

ARTICLE IV

SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS

SECTION

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4.010 OFF-STREET PARKING REQUIREMENTS

Off-street automobile storage or standing space shall be provided on each lot upon which any of the following uses are hereafter established. One (1) vehicle space shall be two hundred (200) square feet in size (10 feet x 20 feet) 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:

- A. Single Detached Dwelling and Duplex: Not less than two (2) spaces for each dwelling unit.
- B. Apartment Dwelling: Not less than two (2) spaces per dwelling unit.
- C. Boarding Houses and Rooming Houses: Not less than one (1) space for each (1) room to be rented.
- D. Townhouse and Condominium: Not less than two (2) spaces per dwelling unit.
- E. Other Dwelling Units: Not less than two (2) spaces per dwelling unit.
- F. Hotels, Motels and Other Tourist Accommodations: Not less than one (1) space for each room to be rented plus one (1) additional space for each employee.
- G. Any Auditorium, Church, Stadium, or Other Place of Public Assembly: Not less than one (1) space for each four (4) seats provided in such places of assembly. For places of public assembly where seating is not a measure of capacity, such as clubhouses, funeral parlors, etc., at least one (1) space for each two-hundred (200) square feet of floor space devoted to that particular use shall be provided.

- H. **Manufacturing, Industrial or Wholesaling Use:** Not less than one (1) space for each two (2) employees anticipated during maximum production, with a minimum of five (5) spaces provided for any establishment. For establishments maintaining space for the sale of products at retail, there shall be provided one (1) parking space for each five hundred (500) square feet of floor area devoted to retail sales.
- I. **Office and Professional Buildings:** Not less than one (1) parking space for each three hundred (300) square feet of office space located on the first floor plus one parking space for each five hundred (500) square feet of floor space (or fraction thereof) above or below the first or main floor; provided that office space constructed or arranged on the floors above or below the first floors of retail or other business establishments and not used in connection therewith, shall fall within the meaning of this subsection, plus one (1) parking space per each employee.
- J. **Retail Sales and Service Establishments:** Not less than one (1) parking space for each two hundred and fifty (250) square feet, or fraction thereof, of floor space.
- K. **Medical or Dental Clinic:** Not less than four (4) spaces per doctor, plus one (1) additional space for each employee.
- L. **Service Stations:** Not less than five (5) spaces for grease rack or service bay, or one (1) space for each 1,400 square feet of lot area or fraction thereof, whichever is greater.
- M. **Restaurants:** Not less than one (1) space per one hundred fifty (150) square feet of gross floor area, plus one (1) space for each two employees. For drive-in restaurants, one (1) space per one hundred (100) square feet of gross floor area, plus one (1) space for each employee.
- N. **Shopping Centers:** Five and one-half (5 1/2) parking spaces per each one thousand (1,000) square feet of gross floor area.
- O. **Other:** For buildings and uses not listed, the off-street parking requirements shall be determined by the Board of Zoning Appeals.

4.011 Certification of Minimum Parking Requirements

Each application for a building permit shall include information as to the location and dimensions of off-street parking spaces and the means of ingress and egress to such spaces. This information shall be in sufficient detail to enable the Building Inspector/Codes Administrator to determine whether or not the requirements of this section are met.

4.012 Combination of Required Parking Spaces

The required parking space for any number of separate uses may be combined in one lot, but the required space assigned to one use may not be assigned to another use, except that the parking space required for churches, theaters, or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night or on Sundays.

4.013 Remote Parking Spaces

If the off-street parking space required by this ordinance cannot be reasonably provided on the same lot on which the principal use is located, such space may be provided on any land within four hundred (400) feet of the main entrance to such principal use, provided such land is in the same ownership or lease as the principal use. Such land shall be used for no other purpose so long as no other adequate provision of parking space, meeting the requirements of this ordinance, has been made for the principal use.

