



City of White House, Tennessee

Planning and Codes Department

105 College Street • White House, TN 37188

www.cityofwhitehouse.com/yourgovernment/planning-and-codes

Phone (615) 672-4350 ext. 2121 • Fax (615) 616-1050

"Valuing our Future while Protecting our Heritage"

Memo

To: City of White House Planning Commissioners

From: Ceagus Clark, Director of Planning & Code

Date: 8/6/2020

Re: Cover Page for the Planning Commission meeting scheduled 8/10/2020

I have made changes to the format of the staff report in order to provide as much detail as I can, without overwhelming you with unnecessary information. If there is anything that I can do to help provide you with even better information, please let me know.

Don't hesitate to give me a call.

615-672-4350 Ext 2119

Ceagus Clark
Director, Planning and Codes



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Item # 1 Staff Notes- Summerlin Phase 2

Applicant or Representative- Overview:	Staff Overview
One Year Bond Extension \$93,995.50	This is a request for a one-year subdivision improvement. Staff did an inspection on this phase in January. To date, there have been no corrections to staff comments.
<u>Tax Parcel and ID</u> NA	
<u>Zoning</u> SRPUD	
<u>Ordinance Reference and Notes:</u> 3-101.2	
<u>Project Area Description</u> Phase 2 infrastructure within the Summerlin Subdivision. This includes the curve, sidewalks, streetlights, detention pond and storm grates.	3-101.2 Surety Instrument Moreover, whenever such bond or letter of credit is extended according to these regulations, the price of completing all bondable improvements must be reanalyzed and established by the City Planning Commission in order that the surety instrument be adequate to cover the cost of all improvements.
<u>Staff Recommendation:</u> Approval of One Year Extension to: \$99,635.23	There are still improvements to be made in this phase.



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Item # 2 Staff Notes-Villas at Honey Run Springs

Applicant or Representative-
Overview: Tennessee
Construction Associates, LLC

Tax Parcel and ID
**Sumner County Tax Map 077,
Parcel 2.00**

Zoning and Property
Description Location Overview
**NCRPUD, 5.62 Acres at 3618
Hwy 31W. Located on the
west side of Hwy 31W, .15
miles north of the intersection
of Calista Rd and Hwy 31W.**

Comprehensive Plan District:
**White House Crossroads. The
proposed Development fits
within the scope of the White
House Crossroads district,
under the approved
comprehensive plan.**

*Note: See attached material for
complete description of White House
Crossroads.*

Staff Overview and Supplemental Material



White House Crossroads

Character Area Policy

Character:

The White House Crossroads is the town center and community core for White House. The development pattern is established, but there are several under- or undeveloped tracts within the Character Area. Changes to the area are likely and encouraged as development and redevelopment occurs. Since this is the City's crossroads and town center, new development should focus on a mix of uses and services that are more urban in lot sizes and setbacks. Retail, restaurant, attached residential and multifamily residential uses are particularly appropriate for this area.

Appropriate Zoning Category and Uses

C-1 Central Business, C-6 Town Center Commercial, R-TC High Density Town Center Commercial, NC-PUD Neighborhood Center Planned Unit Development

Infrastructure:

Extensions to transportation, water, sewer, and other services should be expected. New service or extensive redevelopment of existing services should be vetted and reviewed by Planning Commission and Board of Mayor and Aldermen as a primary element of approval.

Design and Context Principles:

This character area represents the crossroads and town center of White House. Therefore, the design and context should be more reflective of the most urban development in the City. This include short setbacks, small lot sizes, and complementary mixed uses. New developments should include a mix of architectural styles. Buildings should include quality materials with architectural details and features. Parking should be located to the side or behind commercial buildings and mitigated by landscaping.

White House Crossroads



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Item # 2 Staff Notes-Villas at Honey Run Springs Continued

Applicant or Representative-
Overview: Tennessee
Construction Associates, LLC

Tax Parcel and ID
**Sumner County Tax Map 077,
Parcel 2.00**

Zoning and Property
Description Location Overview
**NCRPUD, 5.62 Acres at 3618
Hwy 31W. Located on the
west side of Hwy 31W, .15
miles north of the intersection
of Calista Rd and Hwy 31W.**

Ordinance Reference and Notes
Zoning Article 5, 5.056

Staff Recommendation:
**Approval-Site Plan is
sufficient and adheres to
zoning district requirements.**

Staff Overview



This Development was formerly referred to as The Enclave. The zoning change from C-1 to NCRPUD and the Preliminary Site Plan was brought before the Planning Commission on August 12, 2019 and approved Unanimously with 44 units. In December 2019, the developer then resubmitted the project with a lower number of units at 36 single family detached units, which was deferred. In February 2020, the project was approved with 65 attached units.

The developer is now wanting to reduce the units to 34 detached units to include 35' setbacks. **(See Attached Elevations).**

The below site plan specifics were staff comments that were addressed. Additional comments regarding the construction process are not included in these notes.

- Revise contours across the sidewalks that would lead to excessive cross slope
- Add a note to the site plan and grading sheets that requires all sidewalks and related features to be installed to ADA standards
- Show/reveal all ADA compliant ramps on plan views and add a detail to the details sheet
- Include a driveway detail that ensures ADA compliant paths across the driveway sections of the sidewalks and also link the plan sheet to this detail (i.e. a callout and typical labeling)



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Reference Item #2 The Villas at Honey Run Springs (Zoning and Comprehensive Plan)

SECTIONS

5.056

PLANNED DEVELOPMENT DISTRICTS

5.056.1 DISTRICT DESCRIPTION

To provide maximum flexibility in the application and implementation of design standards within areas specifically designated by an adopted Community Master Plan. This district is created with the intent of achieving a scale and form of development that emphasizes sensitivity to pedestrian movement, minimizes intrusion of the automobile into new streets and roads, and provides for the sensitive placement of open spaces in relation to building masses, street design and accessories, and landscaping features in a manner otherwise not insured by the application of conventional developments and standards. The village concept combines a mixture of compatible uses including single-family, semi-detached, townhouse and neighborhood commercial and office areas. This shall be blended in a compact, walkable layout with landscaped streets, a network of sidewalks, open space that preserves the natural features of the land and provides the necessary public and community facilities.

