

ARTICLE IV

SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS

SECTION

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4.010 OFF-STREET PARKING REQUIREMENTS (Amended by Ordinance 13-05, July 9, 2013)

In all districts, accessory off-street parking shall be provided in conformity with the requirements set forth in this section for all uses permitted by right or as a Special exception.

A parking space is required for a portion of a unit of measure one-half (1/2) or more of the amount set forth herein.

For an enlargement or modification resulting in a net increase in the floor area or other applicable unit of measure specified herein, the same requirements shall apply to such net increase in the floor area or other specified unit of measurement.

In the case of uses where the Planning Commission is required to prescribe the number of parking spaces, it shall base its determination on such factors as the traffic generation of the facilities, the time operation of such facilities, their location, and other such factors as affect the need for off-street parking as required under the Special exception provisions.

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 one hundred sixty-two (162) square feet in size (nine feet by eighteen feet (9'x18')) and such space shall be provided on each lot upon which any of the following uses are hereafter established. One (1) vehicle space shall be provided with vehicular access to a street or alley. The required number of parking spaces shall be provided on property owned by the relevant property owner. Such spaces shall be located where they are

within easy walking distance and easily accessible to the services and use they service. Street or highway right-of-way shall not be utilized to meet the minimum number of required parking spaces. The number of parking spaces provided shall meet the minimum requirements for the specific uses as set forth below:

A. Residential Activities

1. Permanent

- a. Single-Family Detached, and Attached; Two-Family Dwellings, Detached, Attached, Semi-Detached; Three-Family Dwellings, Detached, Attached, and Semi-Detached

Two (2) per each dwelling unit.

- b. Multi-Family Dwelling (3 or more); Townhouses; Condominiums

Two (2) spaces per each dwelling unit.

- c. Mobile Homes

Two (2) spaces per mobile home.

- d. Where Occupancy is to be Primarily Elderly Persons over the Age of Sixty (60)

The number of developed spaces may be reduced to one and one-half (1 1/2) spaces per unit.

2. Semi-Permanent

- a. Boarding or Rooming House

One and one-half (1 1/2) spaces for each dwelling or rooming unit.

B. Community Facility Activities

1. Cultural and Recreational Services

Accessory off-street parking shall be provided for the specific number of square feet of gross area or seating capacity or other specified unit of measurement (or fraction or one-half (1/2) or more thereof) for the type following specified uses within the activity types indicated.

- a. Art Galleries, Museums, Libraries

One (1) space for each eight hundred (800) square feet of gross floor area.

- b. Swimming Pools

- c. Thirty (30) percent of capacity in persons.
Parks, Playgrounds and Athletic Fields

Ten (10) spaces for every acre of land devoted to field, plus one (1) space for every four (4) spectator seats.
 - d. Recreation Centers and Gymnasiums (Public/Nonprofit)

Fifty (50) percent of the capacity in persons.
- 2. Essential Public Transport, Communication, and Utility Services
 - a. Electric and Gas Substations

Two (2) spaces.
- 3. Administrative Services; Government Office

One (1) space for each three hundred (300) square feet of gross floor area.
- 4. Community Assembly

Fifty (50) percent of the capacity in persons.
- 5. Education Facilities; Public and Private Schools
 - a. Kindergarten and Nursery

One (1) space for each employee.
 - b. Elementary and Middle Schools, Grades 1-9

One (1) space per each employee or one (1) space for each five (5) seats in the auditorium, whichever is greater.
 - c. High School, Grades 7-12

One (1) space per each employee plus one (1) space per each four (4) students in grades 7 through 10. One (1) space per each employee plus one (1) space per each two (2) students in grades 11 and 12.
 - d. Vocational or Trade Schools

One (1) space for each student plus one (1) space for each employee.
- 6. Extensive Impact Facilities
 - a. Airports, Heliports, or Other Aeronautical Devices

- One (1) space for each employee, plus one (1) space for every one hundred (100) square feet of gross floor area.
 - b. Detention or Correctional Institutions
 - One (1) space for each employee, plus one (1) space for each patrol car on largest shift.
 - c. Electricity Generating Facilities, Radio, and Television Towers, and Transmission Facilities
 - Minimum of two (2) spaces. The Planning Commission may require more.
 - d. Railroad, Bus, and Transit Terminals for Passengers
 - One (1) space for each one hundred (100) square feet of waiting room.
 - e. Railroad Yards and Other Transportation Equipment Marshaling and Storage Yards
 - One (1) space for each employee.
 - f. Water and Sewage Treatment Plants
 - One (1) space for every employee.

7. Health Care Facilities

- a. Hospitals
 - One and one-half (1 1/2) spaces for each bed.
- b. Medical or Dental Clinics
 - Three (3) spaces for each staff member or doctor or dentist.

8. Intermediate Impact Facilities

The number of required parking spaces will be determined by the Planning Commission, based on a site plan review.

9. Special Personal and Group Care Facilities

- a. Day Care Centers and Family Day Care Homes
 - Two (2) spaces for each employee.
- b. Family and Group Care Facilities
 - Two (2) spaces for every employee.
- c. Nursing Homes or Convalescent Homes

One (1) space for each staff or employee, plus one (1) space for each two (2) patients.

d. Retirement or Rest Homes

One (1) space for each staff member or employee plus, one (1) space for each two (2) residents.

10. Religious Facilities

All Uses: One (1) space for each three (3) seats.

C. Commercial Activities

USES LOCATED ON FREESTANDING SITES

One (1) parking space shall be required for each of the following amounts of gross floor area. For example, where you see the number 250 in the column labeled GROSS FLOOR AREA, this means, one (1) parking space is required for every two hundred-fifty (250) square feet of gross floor area in the building, or rooms to be used for each activity.

<u>Activity Type</u>	<u>Gross Floor Area (Square Feet)</u>
1. <u>Retail Trade - Apparel and Accessories</u>	150
2. <u>Retail Trade - Automotive, Marine Craft and Aircraft Sales, Rental and Delivery</u>	Twenty-five (25) percent of the gross lot area shall be allocated to customer and employee parking spaces.
3. <u>Retail - Building Materials, Farm Equipment and Hardware</u>	1,000 Plus, one (1) space for each employee.
4. <u>Retail Trade - Eating and Drinking Establishments</u>	100
5. <u>Retail Trade - Food Stores</u>	
a. Limited line convenience	150
b. All other uses	150
6. <u>Retail Trade - General Merchandise</u>	
a. Department store	250

b.	Variety store	250
c.	Miscellaneous General Merchandise Store	250
7.	<u>Retail Trade - Home Furniture, Furnishings and Equipment</u>	250
8.	<u>Convenience Sales</u>	150
9.	<u>Wholesale Sales</u>	
	(All Uses)	1,000
10.	<u>Used Car Lots</u>	Twenty-five (25) percent of the gross lot area shall be devoted to customer parking spaces, all of which shall be off public right-of-ways.

Service Activities

1.	<u>Animal Care and Veterinarian Services; Veterinary Hospital</u>	300
2.	<u>Automobile Services and Repair</u>	One (1) space for each employee, plus two (2) spaces for each service bay.
3.	<u>Business Services</u>	
	(All Uses)	400 Plus, one (1) space for each employee.
4.	<u>Communication Services</u>	300
5.	<u>Contract Construction Services</u>	300
6.	<u>Equipment Repair Services</u>	300
7.	<u>Entertainment and Amusement</u>	
a.	Art Galleries	800
b.	Bowling Alleys	Five (5) spaces for each alley.
c.	Billiard Parlor	250
d.	Coin Operated Arcades	250

e.	Commercial Recreation Dance Halls and Skating Rink	100
	Golf Courses, Driving Range, Putt-Putt Course	As determined by Planning Commission.
	Exhibitions Halls, Auditoriums, Amphitheaters	Forty (40) percent of capacity in persons.
	Riding Stables	Minimum of five (5) spaces plus one (1) for each employee.
	Boat Docks, Boat Rental, Marinas Botanical or Zoological Gardens	One (1) space for each employee plus other spaces as determined by Planning Commission.
f.	Motion Picture Theater	One (1) space for each three (3) seats.
g.	Motion Picture Theater- Drive-In	Reservoir of ten (10) percent above all spaces plus one (1) space for each employee.
h.	Acting and Legitimate Dance Theater	One (1) space for each three (3) seats.
i.	Recording, Television, and Radio Studios	Two (2) spaces for each employee
j.	Resorts and Group Camps	One (1) space for each employee at peak season plus other spaces as required by Planning Commission.
k.	Fairgrounds, Amusement Parks, Carnivals, Circuses	Parking plan must be presented to and approved by the Planning Commission.

8. Finance, Insurance and Real Estate Services
 (All Uses) 200
 Plus one (1) space per each employee.
9. Gasoline Service Station 500
 Plus two (2) spaces for each service bay and one (1) for each employee.
10. Personal Services
- a. Funeral, Undertaking Services
 One (1) space for each one hundred (100) square feet of gross floor area or where a chapel is provided, one (1) space for each four (4) perma-seats plus one (1) for every twenty-five (25) square feet of parlor area where temporary seats are to be used.
- b. All Others Services 150
11. Professional Services
- a. Medical Three (3) spaces per each employee.
- b. All Other 250
12. Transient Habitation
- a. Hotel, Motels, Tourist Homes or Courts
 One (1) space for each room to be rented, plus one (1) space for each employee.
- b. Sporting and Recreational Vehicle Camps
 One (1) space for each travel vehicles or pad plus one (1) space per each employee.
13. Uses Within Commercial Complexes

Where there are more commercial operations (retail, wholesale, or service activities) are grouped together such that they are a building or a common site, the number of parking spaces shall be five and one-half (5 1/2) spaces per one thousand 1,000 square feet of gross leasable area.

D. Industrial Activities

One (1) space for each one thousand 1,000 square feet of gross floor area, or one space per each employee during a single or two (2) successive shifts, whichever is greater. A minimum of five (5) spaces shall be provided for any establishment.

1. Warehousing, Foods or Freight Transport, and Storage

One (1) space for each five thousand (5,000) square feet of gross floor area plus one (1) space for each ten thousand (10,000) square feet of open storage. A minimum of five (5) spaces shall be provided by any establishment.

2. Manufacturing: Automobile Wrecking Yards, Scrap Metal Processing, Junk Yards

One (1) space for each one thousand (1,000) square feet of gross floor area.

E. Other

For buildings and land uses not referred to in the preceded activity classifications and specifically listed in the corresponding use classification listings cited within Section 2.030, 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 space. This information shall be in sufficient detail to enable the Building Inspector 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:

1. The parking area adjoins a commercial or industrial district.
2. 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.
3. The parking area is separated from abutting properties in the residential districts by a twenty-five (25) foot buffer strip.

