

ARTICLE V
ZONING DISTRICTS

SECTION

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5.010. Classification of districts. For the purpose of this ordinance, the following districts are hereby established in the Town of Ashland City, Tennessee:

<u>Zoning District</u>	<u>District Abbreviation</u>
Low-Density Residential	R-1
Low-Density Residential	R-2
Medium-Density Residential	R-3
High-Density Residential	R-4
High-Density Residential	R-5
Central Business	C-1
Highway Service	C-2
Neighborhood Service Business	C-3
Professional-Office	P-O
Light Industrial	I-1
Light Industrial	I-2
Heavy Industrial	I-3
Floodway	F-1
Historic	H-1
Overlay Districts	
Residential Planned Unit Development	RPUD
Commercial Planned Unit Development	CPUD

5.020. Zoning map. The location and boundaries of the zoning districts established by this ordinance are bounded and defined as shown on the map designated as the Official Zoning Map of Ashland City, Tennessee. The Zoning Map and any amendment thereto shall be dated with the effective date of the ordinance that adopts same. Certified prints of the adopted Official Zoning Map and amendments thereto shall be maintained in the office of the City Clerk and shall be available for inspection by the public at all reasonable times, as long as this ordinance remains in effect.

5.030. Zoning district boundaries. Unless otherwise indicated, the district boundary lines are centerlines of streets or blocks or such lines extended, lot lines, corporate limit lines or the centerline of the main tracks of a railroad, and the center of streams when applicable. Such lines drawn as to appear on these lines are hereby on these lines. Where district boundary lines approximately parallel a street or other right-of-way, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimensions shall be determined by use of the scale and said zoning map. Questions concerning the exact locations of district boundaries shall be determined by the Ashland City Board of Zoning Appeals.

Where a district boundary line divides a lot which was in single ownership at the time of passage of this ordinance, the Board of Zoning Appeals may permit the extension of the regulations for either portion of the lot not to exceed three hundred (300) feet beyond the district line into the remaining portion of the lot.

5.040. Zoning of annexed territory. All territory which may hereafter be annexed to the Town of Ashland City shall be zoned "Low-Density Residential, R-1 ". Such annexed territory shall retain such zoning classification until such time as the necessary studies are made by the planning commission and the Official Zoning Map is amended in the manner provided in Article VII, Section 7.090.

5.050. Specific district regulations. The regulations that follow in Section 5.051 through 5.053, shall apply in the fourteen (14) zoning districts established in Section 5.010, of this ordinance. Article II, Sections 2.020 and 2.030, shall be referred to in order to define the various uses permitted in the following district regulations.

5.051. Residential Districts. The Residential Districts established by this ordinance are designed to promote and protect public health, safety, comfort, convenience, prosperity, and other aspects of the general welfare. These general goals include, among others, the following specific purposes:

1. To provide sufficient space in appropriate locations for residential development to meet the housing needs of the city's present and expected future population, with due allowance for the need for a choice of sites and building types;
2. To protect residential areas, as far as possible, against heavy traffic and against through traffic of all kinds;
3. To protect residential areas against congestion, by regulating the density of population and the bulk of buildings in relation to the land around them and to one another, and by providing for off-street parking spaces;
4. To require for the provision of open space and a maximum conservation of natural sites in residential areas, and to encourage the provision of additional open space by permitting planned developments with concomitantly higher standards of open space, in order to provide large open areas with greater utility for rest and recreation; and to encourage the development of more attractive and economic and less monotonous building forms, by providing greater freedom of architectural and site design;
5. To provide for access of light and air to windows and for privacy, by the establishment of controls over the spacing and height of buildings and other structures;

6. To provide appropriate space for public and private educational, recreational, health, and similar facilities which serve the needs of nearby residents, which generally perform their own activities more effectively in a residential environment, and which do not create objectionable influences; and
7. To promote the most desirable use of land and direction of building development in accord with a well-considered plan, to promote stability of residential development, to protect the character of the district and its peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the city's tax revenues.

5.051. 1 R-1, Low-Density Residential District.

A. District Description:

This district is designed to provide suitable areas for low density residential development characterized by an open appearance. Most generally this district will consist of single-family detached dwellings. This district also includes community facilities, public utilities, and open uses which specifically serve the residents of the district, or which are benefited by and compatible with a residential environment. Further, it is the intent of this ordinance that this district be located so that the provision of appropriate urban services and facilities will be physically and economically facilitated. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exception uses and home occupations specifically provided for in these regulations for this district shall be considered as not having such characteristics, if they otherwise conform to the provisions of this ordinance.

B. Uses Permitted:

In the R-1, Low-Density Residential District, the following uses and accessory uses are permitted:

1. Single-family detached dwellings.
2. Prefabricated dwellings.
3. Customary accessory buildings or structures, including private garages and non-commercial workshops, provided they are located in the rear yard and not closer than eight (8) feet to any lot line.
4. Customary incidental home occupation as regulated in ARTICLE IV, SECTION 4.040.
5. Agricultural uses.
6. Essential Public Transport, Communication and Utility Services.
7. Signs as regulated by City Ordinance.

C. Uses Permitted as Special Exceptions:

In the R-1, Low-Density Residential District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060.

1. Religious Facilities.
2. Educational Facilities.
3. Cultural and Recreation Services.
4. Governmental Administrative Services.
5. Family Day Care Homes.
6. Farms.
7. Radio and television towers, and transmission facilities, water storage facilities, and water and sewage treatment plants.
8. Associations for mentally and physically handicapped persons.
9. Community Assembly Uses.
10. Golf Courses.
11. Cemeteries.

D. Uses Prohibited:

Mobile homes; mobile home parks; advertising structures; uses not specifically permitted; or uses not permitted upon approval as a special exception.

E. Dimensional Regulations:

All uses permitted in the R-1, Low-Density Residential District shall comply with the following requirements except as provided in ARTICLE VI.

1. Minimum Lot Size:

Area	15,000 sq. ft.
Area per Family	15,000 sq. ft.
Lot Width at Building Setback Line	100 feet

2. Minimum Yard Requirements:

Front Setback	40 feet
Side	15 feet
Rear	25 feet

3. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed thirty-five (35) percent of the total area of such lot or parcel.

4. Height Requirements: No building shall exceed thirty-five (35) feet in height, except as provided in ARTICLE VI, SECTION 6.050.
5. Parking Space Requirements: As regulated in ARTICLE IV, SECTION 4.010.

5.05 1.2 R-2, Low-Density Residential District.

A. District Description:

This district is designed to provide suitable areas for low-density residential development where complete urban services and facilities are provided or where the extension of such services and facilities will be physically and economically installed.

Most generally this district will be characterized by single family detached dwellings and such other structures as are accessory thereto. This district is intended also to permit community facilities and public utility installations which are necessary to specifically service the residents of the district, or which are benefited by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics and not planned as an integral part of a total residential environment, whether operated for profit or otherwise, except that special exception uses and home occupations specifically provided for in these regulations for this district shall be considered as not having such characteristics, if they otherwise conform to the provisions of this ordinance.

B. Uses Permitted:

In the R-2, Low-Density Residential District, the following uses and their accessory uses are permitted:

1. Single family detached dwellings.
2. Prefabricated dwellings.
3. Customary accessory buildings or structures, including private garages and non-commercial workshops, provided they are located in the rear yard and not closer than eight (8) feet to any lot line.
4. Customary incidental home occupations as regulated in ARTICLE IV, SECTION 4.040.
5. Essential Public Transport, Communication and Utility Services.
6. Signs as regulated by City Ordinance.

C. Uses Permitted as Special Exceptions:

In the R-2, Low-Density Residential District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060.

1. Educational Facilities.
2. Religious Facilities.
3. Cultural and Recreation Services.
4. Governmental Administrative Services.
5. Planned developments as regulated in ARTICLE V, SECTION 5.060.
6. Family Day Care Homes.
7. Associations for mentally and physically handicapped persons.
8. Farms.
9. Radio and television towers, and transmission facilities, water storage facilities, and water and sewage treatment plants.
10. Community Assembly Uses.
11. Golf Courses.
12. Cemeteries.

D. Uses Prohibited:

Mobile home parks; advertising structures; uses not specifically permitted; or uses not permitted upon approval as a special exception.

E. Dimensional Regulations:

All uses permitted in the R-2, Low-Density Residential shall comply with the following requirements except as provided in ARTICLE VI.

1. Minimum Lot Size:

Area - Single Family Detached Dwelling	12,000 sq. ft.
Area Per Family - Single Detached Lot Width at Building Setback Line	12,000 sq. ft. 90 feet

2. Minimum Yard Requirements:

Front Setback	40 feet
Side	12 feet
Rear	20 feet

3. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed thirty-five (35) percent of the total area of such lot or parcel.
4. Height Requirements: No building shall not exceed thirty-five (35) feet in height, except as provided in ARTICLE VI, SECTION 6.050.
5. Parking Space Requirements: As regulated in ARTICLE IV, SECTION 4.010.

5.051.3 R-3, Medium Density Residential

A. District Description:

This district is designed to provide suitable areas for medium density residential development where complete urban services and facilities are provided or where the extension of such services and facilities will be physically and economically facilitated.

Most generally this district will be characterized by single-and two-family (duplex) detached dwellings and such other structures as are accessory thereto. As well, multi-family dwellings developed at a medium density as planned developments may also be allowed. This district is intended also to permit community facilities and public utility installations which are necessary to service and do service specifically the residents of the district, or which are benefited by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics and not planned as an integral part of a total residential environment, whether operated for profit or otherwise, except that special exception uses and home occupations specifically provided for in these regulations for this district shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.

B. Uses Permitted:

In the R-3, Medium Density Residential District, the following uses and their accessory uses are permitted:

1. Single family dwellings.
2. Prefabricated dwellings.
3. Duplex dwellings.
4. Customary accessory buildings or structures, including private garages and non-commercial workshops, provided they are located in the rear yard and not closer than eight (8) feet to any lot line.

5. Customary incidental home occupations as regulated in ARTICLE IV, SECTION 4.040.
6. Essential Public Transport, Communication and Utility Services.
7. Signs as regulated by City Sign Ordinance.

C. Uses Permitted as Special Exceptions:

In the R-3, Medium Density Residential District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060.

1. Boarding or Rooming Houses.
2. Educational Facilities.
3. Religious Facilities.
4. Cultural and Recreation Services.
5. Governmental Administrative Services.
6. Planned developments as regulated in ARTICLE V, SECTION 5.060.
7. Family Day Care Homes.
8. Radio and television towers, and transmission facilities, water storage facilities, and water and sewage treatment plants.
9. Bed and Breakfast Home Residences.
10. Cemeteries.
11. Golf Courses.
12. Health Care Facilities.
13. Community Assembly Uses.

