

ARTICLE III

SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS

SECTION

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3.010. Off-street parking requirements. Off-street automobile storage or standing space shall be provided on each lot upon which any of the following uses are hereafter established. One (1) vehicle space shall be two hundred (200) square feet in size (10 feet x 20 feet) and such space shall be provided with vehicular access to a road, street or alley. The number of parking spaces provided shall meet the minimum requirements for the specific uses as set forth below:

- A. Single Detached Dwelling and Duplex: Not less than two (2) spaces for each dwelling unit.
- B. Apartment Dwelling: Not less than two (2) spaces per dwelling unit.
- C. Boarding Houses and Rooming Houses: Not less than one (1) space for each (1) room to be rented.
- D. Mobile Home Parks: Not less than two (2) spaces for each mobile home space.
- E. Other Dwelling Units: Not less than two (2) spaces per dwelling unit.
- F. Hotels, Motels and Other Tourist Accommodations: Not less than one and one half (1 1/2) spaces for each room to be rented plus one (1) additional space for each three (3) employees.
- G. Auditoriums, Churches, Stadiums, or Other Places of Public Assembly: Not less than one (1) space for each five (5) seats provided in such places of assembly. For places of public assembly where seating is not a measure of capacity, such as clubhouses, funeral parlors, etc., at least one (1) space for each two hundred (200) square feet of floor space devoted to that particular use shall be provided.
- H. Manufacturing, Industrial or Wholesaling Use: Not less than one (1) space for each five (5) employees anticipated during maximum production, with a minimum of five (5) spaces provided for any establishment. For establishments maintaining space for the sale of products at retail, there shall be provided one (1) parking space for each five hundred (500) square feet of floor area devoted to retail sales.

- I. Office and Professional Buildings: Not less than one (1) parking space for each three hundred (300) square feet of office space, plus one (1) parking space for every three (3) employees.
- J. Retail Sales and Service Establishments: Not less than one (1) parking space for each two hundred and fifty (250) square feet, or fraction thereof, of sales space.
- K. Shopping Centers (more than 3 stores): 5.5 parking spaces per 1,000 square feet of gross leasable floor area.
- L. Medical or Dental Clinics: Not less than four (4) spaces per doctor, plus one (1) additional space for each two (2) employees.
- M. Roadside Service Facilities (Service Stations, Repair Shops, or Similar Uses): Not less than five (5) spaces for grease rack or service bay, or one (1) space for each 1,400 square feet of lot area or fraction thereof, whichever is greater.
- N. Restaurants: Not less than one (1) space per one hundred fifty (150) square feet of floor area, plus one (1) space for each two employees. For drive-in restaurants, one (1) space per one hundred (100) square feet of floor area.
- O. Other: For buildings and uses not listed, the off-street parking requirements shall be determined by the Planning Commission.

3.011. Certification of minimum parking requirement. 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 Commissioner to determine whether or not the requirements of this article are met.

3.012. Remote parking space. If the required off-street parking spaces cannot be reasonably provided on the same lot on which the principal use is located, such spaces may be provided on any land within two hundred (200) feet of the main entrance to such principal use; provided such land is in the same ownership or lease hold interest as the principal use. Such land shall be used for no other purpose so long as no other adequate provisions of parking space, meeting the requirements of this resolution, has been made for the principal use.

3.013. Requirements for design of parking lots.

- A. Except for parcels of land devoted to one-and two-family residential uses, all areas devoted to off-street parking shall be so designed and be of such size that no vehicle is required to back onto a public street to obtain egress.
- B. Each parking space shall be no less than two hundred (200) square feet in area.
- C. Entrances and exits for all off-street parking lots shall comply with the requirements of Section 2.060 of this resolution.
- D. The parking lot shall be designed in such a manner as to provide adequate drainage and to eliminate the possibility of stagnant pools of water.

3.020. 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:

Total Usable Floor Area for Principal Building	Spaces Required (See Chapter 6 for Definition)
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 Planning Commission may reduce or increase this requirement in the interest of safety where unusual or special conditions are due consideration.