4.014 Extension of Parking Area into a Residential District

Required parking space may be extended one hundred (100) feet into a residential district, provided that:

- A. The parking area adjoins a commercial or industrial district.
- B. The parking space in this area have their only access to or front upon the same street as the property in the commercial or industrial districts for which it provides the required parking spaces.
- C. The parking area is separated from abutting properties in the residential districts by a buffer strip.

4.015 Requirements for Design of Parking Lots

- A. Except for parcels of land devoted to one- and two-family residential uses, all areas devoted to off-street parking shall be so designed and be of such size that no vehicle is required to back into a public street to obtain egress.
- B. Parking space shall be no less than two hundred (200) square feet in area.
- C. Entrances and exits for all off-street parking shall comply with the requirements of Section 3.090, of this ordinance.
- D. The parking lot shall be designed in such a manner as to provide adequate drainage and to eliminate the possibility of stagnant pools of water.
- E. There shall be a parking aisle at least twenty-two (22) feet wide serving all ninety (90) degree and sixty (60) degree angled parking spaces. For all thirty (30) and forty-five (45) degree angled parking spaces there shall be a minimum parking aisle of sixteen (16) feet in width.

4.020 OFF-STREET LOADING AND UNLOADING REQUIREMENTS

Every building or structure hereafter constructed and used for business or trade involving the receiving or distribution of vehicles, materials, or merchandise shall provide space for the loading and unloading of vehicles off the street or public alley. Such space shall have access to a public street. The minimum required spaces for this provision shall be based on the total usable floor area of each principal building according to the following table:

<u>Total Usable Floor Area for Principal Building</u>	<u>Spaces Required (See ARTICLE II, for Definition)</u>
0 to 4,999 sq. ft.	One (1) space
5,000 to 20,000 sq. ft.	Two (2) spaces
Over 20,000 sq. ft.	One (1) space for each additional 20,000 sq. ft.

The Board of Zoning Appeals may reduce or increase this requirement in the interest of safety where unusual or special conditions are due consideration.

4.030 TEMPORARY USE REGULATIONS.

The following regulations are necessary to govern the operation of certain necessary or seasonal uses non-permanent in nature. Application for a Temporary Use Permit shall be made to the Building Inspector/Codes Administrator. Said application shall contain a graphic description of the property to be utilized and a site plan, a description of the proposed use, and sufficient information to determine yard requirements, setbacks, sanitary facilities, and parking space for the proposed temporary use. The following use are deemed to be temporary uses and shall be subject to the specific regulations of any district in which such use is located:

- A. **Carnival, Circus, Flea Markets, Outdoor Concerts, Car Shows, etc:** May obtain a Temporary Use Permit in the C-2, M-1, M-2, or M-3 Districts; however, such permit shall be issued for a period of not longer than fifteen (15) days. Such use shall only be permitted on lots where adequate off-street parking can be provided.
- B. **Christmas Tree Sale:** May obtain a thirty (30) day Temporary Use Permit for the display and sale of Christmas trees on open lots in any district.
- C. **Temporary Buildings:** Use Permit may be issued for contractor's temporary office and equipment sheds incidental to construction project. Such permit shall not be valid for more than one (1) year, but may be renewed for six (6) month extensions; however, not more than three (3) extensions for a particular use shall be granted. Such use shall be removed immediately upon completion of the construction project, or upon expiration of the Temporary Use Permit, whichever occurs sooner.
- D. **Religious Tent Meetings:** In any district a Temporary Use Permit may be issued for a tent or other temporary structure to house a religious meeting. Such permit shall be issued for not more than a thirty (30) day period. Such activity shall be permitted only on lots where adequate off-street parking can be provided.