D. Uses Prohibited:

Mobile home parks; advertising structures; uses not specifically permitted; or uses not permitted upon approval as special exceptions.

E. Dimensional Regulations:

All uses permitted in the R-3, Medium Density Residential District shall comply with the following requirements except as provided in ARTICLE VI.

1. Minimum Lot Size

Area - Single Detached Dwelling	10,000 sq. ft.
-Duplex	15,000 sq. ft.
-Planned Development	
- (Multi-Family)	10 acres
Area per Family - Single Detached	10,000 sq. ft.
- Detached	7 , 5 0 0
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- Planned Development	
(Multi-Family)	5,000 sq. ft.
Lot Width at Building	
Setback Line	80 feet/50 feet for zero lot line developments

2. Minimum Yard Requirements:

Front Setback	35 feet
Side	12 feet
Rear	20 feet

3. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed forty (40) percent of the total area of such lot or parcel.

4. Height Requirements: No building shall exceed thirty-five (35) feet in height, except as provided in ARTICLE VI, SECTION 6.050.

5. Parking Space Requirements: As regulated in ARTICLE IV, SECTION 4.010.

5.051.4. R-4, High-Density Residential District.

A. District Description:

This district is designed to provide suitable areas for high density residential developments where sufficient urban facilities are available or where such facilities will be available prior to development. This district is primarily characterized by residential structures each containing a multiple number of dwelling units, as well as two-family (duplex) detached dwellings. This district is intended also to permit community facility and public utility installations which are necessary to service and do specifically service the residents of the district, or which facilities and services are benefited by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics and not planned as an integral part of a total residential development, whether operated for profit or otherwise, except that special exception uses and home occupations specifically provided for in these regulations for this district shall be considered as not having such characteristics, if they otherwise conform to the provisions of this ordinance.

B. Uses Permitted:

In the R-4, High-Density Residential District, the following uses and their accessory uses are permitted:

1. Duplex dwellings.
2. Multi-family dwellings.
3. Board and rooming houses.
4. Customary accessory buildings including private garages and non-commercial workshops, provided they are located in the rear yard and not closer than eight (8) feet to any lot line.
5. Customary incidental home occupations as regulated in ARTICLE IV, SECTION 4.040.
6. Essential Public Transport, Communication, Government, and Utility Services.
7. Signs as regulated by City Sign Ordinance.

C. Uses Permitted as Special Exceptions:

In the R-4, High-Density Residential District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060.

1. Community Assembly Uses.
2. Religious Facilities.
3. Educational Facilities.
4. Cultural and Recreation Services.
5. Planned developments as regulated in ARTICLE V, SECTION 5.060.
6. Associations for Physically or Mentally Handicapped Persons.
7. Family Day Care Homes.
8. Nursing Homes and Rest Homes.
9. Retirement Homes and Assisted Living Centers.
10. Orphanages.
11. Governmental Administrative Services.

12. Radio and television towers, and transmission facilities, water storage facilities, and water and sewage treatment plants.
13. Bed and Breakfast Home Residences.
14. Cemeteries.
15. Golf Courses.
16. Health Care Facilities.

D. Uses Prohibited:

Uses not specifically permitted or uses not permitted on approval as a special exception.

E. Dimensional Regulations:

All uses permitted in the R-4, High-Density Residential District shall comply with the following requirements, except as provided in ARTICLE VI.

1. Minimum Lot Size:

Area - Duplex Dwelling	12,000 sq. ft.
- Two Family Zero-Lot Line Dwelling	12,000 sq. ft.
- Multi-Family Dwelling	15,000 sq. ft.
-Planned Development	10 acres
Area per Family	
- Duplex	6,000 sq. ft.
- Two Family Zero-Lot Line Dwelling	6,000 sq. ft.
- Multi-Family	3,000 sq. ft.
-Planned Development	3,000 sq. ft.
Lot Width at Building Setback Line - Duplex	75 ft./37.5 ft. for zero lot line dwelling
- Multi-Family	75 feet

2. Minimum Yard Requirements:

Front Setback	35 feet
Side - Duplex Dwelling	12 feet
- Multi-Family Dwelling	15 feet
Rear	20 feet
- Duplex Dwelling	20 feet
- Multi-Family Dwelling	30 feet

3. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed forty (40) percent of the total area of such lot or parcel.

4. Height Requirements: No building shall exceed three (3) stories or thirty-five (35) feet in height, except as provided in ARTICLE VI, SECTION 6.050.

5.051.4 R-4, Mixed Density Residential - Planned Unit Development (MDR-PUD) District

A. District Description

This district is designed to provide suitable areas for mixed density residential development, hereinafter referred to as the R-4 Mixed Density Residential - Planned Unit Development District, is defined as that which is intended for Planned Unit Developments (PUDs) that offer flexibility in housing types, provide extensive open space, and innovative design concepts. Maximum densities permitted for residential development vary according to those delineated in this ordinance. Because of the mix of land uses permitted in the MDR-PUD District, emphasis on insuring the compatibility of MDR-PUD Districts to surrounding areas is achieved by imposing landscaping and screening standards in higher intensities for planned unit developments than for conventional residential developments.

It shall be expressly understood that MDR-PUD District shall be granted as a matter of privilege and not as a matter of right. The MDR-PUD District shall be a design and density alternative. In considering whether MDR-PUD Districts shall be approved, the following shall be taken into consideration:

- (1) Innovative design goals based on the incorporation of community vision, character, design standards, and growth planning.
- (2) Density goals based on housing needs within Cheatham County.
- (3) Sensitivity to surrounding established land use, character, density, and traffic flow.
- (4) Sensitivity to natural and man-made features on the site, such as trees, historic features, topography, and floodplains.
- (5) Other considerations which would render the PR District distinctive and deserving of approval.
- (7) Proximity to high density developments, retail or commercial developments.
- (8) Conditions that apply to this District.

B. Uses Permitted

In the R-4 Mixed Density Residential Planned Unit Development (MDR-PUD) District, the following uses and the accessory uses are permitted:

1. Single Family Dwellings
2. Duplex Dwellings

3. Multi-Family Dwellings
4. Customary accessory buildings including private garages and workshops, located in the rear yard not closer than 12 feet from any lot line.
5. Customary incidental home occupations as regulated in ARTICLE IV, SECTION 4.040.
6. Essential Public Transport, Communication, Government, and Utility Services.
7. Signs as regulated by the PUD agreement.

C. Uses Permitted by Special Exception

In the R-4 Mixed Density Residential Planned Unit Development (MDR-PUD) District, the following uses and the accessory uses are permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060:

1. Community Assembly Uses.
2. Religious Facilities.
3. Educational Facilities.
4. Cultural and Recreational Services.
5. Golf Courses.
6. Neighborhood Commercial Services.
7. Professional Office.
8. Associations of Physically or Mentally Handicapped Persons.
9. Nursing Homes and Rest Homes.
10. Retirement Homes and Assisted Living Centers.
11. Orphanages
12. Government Administration
13. Cemeteries

D. Uses Prohibited.

Uses not specifically permitted or uses not permitted on approval as a Special Exception.

E. Conditional and Dimensional Regulations.

1. No more than three (3) out of every ten (10) dwelling buildings in a Mixed Density Residential Development shall be multifamily dwellings.
2. An exclusively multifamily development shall not be permitted In the R-4 Mixed Density Residential Planned Unit Development
3. Submission of a housing need analysis, traffic impact study, school impact study, and infrastructure need analysis together with the Site Plan.

4. A Concept Application and Review are required before submission to the Planning Commission.
5. Approved densities shall be determined in reliance on the growth management policies of the Growth Plan, and on the submission and review of items in compliance with 5.051.4 (E) [3].
6. The planning commission and/or the Mayor and Council are not obligated to grant the maximum density permitted.
7. Minimum Lot Size, Yard Requirements, Lot Coverage:
 - a. As Recommended by the Planning Commission and approved by the Mayor and Council
 - b. R-4 Districts shall reserve not less than thirty (30) percent of the gross acreage as usable common open space.
 - c. Where land is dedicated to the city for public purposes, this land may be included as part of the usable common open space requirement.
 - d. Consult the Ashland City Design Standards, Subdivision Regulations, PUD regulations, and Zoning Book for other requirements.
8. All R-4 projects require an approved, written agreement between the owner/contractor/developer and the Ashland City Council.
9. All R-4 projects are subject to Subdivision Regulations, and RPUD Zoning Regulations where appropriate and not in conflict with R-4 specific regulations.

F. Concept Plan and Rezoning Requests for R-4 Mixed Density Residential Planned Unit Development District

1. Specific information for the District MDR-PUD. In lieu of a preliminary subdivision plat, the applicant shall submit a concept plan concurrently with the rezoning request, which shall be drawn on reproducible material, suitable for making blue line prints, and on one (1) or more sheets as dictated by the types of information required:
 - a. a. Name of the development.
 - b. b. Key map drawn to a scale of one (1) inch equals one thousand (1,000) feet, which shall include streets and corporate limit lines within a one half (0.5) mile radius of the site, and boundaries and number of acres in the drainage basins within which the project will be located.
 - c. Name, address, telephone number, and the signed consent of the owner to the filing of the application. Where the owner is designated as a partnership, corporation, or other business venture, then the names and addresses of all individual parties, officers, directors, and/or beneficial owners holding more than a five-(5) percent interest in the project shall be identified.
 - d. Names, addresses, and telephone numbers of the applicant and the sub-divider, if different than the owner. Where these are

- designated as a partnership, corporation, or other business venture, then the names and addresses of all individual parties, officers, directors, and/or beneficial owners holding more than a five-(5) percent interest in the project shall be identified.
- e. Names and addresses of all property owners adjacent to, or across any streets or rivers from, the property as shown on the most recent tax records, including the map, group, and parcel numbers of all adjacent properties, and boundary lines of all adjacent properties shown with dashed lines.
 - f. North point.
 - g. Drawn to a scale of one (1) inch equals one hundred (100) feet, with the scale indicated on the plan. Any other scale shall be approved by the planning department.
 - h. City, county, and state.
 - i. Date.
 - j. Existing zoning and density.
 - k. Names, addresses, telephone numbers, and seals
 - l. of all professional consultants participating in the development.
 - m. The length of the boundaries of the project measured to the nearest foot and the value of all true bearings and angles Existing and proposed land uses of the site and surrounding properties.
 - n. Proposed common open space and buffer areas.
 - o. Floodway (FW) and Floodway Fringe (FF) boundaries, with elevations referenced to, and showing the exact location of, the nearest benchmark.
 - p. Existing topographical features.
 - q. Locations and widths of all existing and proposed street and alley rights-of-way within or adjacent to the proposed project, including total trip generation projected for the development.
 - r. Existing and proposed land use locations:
 - s. Total acreage of all uses, total acreage of each individual use, and acreage of each individual section.
2. Gross density and the gross density of each individual section.
 3. Net density and the net density of each individual section.
 4. Total number of dwelling units by types and the number of dwelling units by types of each individual section.
 5. Overall floor area ratio and the floor area ratio of each individual nonresidential section or lot.
 6. Total square footage of each nonresidential building.
 7. Types, acres, and locations of common open space and amenities.
 8. Lot dimensions to the nearest foot, square feet of each lot, and lot numbers.