This district shall create a traditional type of development that nurtures diversity in social and economic backgrounds while enhancing aesthetics and maintaining a small town character.

5.056.5 Residential Planned Developments

The Planning Commission may vary this design where creative site and building design are proposed.

A. Type of Developments

There are hereby created two (2) types of residential PUDs as follows:

Suburban Residential Planned Development SRPUD
Neighborhood Center Residential Planned Development NCRPUD

B. Purpose

The purpose of a SRPUD is to permit development of land, which by reason of topography or floodable land contains some areas unsuitable for development, and to permit the cluster of lots in order to leave the unsuitable land as permanent open space.

The purpose of a NCRPUD is to permit a variety of housing types within a totally planned environment.



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C. Minimum Size

The minimum size of either residential PUD shall be five (5) acres. The planning commission and board of mayor and aldermen may, within their discretion, approve developments considered as an infill on less acreage.

D. Permitted Activities in a Residential PUD

The activities listed in Table I listed as "may be considered a permitted use" in a RPUD only when deemed appropriate by the Planning Commission and the Board of Mayor and Aldermen as approved with the preliminary master plan. Other activities listed as prohibited in Table 1 or not listed in Table 1 below are prohibited.

Residential accessory residential dwelling units shall require review by the Board of Zoning Appeals for a special exception under Section 4.190 of this ordinance. If a residential planned unit development is being designed to include accessory dwelling units for the entire development, then such units will need to be included on the preliminary master plan to be approved by Planning Commission and Board of Mayor and Aldermen. **(Added by Ordinance 06-31, August 17, 2006)**

E. Limitation on Commercial Activities

The commercial activities permitted in Table I, shall be limited to no more than four (4) percent of the total floor area within such development and provided further that the maximum floor area for any establishment shall be five thousand (5,000) square feet. Such commercial activities shall be designed to serve primarily the residents within the PUD and shall not be constructed until at least one-half (1/2) the residential units are complete. Home occupations shall be considered separate from convenience commercial and shall be regulated under article 4.180. **(Amended by Ordinance 06-16, May 18, 2006)**



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Table I

Permitted Uses and Structures

Residential Planned Development

Residential Activities

Districts

Permanent Residential

SRPUD

NCRPUD

Dwelling Attached

N

P

Dwelling One-Family Detached

P

P

Dwelling Two-Family Detached

P

N

Dwelling Semi-Detached

P

P

Dwelling Mobile Home

N

N

Dwelling Multi-Family

N

P

Residential Accessory Dwelling Unit (section 4.190)

SE

SE

Semi-Permanent Residential

N

N

Community Facilities Activities

Administrative Services

P

P

Community Assembly

P

P

Community Education

P

P

Cultural & Recreation Services

P

P

Essential Services

P

P

Personal & Group Care Facilities

N

P

Religious Facilities

P

P

Commercial Activities

Consumer Repair Services

P

P

Convenience Commercial

P

P*

Home Occupations (Section 4.180)

P

P

Entertainment & Amusement Services

P*

P

Financial, Consultative & Administrative

P

P

Food & Beverage Services

P*

P

General Business Services

P*

P

General Personal Services

P*

P

Medical and Professional Services

P

P

Key to Interpreting Uses

P - May be considered as a permitted use.

N - Not permitted in the district.

SE- May be considered by Board of Zoning Appeals as Special Exception

* May be considered only when the PUD contains 200 units or more.



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Reference Item #2 The Villas at Honey Run Springs (Zoning and Comprehensive Plan)

G. Neighborhood Center Residential Planned Development

1. Density, Bulk and Open Space Regulations for One Family Detached Dwellings

a. Density and Open Space Regulations

Maximum Density	6.0 Units/Acre
Minimum Lot Size	4,500 sq. ft. *

<u>Maximum Density</u>	<u>Minimum Open Space %</u>
------------------------	-----------------------------

2.5 to 3.0 Units/Acre	20 %
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3.0 to 4.0 Units/Acre	25 %
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4.0 to 6.0 Units/Acre	30 %
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A minimum 100-foot setback where a residential collector intersects a major collector shall be observed. This requirement may be waived for innovative/alternative designs.

The remaining area shall be left as common open space and used for designated purposes as approved by the Planning Commission. A minimum of five (5) percent of the site shall be improved recreational open space.

2. Yards

Minimum Front Yard	35 ft.
Minimum Side Yard	6.5* ft. or zero lot line
Minimum Rear Yard	6.5*ft.

**Five-feet side (5) minimum side setback permitted where fire protection meets City's Fire Department requirements for reduced building separation.*

A twenty-five (25) foot building setback consisting of dedicated open space is required around the outside boundary of the development.

3 Density, Bulk and Open Space Regulations for Multi-Family Dwellings

a. Density, Bulk and Open Space Regulations

The following requirements shall apply to multi-family dwellings within a high-density residential planned development:

Maximum Area per Dwelling Unit	3,000 Sq. Ft.
Minimum Required Open Space	30 percent
Minimum Developed Open Space	10 percent
Maximum Building Height	53 Feet

b. The maximum overall densities shall be in terms of the number of dwelling units per gross acre of all the area within said development.



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- c. The maximum floor area shall be in terms of a ratio of total floor area per total area within said development, as provided herein.
- d. Yard requirements are waived and the above minimum controls shall be applied with the following exception a twenty-five (25) foot building setback consisting of dedicated open space is required around the outside boundary of the development.
- e. The minimum total outdoor area (including all uncovered outdoor areas, such as streets, parking, lawn, landscaped areas, patios, recreation, as well as usable roofs and uncovered balconies) shall be provided at no less than a minimum ratio of outdoor area per total floor area, as provided herein.
- f. The minimum total living space (that part of the total outdoor area which includes lawn, landscaping, and recreation areas and excluding streets and parking) shall be provided at no less than a minimum ratio of living space area per total floor area, as provided

H. Limitation on Density

The planning commission and board of mayor and aldermen may, within their discretion, limit the density to a figure lower than the maximum permitted above. This type of limitation shall be exercised only if the character of the adjoining neighborhood is inappropriate for the proposed development or if the development would place an excessive burden on the existing street and utility system.



