

ZONING ORDINANCE

PLEASANT VIEW, TENNESSEE

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ADOPTED: MAY 27, 1997

LAST AMENDED: NOVEMBER 13, 2018

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ZONING ORDINANCE AMENDMENTS

<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENTS</u>
October 10, 2000	00-15	Article V, Section 5.040, <u>Agricultural and Residential District Regulations</u> , Deleted in its Entirety and Replaced with New Section 5.040
October 10, 2000	00-16	Article II, <u>Definitions</u> , Deleted in its Entirety and Replaced with New Article II
January 9, 2001	00-17	Article V, Subsection 5.042, <u>R-1, Estate Residential District, D, Uses Permitted as Special Exceptions</u> , Amended by Adding 2, <u>Agricultural Activities</u>
January 9, 2001	00-17	Article V, Subsection 5.043, <u>R-2, Low Density Residential District, D, Uses Permitted as Special Exceptions</u> , Amended by Adding 1, <u>Agricultural Activities</u>
January 9, 2001	00-17	Article VIII, Section 8.070, <u>Procedure for Authorizing Special Exceptions</u> , Amended by Adding a New J, <u>Specific Standards for Agricultural Activities in Residential Districts</u>
December 12, 2000	00-18	Article VIII, Section 8.080, <u>Amendments to the Ordinance</u> , Deleted in its Entirety and Replaced with New Section 8.080
December 12, 2000	00-19	Article VII, <u>Exceptions and Modifications</u> , Deleted in its Entirety and Replaced with New Article VII
June 11, 2002	02-05	Article V, <u>Zoning Districts</u> , Added New Subsection 5.046, <u>V-1, Village District</u>
June 11, 2002	02-07	Added Appendix A, <u>Design Standards</u>
September 10, 2002	02-11	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Added New Section 4.120, <u>Minimum Design Standards for Transmission and Communication Towers and Stations</u>

Adopted Amendments (continued)
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<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENTS</u>
November 12, 2002	02-12	Article IV, <u>Supplementary Provisions Applying to Specific Districts</u> , Added New Section 4.130, <u>Alternative Provisions for Lot Size and the Location of Open Space</u>
February 14, 2003	03-01	Article III, <u>General Provisions</u> , Deleted and Replaced Section 3.110, <u>Landscaping and Buffer Strips</u>
March 11, 2003	03-02	Article VIII, <u>Administration and Enforcement</u> , Section 8.030, <u>Building Permits</u> , Amended by Deleting and Replacing Subparts C – G.
August 10, 2004	04-08	Article IV, Section 4.080, <u>Standards for Signs, Billboards, and Other Advertising Structures</u> . Deleted in its Entirety and Replaced with New <u>Section 4.080, Standards for Signs and Other Advertising Structures</u> .
April 15, 2005	05-05	Article IV, Section 4.080, K. 3, <u>Other Remedies</u> , Amended to Offer Remedies and Variances.
July 12, 2005	05-15	Article V, Subsection 5.052, B, <u>Uses Permitted</u> , 2, Amended by Replacing Text.
September 13, 2005	05-16	Article IV, Section 4.030, Subpart E, Amended by Replacing Text.
November 8, 2005	05-20	Article V, Section 5.010, Subpart B, <u>Commercial Districts</u> , Amended by Adding C-3, Interstate Commercial District. Article V, Amended by Adding New Subsection 5.053, <u>C-3, Interstate Commercial District</u> .