- t. A general statement addressing lighting proposed for the development.
 - u. A general statement addressing sign controls proposed for the development.
 - v. Properties within five hundred (500) feet of the site shall be shown with United States Geological Survey contours.
 - w. Topographical map showing existing land contours at two-(2) foot contour intervals, except that, in areas where slopes exceed twenty-five (25) percent, contour intervals may be twenty (20) feet. A reference benchmark shall be clearly designated.
 - x. Existing physical features map, including geological formations or structures; watercourses; water bodies; marshes; existing streets and railroads; existing utility easements; and mineral rights.
 - y. Areas having extensive tree growth, and those portions to be preserved shall be delimited. In areas where trees will be destroyed, all trees four (4) inches in diameter at breast height (DBH), shall be inventoried and plotted on the concept plan; however, for forested land over two (2) acres, sampling methods may be used if approved by the planning department, provided that specimen trees shall be plotted and inventoried. Tree inventories shall identify a tree's caliper, genus, health condition (poor, fair, or good), size, if it is to remain or to be removed, and contact information for the professional who determined the tree's health. Tree preservation and transplantation program, with particular emphasis on mature trees.
 - z. Soils map, based upon data from the United States Soil Conservation Service, or other acceptable standards.
 - aa. Street classification of each street within or adjacent to the development in accordance with intended use based on design, such as local, collector, or arterial, which shall be shown within parentheses next to the existing and proposed street names.
 - bb. Existing structures and buildings, including the exact locations, dimensions, dates of construction, and architectural styles of historical structures and sites, original accesses to historical structures and sites, and proposed plans for all structures, buildings, and sites.
 - cc. A general statement indicating the substance of restrictive covenants, grants of easements, or other restrictions imposed, or to be imposed, upon the uses of the land, buildings, and structures in the development, including proposed easements for utilities and greenbelts.
 - dd. Water and sewer facilities.
10. Existing facilities:
- a. Utility district jurisdiction.

- b. Utility district capacity, by gallons per day. Gallons-per-minute flow with static and residual pressures at the nearest fire hydrant.
- 11. Proposed facilities:
 - c. Demand in gallons per day.
 - d. General statement regarding projected facilities needs.
 - e. Driving distance to the nearest fire and police facilities.
- 12. A statement describing the probable impact of the rezoning on the following:
 - a. Water facilities.
 - b. Sewer facilities.
 - c. Streets as shown on the major thoroughfare plan.
- 13. Downstream stormwater infrastructure and stormwater runoff quality and quantity as required by the Stormwater Management Ordinance or Designated Stormwater Authority.
- 14. Police, fire, and recreational facilities.
- 15. Projected student population increase necessitated by development of the site; if no on-site schools are proposed, then the driving distance to the nearest schools, by type and classroom availability. A statement verifying these figures and confirming the availability of existing facilities shall be obtained from the appropriate school superintendents.
- 16. A general statement addressing refuse storage and sanitation collection facilities proposed for the development.
- 17. Proposed grading showing vertical intervals at two (2) feet, except that, in areas where existing slopes exceed ten (10) percent, contour intervals shall be ten (10) feet.
- 18. The applicant shall provide any additional information, as determined by the planning department, necessary to obtain a review by the planning commission and the board of mayor and council.

If the rezoning is disapproved, then the concept plan is void. A concept review and/or rezoning request for any R-4 Mixed Density Residential Planned Unit Development shall provide a development book that includes, but is not limited to, illustrations of elevations and floor plans for dwelling units, nonresidential buildings, and amenities structures, building materials, square footages of structures, street lighting details, and typical streetscapes.

G. Review Process – Action by the Planning Commission and the Board of Mayor and Aldermen:

The planning commission shall recommend approval, approval with conditions, or disapproval of a R-4 Mixed Density Residential Planned Unit Development Project to the board of mayor and Council, which may approve, approve with conditions, or disapprove the project.

Conditional approval may include, but not be limited to, visual and acoustical screening, land use mixes, order of construction, vehicular and pedestrian traffic circulation systems, availability and reservation of sites for public services including fire protection facilities, educational and cultural institutions, protection of natural resources and sites, off-site improvements, infrastructure needs, design standards and materials, and other conditions for which provision should be made.

5.051.5. R-5, High-Density Residential District.

A. District Description:

This district is designed to provide suitable areas for high density residential developments where sufficient urban infrastructure is available, or will be made available prior to development. This district is characterized by residential structures such as mobile homes situated on individual zone lots, as well as by mobile home parks developed at higher densities. Within such parks, individual mobile homes are developed for rental purposes on sites containing at least two (2) acres. Specific design standards are cited therewith, in Section 4.080, in order to achieve quality developments, as well as to protect property values within the district. This district is intended also to permit community facility and public utility facilities and services which are necessary to specifically service the residents of the district, or which installations are benefited by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics and not planned as an integral part of a total residential environment, whether operated for profit or otherwise, except that special exception uses and home occupations specifically provided for in these regulations for this district shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.

B. Uses Permitted:

In the R-5, High-Density Residential District, the following uses and their accessory uses are permitted:

1. Mobile homes on single lots.
2. Customary accessory buildings including private garages and non-commercial workshops, provided they are located in the rear yard and not closer than eight (8) feet to any lot line.
3. Customary incidental home occupations as regulated in ARTICLE IV, SECTION 4.040.
4. Essential Public Transport, Communication, Government, and Utility Services.

5. Signs as regulated by City Sign Ordinance.

C. Uses Permitted as Special Exceptions:

In the R-5, High-Density Residential District, the following uses may be permitted as special exceptions after review and approval in accordance with the provisions cited in ARTICLE VII, SECTION 7.060.

1. Community Assembly Uses.
2. Religious Facilities
3. Educational Facilities.
4. Cultural and Recreation Services.
5. Mobile home parks as regulated in ARTICLE IV, SECTION 4.080.
6. Associations for Physically or Mentally Handicapped Persons.
7. Nursing Homes and Rest Homes.
8. Retirement Homes and Assisted Living Centers.
9. Orphanages.
10. Governmental Administrative Services.
11. Radio and television towers and transmission facilities, and water and sewage treatment plants and water storage facilities.
12. Cemeteries.
13. Golf Courses.

D. Uses Prohibited:

Uses not specifically permitted ,or uses not permitted on approval as a special exception.

E. Dimensional Regulations:

All uses permitted in the R-5, High-Density Residential District shall comply with the following requirements except as provided in ARTICLE VI.

1. Minimum Lot Size:

Area - Mobile Home on	
Single Lot	10,000 sq. ft.
- Mobile Home Park	2 acres
Area per Family -	
Mobile Home on Single Lot	10,000 sq. ft.
- Mobile Home Park	
Single-Wide Unit	4,000 sq. ft.
Double-Wide Unit	6,400 sq. ft.
Lot Width at Building	
Setback Line -	
Mobile Home on Single Lot	70 ft.
- Mobile Home Park	N/A, See Section 4.080, of Article IV, for Applicable Standards

2. Minimum Yard Requirements:

Front Setback	
–	Mobile Home on Single
Lot	35 feet
–	Mobile Home Park
	30 feet
–	Single Mobile Home Within
Mobile Home Park	10 feet
Side	
–	Mobile Home on Single
Lot	10 feet
–	Mobile Home Park
	15 (30*) feet
–	Single Mobile Home Within
Mobile Home Park	10 feet
Rear	
–	Mobile Home on Single
Lot	20 feet
–	Mobile Home Park
	15 (30*) feet
–	Single Mobile Home Within
Mobile Home Park	10 feet

3. Maximum Lot Coverage:

- Mobile Home on Single Lot: On any lot or parcel of land, the area occupied by buildings or structures, including accessory structures, may not exceed forty (40) percent of the total area of such lot or parcel.
- Mobile Home Parks: See Standards Cited in Article IV, Section 4.080.

4. Height Requirements:

- Mobile Home on Single Lot: No structure shall exceed thirty (30) feet in height.
- Mobile Home Parks: No building, structure, or mobile home shall be erected or placed within any mobile home park having a height greater than thirty (30) feet.

5.052. Commercial Districts. The Commercial Districts established by this ordinance are designed to promote and protect the health, safety, morals, convenience, order, prosperity and other aspects of the general welfare. These goals include, among others, the following:

1. To provide sufficient space, in appropriate locations in proximity to established residential areas, for local retail and service trades catering specifically to the recurring shopping needs of the occupants of nearby residences.
2. To protect both retail and service developments and nearby residences against fire, explosions, toxic and noxious matter, radiation, and other hazards, and against

offensive noise, vibration, smoke, dust and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences.

* Required when adjoining public street.

3. To protect both retail and service developments and nearby residences against congestion, by regulating the intensity of retail and service developments consistent with their marketing functions, by restricting those types of establishments which generate heavy traffic, and by providing for off-street parking and loading facilities.
4. To provide sufficient space in appropriate locations for commercial districts to satisfy functional needs of Ashland City, and in particular the need for medical services, and the needs of the general public traveling along major highways.
5. To provide sufficient space in appropriate locations for the mixture of compatible high density residential and restricted commercial developments where standards for development will provide protection for the environmental essentials for both types of land uses.
6. To provide sufficient space in appropriate locations for all types of commercial and miscellaneous service activities.
7. To enhance the central business district and to promote and protect its service attributes, to lessen congestion in the district, to provide for a high intensity of land use consistent with land valuation, and to protect its intended functional aspects against encroachment by detrimental influences.
8. To promote the most desirable use of land and direction of building development in accordance with a well considered plan, to promote stability of commercial development, to strengthen the economic districts and their peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect Ashland City's tax revenues.