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White House Crossroads

Character Area Policy

Character:
The White House Crossroads is the town center and community core for White House. The development pattern is established, but there are several under- or undeveloped tracts within the Character Area. Changes to the area are likely and encouraged as development and redevelopment occurs. Since this is the City's crossroads and town center, new development should focus on a mix of uses and services that are more urban in lot sizes and setbacks. Retail, restaurant, attached residential and multifamily residential uses are particularly appropriate for this area.

Appropriate Zoning Category and Uses
C-1 Central Business, C-6 Town Center Commercial, R-TC High Density Town Center Commercial, NC-PUD Neighborhood Center Planned Unit Development

Infrastructure:
Extensions to transportation, water, sewer, and other services should be expected. New service or extensive redevelopment of existing services should be vetted and reviewed by Planning Commission and Board of Mayor and Aldermen as a primary element of approval.

Design and Context Principles:
This character area represents the crossroads and town center of White House. Therefore, the design and context should be more reflective of the most urban development in the City. This include short setbacks, small lot sizes, and complementary mixed uses. New developments should include a mix of architectural styles. Buildings should include quality materials with architectural details and features. Parking should be located to the side or behind commercial buildings and mitigated by landscaping.



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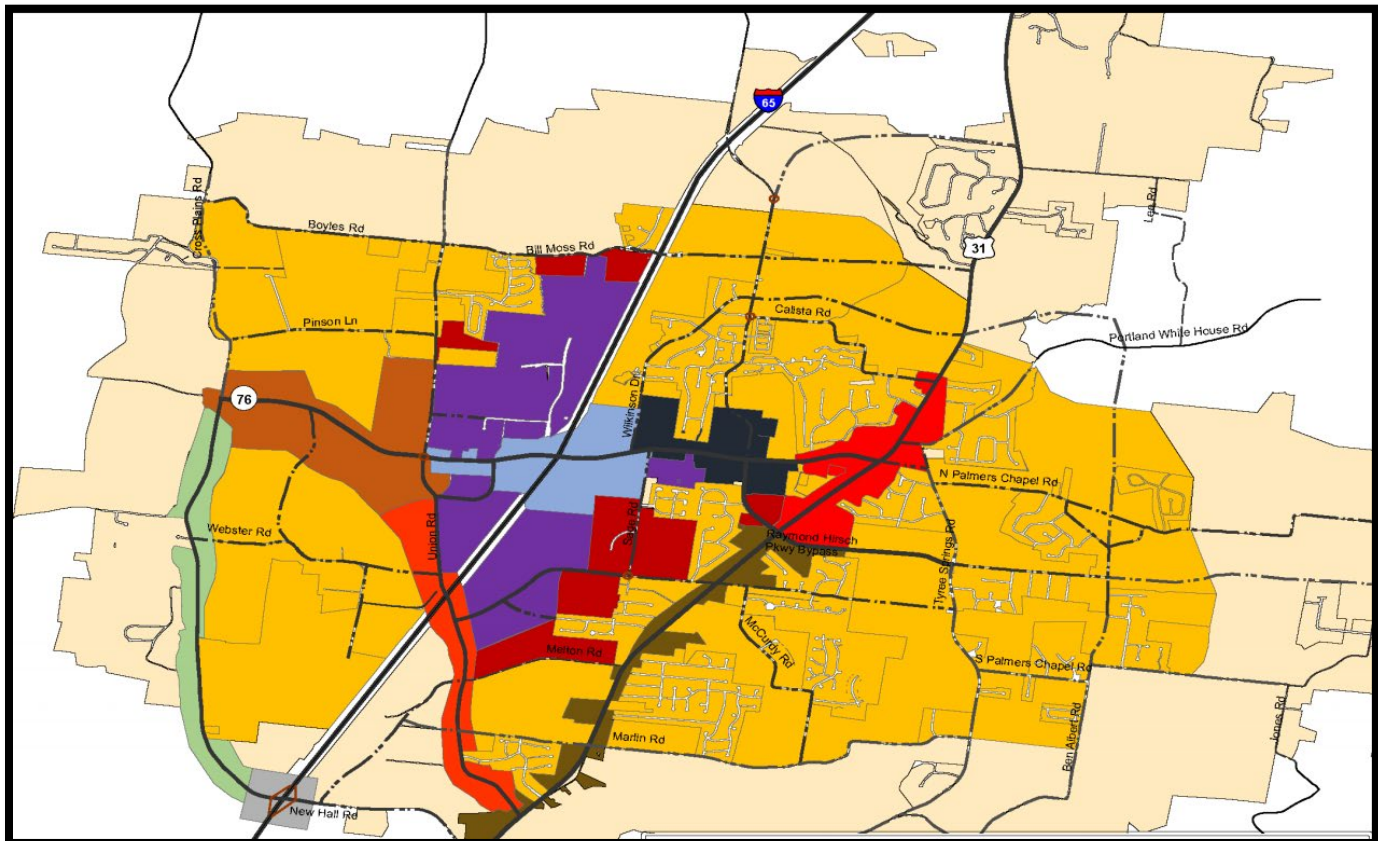
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White House Crossroads is the red section on the map in the town center area.



Legend

East 76 Corridor	Innovation	Residential SF Medium Density
Future Gateway	Mixed Use	Union Road Corridor
Gateway	New Hall Corridor	West 76 Corridor
Highway 31 Corridor	Residential SF Low Density	Whitehouse Crossroads

The City of White House is working towards the daily pursuit of excellence in management and delivery of services; while balancing the preservation of our small town atmosphere by nurturing orderly, proactive growth.



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Applicant or Representative- Overview:

Joshua Russell

Tax Parcel and ID

**Sumner County Tax Map 077,
Parcel 100.02**

Current Zoning

R-20

Comprehensive Plan District:

**Residential Single-Family
Medium Density. This request
meets comprehensive plan
requirements**

Ordinance Reference and Notes:

5.052.2 & 5.052.3

Project Area Description

**The proposed rezoning site is
located between Meadows and
Fern Valley. Parcel 100.02 is
located on the south side of
North Palmers Chapel, two (2)
parcels from Fern Valley Rd.**

Planning Commission By-Law: Rezoning Requests Review Criteria:

- A. Comprehensive Plan area designation
- B. Existing and adjacent property uses
- C. Future uses of area
- D. Permitted uses in the proposed zoning district.
- E. Major changes in the area created by public building projects, economic development, roadway and utility improvements, or other changes that are determined to necessitate a zoning change recommendation or denial.

