

ARTICLE II  
GENERAL PROVISIONS

SECTION

- 2.010 Scope
- 2.020 Only one (1) principal building on any residential lot
- 2.030 Lot must abut a public street
- 2.040 Reduction in lot area prohibited
- 2.050 Obstruction to vision at street intersection prohibited
- 2.060 Access control
- 2.070 Accessory use regulations
- 2.080 Plot plan requirements
- 2.090 Buffer strips

2.010. Scope. For the purpose of the enforcement of this Zoning Resolution, there shall be certain general provisions which shall apply, except as specifically noted, to all zoning districts. **THIS RESOLUTION SHALL NOT BE CONSTRUED AS LIMITING OR AFFECTING IN ANY WAY OR CONTROLLING THE AGRICULTURAL USES OF LAND. REFER TO ARTICLE V, EXCEPTIONS AND MODIFICATIONS, SECTION 5.070.**

2.020. Only one (1) principal building on any residential lot.

- (a) Only one (1) principal building and its customary accessory buildings may hereafter be erected on any residential lot. This section should not be construed to prohibit multi-family dwellings or mobile home parks where they are legally allowed.
- (b) On lots used for agricultural purposes which exceed fifteen (15) acres up to two (2) additional dwelling units may be located, for members of the immediate family of the owner thereof, or for persons employed full-time thereon and their families. The site of each dwelling unit shall meet all minimum lot and yard requirements of the district such that the site can be subdivided from the remaining acreage if necessary.

2.030 Lot must abut a public street. No building shall be erected on a lot which does not abut at least one (1) publicly approved and accepted street (or access easement) for a distance of at least twenty-five (25) feet. Properties may have access provided by a private easement provided, however, that when such permanent easement to a public street is used as access to a lot(s) or tract(s) of land having been or being separated by deed or plat from other property, such easement shall be at least fifty (50) feet in width from and after the time of adoption of this Zoning Resolution and shall not be used to provide access to more than five (5) lots or tracts of land. All lots must be a minimum of 5 acres each to be created on such easement. The following certification shall be required before two or more lots are created on an easement:

PRIVATE DRIVEWAY CERTIFICATION: This drive is to be built and maintained jointly by all owners taking access from this private driveway, and is not intended to become a public road. The Hickman County Highway Commission may, at their discretion, agree to accept this road into the County Highway System if all property owners agree to (1) petition the Highway Commission for a public road and (2) build or pay for upgrading to County

specifications in effect at the time of the request. Signature and Date of County Road Supervisor required. Any owner(s) of lots currently taking access from this private driveway must sign, thereby acknowledging awareness of the above maintenance statement and awareness that access via this private driveway is limited to five (5) lots with a minimum of five (5) acres each. Owner(s) signature, map/parcel, book/page number and date required.

This section shall not be construed to prohibit the development of buildings on lots or tracts of land with permanent access provided by private drives provided such development is in the form of condominium ownership and such private improvements have been approved by the planning commission and will be in private ownership and control in perpetuity.

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

2.050. Obstruction to vision at street intersection prohibited. On a corner lot in any district, within the area formed by the center line of intersecting streets and a line joining points on such center lines at a distance of seventy-five (75) feet from their intersection, nothing shall be erected, placed, planted, or allowed to be grown in such a manner as materially to impede vision between a height of two and one-half (2 1/2) and ten (10) feet above the center line grades of the intersecting streets. This section shall not prohibit any necessary retaining walls.

2.060. Access control.

- (a) In order to promote the safety of motorists and pedestrians and to minimize traffic congestion and conflicts by reducing points of contact:
  - A. A point of access for vehicles onto a street shall not exceed forty (40) feet in width. All points of access shall be so constructed as to provide for proper drainage.
  - B. There shall be no more than two (2) points of access to any one public street for each four hundred (400) feet of lot frontage, or fraction thereof; provided, however, that lots less than one hundred (100) feet in width shall have no more than one point of access to any one public street.
  - C. No point of access shall be allowed within twenty (20) feet of the right-of-way line of a public intersection.
  - D. No curbs, or shoulders on county roads or rights-of-way shall be cut or altered without approval of the Road Superintendent, or if a state highway by a permit from the Tennessee Department of Transportation.
  - E. The clear distance between any two driveways fronting on a street shall not be less than twenty-five (25) feet.

- F. Cases requiring variances relative to the above provisions due to topographic limitations shall be heard and acted upon by the Board of Zoning Appeals. No curb cuts for off-street automobile storage or parking space shall be permitted where the arrangement would require that vehicles back directly into a public street.

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

- A. Be customarily incidental to the principal use established on the same lot.
- B. Be subordinate to and serve such principal use.
- C. Be subordinate in area, intent, and purpose to such principal use.
- D. Contribute to the comfort, convenience, or necessity of users of such principal use.

2.080. Plot plan requirements.

- A. Proposals (plans) for the construction or location of one (1) or more principal structures on a lot (with the exception of single-family and two-family dwellings) shall be submitted no later than fifteen (15) days prior to the next regularly scheduled planning commission meeting, at a scale no smaller than 1"=100', showing contours at five (5) foot intervals, and exhibiting required automobile storage areas, servicing utilities with reference to their location, availability and compatibility, loading and unloading spaces, maneuvering areas, openings for ingress and egress to public streets, drainage plans, density of development or required open space, number of stories (all residential and commercial structures of three (3) or more stories in height must have the plans approved by the State Fire Marshall's Office), the number of dwelling units per acre, if applicable, required building setbacks and other yard requirements, any relationship of the proposal to scale to other adjoining development, land uses and streets.

"Sealed Plans" shall not be required for structures classified as business, factory-industrial, hazardous, mercantile, residential, and storage if such structures meet the following criteria.

1. Less than 3 stories in height.
2. Less than 5,000 sq. ft. in total gross area.
3. Is a one or two family dwelling or domestic out building.
4. Farm building not designed or intended for human habitation.

Where otherwise required "Sealed Plans" shall be prepared by a registered architect or engineer.

- B. Proposals for mobile home parks shall comply with separate provisions. See ARTICLE III, SECTION 3.080.

- C. Applications must be supported by any other information or data as deemed necessary by the planning commission.

2.090. Buffer strips. Where a use is developed in areas zoned C-1, I-1, or I-2 and which abut at any point upon property zoned A-1, and A-2, the developer shall provide a buffer strip as defined herein at the point of abutment.