5.052.1 C-1, Central Business District

A. District Description:

This district is designed to provide for a wide range of retail, office, amusement, and service uses, and light industrial processes involving high performance standards. In addition, this district provides for governmental uses, and community facilities and utility services necessary to serve the district, or which are required for the general community welfare. These regulations are structured to permit maximum freedom of pedestrian movement. Relatively high density and intensity of use is permitted in this district.

B. Uses Permitted:

In the C-1, Central Business District, the following uses and their accessory uses are permitted:

1. Governmental administrative services.
2. Community assembly uses.
3. Automotive parking facilities.

4. Convenience retail sales and services.
5. Consumer repair services.
6. Entertainment and amusement services.
7. Financial, insurance, real estate, and consulting services.
8. Food and beverage services.
9. General business services.
10. General personal services.
11. General retail trade uses.
12. Professional services - medical.
13. Professional services - nonmedical.
14. Transient habitation excluding sporting and recreational (motor) vehicle camps.
15. Vehicular, marine craft, aircraft, and related equipment sales, rental and delivery; excluding aircraft dealers, boat dealers, and recreational and utility trailer dealers.
16. Signs as regulated by City Sign Ordinance.
17. Essential public transport, communication, and utility services.
18. Health care facilities.
19. Art galleries.
20. Libraries.
21. Museums.
22. Recreational centers and gymnasiums (public-non-profit).

C. Uses Permitted as Special Exceptions: (Amended by Ordinance 319, July 11, 2006, Deleted 4)

In the C-1, Central Business District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060:

1. Limited manufacturing conducted in completely enclosed buildings.
2. Planned Developments as regulated in ARTICLE V, SECTION 5.060.

3. Upper story residential dwelling as per the standard cited in Section E, 6, below, as well as the requirements cited in ARTICLE VII, SECTION 7.060.C.9.

D. Uses Prohibited:

Industrial uses; warehousing and storage uses; except those which are located within and incidental to permitted uses; automobile wrecking, junk, and salvage yards; uses not specifically permitted or uses not permitted upon approval as a special exception.

E. Dimensional Regulations:

All uses permitted in the C-1, Central Business District shall comply with the following requirements except as provided in ARTICLE VI:

1. Minimum Lot Size: No minimum lot size shall be required in the C-1 District.
2. Minimum Yard Requirements: Front yard - 25 feet. If a building or buildings on an adjacent lot or lots provide front yards less than 20 feet in depth, a front yard equal to the average of adjacent front yards shall be provided. Rear yard - 20 feet. Side yard - none is required. However, if an open area extending along a side lot line is provided, it shall be at least ten (10) feet wide, and it shall be unobstructed.
3. Maximum Lot Coverage: There are no restrictions on the area occupied by all buildings including accessory buildings on a lot or parcel located in the C-1 District.
4. Height Requirements: The maximum height of all buildings located in the C-1 District shall be established as follows, except as provided in ARTICLE VI, SECTION 6.050:
 - a. The maximum building height at the street line shall be three (3) stories or forty (40) feet.
 - b. For each foot the building is setback from the street line, the height of the building may be increased by 1.5 feet to a maximum height of sixty (60) feet, only if said building contains an on-site water storage tank, or some other type of acceptable fire protective device as approved by the town fire department.
5. Parking Space Requirements: As regulated in ARTICLE IV, SECTION 4.010.
6. Minimum Floor Area - Upper Story Residential Dwelling: The minimum floor area for an upper story residential dwelling unit shall be five hundred (500) square feet.

5.052.2 C-2 Highway Service District.

A. District Description:

This district is designed to provide adequate space in appropriate locations for uses which serve the needs of the motoring public. Automobile and other vehicular service establishments, transient sleeping accommodations, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts, or those which are necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize compatibility with lesser intense uses of land or buildings in proximate residential districts. Appropriate locations for these districts are along major traffic arteries. Such districts should be situated near major transportation interchanges in clustered developments patterns, and not patterns of striped commercial development extending in a continuous manner along such major traffic arteries.

B. Uses Permitted:

All uses permitted in the C-1 District are allowed in this district as well as the following uses:

1. Governmental administrative services.
2. Cultural and recreational services.
3. Essential public transport, communication, and utility services.
4. Automotive service and repair uses.
5. Building materials and farm equipment sales, provided there is no outdoor storage, with the exception of farm equipment vehicles.
6. Contract construction services provided there is no outdoor storage.
7. Convenience retail sales and services uses.
8. Consumer repair services.
9. Entertainment and amusement services.
- 1 0. Financial, insurance, real estate, and consulting services.
11. Food and beverage services.
- 1 2. Food service uses; take out.
- 1 3. Animal care and veterinarian services provided there is no outside housing of animals.

14. General business services.
15. General personal services.
16. General retail trade uses.
17. Professional services - medical.
18. Professional services – non-medical.
19. Transient habitation: hotels, motels, tourist homes or courts.
20. Vehicular, marine craft, aircraft, and related equipment sales, rental and delivery uses.
21. Limited manufacturing conducted in completely enclosed building.
22. Religious facilities.
23. Education facilities.
24. Wholesale sales provided there is less than fifty (50) percent of the total on-site square footage utilized as storage, and no outdoor storage.
25. Signs as regulated by City Sign Ordinance.
26. Community assembly facilities.
27. Health care facilities.
28. Intermediate impact facilities.
29. Day care Centers.
30. Special personal and group care facilities.
31. Nursing homes.
32. Mobile home, manufactured home, and modular home sales lot.

C. Uses Permitted as Special Exceptions:

In the C-2, Highway Service District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060.

1. Transient habitation: Sporting and recreational vehicle camps.
2. Planned developments as regulated in ARTICLE V, SECTION 5.060.
3. Group assembly uses, other than race tracks and drag strips.

4. Mini-warehouses containing inside storage only as regulated in ARTICLE IV, SECTION 4.120 and ARTICLE VII, SECTION 7.060.
5. Indoor firearms training facilities. **(Amended by Ordinance 319, July 11, 2006, Deleted 5, and Renumbered 6 to 5 and 7 to 6)**
6. Plant and forest nurseries.

D. Uses Prohibited:

Industrial uses; warehousing and storage uses; with the exception of mini-warehousing containing inside storage and industrial uses; except those which are located within and incidental to permitted uses; truck terminals; junkyard, including automobile wrecking and salvage; uses not specifically permitted, or uses not permitted upon approval as a special exception.

E. Dimensional Regulations:

All uses permitted in the C-2, Highway Service District shall comply with the following requirements except as provided in ARTICLE VI.

1. Minimum Lot Size: _____ 20,000 square feet.
2. Minimum Yard Requirements:

Front Setback -	Thirty-five (35) feet
Side -	Fifteen (15) feet
Rear -	Twenty (20) feet
3. Maximum Lot Coverage: On any area or parcel of land, the area occupied by all buildings including accessory buildings shall not exceed seventy (70) percent of the total area of such lot or parcel.
4. Height Requirements: No building shall exceed forty (40) feet in height, except as provided in ARTICLE VI, SECTION 6.050.
5. Parking Space Requirement: As regulated in ARTICLE IV, SECTION 4.010.

5.052.3 C-3, Neighborhood Service Business District

A. District Description:

This district is designed to provide for uses to serve the recurring household needs and personal service requirements of the occupants of nearby residential areas. The permitted establishments are those which provide for regular local shopping and which, therefore, are visited frequently by customers. These districts are characteristically small, and are distributed widely for convenient accessibility by residential area occupants. They should adjoin collector or arterial streets. Bulk regulations are established within these districts to provide for maximum compatibility between the

commercial activity in these districts and adjacent residential activity, and to lessen the concentration of vehicular traffic as compared to other commercial districts providing goods and services for a more extensive marketing area.

B. Uses Permitted:

In the C-3, Neighborhood Service Business District, the following uses and their accessory uses are permitted:

1. Generally recognized retail business which supply commodities on the premises for persons residing in adjacent residential areas, such as mini-markets, small groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, and notions or hardware.
2. Personal service establishments which perform services on the premises such as repair shops (radio, television, shoe, etc.), beauty parlors or barbershops, and self-service laundries.
3. Signs as regulated by City Sign Ordinance.
4. Essential public transport, communication, and utility services.

C. Uses Permitted as Special Exceptions:

No uses shall be permitted as special exceptions in the C-3 District.

D. Uses Prohibited:

In the C-3, Neighborhood Service Business District, all uses, except those uses or their accessory uses specifically permitted are prohibited, including retail liquor and package stores.

E. Dimensional Regulations:

All uses permitted in the C-3, Neighborhood Service Business District shall comply with the following requirements except as provided in ARTICLE VI.

1. Minimum Lot Size: The minimum lot size in the C-3 District shall be 10,000 square feet.

2. Minimum Yard Requirements:

Front Setback	30 feet
Side	20 feet
Rear	20 feet

3. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings shall not exceed sixty (60) percent of the total lot area of such lot or parcel.

4. Height Requirements: Buildings shall not exceed thirty-five (35) feet in height except as provided in Article VI, Section 6.050.

5.052.4 P-O, Professional and Office District.

A. District Description:

This district is designed to provide adequate space in appropriate locations suitable for accommodating the population needs of medical, personal services, are uses broadly ancillary thereto; and to provide for financial services as well as professional offices. In addition, limited commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting this district.

Community facilities and utilities necessary to serve this district, or necessary for the general community welfare are also permitted. Bulk limitations required of uses in this district, in part, are designed to maximize compatibility with lesser intense use of land or building in proximity residential districts.

B. Uses Permitted:

In the P-O, Professional and Office District, the following uses and their accessory uses are permitted.

1. Financial, insurance, real estate, and consulting services.
2. General personal services.
3. Professional services - medical.
4. Professional services - nonmedical.
5. Signs as regulated by city ordinance.
6. Health care facilities.
7. Essential public transport, communication, and utility services.

C. Uses Permitted as Special Exceptions:

In the P-O, Professional and Office District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060.

1. Restaurant, designed for on-premises consumption within a principal structure.
2. Planned developments as regulated in ARTICLE V, SECTION 5.060.
3. Animal care and veterinarian services, provided there is no outside housing of animals.

D. Uses Prohibited:

Outdoor storage of goods or materials or equipment; warehousing or indoor storage of goods or material, beyond that normally incident to the above permitted uses; uses not specifically permitted or uses not permitted upon approval as a special exception.

E. Dimensional Regulations:

All uses permitted in the P-O, Professional and Office District shall comply with the following requirements except as provided in ARTICLE VI.

1. Minimum Lot Size: _____ 20,000 sq. ft.

2. Minimum Yard Requirements:

Front Setback	35 feet
Side	20 feet
Rear	25 feet

3. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed sixty (60) percent of the total area of such lot or parcel.