Staff Recommendation: **Approval
and referral to the Mayor and Board
of Alderman as recommendation for
zoning change**

Staff Overview



Staff Comments:

The applicant is requesting to rezone a two-acre lot from R-20 to R-15. R-20 has a minimum lot size of 20,000 sq ft, while R-15's minimum size is 15,000 square feet. The property owner will then seek to re-subdivide the lots into two (2).

This request is within the scope of the comprehensive plan SF Medium Density designation and would be inline with surrounding property uses.



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5.052.2

Reference Item # 3 Joshua Russell Property Rezoning: R-20, Low Density Residential Districts

A. District Description

This district is designed to provide suitable areas for low density residential development characterized by an open appearance. Generally, the residential development will consist of single family detached dwellings and accessory structures. These districts also include community facilities, public utilities, and open uses which serve specifically the residents of these districts, or which are benefitted by an open residential environment without creating objectionable or undesirable influence upon residential developments. Further, it is the intent of this ordinance that these districts be located so that the provision of appropriate urban services will be physically and economically facilitated and so that provision is made for the orderly expansion and maintenance of urban residential development within the urban area. It is the express purpose of this ordinance to exclude from these districts all buildings and other structures and uses having commercial characteristics whether operated for profit or otherwise, except that conditional uses and home occupations specifically provided for in these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.

B. Uses Permitted

In the R-20, Low Density Residential Districts, the following uses and their accessory uses are permitted:

1. Single family detached dwellings.
2. Customary accessory buildings, including private garages and noncommercial workshops meeting the requirements of Section 3.100 Accessory Use Regulations.
3. Customary incidental home occupations as regulated in, Section 4.180.
4. Essential municipal services.

C. Uses Permitted as Special Exceptions

In the R-20, Low Density District, the following uses and their accessory uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals.

1. Churches.
2. Public and private schools offering general education.
3. Day Care Centers. **(Amended by Ordinance 06-08, Feb. 2006)**
4. Public and semi-public recreational facilities and grounds.



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Reference Item # 3 Joshua Russell Property Rezoning:

5. Utility facilities (without storage yards) necessary for the provision of public services.
6. Cemeteries.
7. Duplexes on lots over one acre with no future subdivision of said lot.
8. Bed and Breakfast Home Residences. (See Article IV, Section 4.100, Special Conditions for Review Pertaining to Bed and Breakfast Home Residences). **(Added by Ordinance No. 96-7, April 18, 1996.)**
9. Residential Agricultural Uses. (See Article IV, Section 4.170, Residential Agricultural Uses). **(Added by Ordinance No. 06-06, February 16, 2006.)**
10. Accessory Residential Family Dwelling Unit. **(Added by Ordinance 06-31, August 17, 2006.)**
11. Secondary detached single family residential dwelling units on lots over one acre meeting the requirements of Section 4.121.

D. Uses Prohibited

Mobile homes, mobile home parks; billboards, and similar advertising structures, uses not specifically permitted; or uses not permitted upon approval as a special exception.

E. Dimensional Regulations

All uses permitted in the R-20, Low Density Residential District shall comply with the following requirements:

1. Minimum Lot Size Requirements

Area	20,000 square feet
Area per Family	20,000 square feet
Lot Width at Building Setback Line	100 feet

2. Minimum Yard Requirements

Front Setback	40 feet
Side	15 feet
Rear	25



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Reference Item # 3 Joshua Russell Property Rezoning:

3. Maximum Yard Requirements

On any lot or parcel of land, the area occupied by all buildings including accessory buildings shall not exceed thirty-five (35) percent of the total area of such lot or parcel.

4. Height Requirements

No building shall exceed thirty-five (35) feet in height except as provided in Article VII, Section 7.060.

5. Parking Space Requirements

As regulated in Article IV, Section 4.010.

F. Exceptions

For residential developments larger than five (5) acres a maximum reduction in lot size of twenty-five (25) percent will be allowed if all of the following requirements are met.

For residential developments of five (5) to ten (10) acres inclusive:

1. At least one (1) acre of the development is dedicated to a permanent community park.
2. The park area will be equipped as specified by the White House Parks and Recreation Department.

For residential developments larger than ten (10) acres:

3. Of the first twenty (20) acres, ten (10) percent of the area must be permanently dedicate to a community park. For additional acreage five (5) percent must be added to the park area up to a maximum of five (5) acres.
4. The park area will be equipped as specified in Subsection (b), above.

For all residential developments applying for an exemption:

5. Prior to any exemption being granted the applicant must first receive approval from the Director of Parks and Recreation for the City of White House. Guidelines shall be developed by the Planning Commission and Park Director relative to what may constitute an exemption.

5.052.3 R-15, Medium Density Residential District



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Reference Item # 3 Joshua Russell Property Rezoning:

A. Purpose and Intent of District

This district is designed to provide suitable areas for medium density residential development where sufficient urban services and facilities are provided or where the extension of such services can be physically and economically facilitated prior to development. It is the intent of this district to not restrict in number the dwelling units contained in a building provided there is sufficient area of zone lot and open space on such lot relative to the number of dwelling units thereon. This class of district is intended also to permit community facility and public utility installations which are necessary to serve and do serve specifically the residents of these districts, or which installations are benefited by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from this class district all buildings and other structures and uses having commercial characteristics and not planned as an integral part of a total residential development, whether operated for profit or otherwise, except that conditional use and home occupations specifically provided for in these regulations for this class of district shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.

B. Uses Permitted

In the R-15, Medium Density Residential District, the following uses are permitted.

1. Single family detached dwellings.
2. Duplexes on lots over one acre with no future subdivision of said lots.
3. Customary accessory buildings, including private garages and non-commercial workshops meeting the requirements of Section 3.100 Accessory Use Regulations.
4. Customary incidental home occupation as regulated in, Section 4.180.
5. Essential municipal services.
6. Secondary detached single family residential dwelling units on lots over one acre meeting the requirements of Section 4.121.