3.030. Temporary use regulations. Where necessary to govern operation of necessary or seasonal uses of a nonpermanent in nature, application for a Temporary Use Permit shall be made to the Building Commissioner. Applications shall contain graphic description of the property to be utilized and a site plan, a description of the proposed use, and sufficient information to determine yard requirements, setbacks, sanitary facilities, and parking space for the proposed temporary use. The following uses are deemed to be temporary uses:

- A. Carnivals or Circuses: In the A-1, C-1, I-1 and I-2 Districts; however, such permit shall be issued for a period of not longer than fifteen (15) days. Such use shall only be permitted on lots where adequate off-street parking can be provided.
- B. Christmas Tree Sales: Maximum of 30-day Temporary Use Permits for display and sale of Christmas trees on open lots in any district.
- C. Temporary Buildings: In any district for contractor's temporary offices and equipment sheds incidental to a construction project, but not for more than one (1) year unless special renewals are granted for six-month extensions; provided, however, not more than three (3) extensions for a particular use shall be granted. Such uses shall cease immediately upon completion of the construction project or upon expiration of the Temporary Use Permit, whichever occurs sooner.
- D. Religious Tent Meetings: In any district, except the I-1 and I-2 Industrial Districts, for tents or other temporary structures to house a religious meeting for not more than a 30-days period. One 30-day extension may be granted upon request for a renewal. Such activities shall be permitted only on lots where adequate off-street parking can be provided.
- E. Temporary Dwelling Units in Cases of Special Hardship: In any residential district, to place a mobile home (double-wides excluded) temporarily on a lot in which the principal structure is destroyed by fire, explosion or natural phenomena. The purpose shall be to provide shelter only for the residents of the principal structure during a period of reconstruction and to prevent an exceptional hardship. Placement of such a

temporary structure must not represent a hazard to the safety, health, or welfare of the community. An applicant under this temporary use must produce a written statement from the Health Department and/or the servicing Utilities Systems, if any, approving the water supply and sewage disposal systems of the temporary structure. Such a permit may be initially issued for up to nine (9) months and may be renewed for up to six (6) months at a time, but the total time for all permits hereunder shall not exceed a total of thirty-six (36) months. No fee shall be required.

- F. Sale of Fireworks: In A-1, C-1, I-1, I-2 Districts; however, such permits shall not be issued for periods longer than thirty (30) days. Such will be permitted only where there is adequate off-street parking provided to the sales site and the applicant shall have obtained the proper permits from the State of Tennessee and the temporary use site has been inspected by the Building Commissioner and the local fire chief. Applicants must comply with all aspects of State Fire Regulations as shall pertain to the sale of fireworks.

- G. Temporary Retail Sales, Festivals, Bazaars, and other Special Events. These special activities shall conform to all county regulations, will not result in undue adverse traffic congestion and unsafe conditions regarding public roads, will not create a threat to safety of persons or property due to fire, explosion, etc., will not create unhealthy conditions regarding water supply, sewage disposal or solid waste, and will not interfere with use of neighboring property from its customary use by creating noise, dust, noxious odors, lighting, etc. These uses are allowed in any district except the A-2, Rural Residential District. Such permit may be issued for a period no longer than ten (10) days and no more than eight (8) times per year. If required, the local health department shall approve sanitary facilities. Noise levels shall not exceed seventy (70) decibels at the site boundary.

3.040. Customary incidental home occupations.

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

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

3.050. Gasoline service station restrictions. The following shall apply to gasoline services stations:

- A. There shall be a building setback from all street right-of-way lines of a distance of not less than forty (40) feet, except for canopies designed to cover the gasoline pump islands.
- B. Gasoline pumps shall not be located closer than fifteen (15) feet to any right-of-way line.
- C. Sign requirements shall be as established in Article 3, Section 3.070, shall be met.

3.060. (Reserved)

3.070. Standards for signs, billboards, and other advertising structures. Permits may be required by the Tennessee Department of Transportation and as specified in the “Rules and Regulations for the Control of Outdoor Advertising”, a State of Tennessee Publication.