Adopted Amendments (continued)
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November 8, 2005	05-21	<p>Article VI, Section 6.010, Amended by Replacing the Second Paragraph with Following Text: In Pleasant View, three (3) types of Planned Unit Development Districts are Permitted: 1) Residential (RPUD's; 2)</p> <p>Commercial (CPUD's); 3) Mixed-use (MPUD's).</p> <p>Article VI, Added New Section 6.060, <u>MPUD</u>, Mixed-Use Planned Unit Development Districts.</p>
November 8, 2005	05-22	<p>Article IV, Section 4.080, Deleted in its Entirety and Replaced with New Text.</p>
March 14, 2006	06-03	<p>Article V, Section 5.010, <u>Classification of Districts</u>, Amended by Adding New Subpart D, <u>Mixed Use District</u>; Changing D, <u>Floodplain Zoning Ordinance</u>, <u>Statutory Authorization</u>, <u>Findings of Fact</u>, <u>Purpose and Objectives District</u>, to E.</p> <p>Article V, Changing Section 5.070, <u>Floodplain Zoning Ordinance</u>, <u>Statutory Authorization</u>, <u>Findings of Fact</u>, <u>Purpose and Objectives District</u>, to 5.080 and Adding New 5.070, <u>Mixed Use Overlay District</u>.</p>
September 8, 2009	09-06	<p>Article V, <u>Zoning Districts</u>, Section 5.043, R-2 <u>Low Density Residential Regulations</u> amended by deleting subsection D, 1 and replacing it with a new subsection D, 1.</p> <p>Article VIII, <u>Administration and Enforcement</u>, Amended by adding a new subsection J</p> <p>Article II, <u>Definitions</u>, amended by adding a new definition <u>Animal Unit</u>.</p>

Adopted Amendments (continued)
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May 11, 2010	10-03	Article V, <u>Zoning Districts</u> , Section 5.060, Industrial District Regulations amended by deleting section in its entirety and replacing with a new Section 5.060.
May 11, 2010	10-04	Article II, <u>Definitions</u> , Amended definition of Adult Oriented Business. Article V, C-1 <u>Commercial District</u> , added Adult Entertainment to 5.051, D, 3. Article VIII, <u>Administration and Enforcement</u> , Amended by adding a new subsection H, 2.
September 14, 2010	10-13	Article V, <u>Zoning Districts</u> , Section 5.080, Flood Plain districts amended by deleting section in its entirety and replacing with a new Section 5.080
March 11, 2011	11-01	Article IV, Supplementary Provisions Applying to Specific Districts, Section 4.130 deleted in its entirety and replaced with a new Section 4.130.
July 12, 2011	11-05	Article V, <u>Zoning Districts</u> , Section 5.070, Amending the date of the effective Flood Map.
January 10, 2012	11-10	Article V, Zoning Ordinance, Sections 5.052 B <u>Uses Permitted</u> , and 5.053 B <u>Uses Permitted</u> be amended.
October 9, 2012	12-07	Article V, Zoning Districts, Sections 5.041 F 6, 5.042 F 6, 5.043 F 6, 5.044 F 6, and 5.045 F 6 be deleted in their entirety and replaced with new sections F 6.
July 13, 2013	13-04	Article V, Zoning Districts, Sections 5.051, 5.052 & 5.053, Subsection F was deleted in its entirety in each section and replaced with a new Subsection F.
July 13, 2013	13-05	Article IV, Supplementary Provisions Applying to Specific Districts, Section 4.010 deleted in its entirety and replaced with a new Section 4.010.

Adopted Amendments (continued)
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April 14, 2014	14-04	Adding and Adopting Design Standards Referred by the Pleasant View Planning Commission, Section on Massing, Facades, Building Materials and Roofs: Commercial
August 25, 2014	14-09	Article V, Subsection 5.051, B, 25 be deleted in its entirety and replaced with a new Subsection 5.051, B, 25; Subsection 5.051, F, 8 be deleted in its entirety and replaced with a new Subsection 5.051, F, 8; Subsection 5.052, B be amended by adding a new Subsection 4; 5.052, F, 8 be deleted in its entirety and replaced with a new Subsection 5.052, F, 8; Subsection 5.053, B, 14 be deleted in its entirety and replaced with a new Subsection 5.053, B, 14 and 15.
December 8, 2015	15-08	Article IV, section 4.080 Deleted in its entirety and replaced with new section 4.080 Standards for Signs, Billboards, and other advertising structures.
March 8, 2016	16-01	Article III subsection 3.110 Landscaping and Buffer strips be deleted in its entirety and all references there unto. Appendix Design standards deleted in its entirety and new design standard adopted.
May 16, 2016 (2)	(1) 16-03	Article II subsection 2.020 Definition of dwelling deleted and new dwelling definitions added, definition Sign, billboard or other advertising deleted from article II subsection 2.020.
	(2) 16-04	Article III subsection 3.080 Rescinded in entirety new section 3.080 substituted. Article IV subsection 4.015 item 2 Changed to 162 sq/ft.
June 14, 2016	16-08	Design standards appendix section A1.09, subsection A. item #6 amended.

