calcs / Docs - Page #	Yes	No	N/A	COWH-PS & Contracted Reviewer Comments
	a. Size & Length (pipe).						
	b. Material (pipe).						
	c. Slope (pipe).						
	d. Elevations: invert & top of casting (structures).						
	e. TDOT Standard Drawing Numbers (structures).						
	f. Unique Labels (structures).						
28	Provide standard details that include the following for EPSC, SCM, and/or public infrastructure:						
	a. Callout detail locations with pg. number(s) & detail number(s).						
	b. Details tables.						
	c. Standard notes.						
29	Provide initial, intermediate (if > 1 Acre), and final EPSC sheets.						
30	Provide separate detail sheets for each proposed stormwater control measure. For each, please include:						
	a. SCM label.						
	b. Description of SCM.						
	c. Plan view of SCM with elevations.						
	d. Profile view of SCM with elevations.						
	e. Detailed diagram of outlet structure and spillways.						
	f. Construction/conversion sequence.						
	g. Maintenance and access easement.						
31	Provide separate detail sheet for SCM planting plan if applicable.						

Stormwater Calculations: Water Quality, Detention, and Infrastructure:							
		Design Engineer		For City of White House and Contracted Reviewer Use Only			
#	Requirement	N/A	Design Engineer: Plans / Calcs / Docs - Page #	Yes	No	N/A	COWH-PS & Contracted Reviewer Comments
32	Provide a project narrative that includes a summary of pre and post flows.						
33	Provide accurate pre & post water quality maps, shall be color coded & include the following:						
	a. Area Amounts.						
	b. Curve Numbers.						
	c. Surface Conditions & Soil Types.						
34	Provide water quality volume calculations.						
	a. TSS Removal Calculations or Runoff Reduction Method Calculations for post developed conditions.						

Stormwater Calculations: Water Quality, Detention, and Infrastructure:							
		Design Engineer		For City of White House and Contracted Reviewer Use Only			
#	Requirement	N/A	Design Engineer: Plans / Calcs / Docs - Page #	Yes	No	N/A	COWH-PS & Contracted Reviewer Comments
35	Provide correct SCM sizing calculations.						
36	SCM shall conform to required specifications outlined in the City's adopted Stormwater Manuals.						
37	Provide accurate pre & post drainage area maps (include scale no greater than 1" = 60') that include the following:						
	a. Area Amounts.						
	b. Corresponding Cover & Soil Types.						
	c. Flow Paths w/ Accurate Time of Concentrations.						
	d. Curve Numbers.						
	e. Uniquely Labeled Outfalls.						
38	Provide correct pre & post peak flow analysis using the SCS Type II method for all design storms.						
39	Provide accurate infrastructure / inlet maps that contain the following:						
	a. Area Amounts.						
	b. c-factors.						
	c. Accurate Time of Concentrations.						
	d. Uniquely Labeled Outfalls.						
40	Provide accurate calculations for drainage conveyance that includes/meets the following requirements:						
	a. Pipe Conveyance & Ditch Calculations.						
	b. Spread Calculations For ROW Improvements.						
	c. Model Downstream As A System.						
	d. Graphical HGLS.						
41	Provide accurate EPSC calculations (routing calculations required for traps & basins).						

Engineer's Statement: I hereby certify that this submittal provides all items listed on the Plan Submission Requirements and the location of these items are correctly noted.

Reviewed by Engineer: _____ Checked by Engineer: _____

TO BE COMPLETED BY COWH: A review of the subject project has been performed by City of White House staff. This submittal has been deemed: _____ TR#: _____

COWH-PS Reviewer: _____ Email: _____

City of White House, Tennessee - Public Services Department (COWH-PS) - Public Works Plans Checklist

THE CHECKLIST IS TO BE INCLUDED WITH ALL REVIEW SUBMITTALS, INCLUDING REVISIONS

Project Name: _____ Date: _____

Submittal #: ☐ 1st ☐ 2nd ☐ 3rd ☐ >3

Introduction: The City of White House, TN is experiencing high levels of growth and demand for permitting services. In order to provide a productive review, basic elements of the public works plan are necessary. This checklist represents the minimum requirements which must be met for City of White House Public Services (COWH-PS) staff to perform a full plan review. Failure to meet one or more of these requirements will result in the submittal being deemed incomplete and returned to the design engineer. Design engineer must fill out this checklist completely EACH TIME it is submitted with updated page numbers. A full development package is required with each submittal.

Directions: Review the requirements below, and include this sheet with each submittal. In the "Design Engineer" column note if the requirement is "N/A". If requirement is applicable, note the file name and page number of where the information can be located. Example: If item is on the plans, list ' Plans - page number of PDF '. Once completed, fill out the certification statement and include in the submittal.

Certain items within this checklist may overlap or be addressed in other plan sheets, details, schedules, or supporting documents. These items do not need to be unnecessarily duplicated across multiple documents. Where an item has already been addressed, it is acceptable to reference the applicable sheet, detail, section, or document within this checklist, provided the information is clearly identified and readily accessible for review.