4. Height Requirements: No buildings shall exceed forty (40) feet in height, except as provided in ARTICLE VI, SECTION 6.050. In no case shall F.A.A. glide path building height restrictions be exceeded.

5. Parking Space Requirements: As regulated in ARTICLE IV, SECTION 4.010.

5.052.5 MR-PO Multiple Residential Professional and Office District

A. District Description

This class of district is intended to provide adequate and suitable space in appropriate locations for medium to high-density residential uses and for medical and personal services, including limited commercial uses that are mutually compatible. Commercial uses, having a minimum of characteristics objectionable to residential uses, are permitted. In addition, use of buildings and land is permitted for community welfare. This class of district is appropriately located between districts characterized by lower density residential development and areas of more intensive commercial use, or extensions along major traffic arteries from areas used for more intensive commercial purposes.

B. Principal Permitted Uses and Structures

Within the MR-PO Districts as shown on the Official Zoning Map, the following activities, as described in Article II, are permitted: (All permitted uses may be combined on any zone lot subject to planning commission concurrence including compliance with all other restrictions within this ordinance.)

Residential Activities--Permanent Dwelling, Single Family Detached Dwelling, Duplex Dwelling, Zero lot line Dwelling, Multi-Family

Community Facility Activities
Administrative
Community Assembly
Community Education
Cultural and Recreation Services
Essential Public Transport, Communication and Utility Service
Personal and Group Care Facilities
Religious Facilities

Commercial Activities
Entertainment and Amusement Services -- limited to riding stables, art galleries, indoor recording and TV production studios

Financial, Insurance, Real Estate, and Consultive Services

Food and Beverage Services (excluding convenience stores that sell gasoline)

General Business Services excluding motor vehicle rental or leasing

General Personal Services

Professional Services---Medical and Non Medical

C. Permitted Accessory Uses and Structures

Signs as regulated by the City Sign Ordinance.

4.010. Accessory off-street parking and loading facilities as required in Article

Recreational uses associated with and maintained primarily for the uses permitted above and for the benefit and use of the occupants.

Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same premises and are not otherwise prohibited.

D. Uses Permitted As Special Exceptions

Bed and Breakfast Home Residences as regulated under Section 7.061.16.

Animal Care and Veterinarian Services provided there is no outside housing of animals.

E. Prohibited Uses and Structures

Any use or structure not of a nature specifically permitted herein is prohibited.

F. Bulk Regulations

Maximum Lot Coverage	60 percent for all buildings
Maximum Building Height	40 feet except as provided in Article VI, Section 6.050.
Minimum Building Setback	Front--35 feet Side----20 feet Rear----25 feet
Minimum Development Area Per Dwelling Unit	4,000 square feet
Minimum Lot Area	20,000 square feet
Multi-Family and Multi-Use Minimum Lot Area	25,000 square feet

G. Required Yard Area Regulations

Minimum Front Yard	10 feet
Minimum Side Yard	12 feet
Minimum Rear Yard	10 feet

H. Use of Required Yard Areas

The following uses may be made of yard areas, provided such uses are otherwise permissible in this district.

Landscaping as required in Article 3.130.

All required yard areas not occupied by driveways, and sidewalks shall be devoted to landscaping.

Driveways

Sidewalks

I. Other Requirements

- (1) Exterior storage of goods and materials of any kind is prohibited. The placement of waste disposal facilities shall be in the rear of building with the exception of temporary placement of garbage cans for city pick-up.

- (2) In the event that any permitted uses other than residential should occupy a house, no change shall be made in the exterior appearance or architecture of the building except as may be required for public safety and as specified by the building officials.
- (3) On all commercial sites, any operation producing glare shall be conducted so that direct and indirect light from the source shall not cause illumination in excess of one half (.5) foot candle when measured on the property line of an adjacent residential use.

5.053. Industrial Districts. The Industrial Districts established by this ordinance are designed to promote and protect the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare. These goals include, among others, the following specific purposes:

1. To provide sufficient space, in appropriate locations to meet the needs of the area of Ashland City's expected economic expansion for all types of distributive, industrial and related activities, with due allowance for the need for choice of suitable sites.
2. To protect distributive, industrial and related activities, as well as residential and related activities by providing for the separation of these uses, and, as far as possible, providing for the appropriate space needs of such distributive and industrial activities.
3. To encourage industrial development which is free from danger of fire, explosions, toxic or noxious matter, radiation, smoke, dust or other particulate matter, and other hazards, and from offensive noise, vibration, odorous matter, heat, humidity, glare, and other objectionable influences, by permitting such development areas where this ordinance restricts the emission of such nuisances, without regard to the industrial products and processes involved.
4. To protect adjacent residential and commercial areas, and to protect the labor force in other establishments engaged in less offensive types of industrial and related activities, by restricting those industrial activities which involve danger of fire, explosions, toxic or noxious matter, radiation, smoke, dust, or other particulate matter, and other hazards, or create offensive noise, vibration, heat, humidity, glare, and other objectionable influences, by limiting such development to areas where this ordinance restricts the emission of such nuisances, without regard to the industrial products or processes involved.
5. To protect industrial activities and related development against congestion, as far as is possible and appropriate in each area, by limiting the bulk of buildings in relation to the land around them and to one another, and by requiring space off public ways for parking and loading facilities associated with such activities.
6. To promote the most desirable use of land and direction of building development, to promote the stability of the industrial base and related development, to strengthen the economic base of the Ashland City area, to protect the character of these districts and their peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect Ashland City's tax revenues.

5.053. 1 I-1, Light Industrial District:

A. District Description:

This district is primarily designed to accommodate existing industrial areas within the community that are relatively limited in their amount of developable acreage, due to the pre-existing layout of streets and blocks within such areas. Within this district therefore, the necessary yard requirements are less restrictive than those cited within the I-2 and I-3, Industrial Districts. The I-1 District is designed for a wide range of industrial and related uses which conform to a high level of performance standards. Industrial establishments of this type, within completely enclosed buildings, provide a buffer between Commercial Districts and other more intensive industrial uses which involve more objectionable nuisances. 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 developments are permitted.

B. Uses Permitted:

In the I-1, Light Industrial District, the following uses and accessory uses are permitted:

1. Warehousing goods transport and storage.
2. Wholesale sales facilities.
3. Limited manufacturing uses.
4. Intermediate manufacturing uses.
5. Aircraft dealers.
6. Animal care and veterinary services.
7. Agricultural activities.
8. Essential public transport, communication, and utility services.
9. Signs as regulated by City Sign Ordinance.
10. Plant and forest nurseries.
11. Building materials and farm equipment sales.
12. Dairies and truck gardens.

C. Uses Permitted as Special Exceptions:

In the I-1, Light Industrial District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060.

1. Group assembly uses, other than race tracks (auto, motorcycle, dog, and horse), and drag strips.
2. Food and beverage service facilities.
3. Food service take-out facilities.
4. Commercial recreation uses.
5. Contract construction services.
6. Consumer repair services.
7. Intermediate impact facilities.
8. Government administrative services.
9. Planned developments as regulated in ARTICLE V, SECTION 5.060.
10. Drug and Alcohol Rehabilitation Facilities.
11. Substance Control Centers.
12. Mini-Warehouse Facilities.

D. Uses Prohibited:

Uses not specifically permitted or uses not permitted upon approval as a special exceptions.

E. Dimensional Regulations:

All uses permitted in the I-1, Light Industrial District shall comply with the following requirements except as provided in ARTICLE VI:

1. Minimum Lot Size: No minimum lot size is required in the I-1 District.

2. Minimum Yard Requirements:

Front Yard	40 feet
Side Yard	25 feet
Rear Yard	30 feet

3. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed sixty (60) percent of the total lot area of such lot or parcel.

4. Height Requirements: No building shall exceed forty (40) feet in height, unless on-site water storage facilities or other acceptable fire fighting equipment is approved by the town's fire department. If approved, buildings may attain to fifty (50) feet in height, except as provided in Article VI, Section 6.050.
5. Parking Space Requirements: As regulated in Article IV, Section 4.010.

5.053.2 I-2, Light Industrial District.

A. District Description:

This district like the I-1 District is designed for a wide range of industrial and related uses which conform to a relatively high level of performance standards. Industrial establishments of this type, within completely enclosed buildings, provide a buffer between Commercial Districts and other industrial uses which involve more objectionable influences. New residential developments are 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 developments are permitted.

B. Uses Permitted:

In the I-2, Light Industrial District, the following uses and their accessory uses are permitted:

1. Warehousing, goods transport and storage uses.
2. Wholesale sales facilities.
3. Limited manufacturing facilities.
4. Intermediate manufacturing facilities.
5. Aircraft dealers.
6. Animal care and veterinary services.
7. Agricultural services.
8. Essential public transport, communication, and utility services.
9. Signs as regulated by City Sign Ordinance.
10. Plant and forest nurseries.
11. Building materials and farm equipment sales facilities.
12. Dairies and truck gardens.
13. Mini-Warehouse Facilities.

C. Uses Permitted as Special Exceptions:

1. Group assembly uses, other than race tracks (auto, motorcycle, dog, and horse), and drag strips.
2. Food and beverage service facilities.
3. Food service take-out facilities.
4. Commercial recreation facilities.
5. Contract construction services.
6. Consumer repair services.
7. Intermediate impact facilities.
8. Government administrative services.
9. Adult oriented business establishments subject to the supplemental requirements cited in ARTICLE VII, SECTION 7.060. **(Added by Ordinance 319, July 11, 2006, Renumbering 9 to 10, 10 to 11, 11 to 12)**
10. Planned developments as regulated in ARTICLE V, SECTION 5.060.
11. Outdoor Firearms Training Facilities.
12. Special institutional care facilities.

D. Uses Prohibited:

Uses not specifically permitted, or uses not permitted upon approval as a special exception.

E. Dimensional Regulations:

All uses permitted in the I-2, Light Industrial District shall comply with the following requirements except as provided in ARTICLE VI:

1. Minimum Lot Size: No minimum lot size is required in the I-2 District.
2. Minimum Yard Requirements:

Front Yard	60 feet
Side Yard	30 feet
Rear Yard	35 feet
3. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed fifty (50) percent of the total lot area of such lot or parcel.

4. Height Requirements: No building shall exceed forty (40) feet in height, unless on-site water storage facilities or other acceptable fire fighting equipment is approved by the town's fire department. If approved, buildings may attain to sixty (60) feet in height, except as provided in Article VI, Section 6.050.
5. Parking Space Requirements: As regulated in Article IV, Section 4.010.