C. Uses Permitted as Special Exception

In the R-15, Medium Density Residential District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals.

1. Churches
2. Public and private schools offering general education courses.



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Reference Item # 3 Joshua Russell Property Rezoning:

3. Day Care Centers. **(Amended by Ordinance 06-08, Feb. 16, 2006)**
 4. Public and semi-public recreational facilities and grounds.
 5. Utility facilities (without storage yards) necessary for the provision of public services.
 6. Government buildings and community centers.
 7. Cemeteries.
 8. Bed and Breakfast Home Residences. (See Article IV, Section 4.100, Special Conditions for Review Pertaining to Bed and Breakfast Home Residences). **(Added by Ordinance No. 96-7, April 18, 1996.) (Deleted by Ordinance No. 05-19 August 18, 2005.)**
 9. Residential Agricultural Uses. (See Article IV, Section 4.170 Residential Agricultural Uses). **(Added by Ordinance No. 06-06, February 16, 2006.)**
 10. Accessory Residential Family Dwelling Unit. **(Added by Ordinance 06-31, August 17, 2006.)**

D. Uses Prohibited

Mobile homes, mobile home parks; billboards, and similar advertising structures; uses not specifically permitted; or uses not permitted upon approval as a special exception.

E. Dimensional Regulations

All uses permitted in the R-15 Medium Density Residential District shall comply with the following requirements.

1. Minimum Lot Size Requirements

Area	15,000 square feet
Area per Family	15,000 square feet
Lot Width at Building Setback Line	85 feet

2. Minimum Yard Requirements

Front Setback	35 feet
Side	12.5 feet
Rear	25 feet



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Reference Item # 3 Joshua Russell Property Rezoning:

3. Maximum Yard Requirements

On any lot or parcel of land, the area occupied by all buildings including accessory buildings shall not exceed thirty-five (35) percent of the total area of such lot or parcel.

4. Height Requirement

No building shall exceed thirty-five (35) feet in height, except as provided in Article VII, Section 7.060. (With a Special Exception Available to up to 53 feet.) **Amended by Ordinance 15-09, May 21, 2015.**

5. Parking Space Requirements

As regulated in Article IV, Section 4.010.

Single Family Medium Density Residential	
Character Area Policy	
Single Family Medium Density Residential	Character: The Single Family Character Area consists of residential development that include quality neighborhoods and housing choices for community at medium density per acre.
	Appropriate Zoning Category and Uses R-15 Medium-Density Residential, SR-PUD Suburban Planned Unit Development
	Infrastructure: Extensions to transportation, water, sewer, and other services should be expected. New service or extensive redevelopment of existing services should be vetted and reviewed by Planning Commission and Board of Mayor and Aldermen as a primary element of approval.
	Design and Context Principles: New dwellings and structures should aid in establishing the residential character of the area and provide housing choices for the community. New developments or redevelopments should include a mix of architectural styles, while also blending with existing, adjacent development patterns. Open space preservation is encouraged through the use of SPUD or clustering/alternative lot layout and design through convention zoning. Interconnected open space preservation is encouraged.



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Item #4 Exotic Marble & Granite

Applicant or Representative-
Overview: **Exotic Marble
Granite, Murray D. Shanklin,
PE**

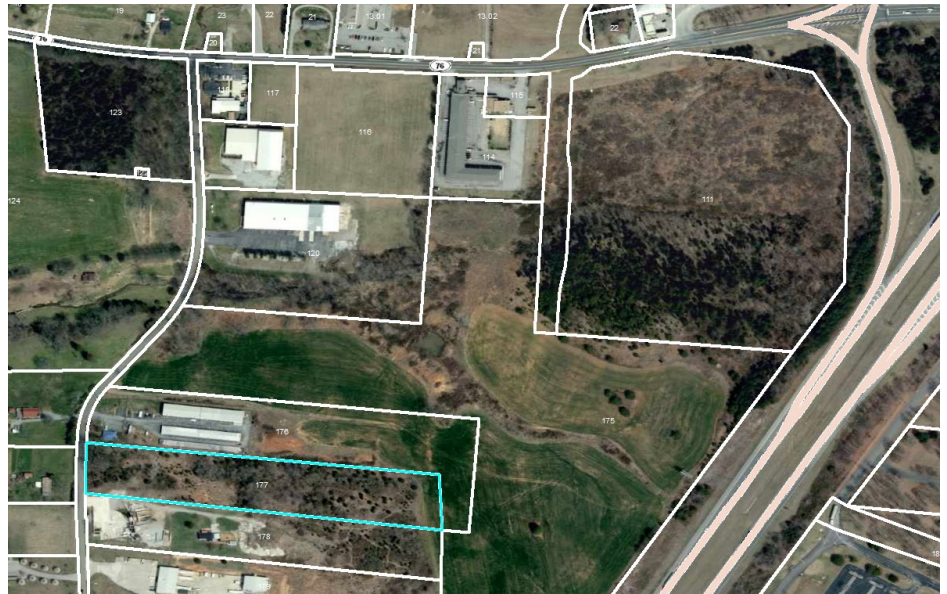
Tax Parcel and ID
**Robertson County Tax Map
106, Parcel 177**

Zoning-I-1 Light Industrial

Ordinance Reference and Notes:
NA

Project Area Description
**The proposed project is
located on the east side of
Union Rd.**

Staff Overview



Exotic Marble has requested site plan approval from staff, seeking to relocate the existing operation from Millersville to White House.

Comments to the Engineer were as follows:

- This is the PC level approval and the drainage calcs, SWPPP/Permit, Land disturbance Permit and other items must be completed as part of the construction level review and approval
- This project is within the scope of the major Thorofare plan, which I have attached. Please show a reserved Right of Way of 60' on the site plan and any plat to allow your project development that matches the Major Thoroughfare Plan of 60'.

Staff comments were addressed and resubmitted to the city.