4.015 Requirements for Design of Parking Lots

1. 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.
2. Each parking space shall be no less than one-hundred sixty two (162) square feet in area. Required Handicap spaces shall be installed to the most recently applicable Federal Americans with Disability Acts (ADA)
3. Entrances and exits for all off-street in such comply with the requirements of Section 3.090, of this ordinance.
4. 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.
5. There shall be a parking aisle at least twenty-two (22) feet wide serving all ninety (90) degree and (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.
6. See also Design Standards Appendix section A1.08 for parking design.

4.020 OFF-STREET LOADING AND UNLOADING REQUIREMENTS

Every building or structure hereafter constructed and used for industry, 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 or private alley, or if there is no alley, 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 9,999 sq. ft.	Two (2) spaces
10,000 to 14,999 sq. ft.	Three (3) spaces
15,000 to 19,999 sq. ft.	Four (4) spaces
Over 20,000 sq. ft.	Four (4) spaces, plus 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 nonpermanent in nature. Application for a Temporary Use Permit shall be made to the Pleasant View Building Commissioner. Said application shall contain a graphic description of the property to be utilized and a plan of work to be done on the site, a description of the proposed use, and sufficient information to determine yard requirements, setbacks, sanitary facilities, and parking space for the proposed temporary use. Applicants shall present a letter signed by the owner of property being applied for. The following uses are deemed to be temporary uses and shall be subject to the specific regulations and time limits which follow and to the regulations of any district in which such use is located.

Applications shall be approved in written form and kept on file with the Building Commissioner until expiration of permit.

Appeals of decisions of the Building Commissioner shall be made in written form to the Board of Zoning Appeals as per article 8 of the Pleasant View Zoning Ordinance.

1. Temporary Uses that can be considered for approved by the Building Commissioner after application.

A. **Carnivals, Festivals or Circuses**: May obtain a Temporary Use Permit in the Agricultural, Commercial, or Flood Districts; however, such permit shall be issued for a period of not longer than fifteen (15) days. Such use shall be permitted on lots where adequate off-street parking can be provided.

B. **Limited Duration Goods and Merchandise**: May obtain a thirty (30) day Temporary Use permit for the display and sale of limited duration goods

and merchandise on open lots in any district. All sales areas shall be setback a minimum of twenty-five (25) feet from any Right of Way. Adequate all weather parking shall be available and usable. No direct entry onto street allowed, area must have existing approved driveway. Portable restroom facility required if no restroom on site. No hazardous materials or Alcoholic beverage shall be offered for sale.

- C. **Temporary Buildings:** In any district, a Temporary Use Permit may be issued for contractor's temporary office and equipment sheds incidental to a 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. **Real Estate Sales Office:** In any district, a Temporary Use Permit may be issued for a temporary real estate sales office in any new subdivision which has been approved by the Planning Commission under the Pleasant View Subdivision Regulations.. Such office shall contain no living accommodations. The permit will be valid for one (1) year, but may be granted two (2), six (6) month extensions. Such office shall be removed upon completion of sales of the lots therein, or upon expiration of the Temporary Use Permit, whichever occurs sooner.
 - E. **Religious Tent Meeting:** In any district, except Industrial Districts, a Temporary Use Permit may be issued for a tent or other temporary structures to house a religious meeting. Such permit may be issued for any of the following time periods: seven (7) days, fourteen (14) days, twenty-one (21) days or thirty (30) days. Such activity shall be permitted only on lots where adequate off-street parking can be provided. All tents shall be removed from any premises within seven (7) days from the date of the expiration of the permit. **(Change reflects Ordinance 05-16, September 13, 2005.)**
 - F. **Seasonal Sale of Farm Produce:** a Temporary Use Permit may be issued for the sale of farm produce grown on the premises. These permits shall only be allowed on Residential or Agriculturally zoned properties. Structures utilized for such sales shall be removed when not in use. The permit shall be issued for a five (5) month period. All structures shall be set back from the right-of-way a minimum Twenty-five (25) feet.
2. **The following Temporary Use Permits applications shall be submitted to the Building Commissioner for consideration of approval by official action of the Board of Zoning Appeals.**
- A. **Temporary Dwelling Units in Case of Medical Hardships:** In any district, a Temporary Use Permit may be issued to place a Temporary Dwelling Unit as referred to in TCA section 13-7-501 thru 505 on a lot which already contains a residential structure, provided that the purpose of such temporary placement shall be to make it possible for a resident of either structure to provide assistance to a person who requires daily assistance due to physical or mental disability, and provided further that

such a temporary structure does 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 a physician certifying that the specific disability requires assistance from someone in close proximity as evidence of such disability, and a written statement from the Cheatham County Health Department approving the sewage disposal system of the proposed temporary structure.

Such permit may be initially issued for twelve (12) months. A permit may be renewed for twelve (12) months at a time, subject to producing a new statement from a physician certifying that the assistance is still required due to the disabling condition. The temporary permit shall be revoked and the structure removed immediately upon expiration of the permit or upon a change in the conditions under which such permit was issued.

The person requiring assistance due to the disabling condition may be a resident of either the temporary or permanent structure. The temporary residence shall be treated as an accessory building.

- B. **Temporary Dwelling Unit in Cases of Special Hardship:** In any residential district, a Temporary Use Permit may be issued to place a Dwelling Unit (must meet HUD code or be an approved RV. Double-wides manufactured homes not allowed.) temporarily on a lot in which the principal structure was destroyed by fire, explosion or natural phenomenon. 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 Cheatham County Health Department and/or the Utilities System approving the water supply and sewage 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. Temporary Dwelling unit must be disconnected from all utilities and ceases to be a dwelling unit at time of issuance of Certificate of Occupancy for primary structure, expiration of building permit or expiration of Temporary use permit.
- C. **Temporary Manufacture of Road Materials:** In any district, except any residential district or mixed-use district, a Temporary Use Permit may be issued upon approval by the Pleasant View Board of zoning appeals to operate manufacturing plants which are necessary in order to produce the materials required for the construction of approved public roads where the Building Commissioner finds that such a use is not potentially noxious, dangerous, or offensive. In the exercise of its approval, the Board of Zoning Appeals may impose such conditions upon the proposed plants as it may deem advisable in the furtherance of the general purposes of this ordinance.

Such a permit may be initially issued for a nine (9) month period. 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 twenty-four (24) months.

4.040 CUSTOMARY INCIDENTAL HOME OCCUPATIONS (July 18th 2016 16-09)

The following standards are intended to ensure that home occupations, conducted in a dwelling, are compatible with the neighborhoods in which they are located and do not interfere with the rights of the surrounding property owners to enjoy the established character of the neighborhood. A minor home occupation is permitted by right provided a minor home occupation permit is secured and renewed every two (2) years. A major home occupation is allowed only with the approval of the Board of Zoning Appeals. Such approval shall follow the process of a Special Exception. Home Occupations Special exceptions must meet all criteria listed below to be approved and at all times in permitted period.

1. The minor home occupation shall be conducted entirely within the dwelling and shall be clearly incidental and secondary to the use of the dwelling for residential purposes. The dwelling is considered to be the house and any attached garage and any addition to the house, but not a detached garage or building. A major home occupation may be conducted within a detached garage or building.
2. Use of a detached accessory building for home occupation purposes is prohibited except for storage purposes in minor home occupation or as a major home occupation.
3. The minor home occupation shall not exceed twenty-five (25)% of the total floor area of the principal building.
4. A home occupation shall not be established prior to the member(s) of the family conducting the home occupation taking possession of, and residing in, the dwelling.
5. No person other than a family member residing on the premises shall be employed as part of a minor home occupation unless such employee(s) works off-premises. No contractor, contract employee, consultant, associate or any other person associated with the business shall be on the premises for purposes of conducting business. A major home occupation may include two (2) employees or contractors or others as listed above who do not reside on the premises and provided they are not on the premises between the hours of 10 pm and 7 am. The Board of Zoning Appeals may, with the approval of the major home occupation special exception permit, further restrict the number of employees and the hours of operation.
6. There shall be no more than an average of (2)two per day of customers, clients, or the like on the premises of a minor home occupation. A major home

occupation may have no more than two (2) customers or other persons other than employees on the premises at one time and no more than sixteen(16) per day and provided they are not on the premises between the hours of 10 pm and 7 am. The Board of Zoning Appeals with the approval of the major home occupation Special Exception permit, may further restrict the number of customers and the hours of operation.

7. There shall be no more than two (2) commercial vehicle on the premises. This includes cars, trucks, vans and trailers with the business name and logo. They may be loaded with the tools of the trade and merchandise. Wreckers are prohibited. No oversized commercial vehicles longer than twenty-five 25 feet, Semi-trucks, or individual trailers longer than twenty-five (25) feet. Vehicles shall not be parked on the street. If parked in the front , it must be parked in the driveway.

8. The receipt, sale or shipment of deliveries shall not be permitted on or from the premises, with the exception of regular U.S. Mail and/or a delivery service that is characteristic of service to residential neighborhoods.

9. The home occupation shall not change the fire rating of the structure.

10. A home occupation shall not generate noise, solid waste, vibration, glare, fumes, odors or electrical interference beyond what normally occurs in a residential use.

11. No outside storage or display of materials, merchandise, inventory or heavy equipment shall be permitted.

12. No exterior alteration that changes the residential character of the principal building shall be permitted. One exterior sign no larger than four (4) square feet will be allowed on the site. see section 4.080 for sign permitting details.

13. Any type of motor vehicle service and repair is a prohibited home occupation. Day care in homes is considered a home occupation if five (5) or fewer children, other than dependent children of owners are cared for and it is operators primary residence.

14. A Home Occupation Permit is required prior to starting the home occupation. This permit must be renewed every two years.

Except for any requirement for a permit and / or a business license nothing in this ordinance shall be deemed or understood to interfere with current home occupations currently and lawfully operating on the effective date of this ordinance so long as such business conforms to and is operated in accordance with the ordinance in effect immediately prior to the adoption hereof.

Home Occupation Permits may be revoked in written form within thirty (30) days for violations of any of the above listed criteria. Notice shall be served to the owner of the property by First Class Mail, hand delivery or Posting on the property in a conspicuous location. The owner of the property or Permit holder has thirty(30)days to file a written appeal with the Pleasant View Building Commissioner for revoked permits. Appeals of revoked Home Occupancy permits will be heard within forty-five (45) days of submission. By Pleasant View Board of Appeals. Decisions of the Board will be kept on file by the Building Commissioner. A written copy of the decision will be delivered to the appellant by First class mail, hand delivery or Posting on the property at the address of the violation in a conspicuous location.

4.050 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 and canopies shall not be located closer than fifteen (15) feet to any right-of-way line.
- C. Sign requirements as established in Article IV, Section 4.080, shall be met.

