

ORDINANCE NO. 1986-5  
THE MUNICIPAL ZONING ORDINANCE  
OF  
PEGRAM, TENNESSEE

MAY 29, 1986

Prepared by:  
TENNESSEE LOCAL PLANNING OFFICE  
Middle Tennessee Region  
TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
SUITE 128  
446 METROPLEX DRIVE  
NASHVILLE, TENNESSEE 37211-3139  
(615) 741-1534  
FAX (615) 532-1896

LATEST REVISION DATE: March, 2006

## TABLE OF CONTENTS

	PAGE
ARTICLE I - ENACTMENT	ART. I-1
Section 1.010 - Authority	ART. I-1
Section 1.020 - Title	ART. I-1
Section 1.030 - Enactment	ART. I-1
Section 1.040 - Purpose	ART. I-2
ARTICLE II - DEFINITIONS	ART. II-1
Section 2.010 - Scope	ART. II-1
Section 2.020 - Definitions	ART. II-1
ARTICLE III - GENERAL PROVISIONS	ART. III-1
Section 3.010 - Scope	ART. III-1
Section 3.020 - Only one (1) principal building on a lot	ART. III-1
Section 3.030 - Lot must abut a public street	ART. III-1
Section 3.040 - Rear yard abutting a public Street	ART. III-2
Section 3.050 - Corner lots	ART. III-2
Section 3.060 - Future street lines	ART. III-2
Section 3.070 - Reduction in lot area prohibited	ART. III-2
Section 3.080 - Obstruction to vision at street intersection prohibited	ART. III-2
Section 3.090 - Access control	ART. III-2
Section 3.100 - Accessory use regulations	ART. III-3
Section 3.110 - Buffer strips	ART. III-4
Section 3.120 - Plot plan requirements	ART. III-4
Section 3.130 - Solar orientation	ART. III-4
ARTICLE IV - SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS	ART. IV-1
Section 4.010 - Off-street parking requirements	ART. IV-1
Section 4.020 - Off-street loading and unloading requirements	ART. IV-4
Section 4.030 - Temporary use regulations	ART. IV-5
Section 4.040 - Customary incidental home Occupations	ART. IV-8
Section 4.050 - Fall-out shelter restrictions	ART. IV-8
Section 4.060 - Gasoline service station Restrictions	ART. IV-9
Section 4.070 - <b>(Deleted in its Entirety, by         Ordinance by Ordinance 2005-32)</b>	ART. IV-9

Table of Contents (continued)	Page
Section 4.080 - Standards for signs, billboards, and other advertising structures	ART. IV-9
Section 4.090 - Development standards for mobile home parks	ART. IV-31
Section 4.100 - Development standards for automobile wrecking, junk and salvage yards	ART. IV-34
Section 4.110 - Provisions Governing Floodway and Flood Fringe Districts	ART. IV-35
Section 4.200 - Minimum design standards for transmission and communication towers and stations	ART. IV-61
Section 4.210 - Standards for telephone, telegraph, and communications transmitter stations and towers	ART. IV-61
Section 4.220 - Application requirements	ART. IV-62
 ARTICLE V - ZONING DISTRICTS	 ART. V-1
Section 5.010 - Classification of districts	ART. V-1
Section 5.020 - Zoning Map	ART. V-1
Section 5.030 - Zoning district boundaries	ART. V-2
Section 5.040 - Zoning of annexed territory	ART. V-2
Section 5.050 - Specific district regulations	ART. V-2
Section 5.060 - Planned unit development overlay districts	ART. V-23
 ARTICLE V (A) - DESIGN REVIEW	 ART. V-40
Section 5A.010 - Purposes and intent	ART. V-40
Section 5A.020 - Role of the Pegram Municipal Planning Commission	ART. V-40
Section 5A.030 - Design Review Manual	ART. V-41
Section 5A.040 - Development subject to design review	ART. V-41
Section 5A.050 - Development exempt from design review	ART. V-41
Section 5A.060 - Design review applications and processing	ART. V-41
Section 5A.070 - Design review standards	ART. V-43
Section 5A.080 - Design districts	ART. V-43
Section 5A.090 - Application; vested rights	ART. V-43
Section 5A.100 - Prohibitions	ART. V-44