E. **Temporary Dwelling Unit in Cases of Special Hardship:** In any residential district, a Temporary Use Permit may be issued to place a mobile home (double-wide excluded) temporarily on a lot in which the principal structure was destroyed by fire, explosion or natural phenomena. The purpose of such placement temporarily shall be to provide shelter for only the residents of the principal structure during the period of reconstruction and to prevent an exceptional hardship on the same. Placement of such temporary structure must not represent a hazard to the safety, health, or welfare of the community. An applicant for a temporary Use Permit as provided under this subsection must produce a written statement from the White Bluff Utilities System and the Dickson County Health Department when applicable, approving the water supply and sewerage disposal systems of the temporary structure. Such a permit may be initially issued for nine (9) months. A permit may be renewed for up to six (6) months at a time, the total time for all permits not exceeding a total of eighteen (18) months.

F. **Fireworks Sales:** A Temporary Use Permit for the sale of fireworks may be issued in a C-1 District provided the following conditions are met: **(Added F, by Ordinance No. 235, June 10, 2004)**

1. That the site be located no more than one (1) mile from a municipal fire station as measured by the roadway.
2. That the site has a minimum of ten (10) dust free parking spaces with a paved entrance. The dust free surface shall be "shot and chip," asphalt, concrete, or other similar materials.
3. That such use is conducted at least two hundred (200) feet from gasoline or motor fuel pumps and at least one hundred (100) feet from any structure.

An applicant for such Temporary Use Permit as provided in this section shall produce a written permit from the Town of White Bluff allowing the sale of fireworks as well as any required State permits for such use. Firework sales shall be limited to the duration specified by the permit granted by the Town of White Bluff, but in no case shall exceed thirty (30) days.

G. **Temporary Commercial Buildings:** In Commercial and Industrial Districts, a Temporary Use Permit may be issued to allow a Temporary Commercial Building (as defined by this ordinance) to be used for office, retail, or service uses provided such use is permitted in the district in which it is located. **(Added G, by Ordinance No. 248, December 6, 2005)**

Any such temporary building shall be the only primary structure located on the lot and shall be the principal use of the lot on which it is placed unless it is located on the same lot as a structure being constructed or renovated.

The Temporary Use Permit shall be issued for a period of no more than eighteen (18) months. However, the permit may be extended for six (6) months if actual construction has occurred for a permanent building that will be occupied by the business using the temporary commercial building.

4.040 CUSTOMARY INCIDENTAL HOME OCCUPATIONS

A customary incidental home occupation is a gainful occupation or profession (including the professional office of an architect, artist, dentist, engineer, lawyer, physician and the like, barber, beauty and tailor shops), conducted by members of a family residing on the premises or only one person in addition to those persons residing therein and conducted entirely within the principal dwelling unit. In connection with a home occupation, no stock in trade shall be displayed outside the dwelling, and no alteration to any building is being utilized in whole or in part for any purpose other than a residential unit, including permitted accessory buildings. An announcement sign of not more than four (4) square feet in area is permitted.

When questions arise regarding the legality of specific home occupations, the Board of Zoning Appeals shall determine whether said home occupation is in compliance with the district in which said home occupation is located. However, activities such as dancing instruction, tea rooms, tourist homes, real estate offices, convalescent homes, mortuaries, animal clinics, retail sales business, or any other activity deemed by the Board to be incompatible with the district or a potential nuisance to the surrounding area shall not constitute an acceptable home occupation.

4.050 FALL-OUT SHELTER RESTRICTIONS

Fall-out shelters are permitted as principal or accessory uses and structures in any district, subject to the yard and lot coverage regulations of the district. Areas of underground fall-out shelters extending not more than thirty (30) inches above the general ground level of the graded lot shall not be included in computations of lot coverage by all buildings. The Board of Zoning Appeals may waive side and rear yard setback requirements to permit construction of joint shelters by two or more property owners, provided, however, that side and rear yard setback requirements shall be met where property involved in the joint proposal abuts or adjoins property not included in the proposal.