4.060 SWIMMING POOL RESTRICTIONS

The following regulations shall apply to all swimming pools:

- A. No swimming pool or part thereof, excluding aprons, walks, shall protrude into any required front yard in the Agricultural and Residential Districts.
- B. The swimming pool area shall be walled or fenced so as to prevent uncontrolled access by children and pets from the street or adjacent properties. Said fence or wall shall not be less than three (3) feet in height and maintained in good condition.
- C. Private swimming pools are permitted in Agricultural, Residential, and Commercial Districts provided that the pool is intended, and is to be used solely for the enjoyment of the occupants and their guests of the property on which it is located.

4.070 DEVELOPMENT STANDARDS OR MULTI-FAMILY RESIDENTIAL PROJECTS

This procedure shall be used in the case of a multi-family residential project of one (1) or more residential buildings to be constructed on a plot of ground not subdivided into the customary streets and lots, and which will not be so subdivided. The procedure applies to all proposals for multi-family (i.e., apartment and townhouse units)

development whether such units are individually owned or held in common ownership. The reviewing agency for this plan is Planning Commission.

4.071 Procedure for Submission and Review

A site development plan as specified in Section 8.030, B., shall be required for review on all proposals subject to this provision. The approval of said plan along with any accompanying conditions associated with a particular development is precedent to any approval under this section.

4.072 Required Development Standards

The following shall apply to all developments subject to this provision:

A. Location

1. The site shall comprise a single lot or tract of land, except where divided by public streets.
2. The site shall abut a public street.

B. Density and Dimension

1. The average number of dwelling units per acre of buildable land, not including streets, shall not exceed that permitted within the applicable district.
2. All yard requirements as established for the districts in which such use is permitted are applicable, except where buildings may be joined by common walls.

C. Design

1. **Internal Drives**: The maximum grade on any drive shall be seven (7) percent unless an alteration is specifically approved by the Planning Commission.
2. Where feasible, all drive intersections shall be at right angles.
3. Minimum distance between buildings shall be thirty (30) feet at any point.

D. Public Street Access

1. The minimum distance between access points along public street frontage, center line to center line, shall be two hundred (200) feet.
2. The minimum distance between the center line of an access point and the nearest curb line or street line of a public street intersection shall be one hundred (100) feet.

E. Required Improvements

1. **Internal Drives**: Specifications for drives in multi-family residential developments shall conform to roadway specifications as specified by the Pleasant View Municipal Planning Commission Subdivision Regulations to which reference is hereby made and incorporated herein by reference.
2. **Utilities**: The development shall be served with a public water systems adequate to ensure fire protection and a public sanitary sewer system or an alternative sewage disposal system approved by the Cheatham County Department of Environment and Conservation.
3. **Storage of Solid Waste**: Any central refuse disposal area shall be maintained in such manner as to meet county health requirements, and shall be screened from view.
4. **Service Building**: Service buildings housing laundry, sanitation, or other facilities for use by occupants shall be permanent structures complying with all applicable codes.
5. **Landscape Requirements**: See Article III, Section 3.110.

4.080 STANDARDS FOR SIGNS, BILLBOARDS, AND OTHER ADVERTISING STRUCTURE (Changes reflect Ordinance 05-22, November 8, 2005, Ordinance 15-08, December 8, 2015)

4.080 Standards for Signs

Signs constitute a separate and distinct use of the land upon which they are placed and affect the use of adjacent streets, sidewalks, and property. The provisions of this ordinance are made to establish reasonable and impartial regulations for all exterior signs to protect the general public health, safety, convenience, and welfare; to reduce traffic hazards caused by unregulated signs which may distract, confuse, and impair the visibility of motorists and pedestrians; to insure the effectiveness of public traffic signs and signals; to protect the public investment in streets, highways, and other public improvements; to facilitate the creation of an attractive and harmonious community; to protect property values; and to further economic development.

A. **Applicability**

These sign regulations shall apply to all exterior signs within the Town of Pleasant View.

B. **Definitions/ Requirements**

Animated Sign: Any sign that uses movement or change of lighting to depict action or create a special effect or scene.

Awning: Any non-rigid material such as fabric or flexible plastic that is supported by or

stretched over a frame that is attached to an exterior wall.

Awning Sign: A sign attached to or incorporated into an awning.

Banner Sign: A sign made of fabric, plastic, or non-rigid material that has no enclosing framework. Banners shall be securely installed, fastened, or positioned so as not to constitute a hazard of any kind or allow any excessive movement.

Billboards: An off-site type of advertising sign having more than one hundred (100) square feet of display surface or meeting the Tennessee Department of Transportation definition for a Billboard which is either erected on the ground or attached to or supported by a building or structure.

Building Commissioner: The designated government official or his/her designee whose responsibility it is to administer the provisions of this ordinance. These activities may include, but are not limited to, reviewing applications for sign permits, corresponding with and/or meeting with applicants, issuing and denying sign permits, inspecting signs and interpreting and enforcing the provisions of this ordinance.

Bulletin Board Sign: A particular type of changeable copy sign that displays copy in a casement made of glass or plexiglass.

Canopy: An extension of the roof of a building or a freestanding structure that has a roof with support, but no walls.

Canopy Sign: A sign attached to a canopy.

Changeable Copy Sign: A sign that is designed so that characters, letters, or illustrations can be changed or rearranged without altering the face or surface of the sign. *(See definition of Reader Board)*

Copy: The characters, letters, or illustrations displayed on a sign face.

Directional Sign: A sign that provides on-site directional assistance for the convenience of the public such as location of exits, entrances, and parking lots.

Directory Sign: A sign which displays the names and/or addresses of the establishments or uses of a building or group of buildings.

Electronic Message Display: Any sign that displays still images, scrolling images or moving images, including video and animation, utilizing a series or grid of lights that may be changed through electronic means, including cathode ray, Lighting Emitting Diode (LED) display, plasma screen, Liquid Crystal Display (LCD), fiber optic or other electronic media or technology. Signs that only contain gas prices and time and temperature shall only meet maximum lighting intensity requirements and image duration requirements listed below. Electronic Message Displays signs shall be regulated as Reader Boards by other provisions of this ordinance regarding maximum percentage of sign and location of sign.

Freestanding Sign: The general term for any on-site sign which is supported from the ground and not attached to a building.

Frontage Building: The length of a building that faces a street, parking area, or private drive.

Frontage Lot; The length of that part of zoning lot that fronts a public street.

Garage/Yard Sale Signs: See "Exempt Signs."

Home Occupation Signs: On-premise identification signs for home occupations shall not exceed four(4) square foot in area and shall contain only the name of the business and/or business owner.

Illegal Sign: A sign that was constructed or erected in violation of regulations that existed at the time it was built.

Illuminated Sign: A sign illuminated in any manner by an artificial light source, whether internally or externally lit.

Marquee: A permanent structure other than a roof attached to, support by, and projecting from a building and providing protection from natural elements.

Marquee Sign: A sign attached to and made part of a marquee or any other similar projection from a building.

Monument Sign: A type of sign affixed directly to the ground or affixed directly to a solid base without visibility between the sign and the base or between the base and the ground or a sign above ground level supported by a post or posts which are concealed from visibility by a curtain wall of brick or similar material constructed around the base of the sign.

Nonconforming Sign: A sign that met all legal requirements when constructed but that is not in compliance with this ordinance. An illegal sign is not a nonconforming sign.

Off-Premise Sign: Any sign which is not located on the premises that it identifies or advertises.

Pole Sign or Banjo Sign: A type of ground sign at least ten (10) feet above the ground supported on a single post or pole.

Portable Sign: A sign that is constructed or maintained in such a way as to permit its easy location through means of wheels, skids, braces, runners, brackets or similar devices attached to or supporting the sign and which is not stationary and is not designed to be permanently affixed to a building, structure, or the ground.

Projecting Sign: A sign which is supported by an exterior wall of a building and which is displayed perpendicular to the face of the building.

Reader Board: A sign that is permitted to be a maximum of sixty (60) percent of the area of a freestanding sign and twenty (20) percent, or twenty (20) square feet, whichever is less, of the area of a wall sign.

Residential Sign: A sign, typically located in a district zoned for residential use, meeting the standards of this Resolution for a residential sign, and containing no commercial message.

Roof Sign: A sign that is placed above or supported on the top of a building, specifically reserved for the authority of the Town of Pleasant View Board of Zoning Appeals.

Sign Distance Triangle: 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 site distance triangle shall be shown on a site plan when required by Section 3.080, of the Town of Pleasant View Zoning Ordinance.

Sign: Any writing (including letter, word or numeral), pictorial representation (including illustrations or decoration); emblem (including device, symbol, or trademark); flag (including banner, streamer, or pennant); inflatable devices; or any other figure of similar character, which:

- a. Is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building or other structure;
- b. Is used to announce, direct attention to, or advertise; and
- c. Is visible from outside a building.

Temporary Sign: An on-premise sign that is used in connection with a circumstance, situation, commercial advertisement, product availability or event that is designed, intended, or expected to take place or to be completed within a reasonably short period of time after the erection of such sign, or is intended to remain on the location where it is erected or placed for a period not more than twenty-eight (28) days. A temporary sign may not be constructed of, illuminated by, or operated by electrical, electronic, or mechanical parts. If a sign display area is permanent but the message displayed is to be subject to periodic changes, that sign shall not be regarded as temporary. Banner signs are defined as being temporary signs. All temporary signs shall comply with the Town of Pleasant View Zoning Ordinance.

Wall Sign: A sign painted on or attached to a wall of a building and parallel to the wall.

C. Administration

The Building Commissioner shall have the responsibility and full authority to administer and enforce all provisions of this ordinance, other than those provisions specifically reserved for the authority of the Town of Pleasant View Board of Zoning Appeals.

D. Permit Procedures

1. Permit Required

No sign or sign structure, except as provided in Sections H (Exempt Signs) and (Nonconforming Signs), shall be erected, displayed, altered, relocated, or replaced until a sign permit has been issued.

2. Permit Application

Applications for sign permits shall be submitted on a form provided by the Building Commissioner and shall contain or have attached at a minimum the following information in either written or graphic form:

a. Application date.

b. Name, address, and telephone number of the sign owner and, if different, the owner of the land on which the sign will be erected.

c. Address of the property where the sign or sign structure will be erected.

d. Signature(s) of the sign owner(s) and, if different, the owner(s) of the land on which the sign will be displayed.

e. Location of the sign on the property in relation to lot lines, buildings, sidewalks, streets, public rights of way, and intersections.

f. Type of sign, i.e., monument, walls, and general description of structural design and construction materials.

g. Drawing(s) of the proposed sign which shall contain specifications indicating height, perimeter, and area dimensions, means of support, method of illumination if any, and any other significant aspect of the proposed sign.

h. Any other information requested by the Building Commissioner in order to carry out the purpose and intent of these regulations.

i. Signs twenty (20) ft. or over in height, or signs which have a total sign face of over one hundred and twenty (120) sq. ft. and exceed fifteen (15) ft. in height are required to have plans stamped by a Tennessee Licensed Engineer.

j. All sign structures shall comply with the locally adopted Building Codes as well as electrical code adopted by the State of Tennessee.