5.053.3 I-3, Heavy Industrial District.

A. District Description:

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 Ashland City area. No new residential developments are permitted within this district, thereby insuring protection of such developments from an undesirable environment, while at the same time ensuring adequate acreage tracts for industrial activities.

B. Uses Permitted:

In the I-3, Heavy Industrial District, the following uses and their accessory uses are permitted:

1. All uses that are permitted outright in the I-1 and I-2, Light Industrial Districts.
2. Extensive manufacturing facilities, with the exception of ordinance and accessories manufacturing and junk yard.
3. Signs as regulated by City Sign Ordinance.
4. Farm equipment and supplies.
5. Feed milling and sales facilities.
6. Lumber and other building material dealers.
7. Seed and storage sales.
8. Building materials and farm equipment sales facilities.

C. Uses Permitted as Special Exceptions:

In the I-3, Heavy Industrial District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060.

1. Group assembly activities, other than schools for profit, colleges and universities, technical and trade schools, commercial resorts, and commercial camp grounds.
2. Outdoor storage materials to be used in manufacturing.
3. Planned developments as regulated in ARTICLE V, SECTION 5.060.
4. Mining and quarrying uses.
5. Feed lots and stock yards.
6. Ordinance and accessories manufacturing facilities.
7. Wrecking, junk, and/or salvage yards.
8. Automotive wrecking yards.
9. Raising of plants, animals, and fish, with the exception of farms.
10. Feed lots and stockyards.
11. Special institutional care facilities.
12. Extensive impact facilities.

D. Uses Prohibited:

Uses not specifically permitted or uses not permitted upon approval as a special exception.

E. Dimensional Regulations:

All uses permitted in the I-3, Heavy Industrial District shall comply with the following requirements except as provided in ARTICLE VI:

1. Minimum Lot Size: No minimum lot size is required in the I-3 District.

2. Minimum Yard Requirements:

Front Setback	100 feet
Side	50 feet
Rear	50 feet

3. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed fifty (50) percent of the total area of such lot or parcel.

4. Height Requirements: Buildings shall not exceed forty (40) feet in height, unless on-site water storage facilities or other acceptable fire fighting equipment is approved by the town's fire department. If approved, buildings may attain to sixty (60) feet in height, except as provided in Article VI, Section 6.050.
5. Parking Space Requirements: As regulated in ARTICLE IV, SECTION 4.010.

5.054. Historic District. It is the intent of this district to preserve the historic sites and structures of the Town of Ashland City. The requirements of the district are designed to protect and preserve historic and/or architectural value; create an aesthetic atmosphere; strengthen the economy; protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided; and promote the education and patriotic heritage of the present and future citizens of the community. **(Deleted Subsection 5.054, Floodway District, and Renumbered Subsection 5.055, Historic District to 5.054, by Ordinance 329, January 9, 2007)**

5.054.1 H-1, Historic District:

A. Regulations Established.

In order to achieve the intent of the H-1, Historic District, the following regulations shall apply:

1. Any use permitted by the existing zoning classification is also permitted by the H-1, Historic District.
2. The H-1 District classification may be superimposed as an overlay zone in addition to the existing zoning classification where the following criteria shall be determined to exist by the Historic District Commission.

The quality of significance in American History, architecture, archeology, and culture is present in districts, sites, buildings, and structures that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

- a. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. that are associated with the lives of persons significant in our past; or
- c. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. that have yielded, or may be likely to yield, archaeological information.

B. Administration

1. No building permit for construction, major alteration or rehabilitation, moving, or demolition to be carried on within the H-1 District shall be issued by the Building Inspector until it is submitted to and receives approval in writing by the Historical District Commission.
2. Administration shall be by the office of the Building Inspector and the Historical District Commission and all items regulated within the H-1 District shall be submitted to the Historical District Commission (through the office of the Building Inspector) for its review.
3. Building Permit Required.

All alterations, additions, or new construction which, previous to the establishment of this H-1 District, required that application be made for a Building Permit, and approval obtained before the work on such alterations, additions, or new construction can begin. In addition it shall be required that application be made in the same manner for any work, including but not limited to, alterations, additions, demolition, removal or new construction which alters or contributes to the exterior appearance of existing structures.

4. It shall be the responsibility of the Historic District Commission to prepare and submit to the Ashland City Council design review guidelines which shall be used by the Historical District Commission in the consideration of any application for certificate of appropriateness applied for under this ordinance. No application may be considered by the Historic District Commission until such time as said guidelines have received approval of the City Council.
5. Building Permit Procedures
 - (a) Applications for building permits within the H-1 District shall be made to the office of the Building Inspector and all such applications shall be referred directly to the Historic District Commission. The Historic District Commission shall have broad powers to request detailed construction plans and related data pertinent to a thorough review of any application.
 - (b) Upon receiving an application for a Building Permit the Historic District Commission shall, within thirty (30) days following the availability of sufficient data, issue to the office of the Building Inspector a letter stating its approval with or without attached conditions or disapproval with the grounds for disapproval stated in writing.
 - (c) The office of the Building Inspector shall additionally review applications for Building Permits (which have received written approval from the Historic District Commission) in

the same manner review is made of Building Permit applications outside of the H-1 District, and final issuance or rejection shall additionally be based upon the requirements of the basis zoning district, as well as the adopted Building Codes of the Town of Ashland City. The fee charged for Building Permits within the H-1 District shall conform to existing fee schedules for Building Permits, as utilized in any other zoning district within the Town of Ashland City.

C. Historic District Commission

1. Creation and Appointment

In accordance with Tennessee Code Annotated, 13-7-401, a Historic District Commission is hereby established. The Mayor and City Council shall create a five (5) member Historic District Commission which shall consist of a representative of a local patriotic or historical organization; an architect, if available; a member of the Planning Commission, at the time of his appointment; and the remaining members shall be appointed from the community in general. Historic District Commission members shall be appointed by the Mayor, subject to confirmation by the City Council. Appointments to membership on the Historic District Commission shall be arranged so that the term of one member shall expire each year and his successor shall be appointed in the like manner in terms of five (5) years. All members shall serve without compensation. The members of the Commission shall elect a Chairman from among themselves to preside over meetings.

2. Procedure

Meetings of the Historic District Commission shall be held at the call of the Chairman or by the majority of the membership. All meetings of the Commission shall be open to the public. The Commission shall give notice of the place, date, and time of any public hearings which they hold under the provisions of this ordinance, by publication in an official newspaper or a newspaper of general circulation at least seven (7) days immediately prior thereto. At least four (4) members of the Commission shall constitute a quorum for the transaction of its business. The concurring vote of three (3) members of the Commission shall constitute final action of the Commission on any matter before it. The Commission shall keep minutes of its procedures showing the vote of each member upon each question; or if absent or failing to vote, indicating such fact.

3. Powers and Duties

The Historic District Commission shall have the following powers:

- (a) To request detailed construction plans and related data pertinent to thorough review of any proposal before the Commission.

- (b) The Historic District Commission shall within thirty (30) days following availability of sufficient data, direct the granting of a building permit with or without conditions, or direct the refusal of a building permit providing the grounds for refusal are stated in writing.
- (c) Upon review of the application for a building permit, the Historic District Commission shall give prime consideration to:
 - (1) historic and/or architectural value of present structure;
 - (2) the relationship of exterior architectural features of such structures to the rest of the structures of the surrounding area;
 - (3) the general compatibility of exterior design, arrangement, texture and materials proposed to be used;
 - (4) to any other factor, including aesthetic, which is deemed pertinent.
- (d) Additional powers and duties:
 - (1) It shall be the duty of the Historic District Commission to make the following determination with respect to the historic district;
 - i. Appropriateness of altering or demolishing any building or structure within the Historic District. The Commission may require interior and exterior photographs, architectural measured drawings of the exterior, or other notations of architectural features to be used for historical documentation as a condition of any permission to demolish a building or structure, such photographs, drawings, etc. shall be at the expense of the applicant.
 - ii. Appropriateness of the exterior architectural features including signs and other exterior fixtures of any new buildings and structures to be constructed within the Historic District.
 - iii. Appropriateness of exterior design of any new extension of any existing building or structure within the historic district.

- iv. Appropriateness of front yards, side yards, rear yards, off-street parking spaces, location of entrance drives into the property, sidewalks along the public right-of-way, which might affect the character of any building or structure within the historic district.
- v. The general compatibility of exterior design, arrangement, texture, and material of the building or other structure in question and the relation of such factors to similar features of buildings in the immediate surroundings. However, the Historic District Commission shall not consider interior arrangement or design, nor shall it make any requirements except for the purpose of preventing extensions incongruous to the historic aspects of the surroundings.

(2) Right of Entry upon Land

The Commission, its members and employees, in the performance of its work, may enter upon any land within its jurisdiction and make examinations and surveys and place or remove public notices as required by this ordinance, but there shall be no right of entry into any building without the consent of the owner.

(3) Liability of Historic District Commission Members

Any Historic District Commission member acting within the powers granted by the ordinance is relieved from all personal liability for any damage and shall be held harmless by the city government. Any suit brought against any member of the Commission shall be defended by a legal representative furnished by the city government until the termination of the procedure.

(4) Jurisdiction

The Historic District Commission shall have exclusive jurisdiction relating to historic matters. Anyone who may be aggrieved by any final order or judgment of the Commission may have said order or judgment reviewed by the courts by the procedures of statutory certiorari as provided for in the Tennessee Code Annotated, Sections 27-9-102 and 27-4-103.

(5) Conflict of Interest

Any member of the Historic District Commission who shall have a direct or indirect interest in any property which is the subject matter of, or affected by, a decision of said Commission shall be disqualified from participation in the discussion, decision, or proceedings of the Historic District Commission in connection therewith.

D. Maintenance and Repair of Improvements

Every person in charge of an improvement in a historic district shall keep in good repair all of the exterior portions of such improvements and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to deteriorate, decay, or become damaged or otherwise to fall into a state of disrepair.

E. Remedying of Dangerous Conditions

In any case where a city enforcement agency shall order or direct the construction, removal, alteration, or demolition of any improvement in a historic district for the purpose of remedying conditions determined to be dangerous to life, health, or property, nothing contained in this chapter shall be construed as making it unlawful for any person, without prior issuance of a letter of approval pursuant to this ordinance, to comply with such order of direction. However, the enforcement agency shall give the Commission notice of any proposed order or direction which affects or may affect the exterior appearance of any structure, or site, on or in the environs of a historic district. The Commission shall be afforded adequate opportunity to review and provide written comments upon any action proposed by an enforcement agency within a historic district prior to the initiation of any said action.