4.060 GASOLINE SERVICE STATION RESTRICTIONS

The following regulations shall apply to all gasoline service stations:

- A. There shall be a building setback from all street right-of-way lines of a distance of not less than forty (40) feet, except for canopies designed to cover the gasoline pump islands.
- B. Gasoline pumps shall not be located closer than twenty-five (25) feet to any street right-of-way line.
- C. Sign requirements as established in ARTICLE IV, Section 4.070, shall be met.

4.070 STANDARDS FOR SIGNS, BILLBOARDS, AND OTHER ADVERTISING STRUCTURES

These conditions are established as a reasonable and impartial method of regulations advertising structures in order to insure light, air, and open space, to reduce hazards at intersections, and to protect property values of the entire community. The regulations for signs, billboards, and other advertising structures are enumerated below:

- A. In any zoning district, the following general regulations shall apply as well as the regulations in Chapter 23, "Sign and Outdoor Displays," of the Standard Building Code:
1. No sign shall be erected or maintained where by reason of its position, wording, illumination, size, shape, or color it may obstruct, impair, obscure, interfere with the view of, or be confused with, any authorized traffic control sign, signal, device or, emergency vehicle; nor shall any snipe signs or signs attached to trees, utility poles, streetlights, or placed on any public property be allowed by this ordinance. **(Amended by Ordinance No. 176, October 6, 1998)**
 2. No illuminated sign shall be permitted within one hundred (100) feet of property in any residential district unless the illumination of such sign is so designed that it does not shine or reflect light onto such property.
 3. No billboard or ground sign shall be erected to exceed the maximum height limitation for the district in which it is located. No billboard shall exceed one hundred (100) feet in length, and no double stacking of any billboard or posterboard is allowed.
 4. Billboards 10' x 40' and posterboards 12' x 24' shall be erected or placed in conformity with the side, front, and rear yard requirements of the district in which located. However, no billboard or posterboard shall be erected or placed closer than one hundred (100) feet of any residential district.
 5. No portable signs shall be permitted. Where portable is to mean any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building. **(Amended by Ordinance No. 176, October 6, 1998)**
 6. Signs erected and overhanging any sidewalk must be placed at least nine (9) feet above the sidewalk and may extend over the sidewalk a distance equal to two-thirds (2/3) the width of the sidewalk, but in no case exceeding ten (10) feet.
 7. Professional signs and signs for home occupations shall not exceed four (4) square feet in area in the residential districts.
 8. Signs are not kept in good repair in the opinion of the building inspector/codes administrator, the sign permit may be revoked and such signs removed by the town.
 9. No sign or billboard shall be located closer than fifteen (15) feet of the right-of-way, and no lower than eight (8) feet to the ground that exceeds sixteen (16) square feet, with the exception of political signs. **(Amended by Ordinance No. 176, October 6, 1998)**
 10. On the premises outdoor advertising signs, including flashing or intermittent illumination shall not intrude upon the public right-of-way.

11. Temporary signs and posters are subject to the following regulations:
 - (a) Each sign shall not exceed five (5) square feet in area, excluding banners.
 - (b) The signs shall not be located closer together than five hundred (500) feet.
 - (c) Such signs shall not be nailed to trees, fence posts or public utility poles and shall not be located in the public right-of-way, excluding banners.
 - (d) All such signs advertising events shall be removed within ten (10) days after the event date.
 - (e) All such signs shall be valid for thirty (30) days only, after which time they shall be removed.
12. A permit must be obtained from the building inspector/codes administrator before any permanent or temporary signs or banners, billboards or posterboards are erected.
13. In any district, the following signs shall be permitted:
 - (a) For parking areas, entrance and exit signs not exceeding four (4) square feet in area and not more than one (1) sign not more than sixteen (16) square feet in area identifying or designating the conditions of the use of such parking area.
 - (b) Nonilluminated "For Sale" or "For Rent" signs not exceeding four (4) square feet in area.
 - (c) One (1) sign not more than twelve (12) square feet in area giving the names of the contractors, engineers, or architects, during construction of a building.
 - (d) Signs established by, or by order of, any governmental agency.
 - (e) For special events of public interest, one (1) sign not over thirty-two (32) square feet in area.
 - (f) Flags or emblems of political, civic, philanthropic, educational or religious organizations.
 - (g) Small nonilluminated signs, not exceeding one and one-half (1 1/2) square feet in area, displayed strictly for the direction, safety, and convenience of the public including signs which identify rest rooms, freight entrances and the like.
 - (h) One (1) nonilluminated real estate sign(s) per street frontage, not to exceed thirty-two (32) square feet in sign area. Such signs must be removed fourteen (14) days

