

ZONING RESOLUTION

**CHEATHAM COUNTY
TENNESSEE**

Resolution #9 - Effective Date: February 23, 2015

ZONING RESOLUTION

CHEATHAM COUNTY, TENNESSEE

MARCH 1, 1991

AMENDED: February 23, 2015

**CHEATHAM COUNTY
REGIONAL PLANNING COMMISSION
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TABLE OF CONTENTS

ARTICLE I ENACTMENT

SECTION		PAGE
1.010	Authority	I-1
1.020	Title	I-1
1.030	Purpose	I-1
1.040	Enactment	I-2
1.050	Repeal	I-2

ARTICLE II DEFINITIONS

SECTION		
2.010	Scope	II-3
2.020	Definitions	II-3

ARTICLE III GENERAL PROVISIONS

SECTION		
3.010	Scope	III-13
3.020	Only One (1) Principal Building on Any Lot	III-13
3.030	Lot Must Abut a Public Road or Permanent Access Easement	III-13
3.040	Reduction in Lot Area Prohibited	III-14
3.050	Rear Yard Abutting a Public Road	III-14
3.060	Corner Lots	III-14
3.070	Future Road Line	III-15
3.080	Obstruction to Vision at Street Intersection Prohibited	III-15
3.090	Access Control	III-15
3.100	Accessory Use Regulations	III-16
3.110	Landscaping and Buffer Strips	III-16
3.120	Fire Protection for Multi-Family Dwellings and for Commercial and Industrial Buildings	III-20

ARTICLE IV SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS

Resolution #9 - Effective Date: February 23, 2015

SECTION*(TABLE OF CONTENTS continued)*

4.010	Off-Street Parking Requirements	IV-22
4.020	Off-Street Loading and Unloading Requirements	IV-24
4.030	Temporary Use Regulations	IV-24
4.040	Customary Incidental Home Occupations	IV-26
4.050	Gasoline Service Station Restrictions	IV-27
4.060	Swimming Pool Restrictions	IV-27
4.070	Development Standards for Multi-Family Projects	IV-27
4.080	Standards for Signs, Billboards, and Other Advertising Structures	IV-29
4.090	Development Standards for Mobile Home Parks	IV-43
4.100	Development Standards for Automobile Wrecking, Junk and Salvage Yards	IV-50
4.110	Development Standards for Cemeteries	IV-52
4.120	Minimum Design Standards for Transmission and Communication Towers and Stations	IV-52
4.130	Minimum Standards for Land Disturbing Activities	IV-53
4.140	Minimum Standards for Sawmill Operations	IV-59

ARTICLE V ZONING DISTRICTS**SECTION**

5.010	Establishment of Districts	V-65
5.020	Zoning Map	V-67
5.030	Zoning District Boundaries	V-67
5.040	Agricultural and Residential District Regulations	V-67
5.041	A Agriculture District	V-67
5.042	E-1 Estate Residential District	V-73
5.043	R-1 Low Density Residential District	V-78
5.044	R-2 Medium Density Residential District	V-82
5.045	R-3 High Density Residential District	V-86
5.050	Commercial District Regulations	V-91
5.051	C-1 General Commercial District	V-91
5.052	C-2 Neighborhood Commercial District	V-96
5.053	C-3 Rural Convenience Commercial District	V-99
5.060	Industrial District Regulations	V-103
5.061	I-1 General Industrial District	V-103
5.062	I-2 Heavy Industrial District	V-107
5.063	I-3 Special Industrial District	V-110

(TABLE OF CONTENTS continued)

5.070	Floodplain Zoning Resolution, Statutory Authorization, Findings of Fact, Purpose and Objectives	V-112
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**ARTICLE VI PLANNED UNIT DEVELOPMENT REGULATIONS
FOR SPECIAL DISTRICTS**

SECTION

6.010	Special District Description and Purpose	VI-130
6.020	General Provisions	VI-130
6.030	Administrative Procedure	VI-132
6.040	RPUD, Residential Planned Unit Development Districts	VI-135
6.050	CPUD, Commercial Planned Unit Development Districts	VI-138
6.060	C-5, Neighborhood Commercial Mixed Use Zoning District	VI-141

ARTICLE VII EXCEPTIONS AND MODIFICATIONS

SECTION

7.010	Scope	VII-148
7.020	Nonconforming Uses	VII-148
7.030	Exceptions to Height Limitations	VII-149
7.040	Lots of Record	VII-149
7.050	Exceptions to Front Setback Requirements	VII-149
7.060	Absolute Minimum Lot Size	VII-149

ARTICLE VIII ADMINISTRATION AND ENFORCEMENT

SECTION

8.010	Administration of the Resolution	VIII-150
8.020	The Enforcement Officer	VIII-150
8.030	Zoning Compliance Permit (Building Permits)	VIII-151
8.040	Temporary use Permits	VIII-154
8.050	County Board of Zoning Appeals	VIII-154
8.060	Variances	VIII-158
8.070	Procedure for Authorizing Special Exceptions	VIII-160
8.080	Amendments to the Resolution	VIII-172
8.090	Penalties	VIII-174
8.100	Remedies	VIII-174
8.110	Validity	VIII-174
8.120	Interpretation	VIII-174
8.130	Effective Date	VIII-175