Staff Recommendation:
**Approval. The current zoning
is appropriate for this type
business and is a
recommended use within the
Comprehensive Plan**



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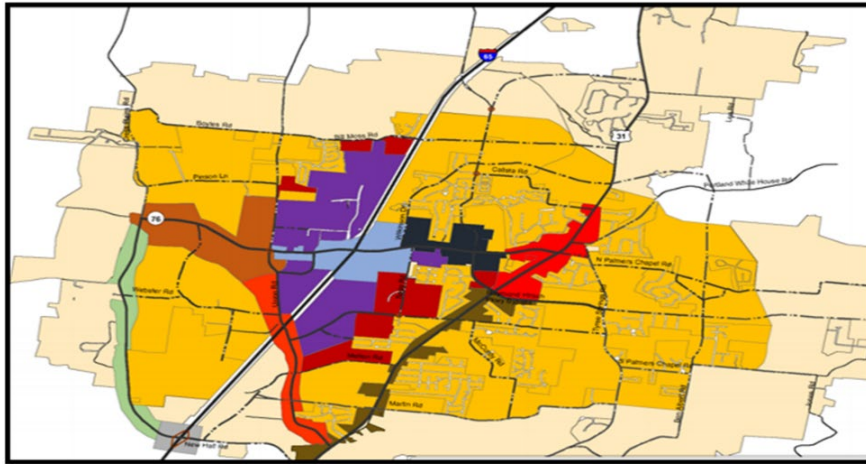
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Reference Item #4 Exotic Marble & Granite

This site should be referenced to the purple section of the map, known as Innovation. The description is below the map.



Legend		
East 76 Corridor	Innovation	Residential SF Medium Density
Future Gateway	Mixed Use	Union Road Corridor
Gateway	New Hall Corridor	West 76 Corridor
Highway 31 Corridor	Residential SF Low Density	Whitehouse Crossroads

Innovation District

The intent of this Character Area is to enhance the business and employment base of White House, while allowing for a flexible mixture of office, light industrial, and similar uses. This Character Area is specific to enhance and promote the needs of business, office, and industrial activities within the City.

General Description:

The Innovation District Character Area is characterized by a mix of uses that form and support the City's employment base. A concentration of uses is intended to focus on an area for industrial and economic development; however, civic uses are also appropriate. The general development pattern reflects a high level of intensity allowable within the City for industrial, manufacturing, research, and similar type uses. The built environment consists of one- to multi-story buildings and includes both single use and mixed use activities, including campus-style developments. Street networks and intersections are defined by site and transect context. Buildings have moderate to deep

Character Area Policy

Character:

The Innovation Character Area includes those industrial areas within the City. This Character Area reflects a change in the economy away from heavy industrial facilities and positions industrially zoned land as areas for entrepreneurship and job creation. The zoning pattern in this Character Area is largely established for industrial uses. Changes to overall character of the area may occur and should focus on creating a safe and functional district for a wide range of industrial and related uses. This Character Area, while industrial in nature, is intended to provide for a transition and buffer from more intensive uses to less intensive uses such as residential or commercial.

Appropriate Zoning Category and Uses:

I-1 Light Industrial, I-2 Heavy Industrial, C-4 Office/Professional

I-3 Special Industrial uses are appropriate only in circumstances where the uses proposed for the site would benefit the community as a whole and a suitable area may be available.

Infrastructure:

Extensions to transportation, water, sewer, and other services should be expected. New service or extensive redevelopment of existing services should be vetted and reviewed by Planning Commission and Board of Mayor and Aldermen as a primary element of approval.

Design and Context Principles:

This character area represents an area with a flexible, innovative approach to Industrial, Manufacturing, Craft, or Artisanal made products. Buildings should be compatible with the established character of the area, while being functional for light industrial or office uses. Buildings should include quality materials that are functional but durable, with architectural details and features on street-facing facades. Parking should be scaled to the size, scale, and scope of the uses. Parking lots and loading areas should be mitigated by landscape.

In areas where there are residential commercial land uses in proximity to proposed industrial uses (such as Bill Moss Road and Sage Road), the scale of the building should transition to a residential scale. Additionally, in these areas appropriate screening and buffering should be applied in the site planning process to protect existing residential uses. If possible, less intensively industrial uses (light industrial, flex space, and/or office uses) are the most appropriate uses in areas that adjoin existing residential uses.

Innovation



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5.054.1

I-1, Light Industrial District

A. District Description

This district is designed for a wide range of industrial and related uses which conform to a high level of performance standards. Industrial establishment of this type, within completely enclosed buildings, provide a buffer between commercial districts and other industrial uses which involve more objectionable influences. New residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development. Community facilities which provide needed services to industrial development are permitted.

B. Uses Permitted

In the I-1, Light Industrial District, the following uses and their accessory uses are permitted:

1. Food and kindred products manufacturing, except meat products.
2. Textile mill products manufacturing except dying and finishing textiles.
3. Apparel and other finished products made from fabrics, leather, and similar materials **manufacturing**.
4. **Furniture and fixtures manufacturing.**
5. Printing, publishing and allied industries.
6. Fabricated metal products manufacturing, except ordinance and accessories.
7. Professional, scientific, and controlling instruments; photographic and optical goods, watch and clock manufacturing.
8. Miscellaneous manufacturing including jewelry, silverware and plated ware, musical instruments and parts, toys, amusement and sporting goods manufacturing, pens, pencils, and other office materials, costume jewelry, novelties and miscellaneous notions; tobacco manufacturing, motion picture production.
9. All types of wholesale trade.
10. Signs and billboards as regulated in Article IV, Section 4.080.
11. Warehouse and storage uses.
12. Agricultural equipment sales and repair.



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13. All public utilities including buildings, necessary structures, storage yards and other related uses.
14. Animal health facilities including veterinary clinics.
15. **Building materials storage and sales.**
16. **Retail trade.**
17. Professional, financial consulting and administrative services.
18. Communication services.
19. Commercial amusement services.
20. Auto repair body shops.
21. Essential municipal services.

C. Uses Permitted as Special Exception

In the I-1, Light Industrial District, the following uses and their accessory uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals.

1. Day care centers.
2. Special institutional care facilities. **(Added by Ordinance No. 97-15, December 20, 1997)**
3. Twenty (24) Hour Veterinarian Clinic Accessory Residential Quarter meeting requirements of 4.160, Excluding Medical Clinics. **(Added by Ordinance No. 05-09, May 19, 2005)**

D. Uses Prohibited

Uses not specifically permitted or uses not permitted upon approval as a special exception.