3. Permit Review, Issuance, and Recording

The Building Commissioner shall examine all sign permit applications. Permit applicants shall be issued a copy of the original permit application, with approval and approval date noted, for all signs which conform to the requirements of this ordinance. Such approved applications shall serve as sign permits. The Building Commissioner shall maintain a record of all sign permit applications with notations of approval or disapproval. All sign permits shall be dated and numbered in the order of their issuance.

Sign permit to be approved or denied with fifteen (15) business days of submittal. If it is determined that the Town of Pleasant View Planning Commission and Board of Zoning Appeals approval is required or requested, then approval or denial is to be completed within fifteen (15) business days of the Town of Pleasant View Planning Commission and/or Board of Zoning Appeals approval. If sign permit is denied based on incomplete submittal and not required to obtain Town of Pleasant View Planning Commission or Board of Zoning Appeals approval then applicant can resubmit without requiring Board of Zoning Appeals approval and the re-submitted permit application shall be approved or denied within fifteen (15) business days.

4. Inspections

A final inspection by the Building Commissioner or his designee shall be completed after installation of all approved signs. Any discrepancies between an approved sign and a sign as constructed shall be identified in writing and may result in the halting of construction or sign removal, if so ordered by the Building Commissioner.

5. Complaints and Revocations

The Building Commissioner shall investigate any complaints of violations of this ordinance and may revoke a permit if there is any violation of the provisions of this ordinance or there was misleading statements, omissions, or misrepresentation of any material facts in either the application or plans.

E. Expiration of Sign Permits

If an approved sign is not erected within a period of twelve (12) months from the date the permit was originally issued, the permit shall expire and become null and void.

F. Removal

1. Illegal Signs

The Building Commissioner may remove or order the removal of any sign not in conformance with the provision of this ordinance at the expense of the sign owner or lessor.

2. Immediate Peril

If the Building Commissioner shall find any sign which is an immediate peril to persons or property, the sign shall be removed. If the Building Commissioner cannot locate the sign owner or lessor for immediate removal of the sign, he/she shall remove or order the removal of the sign at the expense of the sign owner or lessor.

G. Variances

1. Generally

The Town of Pleasant View Board of Zoning Appeals may grant variances for the following reasons:

- a. To allow a setback for a sign that is less than the required setback.
- b. To allow the area or height of a sign to be increased by up to twenty five (25) percent of the maximum height or area allowed.

2. Standard of Review

The Town of Pleasant View Board of Zoning Appeals shall consider applications for variances only in situations where the applicant has been denied a sign permit by the Building Commissioner. The Town of Pleasant View Board of Zoning Appeals may grant a variance authorized by this section if it finds that the following special physical conditions exist:

- a. The zoning lot on which an activity is located is unusually shaped or exhibits unusual topography; and
- b. Such physical characteristics prevent legal signing from identifying the activity as compared to legal signing identifying other activities in the immediate area.
- c. The Building Commissioner may grant a twenty-five (25) percent variance as allowed in (b) if the petitioner is reducing a larger pre-existing nonconforming sign.

3. Procedures

All requests for variances shall be filed with the Town of Pleasant View Board of Zoning Appeals within thirty (30) days after the date of the written decision by the Building Commissioner.

H. Exempt Signs

Sign permits shall not be required for the following:

Address and Name of Resident: Signs indicating address and/or name of residential occupants of the premises, not exceeding two (2) square feet in area, and not including any commercial advertising or identification.

Artwork: Works of art that do not include any commercial messages or references.

Auction Signs: Signs may only be placed for sales that occur within ten (10) mile radius of Pleasant View City Hall. Following requirements apply:

1. On Site. One(1) sign per street frontage, not to exceed two (2) per site. Maximum size of sign to be twenty (20) square feet, not exceeding five (5) feet in height, setback ten (10) feet minimum from roadway, signs prohibited in public right-of-way. Allowed fourteen (14) days prior to the sale, and shall be removed within one (1) day after the sale.

2. A maximum of two (2) off-site signs are allowed per auction, allowable fourteen (14) days prior to the sale, shall be removed within one (1) day after the sale.

Construction Signs: Temporary signs warning of construction, excavation, or similar hazards so long as the hazard may exist.

Decals: Decals affixed to windows or door glass panes, such as indicating membership in a business group or credit cards accepted at the establishment.

Directional Signs: Signs giving on-site directional assistance for the convenience of the public, not exceeding four (4) square feet in area, two and one-half (2 1/2) feet in height and located out of the right-of-way and sight distance triangle. Directional signs may be internally lit. Commercial messages, names, or logos shall be prohibited on directional signs.

Flags, Emblems, and Insignia: Flags, Emblems, and Insignia of any governmental agency or religious, charitable, public or non-profit organization, subject to the following: No single flag that is flown shall exceed forty (40) square feet in area and no single zoning lot shall fly more than three (3) such flags. If the total area of such flags exceeds seventy-two (72) square feet, the excess area shall be included in the sign area calculations for the zoning lot. Flagpoles shall not exceed twenty-five (25) feet in height. Wall-mounted flags, emblems, or

insignia shall be limited to one (1) per zoning lot and shall not exceed forty (40) square feet in area.

Garage/Yard Sale Signs: One (1) sign per lot, with a maximum size not to exceed 18 x 18 inches. Signs may be erected two (2) days prior, signs shall be removed after the sale. Signs shall be at least ten (10) feet from any right-of-way and may not be attached to utility poles. Signs may be located on any lot within the subdivision with the lot owner's permission.

Handicapped Parking Space Sign: Signs not exceeding two (2) square feet in area reserving parking spaces for handicapped motorists.

Private Drive Signs: On-premise private drive signs limited to one (1) per drive entrance, not exceeding two (2) square feet in area, with language limited to the words "private drive" and the address of any residences utilizing the private roadway.

Public Signs: Signs erected by government agencies or utilities including traffic, utility, safety, railroad crossing, and identification signs for public facilities, and any signs erected under the direction of the Town of Pleasant View Board of Mayor and Aldermen.

Seasonal Sign: Signs in the nature of decorations which are seasonal, clearly incidental and customarily associated with any national, local, or religious holiday.

Security and Warning Signs: On premise signs regulating the use of the premises, such as "No Trespassing, No Hunting, and No Soliciting" signs that do not exceed two (2) square feet in area in residential areas and five (5) square feet in area in commercial and industrial areas.

Temporary Real Estate Signs: Temporary signs indicating the availability of real property for lease or sale, located on the premises being leased or sold. Display of such signs shall be limited to one (1) per property not exceeding six (6) feet in height and not exceeding six (6) square feet in area in residential zones and twenty (20) square feet in area in all other zones. Such signs shall be removed within seven (7) days of the settlement or lease of the property. One (1) additional sign meeting the above criteria can be displayed at the entrance of subdivision containing the real property for lease or sale. Sign shall be placed on private or subdivision association owned property with their permission.

Small Print Signs: Any sign not legible from a street (public or private). This includes drive-in and drive-through menu board signs and signs within buildings, including signs at least ten (10) feet back from window.

I. Temporary Signs Requiring a Sign Permit at No Charge

The following signs may be erected on private property only after obtaining a temporary sign permit from the Building Commissioner. The permit shall cite the length of time the sign may be displayed. If any temporary sign is not removed by the expiration of the appropriate time limit noted in this section, the Building Commissioner may remove it and charge the costs of removal to the individual or enterprise responsible.

Temporary Farm Products Signs: Temporary on premise signs announcing the availability of seasonal farm products. The number of signs shall not exceed two (2) and the total area of all such signs shall not exceed twenty (20) square feet, nor shall any sign exceed six (6) feet in height.

Construction Signs: Temporary signs announcing new buildings or projects, erected after the commencement of building construction or site development. Each construction site shall be limited to one (1) primary construction sign not exceeding sixteen (16) square feet in area and six (6) feet in height, and one(1) secondary sign for other information pertaining to financing or building owner, not exceeding sixteen(16) square feet or(6) six feet in height, which shall be removed by the time a certificate of occupancy for the building is issued.

Political Signs: Shall be limited in size and structure to a height of four (4) feet and a total square footage not to exceed twenty (20) square foot, and shall not be permitted upon any public property, easement, or right-of-way, and shall be permitted only upon privately owned lots with the consent of the owner no closer than ten (10) feet from the curb or right-of-way of any street.

Such signs may be displayed for a period of ninety (90) days prior to any primary, special or general election. Political signs shall be allowed in all zoned districts and shall be removed within five (5) days following the relevant election.

Temporary Site Signs: Any business, individual, or organization may display one (1) banner sign per lot. In the case of multiple tenants per lot, no more than two (2) signs will be permitted at any one time. The signs shall be separated by at least twenty-five (25) feet. A temporary banner sign shall not exceed twenty (20) square feet in area. The temporary site sign must not remain the primary site signage for a business or organization for over twenty-eight (28) days. Signs must be supported in a fashion to be not a danger of blowing into traffic or pedestrians. Signs shall be set back from right of way a minimum of twenty (25) feet. Signs shall meet other regulations in the ordinance for location and height.

Temporary Subdivision Sign: Temporary signs identifying the name of the subdivision being developed may be erected at the entrances, not to exceed two (2) per subdivision. Signs shall be limited to thirty-two (32) square feet in area, and six (6) feet in height. No sign shall be placed within sight visibility triangles and five (5) feet from road

right of way or property line. Signs shall be removed at ninety (90) percent completion of subdivision.

J. Standards and Criteria

1. Generally

The regulations in this section specify the number, types, sizes, heights, and locations of signs which are permitted within the Town of Pleasant View and which require a permit. Any sign regulations incorporated into a development plan approved by the Town of Pleasant View Mayor and Aldermen may supersede all or part of this section.

2. Determination of Sign Area

In measuring the area of signs permitted under these regulations, the entire face of the sign (one (1) side only) and any wall work incidental to its decoration shall be included. Where both sides of a sign contained lettering or other allowable display, one (1) side only shall be used to compute the allowable size of the sign. Where the sign consists of individual raised letters or a sign face of irregular shape, the sign area shall include the area of the smallest rectangle that can encompass the letters or sign face. Support structures for monument signs shall not be included in the sign area.

3. Determination of Sign Height

The height of a sign erected within fifty (50) feet of a street shall be the distance from the grade level of the nearest curb or edge of street providing access to the property of the top of the sign or sign structure, whichever is greater. The height of all signs farther than fifty (50) feet from a street providing access to the property shall be the distance from the grade level where the sign is erected to the top of the sign or sign structure, whichever is greater.