General Requirements:							
		Design Engineer		**For City of White House and Contracted Reviewer Use Only**			
#	**Requirement**	**N/A**	**Design Engineer: Plans / Calcs / Docs - Page #**	**Yes**	**No**	**N/A**	**COWH-PS & Contracted Reviewer Comments**
1	All construction plans and specifications shall comply with the City's Public Works Construction Specifications as outlined in the City of White House Municipal Code Title 16 and the City of White House Unified Development Ordinance (COWH UDO).						
2	City of White House Public Works Standard Notes are included and adhered to.						
3	Plans and calculations shall be PE stamped, signed, and dated by a TN registered PE.						
4	Comment response letter or response mark-up. - RESUBMITTALS ONLY						
5	Provide PE signed revision letter stating what specifically has changed and where (list sheet numbers in plans and calculations). - RESUBMITTALS ONLY						
6	Catch basins, valve boxes, and other underground utility appurtenances shall be traffic rated.						
7	Applicable supporting design information, calculations, studies, or reports required for the project are included.						

Construction Plans and Specifications Requirements:							
		Design Engineer		For City of White House and Contracted Reviewer Use Only			
#	Requirement	N/A	Design Engineer: Plans / Calcs / Docs - Page #	Yes	No	N/A	COWH-PS & Contracted Reviewer Comments
8	Plan sheets shall be 24" x 36".						
9	Cover sheets shall be provided with the following items:						
	a. Vicinity map with all adjacent streets shown & labeled with North arrow.						
	b. Parcel IDs.						
	c. Table of Contents.						
	d. Council Person & District.						
	e. FEMA Map, Panel Number, Date, & Flood Zone.						
	f. Total site acreage with total disturbed area.						
10	All applicable plan sheets shall be to scale with a graphical engineer scale bar and North arrow (vertical and horizontal).						
11	Show the horizontal datum (NAD83) and vertical datum (NAVD88) reference on the plans.						
12	Clearly show & label: existing and proposed property lines, easements (recorded / prescriptive), and right-of-way limits.						
13	Clearly show & label cross sections of roadway design and depths of materials from sub-grade of roadway to topping asphalt.						
14	All public and private roadway within the city shall be constructed at least one foot (1') above the 100-year flood elevation established by FEMA.						
15	All design criteria and procedure presented shall follow the TDOT Standard Specifications for Road and Bridge Construction. Further details found in COWH UDO and Section 16-218 of COWH Municipal Code Title 16.						
16	All pavement structure components must adhere to the Section 16-220 of COWH Municipal Code Title 16.						
17	Plan and profile sheets showing all engineering data necessary for construction of proposed street types, including all controls for surface water, sanitary sewer and waterline layout, and connection to existing or proposed utilities.						
	a. The street profiles shall be plotted along the Street Centerline showing the existing and finished grades and utility location drawn to a scale of not less than one (1) inch equals fifty (50) feet horizontal and one (1) inch equals five (5) feet vertical.						
	b. Typical cross section of each street type proposed shall be shown.						
	c. Construction detail of all inlets, typical driveways, sidewalks, curb and gutter, manholes, sewer connections, and all other details necessary to ensure compliance with the City's Design Standards.						
	d. Horizontal curve data.						
	e. Vertical curve data.						
	f. Stations of all PJs, PCs, PTs and intersections.						

Construction Plans and Specifications Requirements:							
		Design Engineer		For City of White House and Contracted Reviewer Use Only			
#	Requirement	N/A	Design Engineer: Plans / Calcs / Docs - Page #	Yes	No	N/A	COWH-PS & Contracted Reviewer Comments
	g. Existing and proposed grades at half stations.						
18	Existing and proposed access points.						
19	Internal vehicular circulation.						
20	Parking calculations, parking layout, loading areas, and fire lanes.						
21	Cross-access easements and shared access arrangements.						
22	Traffic Control devices and traffic calming features.						
23	Sight distance information and traffic studies when required.						
24	Utilities. Existing and proposed, public or private, utilities and Easements, including location and dimension of all Easements on the Parcel and within three hundred (300) feet of the Parcel or to the location of the proposed connection, if greater than three hundred (300) feet.						
25	Pavement marking plan / call out pavement markings and materials (one way arrows, stop bars, double yellow, etc.).						

Lighting and Signage							
		Design Engineer		For City of White House and Contracted Reviewer Use Only			
#	Requirement	N/A	Design Engineer: Plans / Calcs / Docs - Page #	Yes	No	N/A	COWH-PS & Contracted Reviewer Comments
26	Location and specification of all proposed lighting fixtures.						
	a. Submittal of cut sheets submitted with construction plans showing adherence to UDO and specifications for Decorative Streetlight Poles.						
	b. Pole heights and fixture details.						
	c. Photometric plan demonstrating compliance with UDO Section B.10 Lighting.						
27	Adherence to street name signs color, size of sign blade, and lettering size with strict conformance to MUTCD and City of White House Standards as outlined in UDO.						
28	All street name and regulatory signs shall be visible and unimpeded by structures, bushes, trees, or other visual obstructions.						
	a. Careful consideration should be given when considering tree placement in 4' grass strip.						
29	Illumination shall be 0.0 foot-candles at all lot lines (or development perimeter) and shall not exceed the applicable maximums in UDO Section B.10 Lighting.						
30	Decorative Street Lights shall not be solar powered.						

Engineer's Statement: I hereby certify that this submittal provides all items listed on the Plan Submission Requirements and the location of these items are correctly noted.

Reviewed by Engineer: _____ Checked by Engineer: _____

TO BE COMPLETED BY COWH: A review of the subject project has been performed by City of White House staff. This submittal has been deemed: _____ TR#: _____

COWH-PS Reviewer: _____ Email: _____