E. Dimensional Regulations

All uses permitted in the I-1, Light Industrial District, shall comply with the following requirements except as provided in Article VII, Section 7.020, (Nonconforming Uses).

1. Minimum Lot Size Requirements

No minimum lot size is required in the I-1 District.



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2. Minimum Yard Requirements

Front Yard	10 feet
Side Yard	20 feet
Rear Yard	15 feet

Front Building Setback	40 feet
------------------------	---------

3. Maximum Lot Coverage

On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed fifty (50) percent of the total area of such lot or parcel.

4. Height Requirements

No building shall exceed fifty-three (53) feet in height, **(Amended by Ordinance 15-09, May 21, 2015.)**except as provided in Article VII, Section 7.060.

5. Parking Space Requirements

In addition to the provisions of this ordinance regulating parking spaces and loading areas (Article IV, Section 4.010 and 4.020), the following provisions shall apply to parking and loading areas for uses permitted in this district:

- a. All off-street parking lots and loading areas shall be surfaced with dustless, hard surfaced materials such as asphalt or concrete and so constructed to provide for adequate drainage and to prevent the release of dust.
- b. Each parking space shall be appropriately marked with painted lines or curbs.
- c. Entrances and exits onto and off of a public street shall be paved with a dustless, hard surfaced material for a distance which is at least the equivalent of the required front building setback line measured from the property line at which the access point is located.

6. Landscaping Requirements

See Article III, Section 3.130.

F. Outdoor Storage



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1. All outdoor storage shall take place in the rear half (1/2) of the rear yard and shall be screened by fencing or landscaping.
2. Outdoor storage is prohibited in the front half (1/2) of the rear yard.



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Item # 5 Staff: Requests Cancellation of the adopted development for Burris Ridge

Applicant or Representative-
Overview:

STAFF

Tax Parcel and ID

**Robertson County Tax Map
117, Parcel 008**

Zoning

NCRPUD (currently) to R-20

Ordinance Reference and Notes:
5.056.3, 7

Project Area Description

This is a request to rezone an expired plan, which is tied to the zoning of a PUD. The Master Plan consisted of 949 homes was approved 2/18/2016. The referenced ordinance gives the Planning Commission the authority to officially cancel the plan or extend approval.

This letter was mailed to the property owner as notification.

Staff Recommendation: **This plan has expired. Staff recommendation is to cancel this plan based on section 5.056.3,7 which is on the following pages. This NCRPUD designation no longer fits within the comprehensive plan. The developer will be required to resubmit a plan.**

July 30, 2020

RE: Master Plan Approval for 949 lots on 412.53 acres, Robertson County Tax Map 117, Parcel 008, New Hall Road, White House, Tennessee, approved by the City of White House, Tennessee Planning Commission February 18, 2016 (the "Master Plan")

Walton Tennessee, LLC et al
14614 N Kierland Blvd. Suite 120
Scottsdale, AZ 85254

Dear Sir or Madam:

This letter is to officially inform you that pursuant to subsection 7 of the City of White House, Tennessee Zoning Ordinance, Article V, section 5.056.3, a copy of which is attached hereto, the Planning Commission for the City of White House, Tennessee (the "Planning Commission") will consider whether or not to cancel the above-referenced Master Plan at its meeting on Monday, August 10, 2020 at 7:00 pm, because construction has not commenced on the property within two (2) years of the Planning Commission's approval of the Master Plan. Because the NCRPUD (Neighborhood Center Planned Unit development) zoning designation is tied to the approved master plan, I will recommend that the approval of the Master Plan be cancelled and the property be rezoned to the R-20, Low Density Residential zoning classification.

Please contact me with any questions.

Respectfully,

Ceagus Clark, Planning Codes Director
City of White House
105 College St
White House, TN 37188

clc:rh
Attachment



City of White House, Tennessee

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Item # 6 Staff: Requests Cancellation of the adopted development for Calista Farms

Applicant or Representative-

Overview:

STAFF

Tax Parcel and ID

Robertson County Tax Map 98,
Parcel 18

Zoning

NCRPUD (currently) to R-15

Ordinance Reference and Notes:

5.056.3, 7

Project Area Description

This is a request to rezone an expired plan, which is tied to the zoning of a PUD. The Master Plan was approved 9/7/2007. The referenced ordinance gives the Planning Commission the authority to officially cancel the plan or extend approval. This letter was mailed to the property owner as notification.

Staff Recommendation:

Cancellation of Plan. The Master Plan was approved in 2007 with no activity on the property

July 30, 2020

RE: Master Plan Approval for 204 lots on 93.2 acres, Robertson County Tax Map 98, Parcel 18. Calista Road, White House, Tennessee, approved by the City of White House, Tennessee Planning Commission on September 7, 2007 (the "Master Plan")

31-W Realty, LLC

7434 Cycle Lane

Goodlettsville, TN 37072

Dear Sir:

This letter is to officially inform you that pursuant to subsection 7 of the City of White House, Tennessee Zoning Ordinance, Article V, section 5.056.3, a copy of which is attached hereto, the Planning Commission for the City of White House, Tennessee (the "Planning Commission") will consider whether or not to cancel the above-referenced Master Plan at its meeting on Monday, August 10, 2020 at 7:00 pm, because construction has not commenced on the property within two (2) years of the Planning Commission's approval of the Master Plan. Because the LDPUD (Low Density Planned Unit development) zoning designation (now known as the SRPUD, Suburban Residential Planned Unit Development zoning designation) is tied to the approved master plan, I will recommend that the approval of the Master Plan be cancelled and the property be rezoned back to the R-15, Medium Density Residential zoning classification.

Please contact me with any questions.