4. Street Frontage Requirements for Freestanding Signs

Freestanding signs shall be permitted only on zoning lots with one hundred (100) feet or more of street frontage (except on existing lots of record and cul-de-sac lots).

5. Spacing of Freestanding Signs

No freestanding sign shall be erected within one hundred (100) feet of another freestanding sign (except on existing lots of record and cul-de-sac lots).

6. Installation of Wall Signs

All wall signs shall be installed flat against the wall of the building and shall not extend from the wall more than twelve (12) inches.

7. Illumination

- a. All interstate signs as referenced in Section 10. Interstate Sign District shall be internally lit. Monument signs may be internally lit or externally lit. External illumination listed in Section L. Prohibited Signs shall be prohibited. External illumination shall not extend beyond sign structure.
- b. Signs located on the exterior of the building (wall, projecting, canopy, etc.) may be internally or externally lit.
- c. Types of sign illumination included in Section L. Prohibited Signs, of this ordinance, shall be prohibited.
- d. Proposed illumination shall meet the lighting requirements of the commercial design standards and shall be included with exterior building elevation plan.
- e. Exposed bulbs and neon lights are prohibited on all exterior signs.

8. Electronic Message Display

Signs that only contain gas prices and time and temperature shall only meet maximum lighting intensity requirements and image duration requirements listed below. Electronic Message Display signs shall be regulated as Reader Boards by other provisions of this ordinance regarding maximum percentage of sign and location of signs.

Number and Location

One (1) electronic message sign per property. Signs shall be located 100 ft. outside of intersections and not installed in locations that will directly block or confuse a driver's view. Signs shall be spaced 200 ft. from any other electronic message signs along roadways. The distance shall be measured along roadways not straight lines between signs. Signs shall be located one hundred (100) ft. from residential property lines. Signs along interstate and limited access state highways shall meet State of Tennessee requirements.

Permitted Zoning Districts

Electronic Message Signs shall be permitted in all zoning districts except C-2 Neighborhood Commercial District and all residential and agricultural zones. The Town of Pleasant View Planning Commission shall review and may approve all proposed locations of signs in planned unit development zoning districts if the intent and requirements of the ordinance are met. The Town of Pleasant View Board of Zoning Appeals may review proposals for non-residential church, school, and day care buildings and uses permitted by special exception in residential and agricultural zoning district provided that the intent of the ordinance and requirements are met.

Illumination and Brightness

Sign during daytime hours shall be a maximum lighting intensity of 7,500 nits and during nighttime hours shall be a maximum intensity of 750 nits.

Message Duration

Images shall remain static for a minimum of eight seconds and image changes and scrolling shall be accomplished within two (2) seconds or less. Images shall not flash and include sudden blasts of lights, or contain continuous scrolling and animation over two (2) seconds in length.

9. Residential Districts

Within residential districts, signs authorized in Section H (Exempt Signs) do not require a permit. Permits are required for all other allowed signs and shall conform to the following criteria:

Monument signs within residential zoning districts including churches, schools, daycare centers, multi-family complex, and subdivision entrance shall apply to the following standards and Table 1 Signage Area and Height. Subdivision and multi-family complex shall be permitted one monument sign per main entrance not to exceed two (2) signs per site or subdivision. Churches, schools, daycare centers and other places of public assembly shall be permitted one monument sign per 200 feet of street frontage. A second sign is permitted for lots with 400 feet of frontage including corner lots. Signs shall be separated by 200 feet measured parallel along road and not in a straight line.

Wall signs shall be regulated per Table 1. Signage Area and Size.

10. Commercial and Industrial Districts

Within commercial and industrial districts, signs authorized in Section H (Exempt Signs) do not require a permit. Permits are required for all other allowed signs and shall conform to the following criteria.

a. Wall, Marquee, Projecting, Awning, and Canopy Sign Number: Buildings with individual establishments shall be permitted one type of building signage type. Buildings with multiple establishments, each establishment shall be permitted one type of building sign type.

Building signage types include wall/marquee, projecting, awning, and canopy sign. See item b. for buildings with more than one (1) street frontage.

b. Wall, Marquee, Projecting, Awning, and Canopy Sign Location: Buildings with more than one (1) street frontage shall be allowed secondary signage. The secondary signage is only allowed in connection with a full time customer entrance. The location of the secondary signage shall be within fifty (50) feet of the centerline of the entrance. The owner of the structure shall designate the primary and secondary entrances of the building. When applying for a secondary wall, marquee, projecting, awning and canopy sign, the maximum square footage of the signs shall be calculated for sixty (60) percent primary entrance, forty (40) percent secondary entrance. The top of all wall/marquee signs including reader board section shall be below the roofline.

c. Monument Sign Numbers: One (1) monument sign per 200 feet of street frontage. A second sign is permitted for lots with more than 400 feet of frontage, including corner lots. Signs shall be separated by 200 ft. measured parallel to streets not in a straight line.

d. Minimum Setback: Monument signs and sign structures shall be located at least five (5) feet from any property line and outside of all sight visibility triangles.

e. Shared Development Signage: Developments planned with multiple lots/occupancies and shared access points as part of the Town of Pleasant View Planning Commission development approval process may be proposed to include a shared center sign. The maximum size for the shared center shall be two hundred (200) square feet and each occupancy shall be limited to forty (40) square feet. The street frontage requirements for the signs would be based on the entire street frontage of the development. Developments shall only contain one sign per 200 feet of street frontage, with a maximum of two signs. The individual on-site signs for the individual lots within the development shall not exceed forty (40) sq. ft. The minimum sized sign if frontage not enough to equal is forty (40)sq. ft.

f. Village Zoning District: Signs within designated Village area zoning district are under the requirements of the Village zoning district.

g. Building Sign and Freestanding Monument Maximum Area and Height: Per Table 1 Signage Area and Height. The wall sign square footage may be increased by a maximum of twenty-five (25) percent subject to the deletion of a permitted freestanding monument sign on site.

4.070 J Table 1 Signage Area and Height

Building Signs	
Commercial/Industrial Zoning Districts	
Wall/Marquee Sign	
Building Square Footage	
50,000 (-)	10% of building frontage on which the sign(s) are to be installed.
50,001 - 150,000	7.5 % of building frontage on which the sign(s) are to be installed.
150,001 (+)	5% of building frontage on which the sign(s) are to be installed.
Projecting Sign	1 square foot of sign area per 2 linear ft. of building frontage on which the sign (s) are to be attached up to a maximum of 12 sq. ft. in area. The top of all projecting signs shall be located below the roofline and a height not greater than 16 feet above the ground. The base of all projecting signs shall be no less than 8 feet above the ground. Projecting signs shall not project from the exterior wall of a building more than 4 ft.
Awning / Canopy Sign	1 square foot per 2 linear ft. of awning or canopy. No awning or canopy sign shall extend above the top of the awning or canopy.
Reader Board	Maximum area on a wall sign shall be 20% of the wall area or 20 sq. ft. in area, whichever is less, of the area of wall/marquee sign(s) and be under the same requirements of the wall/marquee signs. The reader board cannot be above the primary area of the wall/marquee sign.
Gas Pump Sign	Each gas pump shall be permitted a total of one (1) square foot

	of sign area to identify the product dispensed.
Residential Zoning Districts	
Rental Office/Accessory Management	Maximum of six (6) square feet.
Home Occupation on premises sign	Maximum size four(4) square feet. see Article 4.04 for home occupations regulations.

Freestanding \ Monument Sign	
Commercial/Industrial Zoning Districts	
	1 sq. ft. of sign area for each 2 ft. of street frontage or easement frontage up to a maximum of 200 sq. ft. per site. Maximum sign height 25 ft.
Monument Sign	
Off Site Signage	A monument sign located on a vacant property shall not exceed (20) twenty sq. ft. and shall count against the maximum allowable signage for the lot when developed.
Reader Board	Maximum of 60% of the area of monument sign or pole sign.
Within 100 ft of Residential Zoning District	A monument sign constructed within 100 ft. of a residential zoning district shall be limited to 40 sq. ft. and 6 ft. in height.
Residential Zoning District	
Church, School, Day Care, Other Places of Public Assembly	6 ft. maximum height and 40 sq. ft. maximum sq. ft.

11. Interstate Sign District

Signs which measure a minimum of twenty-four (24) square feet in display area but not more than 320 square feet in display area shall:

a. Be limited to the area Zoned C-3, at the Intersection of Highways 49, 41-A and I-24, as defined on the Official Zoning Map and shown as the shaded C-3, Zoning District;

b. Interstate signs shall be allowed in addition to the allowable monument, wall, marquee, projecting, awning or canopy, and reader board. Interstate signs are an accessory use to primary use of property and shall only be permitted and installed with construction or after construction of primary use of property. Interstate signs shall be shown on site development plan for primary use of property. Each site development plan will be allowed to have one (1) sign structure that may have up to a maximum of four (4) signs. If the sign structure is within 500 feet of another interstate sign structure the Town of Pleasant View Planning Commission can limit the maximum number of signs on the pole to three (3).

c. Not to be erected closer than one hundred (100) feet from any residential zoned district. For the purpose of determining the spacing required in this subsection, distances shall be measured from the sign structure to the property line of the nearest residential zoned district;

d. The proximity to another such sign shall be subject to the Town of Pleasant View Planning Commission approval. The applicant shall provide specific distance measurements to all other signs of said type within a one thousand-five hundred (1,500) foot radius. For the purpose of determining the spacing required, the distance shall be measured from sign structure to next closest sign structure;

e. Height of sign structure shall receive approval from the Town of Pleasant View Planning Commission and be a minimum of seventy-five (75) feet in height and a maximum of one hundred and twenty (120) feet in height. The height is measured from the centerline elevation of road providing access to property.

f. Location of the interstate sign shall be prohibited in the front setback or setbacks of the property on which the sign is to be construed.