following sale, rental, or lease. **(Added by Ordinance No. 176, October 6, 1998)**

- (i) Temporary political sign(s) shall not exceed thirty-two (32) square feet in sign area excluding billboards. Such signs shall not be erected more than thirty (30) days prior to the election or referendum concerned and shall be removed seven (7) days following such election or referendum. Political signs may be placed only on private property and only with the permission of the property owner. **(Added by Ordinance No. 176, October 6, 1998)**

B. In the Residential Districts, the following regulations shall apply:

1. Nameplates indicating name, address, house number, announcement of boarders or roomers, or customary home occupations are permitted.
2. For multi-family dwellings and mobile home parks, identification signs not exceeding sixteen (16) square feet in area are permitted.
3. Church, school, or public building bulletin boards or identification signs, not exceeding twenty (20) square feet in area are permitted.
4. Flashing or intermittent illumination is prohibited.
5. Billboard and other advertising structures are prohibited.
6. On premise yard sale signs, not exceeding nine (9) square feet in area are permitted. In addition, not more than two (2) signs may be placed off site not exceeding six (6) square feet in area. Yard sale signs may stay in place no longer than a total of seven (7) days and shall be removed within two (2) days of the end of the yard sale. Yard sale signs are considered to be a temporary sign. **(Amended by Ordinance No. 297, July 7, 2009)**

C. In the Commercial Districts, the following regulations shall apply:

1. Bulletin boards or identification signs, not exceeding sixty (60) square feet in area, shall be permitted for public recreation use, community facilities, hospitals, and clinics.
2. Business signs shall be permitted subject only to the restrictions in Section 4.070, A, of this ordinance. All ground signs shall be located within the property line, and fifteen (15) feet from the right-of-way.
3. For all permitted uses, one business sign not exceeding one (1) square foot of surface for each two (2) lineal feet of lot fronting on a public street, will be permitted. Such sign shall be directly related to the activity conducted on said premises.
4. Billboards and other outdoor advertising structures are permitted, subject to the general restrictions set forth in Section 4.070, A.

5. In no event may any sign be placed on right-of-way. Where no curb and/or sidewalks exist, signs shall be placed at least fifteen (15) feet from the apparent right-of-way. Determination of the right-of-way location shall be at the discretion of the building inspector/codes administrator.
- D. In the Industrial Districts, the following regulations shall apply:
1. Business signs shall be permitted which relate to the business on the premises. Such signs shall be located not closer than one-half (1/2) the required building setback from all property lines.
 2. Flashing or intermittent illumination is prohibited.
 3. Billboards 10' x 40' and posterboards 12' x 24' and other outdoor advertising structures no larger in size are permitted fifteen (15) feet from the right-of-way.

E. Violations--Penalties (Added by Ordinance No. 176, October 6, 1998)

Violation of any of the provisions of this ordinance or failure to comply with any of its requirements is hereby deemed and declared a violation of this section of this ordinance and subject to the penalties hereinafter provided and each day that such violation continues, shall constitute a separate and additional violation for each such day. Any person who violates this section of this ordinance or fails to comply with any of its requirements, shall upon conviction thereof, be fined in a sum not to exceed fifty dollars (\$50.00) for each violation.

The owner, tenant and/or occupant of any building, structure, premises or a part thereof, and any architect, builder, contractor, agent or other person, who commits, participates in, aids or maintains such violation, may be found guilty of a separate offense and suffer the penalties as herein provided.