**CHEATHAM COUNTY
ZONING RESOLUTION AMENDMENTS**

DATE	RESOLUTION	AMENDMENTS
January 21, 1991		New Zoning Resolution is March 1, 1991
November 18, 1991	7	Amended Article VII, Section 7.040, paragraph A, <u>Lots of Record</u> , by Deleting such in its entirety and replacing with New Language per the Resolution
December 16, 1991	6	Amended Article V, Section 5.073, <u>Floodway District Provisions</u> , by Adding Subpart 5; Adopted FEMA Regulations for Single-Family Residences only- prohibiting subdivisions
July 20, 1992	3	Amended Article II, Section 2.020- Definition of "structure"
December 21, 1992	9	Amended Article V, Section 5.051, <u>C-1 General Commercial District</u> , F, Subpart 1, by Revising Minimum Lot Size Standards as per Resolution
December 21, 1992	9	Amended Article V, Section 5.052, <u>C-2 Neighborhood Commercial District</u> , F, subpart 1, by Revising Minimum Lot Size Standards as per Resolution
December 21, 1992	10	Amended Article V, Section 5.050, <u>Commercial District Regulations</u> , Section 5.051, <u>C-1 General Commercial District</u> , D, Uses Permitted as Special Exceptions, by Adding "Day Care Centers" to Subpart 1 as per Resolution
December 21, 1992	10	Amended Article V, Section 5.050, <u>Commercial District Regulations</u> , Section 5.052, <u>C-2-Neighborhood Commercial District</u> , D, Uses Permitted as Special Exceptions, by Deleting such in its entirety and Replacing such with a New Part D for "Day Care Centers" as per Resolution
December 21, 1992	12	Amended Article V, Sections 5.070 through 5.077 by Deleting Sections 5.070 through 5.077 in their entirety and Replacing such with Sections 5.070

through 5.076 as per the Language of the Resolution for Floodplain Regulations

October 16, 1995	6	Amended Article II, Section 2.020, <u>Definitions</u> , by Adding definitions for Permanent Access Easement and Utility Easement
October 16, 1995	6	Amended Article III, Section 3.030, to Read as per Resolution to Regulate Legal Access to Public Road
November 16, 1998	17	Amended Article IV, by Adding a New Section 4.120- <u>Minimum Design Standards for Transmission and Communication Towers and Stations</u>
November 16, 1998	18	Amended Article IV, Section 4.120, paragraph E to Require Fence to be at least 8' in height
October 18, 1999	10	Amended Article VIII, Section 8.080 and Section 8.081, by Adding Subsections 6, 7 and 8 as per Resolution
October 18, 1999	10	Amended Article VIII, Section 8.050, D, by Adding A subsection 2 as per Resolution
January 17, 2000	18	Amended Article V, Section 5.041, F, Subpart 1, by Deleting such in its entirety and Replacing with a New Subpart 1 as per Resolution
January 17, 2000	18	Amended Article V, Section 5.042, F, Subpart 1, by Deleting such in its entirety and Replacing such with a New Subpart 1 as per Resolution
February 21, 2000	18	Amended Article V, Section 5.072, B, by Deleting such in its entirety and replacing such with a New Subsection B- <u>Basis for Establishing the Areas of Special Flood Hazard</u> as per Resolution
March 20, 2000	15	Amended Article III, by Adding a New Section 3.120 - <u>Fire Protection for Multi-Family Dwellings and for Commercial and Industrial Buildings</u>
March 20, 2000	15	Amended Article IV, Section 4.072, E, Subpart 2, by Adding a New Sentence at the End of Paragraph:

		“Fire hydrants are to be placed in accordance with Section 3.111 of this ordinance.”
March 20, 2000	15	Amended Article VI, Section 6.040, D, Subpart 3, by Adding a New Sentence at the End of Paragraph: “Fire hydrants are to be placed in accordance with Section 3.111 of this ordinance.”
March 20, 2000	15	Amended Article VI, Section 6.050, C, Subpart 3, by Adding a New Sentence at the End of Paragraph: “Fire hydrants are to be placed in accordance with Section 3.111 of this ordinance.”
February 19, 2001	10	Amended Article II, Section 2.020, <u>Definitions</u> , by Adding a Definition for <u>Adult Oriented Business</u>
February 19, 2001	10	Amended Article V, Section 5.061, D, by Adding “ <u>Commercial Activities – Adult Entertainment</u> ” under Uses Permitted as Special Exceptions
February 19, 2001	10	Amended Article V, Section 5.062, D, by Adding “ <u>Commercial Activities – Adult Entertainment</u> ” under Uses Permitted as Special Exceptions
February 19, 2001	10	Amended Article VIII, Section 8.070, by Adding New Subsection J: <u>2. Special Conditions for Adult Entertainment Business</u> as per resolution
May 21, 2001	14	Amended Article VIII, Section 8.070, J, Subpart 2, <u>Special Conditions for Adult Entertainment Business</u> , By Deleting Subpart 2, A, in its entirety and Replacing such with New Language for Subpart 2, A, as per Resolution
May 21, 2001	15	Amended Article VIII, Section 8.070, J, Subpart 2, <u>Special Conditions for Adult Entertainment Business</u> , C, by Expanding it distance and Application as Described in Resolution
May 21, 2001	16	Amended Article III, Section 3.130, <u>Accessory Use Regulations</u> , by Adding a New Subsection F as per Resolution
December 16, 2002	5	Amended Article IV, Section 4.080, K, Subpart 7, by Deleting and Replacing A, (3) and B, (3) and by