Respectfully,

Ceagus Clark, Planning Codes Director
City of White House
105 College St
White House, TN 37188

clc:rh

Attachment



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Zoning Ordinance, Article V, section 5.056.3, 7

5.056.3 ADMINISTRATIVE PROCEDURE

7. Cancellation of an Adopted Planned Development

In the event that actual construction has not begun within twenty-four (24) months from and after the date of the ordinance adopting or amending a planned development, (or after any period of extension officially authorized), the planning commission may, shall conduct an official meeting with notice to the landowner, to review the zoning and feasibility of the Planned Development and may act to cancel or extend approval of the master plan depending on the circumstances of each case in any case where said Planned Development has:

- a. Received Preliminary Master Plan Approval and the Rezoning Ordinance have been adopted and the Final Master Plan has not been submitted for approval within one year.
- b. Received Final Master Plan approval and construction has not begun within two years. In this instance, the Zoning Administrator shall not issue new permits.
- c. Received Final Master Plan approval and construction has lapsed for more than one year. In this instance, the Zoning Administrator shall not issue new permits and revoke existing permits.
- d. Received Final Master Plan approval and construction of the development falls more than two (2) years behind schedule filed with the Final Master Plan. In this instance, the Zoning Administrator shall not issue new permits and revoke existing permits.



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Item # 7 Staff- Requests Zoning Ordinance amendment for Article V

Applicant or Representative-
Overview:
STAFF

Tax Parcel and ID
NA

Zoning
C-1R Ammendment

Ordinance Reference and Notes:
5.053.1.1

Project Area Description
The proposed amendment is to add the maximum acreage amount to 5 acres. This provides a clearer definition and adds intent to what the infill was designated for. The amended language is highlighted in yellow on the following page.

Staff Recommendation:
Approval recommendation to the Board of Mayor Alderman.

C-1R Central Business Service District-Gateway Infill Residential

A.District Description

This district is designed to provide for a wide range of retail, office, amusement, service uses, in addition to residential uses in a mixed-use setting. In addition, this district provides for governmental uses, and community facilities and utilities necessary to serve the district or which are required for the general community welfare. The regulations are structured to permit maximum freedom of pedestrian movement and design flexibility need for in-fill type developments on smaller properties to incorporate residential uses on properties and within buildings of commercial permitted uses. Relative high density and intensity of use is permitted in this district. The intention is for the C1R zoning districts to be in the gateway areas of the City's Town Center area including Hwy 31W from Raymond Hirsch Parkway to Calista Road and SR 76 from the City park to the town center area at the intersection of Hwy 31W/SR 76/College Street.



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5.053.1.1 C-1R Central Business Service District-Gateway Infill Residential

A. District Description

This district is designed to provide for a wide range of retail, office, amusement, service uses, in addition to residential uses in a mixed-use setting. In addition, this district provides for governmental uses, and community facilities and utilities necessary to serve the district or which are required for the general community welfare. The regulations are structured to permit maximum freedom of pedestrian movement and design flexibility need for in-fill type developments on smaller properties to incorporate residential uses on properties and within buildings of commercial permitted uses. Relative high density and intensity of use is permitted in this district. The intention is for the C1R zoning districts to be in the gateway areas of the City's Town Center area including Hwy 31W from Raymond Hirsch Parkway to Calista Road and SR 76 from the City park to the town center area at the intersection of Hwy 31W/SR 76/College Street.

B. Uses Permitted

In the C-1, Central Business Service District, the following uses and their accessory uses are permitted.

1. General retail sales and services.
2. Professional, finance, insurance, real estate, personal, business, and repair services.
3. Hotels, motels and boarding houses.
4. Commercial amusement establishments.
5. Churches and other places of assembly.
6. Governmental buildings and community centers.
7. Utility facilities (without storage yards) necessary for the provision of public services.
8. Communication business services.
9. Educational services.
10. Signs and billboards as regulated in Article IV, Section 4.070.
11. Food services.
12. Wholesale sales.
13. Medical services.



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14. Convenience sales and service.
15. Laundry and dry-cleaning services.
16. Essential municipal services.
17. Vehicular craft, and related equipment sales, rental and delivery.

18. Residential mixed use shall be a maximum of (5) acres

19. Residential mixed use including upper story residential, single or two family detached, attached, semi-attached, and multi-family units not exceeding thirteen (13) units per acre.
20. Residential single family detached, attached, multi-family not exceeding thirteen (13) units per acre.

C. Uses Permitted as Special Exceptions

In the C-1, Central Business Service District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Article VII, Section 7.060.

1. Automotive parking lot.
2. Day care centers

D. Uses Prohibited

Industrial uses; automobile wrecking, junks, and salvage yards; uses not specifically permitted or uses not permitted upon approval as a special exception.

E. Dimensional Regulations

All uses permitted in the C-1R District shall comply with the following requirements, except as provided in Article VI.

1. Minimum Lot Size Requirements

No minimum lot size shall be required in the C-1 District.

2. Minimum Yard Requirements

Front Yard –Ten (10) feet* See Section 5 Parking Space

Side Yard – Five (5) feet except one- and two-family dwellings side setback- 6.5** feet



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****Five-foot side (5) minimum side setback permitted where fire protection meets City's Fire Department requirements for reduced building separation.**

Rear Yard- Ten (10) feet

3. Maximum Lot Coverage

There are no restrictions on the area occupied by all buildings including accessory buildings on a lot or parcel located in the C-1 District.

4. Height Requirement

No building shall exceed fifty-three (53) feet in height, except as provided in Article VII, Section 7.040.

- a. The maximum building height at the street line shall be thirty-five (35) feet.
- b. For each foot the buildings is set back from the street line, the height of the building may be increased by one and one-half (1 1/2) feet to a maximum height of five-three (53) feet in height

5. Parking Space Requirements

As regulated in Article IV, Section 4.010 and 3.090. Increased front setback of thirty (30') feet is required for residential parking areas between secondary public streets and buildings to ensure parking in front would not block public sidewalks or roadways.

F. Landscaping Requirements

See Article III, Section 3.120. Where a transitional buffer yard requires a buffer exceeding ten (10) feet, a solid fence or wall meeting the requirements of the City Commercial Design Standards with a solid understory vegetative screen is permitted to be completed within the ten (10') rear setback as determined by the Planning Commission based on site plan design and property conditions.

G. Outdoor Storage

1. All outdoor storage shall be prohibited in the front yard which shall be interpreted as that portion of the property abutting the portion of the property abutting the right-of-way.

2. Outdoor storage shall take place in the rear yard and shall be screened by fencing or landscaping.

- H. All commercial and all new residential developments including one- and two-family residential buildings shall be regulated by the commercial design standards since the zoning district is intended for a mixed-use zoning district.