12. Billboard Regulations

Billboards may be established in Commercial and Industrial zoned districts, provided that they meet the following conditions:

a. Not more than three (3) billboards may be located per linear mile of highway, regardless of the fact that such billboards may be located on different sides of the subject highway. The linear mile measurement shall not be limited to the boundaries of the Town of Pleasant View where the particular highway extends beyond such boundaries. Double-faced billboard structures (i.e., structures having back-to-back billboard faces) and V-type billboard structures (i.e., structures having only one face visible to traffic from any one direction) shall be considered as one (1) billboard. Additionally,

billboard structures having tandem billboard faces (i.e., two parallel billboard faces facing the same direction and side-by-side) shall be considered as one (1) billboard. Otherwise, billboard structures having more than one (1) billboard face shall be considered as two (2) billboards and shall be prohibited in accordance with the minimum spacing requirement set forth in below.

b. No billboard shall be located within one thousand (1,000) feet of another billboard.

c. No billboard shall be located within two hundred (200) feet of a residential zoned district and/or existing residence. If said billboard is illuminated, the required distance shall be increased to three hundred (300) feet.

d. No billboard shall be located closer than fifty (50) feet from a property line or public right-of-way.

e. The surface display area of any one side of a billboard shall not exceed four hundred (400) square feet.

f. The height of a billboard shall not exceed thirty-five (35) feet above the elevation of the centerline of the abutting highway.

g. No billboard shall be on top of, cantilevered, or otherwise suspended above the roofline of any building.

h. A billboard may be illuminated, provided that such illumination is concentrated on the surface of the sign and is so located as to avoid glare or reflection onto any portion of an adjacent highway or street, the path of on-coming vehicles, or any adjacent properties. In no event shall any billboard have flashing or intermittent lights, nor shall the lighting be permitted to rotate or oscillate.

i. Billboards shall be constructed in such fashion as to withstand all wind and vibration forces, which can normally be expected to occur in the vicinity. A billboard shall be maintained so as to assure proper alignment, continued structural soundness and continued readability.

j. A billboard established within a business, commercial or industrial area, as defined in Tennessee Code Annotated, Title 54, Chapters 17 and 21, which establishes rules and regulations for the control of outdoor advertising, which includes billboards, adjacent to Federal-Aid Primary and Federal-Aid Interstate highway systems within the State of Tennessee, shall in addition to complying with the above conditions, shall also comply with all applicable provisions of T.C.A. Title 54 and the regulations promulgated there under, as such may from time to time be amended.

k. No person, firm or corporation shall erect a billboard within the Town of Pleasant View, Tennessee without first obtaining a permit from the Building Commissioner. Permits shall be granted upon a showing of compliance with the provisions of this ordinance and payment of a fee. Permits shall be issued for a period of one (1)

year, but shall be renewable annually upon inspection of the billboard by the Building Commissioner or his/her designee, confirming compliance with this ordinance and payment of the billboard fee. The amount of the billboard permit fee required shall be established by resolution of the Pleasant View Board of Mayor and Aldermen and shall bear a reasonable relationship to the cost and expense of administering this permit fee requirement. The Board of Mayor and Aldermen shall further have the right to amend the aforementioned resolution from time to time within limits of reasonableness.

I. A billboard that is damaged shall be repaired or removed within fifteen (15) days of date the damage is reported. A billboard that is no longer being used or not in compliance with this ordinance at the time of annual inspection shall be removed or made compliant within ninety (90) days from the expiration date of the permit.

13. Other Uses

In cases where the regulations within this section do not specifically address a sign requested in conjunction with a permissible use, the Building Commissioner shall make a written interpretation of the ordinance, which shall be kept in the permanent record for that application.

K. Construction and Maintenance

1. Building Code Compliance.

All signs shall be constructed in compliance with the current locally or state adopted Building Code(s).

2. General Restrictions.

Signs shall not be erected in or over a street or highway right of way, or on public land except as permitted in Section H (*Exempt Signs - Public Signs*).

3. Condition of Signs.

All signs and components shall be maintained in good repair and in a safe, clean and attractive condition.

L. Prohibited Signs

The following are expressly prohibited unless specifically stated otherwise in this ordinance:

Animated and Moving Signs. Including, but not limited to pennants, feather banners, flags with commercial messages, streamers, propellers, discs and searchlights.

Flashing Signs. Any signs that include lights which flash, blink, or turn on and off intermittently, not including time and temperature signs.

Glaring Signs. Signs with light sources or reflectivity of such brightness that constitute a hazard or nuisance as determined by the Building Commissioner.

Inflatable Signs and Objects. Including, but not limited to, balloons.

Obscene Signs. Any sign that exhibits statements, words, or pictures of an obscene nature, as defined by the United States Supreme Court.

Portable Signs. Any sign that is not permanently affixed to a building, structure, or the ground. This shall not apply to authorized temporary signs.

Posters and Handbills. Any signs affixed to trees or other natural vegetation, rocks, or utility poles.

Roof Signs. Any signs which are erected on a roof or which extend in height above the roof line of the building on which the sign is erected.

Simulated Traffic Signs and Obstructions. Any sign which may be confused with or obstruct the view of any authorized traffic sign or signal, obstruct the sight distance triangle at any street intersection or extend into the public right-of-way.

Strings of Lights. Including lights that outline property lines, sales areas, or any portion of a structure and are intended to advertise or draw attention to a business or commercial activity.

M. Nonconforming Signs

1. Generally

Any sign which does not conform to the provisions herein on the date of enactment of this ordinance or any date on which the ordinance is amended, and any sign which is accessory to a nonconforming use, shall be deemed a nonconforming sign. No nonconforming sign shall be enlarged, extended, structurally reconstructed or altered in any manner, except that a sign face may be changed so long as the new face is equal to or reduced in height, sign area, and/or projection and a sign permit is issued for the sign face change.

2. Removal

Nonconforming sign may remain, provided they are maintained in good repair, except for the following:

a. Damage or Destruction of Sign. A nonconforming sign which is damaged or destroyed to the extent of fifty (50) percent or more of its sign face shall not be altered, replaced, or reinstalled unless it is in conformance with these regulations. If the damage or destruction is less than fifty (50) percent of the sign face, the sign may be restored

within one (1) year of the damage or destruction, but shall not be enlarged in any manner.

b. Damage or Destruction of Use. A nonconforming sign shall be removed according to the provisions of Article VII, Section 7.020, of these regulations, if the structure or use to which it is accessory is damaged or destroyed to the extent of fifty (50) percent or more of the principal structure's appraised value.

c. Change of Use. Whenever a land use changes, any previously nonconforming signs or signs which become nonconforming because of the change in land use shall be modified so as to be in full compliance with these sign regulations.

N. Maintenance

All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Section, at all times. Specifically:

1. A sign shall have no more than twenty (20) percent of its surface area covered with disfigured, cracked, ripped or peeling paint, poster paper or other material for a period of more than thirty (30) days.

2. A sign shall not stand with bent or broken sign facing, with broken supports, with loose appendages or struts, or more than fifteen (15) degrees from vertical for a period of no more than ten (10) successive days.

3. A sign shall not have weeds, trees, vines, bird nests or other vegetation growing upon it, or obscuring the view of the sign from the street or right-of-way from which it is to be view for a period of no more than thirty (30) successive days.

4. An internally illuminated sign shall be allowed to stand with only partial illumination for a period of no more than thirty (30) successive days.

O. Severable Nature of Ordinance

The various sections, subsections, paragraphs, and clauses of this ordinance are severable and in the event that any section, subsection, paragraph, or clause is adjudged invalid, the remainder of the ordinance shall remain in full force and effect.

4.090 DEVELOPMENT STANDARDS FOR MOBILE HOME PARKS

A. Mobile Home Park Building Permit

1. Review Procedure

Twelve (12) copies of the required site plan shall be submitted to the Pleasant View Municipal Planning Commission at least ten (10) days in advance of the meeting at which it is to be reviewed. The Planning Commission will review the submittal for compliance with the mobile home park site plan standards set forth below. Incomplete information shall result in the site plan being returned without action. Once a Building Permit has been issued the applicant may begin construction.

2. Site Plan Required

A mobile home park Building Permit may only be issued for construction or extension of a mobile home park upon submission and approval by the Planning Commission of a site development plan containing the following information.

- a. The name and address of the applicant.
- b. The location, area, and dimensions of the proposed mobile home park site as well as a legal description.
- c. The location, size, and number of all mobile home spaces.
- d. The location and size of all buildings, improvements, and facilities (including roads, water, sewer, refuse disposal).
- e. The proposed use of buildings shown on the site plan.
- f. The location and size of all points of entry and exit for motor vehicles and the internal circulation plan (roadways and pedestrian walkways).
- g. The location and number of all off-street parking facilities.
- h. The location of park and recreation areas.
- i. A complete drainage plan with contour lines at five (5) feet.
- j. A location map showing the park site in relation to the existing public street pattern and indication of uses of property adjacent to the site and the location of all buildings within two hundred (200) feet of the site.
- k. A time schedule for development shall be prepared which shall demonstrate the applicant's readiness and ability to provide the proposed services. Said time shall be for a period of not more than one (1) year.

- l. Such other architectural, engineering, and topographical data as may be required to permit the county health department, the Building Inspector, and the Planning Commission to determine if the provision of these regulations are being complied with shall be submitted with the site plan.
- m. Landscaping as regulated in " Design Standards Appendix".

B. Development Standards

1. General

- a. No part of the park shall be used for nonresidential purposes, except such uses as are required for the direct servicing and well being of park residents and for the management and maintenance of the park. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home stand and connected to the pertinent utilities.
- b. Condition of soil, ground water level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, dust, noise, odors or other adverse influences, and no portion subject to flooding or erosion and shall be used for any purpose which would expose persons of property to hazards.

2. Minimum Development Size

No mobile home park shall be approved which contains less than five (5) acres in area or has less than ten (10) mobile home spaces.

3. Dimensional Requirements for Parks

- a. Along the entire periphery of the mobile home park, yards and setbacks meeting the district regulations shall be provided.
- b. Within the interior portions of the mobile home park, no yards, except as required to meet other provisions set forth in this section are required.
- c. No building or structure erected or stationed in a mobile home park shall have a height greater than two (2) stories or thirty (30) feet.
- d. Each mobile home park shall be permitted to display, on each street frontage, one (1) identifying sign of a maximum size of twenty (20) square feet. Said sign(s) shall contain thereon only the name and address of the park and may be lighted by indirect lighting only.
- e. At no time shall the density for the park exceed the maximum permissible density for the district it is located in.

4. Spacing of Mobile Homes and Site Coverage

- a. Mobile homes shall be so harbored on each space that there shall be at least a twenty-five (25) foot clearance between mobile homes; for mobile homes parked end-to-end, the end-to-end clearance may be less than twenty-five (25) feet, but not less than fifteen (15) feet. No mobile home shall be located closer than twenty (20) feet to any building within the park.
- b. There shall be a minimum distance of ten (10) feet between the nearest edge of any mobile home and an abutting access street.
- c. Each mobile home stand shall not occupy an area in excess of twenty-five (25) percent of the respective lot area. The total area occupied by the mobile home and its accessory structures shall not exceed fifty (50) percent of the respective lot area.

5. The Mobile Home Space

- a. **General:** The limits of each mobile home space shall be marked on the ground by suitable means. Location of space limits on the ground shall be the same as shown on accepted plans. No space shall be smaller than five thousand (5,000) square feet.
- b. **Mobile Home Stands:** The mobile home stands shall be improved to provide adequate support for the placement and tie-down of the mobile home. The stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration, wind or other forces acting on the structure. In addition, such stand shall comply with the publication of FHA "Minimum Property Standards for Mobile Home Parks", May, 1977.
- c. **Outdoor Living Area:** Each mobile home lot should be provided with an outdoor living and service area. Such area should be improved as necessary to assure reasonable privacy and comfort. The minimum area should be not less than two hundred (200) square feet and shall be paved.
- d. Tenant storage shall be provided for each mobile home at the rear of the mobile home space.