		Adding a New Subsection D as per Resolution
November 17, 2003	12	Amended Article V, Section 5.010, by Deleting such and Replacing with a New Section 5.010, <u>Establishment of Districts</u> as per Resolution
November 17, 2003	12	Amended Article V, by Adding a New Subsection 5.053
January 17, 2005	9	Amended Article VIII, Section 8.081, Subsections 7 and 8, by Deleting such and Replacing with New Language as per Resolution
January 17, 2005	9	Amended Article VIII, Section 8.050, Subsection D2, by Adding two New Paragraphs as per Resolution
January 17, 2005	10	Amended Article VIII, Section 8.081 and Section 8.050, D2 as amended, by Including Applicant Paying Certain Cost for Zone Changes and Changing Sign Size to Read 3' X 2'
June 20, 2005	13	Amended Article V, Section 5.074, B, 4, subpart B, by Adding a New Subpart "IV" as per Resolution
October 17, 2005	4	Amended Article V, Section 5.041, A, <u>Agriculture District</u> , Subsection D, <u>Uses Permitted as Special Exceptions</u> , by Adding Subpart 10, <u>Commercial Campgrounds and Recreational Vehicle Parks</u> as per Resolution
October 17, 2005	4	Amended Article VIII, Section 8.070 H, 1, F, by Deleting such in its entirety and Replacing with a New H, Subpart 3, <u>Commercial Campgrounds and Recreational Vehicle Parks</u> as per Resolution
March 20, 2006	5	Amended Article II, Section 2.020, <u>Definitions</u> , by Deleting and Replacing the Definition of <u>Street</u> and Adding the Definition of <u>Accessory Dwelling</u>
March 20, 2006	5	Amended Article IV, by Adding Section 4.130, <u>Development Standards for Accessory Dwelling (Mother-In-Law Apartments)</u> as per Resolution
March 20, 2006	5	Amended Article V, Sections 5.041 C, (7); 5.042 C, (7); 5.043 C, (6); 5.044 C, (6); 5.045 C, (6), by Adding "An Accessory Dwelling" to the Language

May 15, 2006	3	Amended Article II, Section 2.020, <u>Definitions</u> , by Adding the Definition for “Kennel”
July 16, 2007	8	Amended Article IV, Sections 4.140 and 4.141, by Replacing/Adding Sections 4.140, 4.141, 4.142 and 4.143 to Establish <u>Minimum Standards for Sawmill Operations</u>
July 16, 2007	9	Amended Article V, section 5.052, B, <u>Uses Permitted</u> , by Adding a New Subpart 4 for Self-Storage or Mini-Warehouses as per Resolution
July 16, 2007	9	Amended Article V, Section 5.061, B, <u>Uses Permitted</u> , by Adding a New Subpart 11 for Self-Storage or Mini-warehouses as per Resolution
July 16, 2007	10	Amended Article IV, by Adding Sections 4.130 through 4.137 to Establish <u>Minimum Standards for Land Disturbing Activities</u> as per Resolution
June 16, 2008	6	Amended Zoning Resolution, by Adding a New <u>C-5, Neighborhood Commercial, Mixed-use Zoning District</u> at the Area of Exit 31 of I-24 as per Resolution
August 17, 2009	6	Amended Article VIII, Section 8.050, B, by Deleting such in its entirety and Replacing such with New Language from <u>Resolution Regarding Appeals to the Board of Zoning Appeals</u>
October 19, 2009	8	Amended Article VIII, Section 8.030, A, by Deleting such in its entirety and Replacing with New Language for <u>Requirements and Application for a Building Permit</u> as per Resolution
October 18, 2010	10	Amended Article V, Section 5.072, B, by Deleting such in its entirety and Replacing with New Language for <u>Basis for Establishing the Areas of Special Flood Hazard</u> as per Resolution
January 24, 2011	6	Amended Resolution 5, Dated March 20, 2006, by Deleting Reference to Section # 4.130 and Replacing such with Section # 4.150

January 28, 2013	8	Amended Article VIII, Section 8.050 (D) (2), by Adding Additional Notification Requirement Language for Board of Zoning Appeals Actions to the End of the Section as per Resolution
February 23, 2015	9	Adopt Completed & Updated Cheatham County Zoning Resolution