F. Injunctive Powers and Penalties

- (1) Where it appears that the owner or person in charge of an improvement on a landmark site or preservation site threatens or is about to do or is doing any work in violation of the ordinance, the City Attorney for the Town of Ashland City shall, when directed by the Mayor or City Council, forthwith apply to an appropriate court for an injunction against such violation of this ordinance. If an order of the court enjoining or restraining such violation does not receive immediate compliance, the City Attorney shall forthwith apply to an appropriate court to punish said violation pursuant to law.
- (2) A violation of this ordinance is punishable by a fine of not less than two dollars (\$2.00) and not exceeding fifty dollars (\$50.00) or by imprisonment not exceeding ninety (90) days, or by both such fines and imprisonment. Every day of violation may be held to constitute a separate offense.

5.060. Special overlay district description and purpose. These regulations are designed to promote flexibility in design and permit planned diversification in the location of structures; to promote efficient use of land that will facilitate a more economic arrangement of buildings; circulation systems, land use, and utilities; to preserve as much as possible existing landscape features and utilize them in a harmonious fashion; to encourage the total planning of tracts of land; and to provide a mechanism for the ownership of land, utilities, streets, and facilities in common as well as the maintenance and disposition thereof. **(Added Sections 5.060-5.100, by Ordinance 303, May 10, 2005)**

Planned Unit Development Overlay Districts may overlay any of the following residential and commercial districts:

R-1	C-1
R-2	C-2
R-3	
R-4	

When a Planned Unit Development Overlay District is proposed, permitted uses and density calculations are taken from the underlying base district. However, minimum lot sizes, yards and other dimensional requirements shall be designated by the regulations of the given planned unit development.

5.070 General Provisions

- A. Master Plan Required. No application for PUD Zoning shall be considered unless a master plan meeting the requirements set forth in this ordinance.
- B. Ownership and Division of Land. No tract of land may be considered for or approved as a planned development unless such tract is under single ownership. The holder(s) of a written option to purchase, any governmental agency, or a redeveloper under contract shall be considered land owners for purposes of this section. Unless otherwise provided as a condition of approval of a PUD, the landowner of an approved PUD may divide and transfer parts of such development. The transferee shall complete each such unit, and use and maintain it in strict conformance with the adopted final master plan. Prior to the transfer of any section, a subdivision plat shall be filed with the Planning Commission.
- C. Relationship to Subdivision Regulations. The uniqueness of each proposal for a planned unit development may require that specifications for the width and surfacing of streets, public ways, public utility right-of-ways, curbs, and other standards be subject to modification from the specifications established in the subdivision regulations adopted by the Planning Commission. Modifications may be incorporated only with the approval of the master plan for a PUD and granted as a variance in the preliminary approval of the subdivision which must be concurrent with the final approval of the master plan by the Planning Commission.
- D. Development Period, Staging Schedule. The expeditious construction of any PUD shall be undertaken to assist in the assurance of the full completion of the development in accordance with the approved master plan.

Within one (1) year after the date of approval, actual construction shall have commenced in such development. In the event that construction has not been started, the Planning Commission may conduct a hearing on the review of the PUD and may proceed to cancel or extend such final master plan depending on the circumstances of each case.

The Planning Commission may permit the development to be constructed in stages so that the completion is achieved in a logical manner. The following provisions shall govern the staging schedule:

1. In a residential planned unit development, the ratio of gross floor area of commercial activity to residential activity in the plan as initially approved or amended shall not be exceeded at any given stage of construction.
 2. Each stage be so planned and so related to existing surroundings and available facilities and services that failure to proceed to the subsequent stages will not have an adverse impact on the PUD or its surroundings at any stage of the development.
- E. Common Open Space, and Facilities. Any common open space or public facilities shall be subject to the following provisions:
1. The location, shape, size, and character of common open space shall be reviewed in detail, and it must be used for amenity or recreational purposes. The uses authorized for the common open space must be appropriate to the scale and character of the planned development considering its size, density, expected population, topography, and the number and type of dwellings or structures to be provided.
 2. Common open space just be suitably improved for its intended uses but common open space containing natural features worthy of preservation may be left unimproved. The buildings, structures, and improvements which are permitted in the common open space must be appropriate to the uses which are authorized for common open space and must conserve and enhance the amenities of the common open space with regard to its topography and unimproved condition.
 3. The Planning Commission may require that the landowner provide for and establish and organization for the ownership and maintenance of any common open space and facilities and such organization shall not be dissolved nor shall it dispose of any common open space, by sale or otherwise (except to an organization conceived and established to own and maintain the common open space), without first offering to dedicate the same to an appropriate public agency and said dedication by approved by the Planning Commission. However, the conditions of any transfer shall conform to the adopted final master plan.
 4. In the event that the organization established to own and maintain the common open space, or any successor organization, shall at any time after the establishment of the planned unit development fail to maintain the common open space in reasonable order and condition in accordance with the adopted master plan, the Building Inspector may serve written notice upon such organization an/or the owners or residents of the planned unit development and hold a public hearing. After thirty (30) days when deficiencies of maintenance are not corrected, the Building Inspector shall call upon any public or private agency to maintain the common open space for a period of one (1) year. When the Building Inspector determines that the organization is not prepared for the maintenance of the common open space such agency shall continue maintenance for yearly periods.
 5. The cost of such maintenance by such agency shall be assessed proportionally against the properties within the planned unit development that have a right of enjoyment of the common open space, and shall become a lien on said properties.

6. If the common open space is deeded to a Homeowners' Association, the developer shall file a declaration of covenants and restrictions that will govern the association, to be submitted with the application for preliminary approval. The provisions shall include, but not be limited to the following:
 - a. The Homeowners' Association must be set up before the homes are sold.
 - b. Membership must be mandatory for each home buyer and any successive buyer.
 - c. The open space restrictions must be permanent, not just for a period of years.
 - d. The association must be responsible for liability insurance, local taxes, and the maintenance of recreational and other facilities.
 - e. Homeowners must pay their prorata share of the cost and the assessment levied by the association can become a lien on the property.
 - f. The association must be able to adjust the assessment to meet changing needs.
 - g. The Municipal-Regional Planning Commission and the Board may, as a condition of approval in accordance with the master development plan, require that suitable areas for streets, public right-of-ways, schools, parks, or other public areas be set aside, improved, and/or dedicated for public use.

5.080 Administrative procedure. The provisions of this section govern the procedure for approval for all PUDs, as provided herein.

A. Preliminary Approval. Application for preliminary approval shall be made by the landowner of the affected property or his/her authorized agent to the Building Inspector in accordance with such written general rules regarding general procedure, form of application, and required information as the Planning Commission may determine, provided they are not inconsistent herewith. The application for preliminary approval shall be accompanied by:

1. The preliminary master plan for the proposed planned unit development shall be a general concept which shall include such items as the Planning Commission by general rule shall specify in order to disclose:
 - a. The location and size of the area involved;
 - b. Transportation routes including streets, driveways, sidewalks, and pedestrian ways, and off-street parking and loading areas;
 - c. Location and approximate dimensions of structures including approximate height and bulk and the utilization of structures including activities and the number of living units;
 - d. Estimated population and density and extent of activities to be allocated to parts of the project;

- e. Reservation for public uses including schools, parks, and other open spaces;
- f. Other major landscaping features; and
 - g. The general means of the disposition of sanitary wastes and storm water.
- 2. A tabulation of the land area to be devoted to various uses and activities and overall densities.
- 3. 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.
- 4. The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities.
- 5. A stage development schedule, setting forth when the landowner intends to commence construction and a completion period.
- 6. When it is proposed that the final master development plan will be submitted in stages, a schedule of submission thereof.

B. Zoning Amendment. After review of the preliminary master plan, the Planning Commission shall make recommendations on the amendment to the Board reclassifying the proposed PUD to the appropriate planned unit development overlay district. The request for the zoning amendment submitted to the Board will include the recommended preliminary master plan. A zoning amendment to increase density for residential districts will coincide with the zoning request for a planned unit development overlay district. For example, R-1 property may be rezoned to an R-3, PUD Overlay District, in a single action. If the Board approves the amendment, the landowner may submit a final master plan to the Planning Commission, and the Planning Commission is authorized to proceed with all future details of the project.

C. Application for Final Approval. Upon approval of the preliminary master plan and accompanying zone change, the landowner may make application to the Planning Commission for final approval, provided that the proposed master development plan and other elements associated with the planned unit development are in substantial compliance with the substance of the preliminary approval of the Planning Commission. The application shall include all aspects of the preliminary application, the proposed final master development plan, other required drawings, specifications, covenants, easements, and conditions and forms of bond as were set forth by the Planning Commission ordinance of preliminary approval. Copies of all legal documents required for dedication or reservation of group or common open space and/or for the creation of a nonprofit association shall also be submitted. When appropriate, this application shall contain the stated development schedule.

D. Final Approval of Stages. The application for final approval and the final approval by the Planning Commission may be limited to each stage as appropriate in a large planned unit development, in compliance with Section 5.070, D, above.

E. Final Master Development Plan of a Planned Unit Development. The final master plan of a PUD for the entire development, or as submitted in stages if authorized, shall be substantially consistent with the approved preliminary master development plan receiving preliminary approval plus the following:

The location of water, sewerage, and drainage facilities; detailed building and landscaping plans and elevations; character and location of signs; plans for street improvements; and grading and earth moving plans showing existing and proposed topography. The final master development plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development.

F. Amendments to the Planned Unit Development. The terms, conditions, and the final master development plan of a PUD may be changed from time to time by official action of the Planning Commission. Any such amendments must remain in compliance with the appropriate zoning regulations and comply with the following:

The landowner, the residents and/or owners of or in the PUD may apply to the Planning Commission for an amendment to the master development plan. The Planning Commission may approve such amendment so long as the original intent is not abrogated and the change does not in any way damage any part of the PUD nor any adjoining properties. Minor changes in the location, siting, and height of the buildings may be authorized by the Planning Commission if required by engineering or other circumstances of the location not foreseen at the time of final approval. Major changes, as determined by the planning commission, such as changes in use, rearrangement of lots, blocks, or building tracts, provisions for open space, or any other major change must be forwarded to the board after the planning commission has made its recommendations.

G. Subdivision Plat Required. A PUD may be subdivided and sold. When this is to be the case at the time of submission of the final master development plan, a final plat shall also be submitted meeting the requirements for a final plat to be recorded in the office of the Cheatham County Registrar.