		<p>Zoning Ordinance Article 6 section 6.060 MPUD amended, and subsection B.4(c) deleted.</p> <p>Zoning Ordinance Article 6 section 6.040 RPUD amended.</p> <p>Zoning Ordinance Article 5 section 5.044 Medium density Residential Districts amended.</p> <p>Article 5 section 5.045 High Density residential District amended.</p>
July 18, 2016	16-09	<p>Article 4 section 4.040 deleted. New section 4.040 Incidental Home Occupations replaced.</p> <p>Article 5 section 5.053 C-3, Interstate Commercial District amended for overlay zone boundary area addition.</p>
October 11, 2016	16-16	<p>Article 5 Delete entire section 5.044 R-3 replaced with new section 5.044 R-3.</p> <p>Article 5 Delete entire section 5.045 R-4 replace with new section 5.045 R-4.</p> <p>Article 5 add new section 5.046 R-5.</p>
October 11, 2016	16-17	<p>Article 8 section 8.030 subsection C deleted ,replaced with new subsection C adding wording " or an electronic copy in a reviewable format" to the original text.</p> <p>Design Standards Appendix section A1.10 deleted ,new section 1.10 adding " or an electronic copy in a reviewable format" to original text.</p>
December 13, 2016	16-19	<p>Article 5.051 C-1 General Commercial District subsection D "Uses permitted as Special Exceptions" Commercial limited Alcohol Manufacturing. Article 8.070 "Procedures for authorizing Special exceptions" subsection H new item 3.</p>
April 11, 2017	17-04	<p>Article 3 section GENERAL PROVISIONS Section 3.010 SCOPE, amended.</p>
April 11, 2017	17-05	<p>Article 5 ZONING DISTRICTS, section 5.070 MIXED USE OVERLAY DISTRICT Subsection "C" item "2" amended.</p>

April 11,2017	17-06	Article 6 section PLANNED UNIT DEVELOPMENT REGULATIONS FOR SPECIAL DISTRICTS section 6.020 GENERAL PROVISIONS amended subsection "B" , Subsection "E" item "2", section 6.030 ADMINSTRATIVE PROCEDURE amended subsection "B", "F" and "I", section 6.040 RPUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICTS, subsection "A" item "3", subsection "B" item "2", "4" and "5", subsection "D" item"1","2",and "5".
April 11, 2017	17-07	Article 4 section 4-130 RESIDENTIAL CLUSTER DEVELOPMENT AND OPEN SPACE DESIGN OVERLAY PROVISION Deleted, New section 4-130 RESIDENTIAL CLUSTER DEVELOPMENT AND OPEN SPACE DESIGN OVERLAY PROVISION added,
August 11, 2017	17-11	Article 4 section 4.030 amended
August 11, 2017	17-12	Article 8 section 8.020 amended
August 11, 2017	17-12	Article 8 section 8.030 amended
March 20, 2018	18-02	Design standards appendix amended
October 16, 2018	18-07	Article 5 section 5.051 amended
October 16 2018	18-08	Article 5 section 5.053 amended
October 16, 2018	18-08	Article 8 section 8.070 subsect. H, item4 added
June 19, 2018	18-10	New article 5 section 5.053 created
June 19, 2018	18-11	Design standards appendix amended
June 19, 2018	18-13	Article 4 section 4-130 amended
October 16, 2018	18-31	Design standards appendix amended
November 20, 2018	18-34	Article 6 section 6.060 amended

March 18,2019

19-03

Article 5 section 5.051 amended

March 18,2019

19-04

Article 5 section 5.053 amended

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