3.080 Development Standards for Mobile Home Parks

The following land development standards shall apply for all mobile home parks:

- A. The mobile home park shall be located on a well-drained site, properly graded to insure rapid drainage and to avoid the possibility of stagnant pools of water.

B. Dimensional Requirements for Parks

- 1. Each mobile home park shall have a front yard of thirty (30) feet exclusive of any required yards for each mobile home space, extending for the full width of the parcel devoted to said use.
- 2. Each mobile home park shall provide rear and side yards of not less than fifteen (15) feet, exclusive of any required yards for each mobile home space, from the parcel boundary.
- 3. In instances where a side or rear yard abuts a public street, said yard shall not be less than thirty (30) feet.
- 4. 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.
- 5. 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 a park and may be lighted by indirect lighting only.

C. Dimensional Requirements for Mobile Home Spaces

Each mobile home space shall be of sufficient size that, in addition to the mobile home, the following space shall be provided:

- 1. Each mobile home space shall be at least thirty-six (36) feet wide and such space shall be clearly defined by permanent markers.

2. There shall be a front yard setback of ten (10) feet from all access roads within the mobile home park.
3. Mobile homes shall be harbored on each space so there shall be at least a twenty (20) foot clearance between mobile homes; provided, however, with respect to mobile homes parked end-to-end, the end-to-end clearance shall not be less than fifteen (15) feet. No mobile home shall be located closer than twenty (20) feet from any building within the mobile home park.
4. There shall be at least two (2), off-street parking spaces for each mobile home space, which shall be on the same site as the mobile home served, and may be located in the rear or side yard of said mobile home space.
5. Each mobile home space shall be provided with a pad which shall be a minimum of twelve (12) feet by fifty (50) feet, which shall be constructed of four (4) inches of compacted gravel.
6. The mobile home park shall be developed to a density compatible with the district in which it is located; however, parks with sewer shall permit a maximum of 4 mobile homes or 3 double wide mobile homes per acre. Parks without public sewer shall permit a maximum of 2 mobile homes or 2 double wide mobile homes per acre. A lower density may be required by the Hickman County Health Department after appropriate soil tests have been completed and analyzed as to the capability of the soil to accommodate a septic and drain field.

No mobile home park shall be permitted unless such park is served by a public water supply.
7. All parks must contain a minimum of 5 acres with a maximum of 10 acres per park.

D. General Requirements

1. Roads within the mobile home park shall be paved to a width of not less than twenty-two (22) feet with six (6) inches stone base compacted and 3 (three) application of chip and seal, and the right-of-way shall only be of sufficient width to include the road surface itself and necessary drainage facilities. All roads within the mobile home park shall be private roads and shall not be accepted as public roads.
2. All mobile home spaces within the park shall abut an access road.
3. Each mobile home space shall be provided with the connection to the sanitary sewer line or to a septic system approved by the Hickman County Health Department and Board of Zoning Appeals.
4. Mobile homes, with or without toilet facilities, that cannot be connected to an approved sewer system shall not be permitted in a mobile home park.
5. Cabanas, travel trailers, and other similar enclosed structures are prohibited.

6. Mobile homes shall not be used for commercial, industrial, or other nonresidential uses within the mobile home park, except that one (1) mobile home in the park may be used to house a rental office.
7. Ground anchors shall be installed at each mobile home space to permit tie-downs of mobile homes.
8. No mobile homes shall be permitted within floodplains or upon slopes in excess of 20%.
9. All mobile homes shall be provided with an outdoor living area for the purpose of privacy and comfort. This area shall be a minimum of 300 sq. ft. with a dimension of 15 feet.
10. All mobile home parks shall be equipped with fire hydrants spaced no more than 500 feet apart. The watersystem shall be capable of providing a required fire flow of 500 gallons per minute for a one (1) hour duration.
11. Solid waste collection stand shall be provided for waste container for each mobile home. Such stands shall be designed as to prevent containers from being tipped and to minimize spillage. All central waste container shall be screened from view.
12. Mobile Home Parks shall be maintained free of litter and debris, which may harbor rodents and breed flies, etc.
13. A common walk system shall be provided and maintained between locations where pedestrian traffic is to be concentrated. Such width shall be 3.5 ft. and meet the ADA requirements.
14. Adequate recreation facilities for the residents of the park 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.
15. A buffer strip shall be provided along the perimeter of the site boundaries. No buffering shall be allowed within 15 feet of any vehicular entrance or park entrance.
16. 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 plan. Existing trees, shrubs, evergreens and ground cover shall be retained to the extent that they enhance the project, are effective as a screen planting or are useful in protecting slopes.

