

**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</u> – Adult Entertainment” under Uses Permitted as Special Exceptions
February 19, 2001	10	Amended Article V, Section 5.062, D, by Adding “ <u>Commercial Activities</u> – Adult Entertainment” 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
November 16, 2015	4	Amended Article VI, Section 6.050 (A) by adding subsection 3. <u>Non Agricultural Resource Processing</u>
November 16, 2015	4	Amended Article VI, Section 6.050 by adding new subsection D. <u>Exceptions for Certain CPUDs</u>
January 25, 2016	9	

Amended Article III, 3.110 LANDSCAPING AND BUFFER STRIPS:

Amend Article III, Section 3.110, B. General Landscaping Requirements by adding new subsection 3. Plants installed as a result of the provision of this chapter shall meet the standards for size, form and quality set out in the American Standard for Nursery Stock (ANSI Z60.1, latest edition)

Amend Article III, Section 3.110, B. General Landscaping Requirements 3. (a) By adding footnote *per approval of Planning Commission or Board of Zoning Appeals, two 2 1/2" caliper trees may be substituted for each 5" caliper required.

Amend Article III, Section 3.110, B. General Landscaping Requirements by adding new subsection 4. Landscape plans shall depict any free-standing or building-mounted site lighting fixtures.

Amend Article III, Section 3.110, C. Buffer Screens 1. (b) By adding "being considered" to 1st paragraph.

Amend Article III, Section 3.110, C. Buffer Screens 1. (b) By adding C5 to "BUFFER ONE" Use, "BUFFER TWO" Adjacent / Abutting Use, "BUFFER THREE" Adjacent / Abutting Use, and adding C3 to "BUFFER THREE" Use.

Amend Article III, Section 3.110, C. Buffer Screens 2. By adding:

Pursuant to this section, the following descriptions apply:

Large evergreen tree: trees that retain their foliage throughout the year achieving a mature height of 25 feet or greater

Medium evergreen tree: trees that retain their foliage throughout the year achieving a mature height of 12 feet or greater

Large deciduous tree: trees that annually lose their foliage and achieve a mature height of 30 feet or greater

Small deciduous tree: trees that annually lose their foliage and achieve a mature height of 12 feet or greater

Medium evergreen shrub: Shrubs that retain their foliage throughout the year and achieve a mature height between 6 feet and 12 feet

Amend Article III, Section 3.110, C. 2 (a) Buffer Screens One by changing paragraph 2 and deleting paragraph 3 in its entirety:

One large evergreen tree with an installed height of eight (8) feet or greater for every thirty (30) linear feet, plus one (1) medium evergreen with an installed height of six (6) feet for every ten (10) linear feet, plus one (1) large deciduous tree with an installed height of fifteen (15) feet or greater for each thirty linear feet, plus one (1) small deciduous tree with an installed height of ten (10) feet for each fifteen (15) linear feet.

Amend Article III, Section 3.110, C. 2 (b) Buffer Screens Two by changing paragraph 2 and deleting paragraph 3 in its entirety:

One (1) large evergreen tree with an installed height of eight(8) feet or greater for every twenty (20) linear feet, plus one (1) medium evergreen with an installed height of six (6) feet for every ten (10) linear feet, plus one (1) deciduous tree with an installed height of fifteen (15) feet or greater for each thirty (30) linear feet, plus one medium evergreen shrub with an installed height of two (2) feet or greater for every ten (10) linear feet, plus one (1) small deciduous tree with an installed height of ten (10) feet for every twelve (12) linear feet.

Amend Article III, Section 3.110; C. 2 (c) Buffer Screens Three by changing paragraph 2 and deleting paragraph 3 in its entirety: -

One (1) large evergreen tree with an installed height of eight(8) feet or greater for every twenty (20) linear feet, plus one (1) medium evergreen with an installed height of six (6) feet for every ten (10) linear feet, plus one (1) deciduous tree with an installed height of fifteen (15) feet or greater for each thirty (30) linear feet, plus one medium evergreen shrub with an installed height of two (2) feet or greater for every ten (10) linear feet, plus one (1) small deciduous tree with an installed height of ten (10) feet for every twelve (12) linear feet.

Amend Article III, Section 3.110, C. 3. Modifications and Waivers (b) by deleting portions of the paragraph and adding: -

(b) Where the strict provisions of this section would reduce the usable area of a lot due to lot configuration or size to a point which would preclude a reasonable use of the lot, or buffer(s) require more than 20 percent of the total lot area, buffer screening may be modified by reduction up to 50 percent of the buffer width and landscape materials, provided a solid wall or closed wooden fence at least six feet in height is provided along the entire length of the reduced buffer yard.

Amend Article III, Section 3.110, C. 3. Modifications and Waivers (c) by deleting portions of the paragraph and adding:

(c) Buffer screening may be waived and/or modified where the subject property line abuts a railroad or limited access highway right of way, public street of four or more travel lanes, utilities with easement of 50-foot widths or greater or navigable river.

Amend Article III, Section 3.10, C. 3 Modifications and Waivers by deleting subsection (d), (e), (f) in its entirety and replacing it with:

(d) Existing Native Plant Material - Existing native plant material should be retained where possible by avoiding scraping, grading and sodding within the landscape buffer yard. Pre-existing native plant materials shall count toward the linear footage requirement (grouping) or individual plants (surveyed), whichever is higher.

(e) Berms - Earthen berms with slopes no steeper than 3:1 shall reduce the required width by no more than

25 percent and/or reduce the required height of the plant materials by no more than 50 percent, provided the combined height of berms and planting will equal the required installed height as set forth in this section. Grading of berms shall not endanger or remove existing trees which occur within a buffer yard, unless the proposal clearly demonstrates an improved buffer.

- (f) Opaque fences shall reduce the minimum width by up to 50 percent and shrub plants by 75 percent if installed at 6-foot height of permanently affixed materials that comprise an integral part of the fence itself. The use of plastic, fabric, sheet or corrugated metal, and plywood shall not be allowed. The finished side shall face the lower intensity land use.
- (g) Utility and Drainage Easements - Required landscape buffer yards shall not be permitted in utility or drainage easements unless approved by the affected utility and, if approved, the property owner shall execute and record a restrictive covenant agreeing to full replacement of plant materials which may be removed by the utility in the exercise of its rights within the easement. Opaque fences shall not be located within utility and/or drainage easements.
- (h) The Cheatham County Planning Commission may waive or modify buffer screening requirements where it can be demonstrated that the topographical, dimensional, or other conditions between unnecessary, adjoining properties are such that required buffers would be ineffective, or otherwise impractical.