4.080 DEVELOPMENT STANDARDS FOR AUTOMOBILE WRECKING, JUNK AND SALVAGE YARDS

Because of the nature and character of their operations, automobile wrecking and salvage yards, junk yards, and similar uses of land can have a decidedly detrimental effect upon surrounding properties. Salvage and wrecking yards tend to create problems of noise, dust, traffic and health hazards, and may adversely affect property value by their general appearance. The following standards shall be used as a guide in evaluating whether proposed land uses, such as those outlines above, will have properly minimized their objectionable characteristics:

- A. All motor vehicles stored or kept in such yards shall be so kept that they will not catch and hold water in which mosquitoes may breed and so that they will not constitute a place or places in which rats, mice, or other vermin may be harbored, reared, or propagated.

- B. Because of the tendency for salvage yards to promote the breeding of vermin, no such operation shall be permitted closer than three hundred (300) feet from any established residential zone.
- C. All outdoor storage of salvage and wrecking operations shall be conducted entirely within and enclosed opaque fence, screen, or wall, excepting driveway areas, from eight (8) to twelve (12) feet in height. Storage between the road or street and such fence, screen or wall is expressly prohibited. Any fence, screen, or wall for concealment shall be maintained in good condition.
- D. All such yards shall be so maintained as to be in a sanitary condition and so as not to be a menace to public health or safety.
- E. Off-Road Parking: As regulated in ARTICLE IV, Section 4.010.
- F. Ingress and Egress: The number of vehicular access driveways permitted on any single street frontage shall be limited to:
 - 1. One (1) driveway where the parcel to be used has a maximum road or street frontage of one hundred (100) feet or less.
 - 2. Two (2) driveways where the road or street frontage exceeds one hundred (100) feet. Driveways used for ingress and egress shall be limited to twenty-five (25) feet in width maximum, exclusive of curb returns.
 - 3. Other applicable requirements of Section 3.090, shall be met.
- G. Application for Automobile Wrecking Junk or Salvage Yard Permit: No person shall own or maintain an automobile wrecking, junk, or salvage yard within White Bluff until he has secured a permit from the White Bluff Building Inspector/Codes Administrator. An application for said permit shall be filed in accordance with ARTICLE IX, Section 9.030, of this ordinance and shall be accompanied by a detailed site plan, a schedule for construction, and any other information herein required. Said application shall be submitted along with any plans and schedules.

4.090 DEVELOPMENT STANDARDS FOR VETERINARY CLINICS (Added by Ordinance No. 196, August 1, 2000)

- A. The following standards shall be imposed upon the development and construction of veterinary clinics in White Bluff.
 - 1. All animal care uses shall occur in completely walled and roofed structures, except that completely fenced exercise yards may be provided as specified in Subpart 2, below.
 - 2. Exercise yards shall be completely fenced and screened from all abutting streets and lots. Exercise yards shall not be used for overnight boarding of animals.

4.100 DEVELOPMENTS STANDARDS FOR INDOOR SHOOTING RANGES (Added by Ordinance No. 352, August 7, 2012)

- A. The following standards shall be imposed upon the development and construction of indoor gun ranges in White Bluff.
1. Indoor ranges must be housed in a building furnished with electricity and built of impenetrable walls, floors, and ceilings.
 2. Where any building, excluding parking lots, abuts a residential zoning district, there shall be a minimum setback of two hundred (200) feet from all common property lines.
 3. All Federal, state, or local statutes, ordinances, and/or regulations must be complied with. The owner of the facility shall provide on-premises documentation that these regulations have been met.
 4. All indoor ranges must provide details to meet Occupational Safety and Health Administration (OSHA) and EPA standards. Building plans that specify building materials and meet applicable building codes must be submitted.
 5. The shooting of firearms shall be conducted within a completely enclosed building.