17. No animal pens shall be allowed on the park premises.
18. All parks will be inspected annually for compliance to these regulations.

E. Plans and Schedules Required

The following information shall be shown on the required site plan:

1. The location and legal description of the proposed mobile home park.
2. The location and size of all buildings, improvements, and facilities constructed or to be constructed within the mobile home park.
3. The proposed use of buildings shown on the site plan.
4. The location and size of all mobile home spaces.
5. The location of all points of entry and exit for motor vehicles and internal circulation pattern.
6. The location of all off-street parking facilities.
7. The location of park and recreation areas.
8. The name and address of the applicant.
- 9.. Such other architectural, engineering, and topographic data as may be required to permit the Hickman County Health Department, the Building Commissioner, Staff Planner, and the Board of Zoning Appeals to determine if the provisions of these regulations are being complied with, shall be submitted with the site plan.
10. 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.
11. All mobile home parks existing at the date of the passage of this resolution which do not conform to the provisions of the zoning resolution shall be governed in accordance with the provision of this resolution.

F. Application for Mobile Home Park Development

An application for a permit to develop and construct a mobile home park shall be filed in accordance with this resolution, and shall be accompanied by all site plans, schedules, and other information herein required. Said application shall be processed in the following manner.

1. The written application, plans, and schedules, herein required, and a statement of approval of the proposed sewage disposal system from the Hickman County Health Department will be submitted to the Hickman County Building Commissioner, and the Hickman County Regional Planning Commission. The County Regional Planning Commission shall duly review these materials and shall co-ordinate the review with the appropriate utility districts.
2. The Hickman County Building Commissioner shall, after review, recommend approval or disapproval of the proposed mobile home park to the Board of Zoning Appeals, which then may authorize the issuance of a permit for construction of the park as approved, or state the conditions under which approval for construction may be granted.

3.090. Development standards for automobile wrecking, junk and salvage yards.

Because of the nature and character of their operations, automobile wrecking and salvage yards, junk yards, and similar uses of land can have a decidedly detrimental effect upon surrounding properties. Salvage and wrecking yards tend to create problems of noise, dust, traffic and health hazards, and may adversely affect property value by their general appearance. The following standards shall be required to minimize their objectionable characteristics:

- A. All motor vehicles stored or kept in such yards shall be so kept that they will not catch and hold water in which mosquitoes may breed and so that they will not constitute a place or places in which rats, mice, or other vermin may be harbored, reared or propagated.
- B. Because of the tendency for salvage yards to promote the breeding of vermin, no such operation shall be permitted closer than three hundred (300) feet from any established residential zone.
- C. All outdoor storage of salvage and wrecking operations shall be conducted entirely within 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 shall be as required by ARTICLE III, SECTION 3.010.
- 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 thirty (30) feet in width maximum, exclusive of curb returns.
- G. Application for Automobile Wrecking, Junk or Salvage Yard Permit: No person shall own or maintain an automobile wrecking, junk, or salvage yard

within the Hickman County Planning Region until a permit is obtained from the Hickman County Board of Zoning Appeals. An application for said permit shall be filed in accordance with ARTICLE VII, SECTION 7.060, of this resolution and shall be accompanied by a detailed site plan, a schedule for construction, and any other information herein required. Said application shall be submitted along with any plans and schedules. The Board shall vote to approve or disapprove the application in accordance with the time schedule in SECTION 7.060.

- H. The following are exempt from Automobile Wrecking, Junk or Salvage Yards:
1. The site of a property zoned for car repair or towing establishments.
 2. Any abandoned, wrecked, junked, partially dismantled or inoperative motor vehicles kept within a building.
 3. Any farm machinery, including tractors and trucks that have been used specifically in farming activities.