Table of Contents (continued)	Page
ARTICLE VI - EXCEPTIONS AND MODIFICATIONS	ART. VI-1
Section 6.010 - Scope	ART. VI-1
Section 6.020 - Nonconforming uses	ART. VI-1
Section 6.030 - Nonconforming buildings in floodway districts	ART. VI-5
Section 6.040 - Bulk and lot size non-compliance	ART. VI-6
Section 6.050 - Exception to height limitations	ART. VI-7
Section 6.060 - Lot of record	ART. VI-7
Section 6.070 - Exceptions to setback requirements	ART. VI-8
Section 6.080 - Absolute minimum lot size	ART. VI-8
Section 6.090 - Zero lot line duplex requirements	ART. VI-8
Section 6.100 - Special conditions for mini-warehouses	ART. VI-8
ARTICLE VII - ADMINISTRATION AND ENFORCEMENT	ART, VII-1
Section 7.010 - Administration of the ordinance	ART. VII-1
Section 7.020 - The enforcement officer	ART. VII-1
Section 7.030 - Building permits	ART. VII-2
Section 7.040 - Temporary use permits	ART. VII-5
Section 7.050 - Certificate of occupancy	ART. VII-6
Section 7.060 - Procedure for authorizing special exceptions	ART. VII-6
Section 7.070 - Board of Zoning Appeals	ART. VII-7
Section 7.080 - Variances	ART. VII-9
Section 7.090 - Amendments to the ordinance	ART. VII-
10 Section 7.100 - Penalties	ART. VII-
11 Section 7.110 - Remedies	ART. VII-
11 Section 7.120 - Separability	ART. VII-
12 Section 7.130 - Interpretation	ART. VII-
12 Section 7.140 - Effective date	ART. VII-
12	



ADOPTED AMENDMENTS

<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENT</u>
	2001-02	<p>Article IV, Section 4.010, Off-street parking requirements. <b>AMEND</b> The first paragraph to read as follows: Off-street automobile storage or standing space shall be provided on each lot upon which any type of land use is hereafter establishes. <b>One (1) vehicle space shall be one hundred sixty two (162) square feet in size (9 feet x 18 feet)</b> and such space shall be provided with vehicular access to a street or alley. The number of parking spaces provided shall meet the minimum requirements for the specific uses as set forth below: (No further changes to this section)</p> <p>Article IV, Section 4.015 Requirements for design of parking lots. <b>AMEND B.</b> to read: Each parking space shall be no less than <b>one hundred sixty two (162) square feet</b> in area. Also <b>AMEND D.</b> to read: <b>All off-street parking and access to parking areas shall be surfaced with asphalt or concrete or other type of impervious surface capable of withholding the traffic load as deemed acceptable by the planning commission, and so constructed to provide for adequate drainage for all on and off-site affected properties such that stagnant pools of water are eliminated, as well as to prevent the release of siltation off the site. All parking spaces shall be clearly marked.</b></p>
November 18, 2003	2003-04	<p>Article IV, Amended Section 4.030, Subsection F, <u>Sale of Fireworks</u>, is Deleted in its Entirety and Replaced with New Text.</p>

**AMENDMENTS (Continued)**

<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENT</u>
October 28, 2004	2004-12	Article V, Added New Article V (A) DESIGN REVIEW, Sections 5A.010 through 5A.100.
January 27, 2005	2004-16	Article IV, Section 4.080, is Amended by Deleting Subsection 4.080.8, <u>Nonconforming and Noncomplying Sign Provisions</u> , in its Entirety and Replacing with New Text.
February 24, 2005	2005-26	Article IV, Subsection 4.080.7, <u>Temporary Sign Provisions, 1, a</u> , Amended by Deleting in its Entirety and Replacing with New Text.
March 30, 2006	2005-32	Article IV, Section 4.070, <u>Planned Development Regulations</u> , Deleted in its Entirety.
		Article V, Subsection 5.051.1, R-1, Low-Density Residential District, C, <u>Uses Permitted as Special Exceptions</u> , Amended by Deleting Item 6, and Renumbering.
		Article V, Subsection 5.051.2, R-2, Medium-Density Residential District, C, <u>Uses Permitted as Special Exceptions</u> , Amended by Deleting Item 7, and Renumbering.
		Article V, Subsection 5.051.3, R-3, High-Density Residential District, C, <u>Uses Permitted as Special Exceptions</u> , Amended by Deleting Item 7, and Renumbering.
		Article V, Subsection 5.052.1, C-1, Highway Service District, C, <u>Uses Permitted as Special Exceptions</u> , Amended by Deleting Item 2, and Renumbering.

AMENDMENTS (Continued)

<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENT</u>
March 30, 2006	2005-32	Article V, Subsection 5.053.1, I-1, Light Industrial District, C, <u>Uses Permitted as Special Exceptions</u> , Amended by Deleting Item 2.  Article V, Subsection 5.053.2, I-2, Heavy Industrial District, C, <u>Uses Permitted as Special Exceptions</u> , Amended by Deleting Item 2, and Renumbering.  Article V, Added New Section 5.060, <u>Planned Unit Development Overlay Districts</u> .
March 30, 2006	2006-36	Article IV, Amended Subsection 4.080.6, e, by Deleting the First Sentence in its Entirety and Replaced with New Text. (A commercial complex consisting of two (2) or more businesses, which is set back from the right-of-way a minimum of thirty (30) feet and has off-street parking may utilize the following provisions:)