When the subdivision includes attached dwellings in either a horizontal or vertical relationship, the final plat shall also contain an “as-built” building and boundary survey showing the complete and accurate dimensions and angles of the boundary of the parcel(s) on which the unit is located. In a vertical relationship (for example a second floor apartment) the plat must contain a datum plane of other suitable location reference. In meeting this requirement, it is necessary that the upper and lower limits of each level of each dwelling unit be identified specifically in relation to the vertical reference.

H. Building Reconstruction. In the event a building is substantially damaged or destroyed by fire or natural disaster, such building may be reconstructed in exact compliance with the approved master development plan. No change in any dimension or location shall be permitted without an official amendment approved by the Planning Commission.

I. Zoning Considerations. When an area is submitted for PUD approval, the Planning Commission in its deliberations shall consider the character of the proposed development in relationship to the surrounding area. No such development shall be approved where the streets providing access cannot handle the additional traffic load nor where the water system is incapable of meeting the fire flow requirements.

The development shall be so planned, designed, and constructed so as to avoid undue traffic congestion in the surrounding area and provide a satisfactory relationship of land use of the PUD with the surrounding area, making use of landscaping, screening, open space, and building placement where required and in keeping with accepted land planning principals.

5.090 RPUD, Residential planned unit development districts

A. Permitted Uses. Within an approved RPUD overlay district, the following uses and their accessory structures shall be taken from the underlying base district.

B. Commercial Activities. In RPUDs of one hundred (100) acres or larger, convenience commercial activities may be permitted to serve the regular recurring needs of the residents, provided that such commercial areas shall not exceed five (5) percent of the total acreage of the RPUD and no individual establishment shall exceed two thousand (2,000) square feet of gross floor area.

All such commercial areas shall meet the following additional requirements:

1. Access from public streets shall be from arterial or collector streets as shown on the most recent major road plan;
2. The building design shall be compatible with the remainder of the RPUD;
3. No outside storage shall be permitted, and trash disposal facilities shall be completely enclosed by walls or materials that compliment all other buildings.
4. Off-street parking areas shall be paved and landscaped. A permanently landscaped front yard shall be maintained at a minimum of fifteen (15) feet wide which shall not be used for parking and with only driveways crossing said yard. Permanently landscaped side and rear yards at least ten (10) feet side shall also be maintained.
5. All signs advertising the nature or names of the businesses shall be constructed flat against the walls of the building and shall not extend above or beyond any wall of the building. One such sign shall be permitted for each business located therein provided further that such sign shall not exceed thirty (30) square feet in size. All signs shall be either nonilluminated or any lighting must be indirect. Portable signs of any kind are prohibited.
6. Any loading service area shall be in the rear of the building.
7. The Planning Commission may attach other landscaping or design requirements as needed in order to protect any adjoining or neighboring uses.

C. Dimensional Requirement. All RPUDs shall comply with the following areas regulations:

1. Minimum Size
Five (5) acres.

2. Front Yard
 - a. There shall be a front yard setback for all buildings of thirty (30) feet.
 - b. Where the RPUD fronts on a street with other houses on adjacent properties also fronting on such street which have front yards greater than thirty (30) feet, then no building shall be closer to the street line than the minimum setback established by the existing buildings.
3. Periphery Boundary. All buildings shall maintain a minimum setback from the peripheral boundary of the RPUD of not less than thirty (30) feet.
4. Other Yard Requirements. Within the boundary of the RPUD, no yard requirements are established. The Planning Commission shall specify internal yards as part of the approval of the final master development plan based upon the type of buildings and nature of the RPUD.
5. Lot Area and Frontage. In the case of detached dwellings, no lot shall be approved with an area of less than eight thousand (8,000) square feet and a street frontage of less than seventy-five (75) feet at the building setback line.
6. Maximum Height of Buildings. No building shall exceed three (3) stories or thirty-five (35) feet in height, except as provided in ARTICLE VI, SECTION 6.050.

D. Density of Development. The maximum overall density shall be specified in terms of the number of the dwelling units per gross acres of the acreage of the entire development. The maximum density are taken from the underlying base district and shall be as follows:

**MAXIMUM DENSITY
(DWELLING UNITS PER GROSS ACRE)**

	RPUD Containing Only Single-Family Detached Dwellings	RPUD Containing Duplex Dwellings	RPUD Containing Multi-Family Dwellings
R-1	2.90	NA	NA
R-2	3.63	NA	NA
R-3	4.35	5.81	8.71
R-4	NA	7.26	14.52

- E. Required Improvements. All RPUDs shall comply with the schedule of improvements required in this section.
1. Internal Streets. Within any RPUD, streets may be public or private. Streets may be privately constructed and maintained either by the landowner/developer or deeded to the Homeowners' Associations. Specifications and procedures of the subdivision regulations for a paved street shall apply regardless if the streets are public or private. The following general specifications shall conform to the minimum standards for streets within a Residential PUD:

- a. Curb and gutters are required on all streets.
- b. Minimum pavement widths shall be as follows:

Collector Street	22 ft.
Minor Street	20 ft.
One-Way Street or Alley	12 ft.
- c. Dead-end streets shall be avoided when possible, however, when necessary, dead-end streets shall be provided with adequate turn-around.
- d. There shall be a clear delineation between any street (public or private) and parking areas. This can be accomplished by the use of different materials, curbs or other physical separations as appropriate.

2. Off-Street Parking. All automobile storage areas shall be off-street with a minimum of two (2) spaces per dwelling unit. All off-street parking areas shall be paved, marked, and landscaped. Large expanses of pavement shall not be permitted to dominate a site, and the Planning Commission may require a variety of design and landscaping techniques to achieve this. Parking for other buildings shall be defined in Section 4.010, of this ordinance.

3. Sidewalks. Sidewalks are required on at least one side of all streets within RPUDs except for alleys. Sidewalks shall be set back a minimum of five (5) feet behind the street curbs. Sidewalks shall be a minimum of five (5) feet wide and be constructed of concrete, brick, textured pavers, or a combination of these materials, and shall be raised above the adjacent street level. Pedestrian street crossings at intersections may be raised above the adjacent street level as a traffic-calming measure.

4. Street Lighting. Street lighting will be considered upon a case by case basis. When required, street lighting shall be decorative.

5. Utilities. The development shall be serviced with a public sanitary sewer system or an alternative sewage disposal system approved by the appropriate approving agency. The water systems shall be capable of providing needed fire flows for the development as well as a domestic water supply. Fire hydrants shall be installed to ensure adequate fire flow is available to protect all buildings and structures.

6. Waste Disposal. If any central waste disposal containers are provided, they shall be completely enclosed and screened from view.

7. Recreation and Open Space. Recreation uses provided as part of a RPUD may include community buildings, swimming pools, golf courses, tennis courts, playgrounds, and similar activities. Where a RPUD includes multi-family buildings, recreation and open space is required. Where a RPUD contains only single family detached dwellings, only open space is required. In both instances, the amount of land established for permanent usable open space and recreational use shall be a minimum of fifteen (15) percent of the gross acreage.

5.100 CPUD, Commercial planned unit development districts

A. Permitted Uses. Within an approved CPUD overlay district, the following uses and their accessory structures shall be taken from the underlying base district.

B. Dimensional Requirement. All CPUDs shall comply with the following area regulations:

1. Minimum Size

Two (2) acres.

2. Front Yard. The front setback for buildings shall be forty (40) feet with a permanently landscaped front yard of ten (10) feet exclusively of driveways.

3. Periphery Boundary. All buildings shall maintain a minimum setback from the peripheral boundary of the CPUD of not less than forty (40) feet. A minimum side and rear yard of ten (10) feet shall be maintained in a permanently landscaped manner.

4. Other Yard Requirements. Within the boundary of the CPUD, other than the required yard above, no yard requirements are established. The Planning Commission shall specify internal yards as part of the approval of the final master development plan based upon the type of buildings and nature of the CPUD.

5. Maximum Height of Buildings. No building shall exceed three (3) stories or thirty-five (35) feet in height, except as provided in ARTICLE VI, SECTION 6.050.

6. Maximum Lot Coverage. The area occupied by all structures shall not exceed forty (40) percent of the total area of the CPUD.

C. Required Improvements. All CPUDs shall comply with the schedule of improvements regulated in this section.

1. Internal Streets. Within any CPUD, streets may be public or private. Streets may be privately constructed and maintained by the landowner/developer. Specifications and procedures of the subdivision regulations shall apply regardless if the streets are public or private. The following general specifications shall conform to the minimum standards for streets within a Commercial PUD:

a. Curb and gutters are required on all streets.

b. Minimum pavement widths shall be as follows:

Collector Street	24 ft.
Minor Street	20 ft.
One-Way Street	12 ft.

c. Dead-end streets shall be avoided when possible, however, when necessary, dead-end streets shall be provided with adequate turn-around.

d. There shall be a clear delineation between any street (public or private) and parking areas. This can be accomplished by the use of different materials, curbs or other physical separations as appropriate.

2. Off-Street Parking and Loading. The off-street parking and loading requirements contained in Sections 4.010 and 4.020 shall apply. All off-street parking areas shall be paved, marked, and landscaped. Large expanses of pavement shall not be permitted to dominate a site, and the Planning Commission may require a variety of design and landscaping techniques to achieve this.
3. Sidewalks. Sidewalks are required on at least one side of all streets within CPUDs except for alleys. In commercial areas with small setbacks, it may be appropriate for sidewalks to be adjacent to street curbs. Depending on the type and size of development, the space between sidewalk and street curb will be addressed on a case by case basis. Sidewalks shall be a minimum of five (5) feet wide and be constructed of concrete, brick, textured pavers, or a combination of these materials, and shall be raised above the adjacent street level. Pedestrian street crossings at intersections may be raised above the adjacent street level as a traffic-calming measure.
4. Utilities. The development shall be serviced with a public sanitary system or an alternative sewage disposal system approved by the appropriate approving agency. The water systems shall be capable of providing needed fire flows for the development as well as a domestic water supply. Fire hydrants shall be installed to ensure adequate fire flow is available to protect all buildings and structures.
5. Waste Disposal. If any central disposal containers are provided, they shall be completely enclosed and screened from view.
6. Signs. Signs in CPUDs shall comply with the provisions of Ashland City's Sign Ordinance contained in the Municipal Code, Title 20, Chapter 1.
7. Landscaping. At least, fifteen (15) percent of the total area of the CPUD shall be landscaped to enhance site appearance. Included in the fifteen (15) percent shall be the front, rear, and side yards of ten (10) feet around the periphery of the CPUD. Yards which directly abut agricultural or residential districts shall be buffered as provided in Section 3.110. The nature of the buffering shall be specified by the Planning Commission as part of the approval of the final master development plan, based on the type of buildings and the nature of the CPUD.