

ARTICLE III
GENERAL PROVISIONS

SECTION

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3.010 SCOPE (amended 4/17/2017 by ord.17-04)

For the purpose of the zoning ordinance, the following general provisions which shall apply, except as specifically noted, to the town as a whole. Emergency Response buildings, Government Administrative buildings, and Public Safety buildings shall be allowed in any use zone as deemed necessary for the service and welfare of the town

3.020 ONLY ONE (1) PRINCIPAL BUILDING ON ANY LOT

Only one (1) principal building and its accessory structures may hereafter be erected on any zone lot. This provision shall not apply to planned unit developments, multi-family developments, and mobile home parks as permitted in this ordinance.

3.030 LOT MUST ABUT A PUBLIC ROAD OR PERMANENT ACCESS EASEMENT

No building permit or certificate of compliance may be issued nor any building or structure shall erected on any lot within the planning region unless one of the following criteria is met:

- A. The lot fronts for a distance of at least fifty (50) feet on a public street, except on a permanent dead-end street (cul-de-sac) where the minimum frontage may be thirty (30) feet;
- B. The lot fronts for a distance of at least fifty (50) feet on a street shown on a subdivision plat approved by the Municipal Planning Commission except on a permanent dead-end street (cul-de-sac) where the minimum frontage may be thirty (30) feet;
- C. The lot fronts for a distance of at least fifty (50) feet on a street plat approved by the Municipal Planning Commission except on a permanent dead-end street (cul-de-sac) where the minimum frontage may be thirty (30) feet;
- D. The lot fronts for a distance of at least fifty (50) feet on a permanent access easement with access to an existing public highway or street which conforms to

all rules, regulations and specifications applicable to the permanent access easement requirements of the Planning Commission or other department, division or agency of the Town.

Provided further, that a permanent access easement which serves more than one resident or farm, or is used as access to a lot or tract of land having been separated by deed or plat from other property, be at least fifty (50) feet in width, its entire length and meet the requirements for a permanent access easement as set forth in the Pleasant View Subdivision Regulations.

The above section shall not be construed to prohibit the development of buildings on lots or tracts with permanent access by private ways when such development is in the form of condominium ownership of such private improvements or a multi-family development which have been approved by the Planning Commission and will be in private ownership and control in perpetuity.

If there is disagreement on the classification of a public way, the Planning Commission shall have the final decision as to whether a public way is a permanent access easement or private street and such decision shall be based on the uses currently served by the way and the uses proposed to be served by the way.

3.040 REDUCTION IN LOT AREA PROHIBITED

No lot, even though it may consist of one or more adjacent lots of record, shall be reduced in area so that yards, lot area per family, lot width, building area, or other requirements of the Zoning Ordinance are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose.

No part of any yard or other open space or automobile storage area or loading or unloading space provided about any building for the purpose of complying with these regulations shall be considered as providing such space similarly required for any other structure, or unless such lot fronts on a permanent easement which conforms to the regulations below.

3.050 REAR YARD ABUTTING A PUBLIC ROAD

When the rear yard of a lot abuts a public road, all structures built in that rear yard shall observe the same setback as required for adjacent properties which front on that road. In addition, any structure located within twenty-five (25) feet of that setback line shall be no closer to any side property line than the distance required for side yards on adjoining properties fronting on that road.

3.060 CORNER LOTS

The side yard setback requirements for corner lots shall be the same as the front setback requirements for the next adjacent lot fronting on the road that the side yard of the corner lot faces.

3.070 FUTURE ROAD LINE

For the purpose of providing adequate space for the future widening of roads, required setbacks, or front yards, shall be determined by the right-of-way as shown on the latest official Pleasant View Major Thoroughfare Plan.

3.080 OBSTRUCTION TO VISION AT STREET INTERSECTION PROHIBITED

The land adjoining an intersection with a public street that is kept clear of obstructions two and one-half (2 1/2) feet and above grade to protect the visibility and safety of motorist and pedestrian. The protected sight distance area is the triangle with legs that are the intersecting flowlines of two (2) streets or points of access. Where local streets meet, or points of access onto streets, the legs shall extend thirty-five (35) feet away from the intersection of the flowlines. Where collector streets meet, or points of access onto street, the legs shall extend forty-five (45) feet away from the intersection of the flowlines. The sight distance triangle shall be shown on all site plan.

3.090 ACCESS CONTROL

In order to promote the safety of the motorist and pedestrian and to minimize traffic congestion and conflict by reducing the points of contact, the following regulations shall apply:

- A. A point of access for vehicles onto a street shall not exceed thirty (30) feet in width. In nonresidential districts, vehicular service uses may be permitted points of access exceeding thirty (30) feet but not exceeding forty (40) feet in width providing that they do not exceed fifty (50) percent of their respective road frontage.

All points of access shall be constructed as to provide for proper drainage.

- B. There shall be no more than two (2) points of access to any one public street for each four hundred (400) feet of lot frontage, or fraction thereof, provided, however, that lots less than one hundred (100) feet in width shall have no more than one point of access to any one public street.
- C. No point of access shall be allowed within twenty (20) feet of the right-of-way line of a public intersection.
- D. No curbs, or shoulders on city streets or rights-of-way, shall be cut or altered without approval of the Pleasant View Road Commissioner, or if a state highway, a permit must be obtained from the Tennessee Department of Transportation.
- E. Where two (2) driveways are provided for one (1) lot frontage, the clear distance between the driveways shall not be less than twenty-five (25) feet.
- F. Cases requiring variances relative to the above provisions due to topographic limitations shall be heard and acted upon by the Board of Zoning Appeals, provided, further, that no curb cuts for off-street automobile storage or parking space shall be permitted where the arrangement would require that vehicles back directly into a public street.

3.100 ACCESSORY USE REGULATIONS

The use of land, buildings, and other structures permitted in each of the districts established by this ordinance are designed by listing the principal uses. In addition to such principal uses, accessory uses which are customarily incidental to the permitted principal uses are also permitted in each district. Each accessory use shall:

- A. Be customarily incidental to the principal use established on the same lot.
- B. Be subordinate to and serve such principal use.
- C. Be subordinate in area, intent, and purpose to such principal use.
- D. Contribute to the comfort, convenience, or necessity of users of such principal use.
- E. Not use trailers, vans, mobile homes, buses, truck bodies or automobiles for storage.

3.110 Deleted by ordinance 16-01 March, 2016