6. Utilities and Other Services

- a. An accessible, adequate, safe and potable supply of water shall be provided in each mobile home development on trunk lines not less than six (6) inches. Where a public supply of water of satisfactory quantity, quality, and pressure is available at the site or at the boundary of the site, connection shall be made thereto and its supply used exclusively.
- b. Each mobile home site shall be provided with a connection to a sanitary sewer line or to a sewage disposal system approved by the Cheatham County Health Department.

- c. Solid waste collection stands shall be provided for waste containers for each mobile home. Any central waste container shall be screened from view with access appropriately provided.
- d. Service buildings housing sanitation and laundry facilities shall be permanent structures complying with all applicable ordinances and statutes, regulations, buildings, electrical installations, plumbing and sanitation systems.
- e. Each mobile home park shall be equipped with fire hydrants spaced no more than five hundred (500) feet apart. The water system shall be capable of providing a required fire flow of five hundred (500) gallons per minute for a one (1) hour duration.
- f. Each mobile home park shall be maintained free of litter and accumulation of any kind of debris which may provide rodent harborage or breeding places for flies, mosquitoes, or other pests.

7. Streets

Entrances to mobile home parks shall have direct connections to a public street and shall be designed to allow free movement of traffic on the adjacent public street. Safe and convenient vehicular access shall be provided from abutting public streets to each mobile home lot. Such access shall be provided by streets or driveways. All internal streets shall be private.

a. Circulation

The internal street systems should provide convenient circulation by means of minor streets and properly located collector streets. Dead-end streets shall be limited in length to five hundred (500) feet and their closed end shall be provided with an adequate turn-around with a minimum diameter of eighty (80) feet.

b. Pavement Widths

Pavement widths shall be as follows:

Collector Street	
with no parking	20 ft.
with on-street parking	36 ft.
Minor Street	
with no parking	18 ft.
with on-street parking	34 ft.
One-Way Minor Street	
with no parking	12 ft.
with on-street parking	28 ft.

c. Construction

The internal streets and drives shall be paved in accordance with Pleasant View Subdivision Regulations.

8. Walks

All mobile home developments shall be provided with safe, convenient, all-season pedestrian access of adequate width for intended use, durable and convenient to maintain. Sudden changes in alignment and gradient shall be avoided.

A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of three and one-half (3 1/2) feet.

All mobile home stands shall be connected to common walks, streets, driveways and parking spaces by individual walks. Such individual walks shall have a minimum width of two (2) feet.

9. Recreation Area

Adequate recreation facilities for the residents of the project shall be provided in locations easily accessible to the living units and where they do not impair the view and privacy of living units. Attractive outdoor sitting areas shall be provided, appropriate in size, type and number to the needs of the residents.

Well-equipped playgrounds of adequate size and number shall be provided where it is anticipated that children will occupy the premises.

10. Buffer and Screening

A landscape buffer shall be provided along the perimeter of the site boundaries not less than fifteen (15) feet in width, except that a minimum buffer area from any public street shall be no less than twenty (20) feet.

Within the landscaped buffer, a continuous fence six (6) to eight (8) feet high or landscaped screen shall be provided. Such fence shall be opaque and such screening shall be a year-round evergreen four (4) feet wide and at least four (4) feet high at the time of planting and expected to achieve a height of six (6) feet within three (3) years. No landscaped screen or fence shall be provided within fifteen (15) feet of any vehicular entrance and/or exit to the park.

11. Site Design

The appearance and character of the site shall be preserved and enhanced by retaining and protecting existing trees and other site features; and additional new plant material shall be added for privacy, shade, beauty of buildings and grounds and to screen out objectionable features. The planting plan shall be submitted with the site development plan.

12. Parking

a. Off-Street Parking

As regulated in Section 4.010

C. Responsibility of Park Management

1. The permittee shall operate the mobile home park in compliance with this ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
2. The permittee shall notify park occupants of all applicable provisions of this ordinance and inform them of their duties and responsibilities under this ordinance.
3. The permittee shall supervise the placement of each mobile home on its mobile home stand to the satisfaction of the Building Inspector which includes securing its stability to anchor pins and installing all utility connections.
4. The permittee shall maintain a register containing the following information:
 - a. The name and address of each mobile home occupant.
 - b. The name and address of the owner of each mobile home and motor vehicle by which it was towed.
 - c. The make, model, year, and license number of each mobile home and motor vehicle.
 - d. The date of arrival and of departure of each mobile home.
5. The mobile home park shall keep the register record available for inspection at all times by law enforcement officers, public health officials and other officials whose duties necessitate acquisition of the information contained in the register.
6. The register record shall not be destroyed for a period of three (3) years following the date of departure of the registrant from the park.
7. The permittee shall notify the health authority immediately of any suspected communicable or contagious disease within the park.
8. The permit to operate shall be conspicuously posted in the mobile home park office at all times.
9. The permittee shall be answerable for the violation of any provision of this section.

D. Responsibilities of Park Occupants

1. The park occupants shall comply with all applicable requirements of this zoning ordinance and shall maintain his/her mobile home lot, its facilities and equipment in good repair and in a clean and sanitary condition.

2. The park occupant shall be responsible for proper placement of the mobile home on its mobile home stand and proper installation of all utility connections and anchoring in accordance with the instruction of the park management.
3. Skirtings, awnings, and other additions shall be installed only if permitted and approved by the park management. When installed, they shall be maintained in good repair. The space immediately underneath each mobile home shall be used for storage only if permitted by the park management. If permitted, the following conditions shall be satisfied:
 - a. The storage area shall be provided with a base of impervious material.
 - b. Stored items shall be located so as not to interfere with the underneath inspection of the mobile home.
 - c. The storage area shall be enclosed by skirting.
4. The park occupant shall store and dispose of all rubbish and garbage in a clean, sanitary and safe manner. The garbage container shall be rodent proof, insect proof, and watertight.
5. Fire extinguishers for Class B and C fires shall be kept at the premises and maintained in working condition.
6. All park occupants shall be required to register their pets (dogs and cats) with the park management.
7. All park occupants shall be required to have their pets (dogs and cats) on a leash and shall not be allowed to roam free and unleashed.
8. Park occupants shall not be allowed to construct or place pens for animals on the park premises.
9. No inoperative automobiles, junk, or noncontained trash shall be allowed within the park.

E. Inspections

1. The Building Inspector is hereby authorized and directed to make annual inspections to determine the conditions of mobile home parks, in order to insure the health and safety of occupants of mobile home parks and of the general public.
2. The Building Inspector shall have the power to enter upon any private and public property for the purpose of inspecting and investigating conditions relating to the annual inspection as it is related to the enforcement of this section.
3. Penalties
 - a. Any person violating any provisions of this section shall be guilty of a misdemeanor and upon conviction shall be fined not less than

five dollars (\$5.00) nor more than fifty dollars (\$50.00) for each offense.

- b. Each day that a violation is permitted to exist shall constitute a separate offense.
- c. Any extension of an existing mobile home park is considered a noncomplying use and is hereby prohibited unless said park is brought up to the standards herein stated.

F. Revocation of Permit

The Board may revoke any permit to maintain and operate a park when the permittee has been found guilty by a court of competent jurisdiction of violating any provisions of this section. After such conviction, the permit may be reissued if the circumstances leading to conviction have been remedied and the park is being operated and maintained in full compliance with this section.

G. Prohibited Structures

- 1. Cabanas, travel trailers, and other similarly enclosed structures are prohibited.
- 2. Trailers with or without toilet facilities that cannot be connected to approved sewer systems shall not be permitted in a mobile home park.
- 1. Mobile homes shall not be used for commercial, industrial or other nonresidential uses within a mobile home park, except that one (1) mobile home in the park may be used to house a rental office.

4.100 DEVELOPMENT STANDARDS FOR AUTOMOBILE WRECKING, JUNK, AND SALVAGE YARDS

A site development plan specified in Section 8.030, B, shall be submitted for review on all proposals subject to this provision. The approval of said plan along with any accompanying conditions associated with a particular development is precedent to any approval under this section. The Municipal Planning Commission is the agency responsible for this review.

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 values by their general appearance. The following standards shall be used as a guide in evaluating whether proposed land uses, such as those outlined 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 one thousand (1,000) feet from any established residential zone.
- C. All outdoor storage of salvage and wrecking operations shall be conducted entirely within an 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.
- G. No automobile wrecking, junk, or salvage yard shall be permitted within three hundred (300) feet, of any public road in Pleasant View, except where a more stringent State or Federal law applies.

4.110 DEVELOPMENT STANDARDS FOR CEMETERIES

- A. The following standards shall be imposed upon the development and construction of cemeteries in Pleasant View:
 - 1. The site proposed for a cemetery shall not interfere with the development of a system of collector and larger streets in the vicinity of such site. In addition, such site shall have direct access to a thoroughfare.
 - 2. Any new commercial cemetery shall be located on a site containing not less than twenty (20) acres.
 - 3. All structures including but not limited to mausoleums, permanent monuments, or maintenance buildings shall be setback not less than twenty-five (25) feet from any property line or street right-of-way.
 - 4. All graves or burial lots shall be setback not less than twenty-five (25) feet from any property line or street right-of-way line.
 - 5. All required yards shall be landscaped and maintained in good order in accordance with state and local regulations.

4.120 MINIMUM DESIGN STANDARDS FOR TRANSMISSION AND
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COMMUNICATION TOWERS AND STATIONS (Added by Ordinance 02-11, September 10, 2002)

Standards for Telephone, Telegraph, and Communications Transmitter Stations and Towers. All transmitter stations, including towers and operating equipment shall adhere to the following standards:

- A. All towers with a height of one hundred-fifty (150) feet (from base to top) or more shall be constructed in accordance with Electronic Industries Association ("EIA") standard 222E-1991, utilizing a wind rating of eighty (80) miles per hour, plus ice loading, for Pleasant View, Tennessee. Each application for a Building Permit shall be accompanied by a certification by a professional engineer licensed in the State of Tennessee and competent in such design.
- B. A site plan in compliance with Section 7.030, shall be approved by the Planning Commission prior to the issuance of a Building Permit.
- C. All towers shall be set back from all property lines by a distance that is equal to:
 - 1. for a guyed tower, twenty (20) percent of the height, and
 - 2. for a self-supporting tower, fifty (50) percent of the height.
- D. All applications for permits to build towers in Pleasant View must be accompanied with a "Determination of No Hazard" from the Federal Aviation Administration, as well as all required Federal Communications Commission permit information.
- E. The entire tract containing the tower and equipment shall be enclosed with a fence no shorter than six (6) feet in height. Access gates will be locked at all times when the site is not occupied.
- F. Where the tower site abuts or is contiguous to any residential district, there shall be provided a continuous, solid screening, and it shall be of such plant material as will provide a year-round evergreen screening. Screening, as required herein, shall not be less than four (4) feet in height at the time of planting, and shall be permanently maintained.
- G. All towers that require marking or lighting shall be done in compliance with Federal Aviation Administration Regulations, but no tower shall be lighted from dusk to dawn by any form of white flashing light unless required by the Federal Aviation Administration.
- H. All persons or service providers constructing new towers are required to register the tower with the Comptroller of the Treasury in compliance with Section 65-21-116, of the Tennessee Code Annotated.

**4-130 RESIDENTIAL CLUSTER DEVELOPMENT AND OPEN SPACE
CONSERVATION DESIGN OVERLAY PROVISION (Amended by Ordinance 11-01,
12/4/10) (Deleted and new substituted by ord. 17-07 4/17/2017)**

The purpose of this section is to provide a permissive voluntary alternative procedure to be utilized in the placement of buildings and in the location of open spaces associated therewith. These provisions are intended to provide variations in lot size and open space requirements within the residential districts. The density standards established for individual districts are to be maintained on an overall basis and thereby provide desirable and proper open air space, tree cover, recreation areas or scenic vistas; all with the intent of preserving the natural beauty of the area, while at the same time maintaining the necessary maximum population density limitations of the district in which this procedure may be permitted.

A. General Provisions

The provisions contained within this section are intended to provide a flexible procedure for locating dwellings upon sites. As such, the provisions do not constitute a use, but an alternative procedure for the spacing of buildings and the use of open areas surrounding those buildings. It is necessary, however, that the purposes and intent of this ordinance be assured and that proper light, air, and privacy be made available for each dwelling unit.

A site development plan as provided for in this section is required not only as an accurate statement of the development, but as an enforceable legal instrument whereby the Planning Commission may be assured that the general purposes, standards, etc., contained in this section are being met.

In addition to the Site Master Development Plan, the procedures for plat approval under Section 2-101 of the Pleasant View Subdivision Regulations, shall apply to all subdivisions under the provisions of this ordinance.

B. Site Development Plan Required

1. Contents

A site master development plan shall be prepared and submitted to the Planning Commission for its review and approval. The site master development plan shall be submitted at a scale no smaller than 1' = 100' and contain the following information:

- a. The actual shape, location and dimensions of the lot.
- b. The shape, size, and location of all existing buildings.
- c. The existing and intended use of the property and proposed location of structures other than single-family dwellings.
- d. Topographic features (contours not greater than five (5) foot intervals.
- e. Except for single-family dwellings, location of all driveways and entrances.
- f. Location of all accessory off-street parking areas to include a plot plan showing design and layout of such parking facilities.
- g. Location, calculations and intended use of open space.

- h. Building setbacks and other yard requirements.
- i. Location of any fences and walls.
- j. Location of any required screening.
- k. Proposed means of surface drainage.
- l. Location and calculations of all easements and rights-of-way.
- m. Location and availability to servicing utilities.
- n. Location and calculation of areas subject to flooding.
- o. Location and calculation of slopes twenty (20) percent or greater.
- p. Location of tree masses and any environmental limitations.

2. Coordinated Review

Upon receipt of a site master development plan and preliminary plat containing information as required above, the Planning Commission may:

- a. Concurrently review the site development plan and preliminary plat;
- b. Jointly approve, approve with modification, or disapprove these documents; and
- c. In the instance of approval, or approval with modification, transfer the site development plan to the Building Commissioner for enforcement.

3. Enforcement

Upon approval of a site master development plan, the Building Commissioner shall become responsible for enforcement of the plan. Except for single-family dwellings, only minimal adjustments involving the placement of any structure in common open space will be permitted once a site development plan has been approved. Any other change shall require submission of a proposed amendment to the approved site master development plan by official action of the planning commission.

C. Development Standards

The following standards and requirements shall apply to all alternative density developments.

1. General Standards for Development

In the interest of promoting the most appropriate economical use of the land while assuring that the character of the residential district is maintained, the Planning Commission in its review of a proposed development shall consider the following:

The protection of the characters, property values, privacy and other characteristics of the surrounding neighborhood;

The provision for surface drainage control, sewage disposal, and water supply, recreation and traffic control. Habitable structures shall not be located in flood plains or areas prone to flooding.

The preservation and protection of existing trees, ground cover, topsoil, streams, rock outcroppings and scenic or historic sites from dangers and damage caused by excessive and poorly planned grading for streets and building sites.

2. Availability of Public Utilities

All public utilities, specifically including water, public sewer or a central sewage collection and treatment system, as defined by this ordinance and approved by the State of Tennessee shall be available. With central onsite sewer collection, a means of perpetual maintenance of the system shall be included in the Home Owners Association Covenants.

3. Permitted Density (amended by ordinance 18-13 June 12th 2018)

The density permitted is intended to be within the range of that permitted within more typical developments offering no common open space. The maximum number single-family dwelling units permitted shall be computed as follows:

- a. Base zone lot square footage for determining estimated number of residential lots includes taking into account one half of the typical road right of way or private roadway easement for each lot. These calculations are to determine the estimated total number of lots but the total number of lots is formally determined with the site development plan including all the calculations and provisions of this ordinance. Typical reasons for a difference between the estimated and actual number of lots includes additional right-of-way associated with cul de sac lots, right-of-ways exceeding fifty (50ft) feet, or lots with more than one street frontage(corners) at design phase.

AR 134,430 sf
R-1 43,750 sf
R-2 25,125 sf
R-3 15,875 sf

- b. From the gross acreage, available within the development shall be subtracted: (1)twenty-five (25) percent of any portion of the site which lies within a floodway; (2) twenty-five (25) percent of all areas with

slopes exceeding twenty (20) percent. In addition, no building lot shall include any easements for major gas and electronic transmissions, private roadway easements, or public road right of ways and these areas to be included in reductions to determine permitted number of lots.

- c. The area remaining after the above adjustments shall be divided by the minimum development area per dwelling unit for the district in which the dwelling unit is located from section (a.) . For developments located in more than one zoning district, the density shall be computed separately for that portion of the development lying within each district. No developmental density may be transferred across zoning district boundaries
- d. Calculations shall be shown on the plan for items (a.) thru (c.), also including each lot size and total lot area coverage, and total open space. The total open space and lot square footages should equal or be less than the base zone calculations for square footage.

4. Minimum Lot Area and Lot Width

Any development choosing to use standards established in this section shall have a minimum of fifteen (15) acres in the development.

No lot of record may be created within the district indicated which has less area than required for a single-family dwelling

No dedicated building lot shall include areas recognized as floodway/flood plain or with slopes exceeding twenty (20) percent.

No building lot shall include areas recognized as floodway/flood plain, slopes exceeding twenty (20) percent, and easements for major gas and electronic transmissions, private roadway easements, or public road right of ways.

The following dimensional requirements shall be maintained in all alternative density developments:

	<u>AR</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>
Minimum Lot Size	15,000	15,000	8,500	7,500
Lot Width at Building Line	85	85	70	65
Front Yard Setback	25	25	20	15
Rear Yard Setback	15	15	10	10
Side Yard Setback	10	10	7.5	5

The Planning Commission may allow a reduction in all minimum lot areas, widths, and setback requirements in cases where innovative design is proposed, except that the R-3 side setback shall not be reduced.

5. Yard Requirements

Within any development approved under the provisions of this section, the following yard requirements shall apply:

- a. For units located along the periphery of the site, the basic yard provisions established for the Base zone district within which the development is located shall apply along all portions of such lots as may abut the periphery, With the exception of Agricultural zones which may reduce yard requirements by up to twenty-five (25) percent.

6. Lot Coverage

Individual dwellings may exceed the maximum lot coverage provisions established for the district, but in no case, shall the dwellings and accessory buildings exceed seventy (70) percent of the total area of such individual site. In the event a project lies within two or more zoning districts, the coverage ratio applicable to each zone district shall apply to these dwellings located within it. No transfer of bulk is permitted among zoning districts.

7. Access to Dwellings

Access to each lot shall be in compliance with Section 3.030, of the zoning ordinance.

8. Pedestrian Circulation

All dwelling units will be served by sidewalks along the public right-of-way. Any improved open space will be designed to meet all ADA requirements for access.

D. Open Space Requirements

Any common open space provided within a development this type shall:

1. Quality Use and Improvement of Common Open Space

- a. Common open space must be for amenity or recreational purposes. Subject to approval by the Planning Commission, the open space shall consist of either improved or unimproved land. The uses authorized for common open space must be appropriate to the scale and character of the development considering its size, density, expected population, topography and other factors. A minimum of fifteen (15) percent of Development shall be devoted to open space. These areas shall be well planned contiguous open space that shall not be of a size less than the minimum lot and must be clearly accessible from a street. Storm water control structures or ponds shall not cover over fifty (50) percent of any open space.
- b. No common open space may be put to any use not specified in the approved site master development plan, unless such plan has been amended and approved by the Planning Commission. However, no change authorized may be considered as a waiver of any of the covenants limiting the use of common open space areas, and all rights to enforce these covenants against any use permitted are expressly reserved.
- c. Environmental open space shall be in contiguous tracts and protected from improvement or development and of a size adequate to preserve the natural state of the land.
- d. In all developments providing improved open space, a recreation plan shall be developed and presented with the Site Master Development Plan. Any development aimed at a certain demographic shall supply additional information.

2. Mandatory Provisions Governing Organization and Operation of Maintenance Association

In an instance where common open space is to be deeded to a maintenance organization, the developer shall file a declaration of covenants and restrictions that will govern the association. This document is to be submitted with the application for final approval of the development plan. The provisions shall include but not be limited to, the following:

- a. The maintenance organization must be established and operational before any homes are sold.

- b. Membership must be mandatory for each homebuyer and must run with the land so that any successive purchaser will automatically become a member.
- c. The restrictions covering the use, etc., of the open space must be permanent, not just for a period of years.
- d. The association(s) must be responsible for liability insurance, local taxes and the maintenance of all facilities and lands deeded to it.
- e. Homeowners must pay their pro rata share of the cost assessed by the maintenance association; said assessment by the association can become a lien on the homeowner's property for failure to pay.
- f. The association must be able to adjust the assessment of fees to meet changing needs.
- g. Any storm water control structures not dedicated to the Town and located in open space shall be maintained by the homeowner's association.
- h. Any area reserved for environmental open space shall be preserved in its Natural state and measures taken to ensure that open space is reserved.
- i. in the case of onsite central sewage disposal system provisions shall be made for the perpetual operation and maintenance of system.