

TITLE 14

ZONING AND LAND USE CONTROL

CHAPTER

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CHAPTER 1

MUNICIPAL PLANNING COMMISSION

SECTION

- 14-101. Creation and membership.
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14-101. Creation and membership. Pursuant to the provisions of Tennessee Code Annotated, § 13-4-101 there is hereby created a municipal planning commission, hereinafter referred to as the Planning Commission for the City of Sweetwater. The planning commission shall consist of nine (9) members. One member shall be the mayor of the city and one member shall be a city commissioner selected by the mayor and board of commissioners. The other seven (7) members shall be appointed by the mayor. All members of the planning commission shall serve as such without compensation. Except for the initial appointments, the terms of the seven (7) appointive members of the planning commission shall be for seven (7) years each. The seven (7) members first appointed shall be appointed for terms of one, two, three, four, five, six, and seven years respectively so that the term of one member expires each year. The term of the member selected from the mayor and board of commissioners shall run concurrently with his membership on the board. Any vacancy in an appointive membership shall be filled for the unexpired term by the mayor who shall also have authority to remove any appointive member at his pleasure. (1982 Code, § 11-101)

14-102. Organization, powers, duties, etc. The planning commission shall be organized and shall carry out its powers, functions, and duties in

accordance with all applicable provisions of "Tennessee Code Annotated", title 13. (1982 Code, § 11-102)

CHAPTER 2

ZONING CODE

SECTION

- 14-201. Zoning code and zoning map.
- 14-202. Purpose of zoning code.
- 14-203. Definitions.

14-201. Zoning code and zoning map. Title 14, chapters 2 through 7, inclusive, of this code shall be known as the zoning code, and a map entitled "Zoning Map of Sweetwater, Tennessee", dated June 28, 1973,¹ and referred to in this code as the zoning map and all explanatory matter thereon is hereby made a part of the zoning code. (1982 Code, § 11-201)

14-202. Purpose of zoning code. The zoning regulations and districts as herein set forth have been made in accordance with a comprehensive plan for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community. They have been designed to lessen congestion in the streets, to secure safety from fires, floods, panic, and other dangers, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. They have been made with reasonable consideration among other things as to the character of each district and its peculiar uses, and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the city. (1982 Code, § 11-202)

14-203. Definitions. For the purpose of this zoning code and in order to carry out the provisions and intentions as set forth herein, certain words, terms, and phrases are to be used and interpreted as defined hereinafter. Words used in the present tense shall include the future tense; words in the singular number include the plural and words in the plural number include the singular; the word "person" includes a firm, partnership, or corporation as well as an individual; the term "shall" is always mandatory and not directory; and the word "may" is permissive. The word "used" or "occupied" as applied to any land or

¹Amendments to the zoning map are of record in the office of the city recorder.

building shall be construed to include the words "intended, arranged, or designed to be used or occupied."

The following words, terms, and phrases are hereby defined as follows and shall be interpreted as such throughout the zoning code. Terms not herein defined shall have the meaning customarily assigned to them.

(1) "Accessory apartment." A smaller dwelling unit that has been added onto, or created within, a single-family dwelling.

(2) "Accessory building." A subordinate building, the use of which is incidental to that of a main building and located on the same lot therewith.

(3) "Accessory use." A use customarily incidental, appropriate, and subordinate to the principal use of land or buildings and located upon the same lot therewith.

(4) "Agriculture use." This includes all forms of agriculture, including the growing of crops in the open, dairying, grazing, the raising and maintaining of poultry and other livestock, horticulture, forests, and woods, however, feed lots and other similar large-scale operations are prohibited and all health ordinances of Sweetwater shall be complied with.

(5) "Alley." A minor right-of-way, dedicated to public use, which affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility purposes.

(6) "Area, building." The total areas taken on a horizontal plane at the main grade level of the principal building and all accessory buildings exclusive of uncovered porches, terraces, and steps.

(7) "Assisted living facility." Residences for the elderly that provide rooms, meals, personal care, and supervision of self-administered medication. They may also provide other services such as recreational activities and transportation.

(8) "Automobile wrecking." The dismantling, storage, sale or place which is exposed to the weather and upon which more than five (5) motor vehicles of any kind incapable of being operated, and are placed, located, or found.

(9) "Bed and breakfast establishment." A private home, inn, or other unique residential facility offering bed and breakfast accommodations and one (1) daily meal and have four (4), but no more than twelve (12), guest rooms furnished for pay, with guests staying not more than fourteen (14) days, and where the innkeeper resides on the premises or property. Guest rooms shall be established and maintained distinct and separate from the innkeeper's quarters.

(10) "Bed and breakfast homestay." A private home, inn, or other unique residential facility offering bed and breakfast accommodations and one (1) daily meal and having less than four (4) guest rooms furnished for pay, with guests staying not more than fourteen (14) days, and where the innkeeper

resides on the premises or property. Guest rooms shall be established and maintained distinct and separate from the innkeeper's quarters.

(11) "Boutique hotel." A small hotel which strives to be one-of-a-kind and typically has between ten (10) and one hundred (100) rooms in unique settings with upscale accommodations and individualized unique selling points. A "boutique hotel" often conveys a strong sense of place and pride in its location's heritage.

(12) "Building." Any structure intended for shelter, housing, or enclosure of persons, animals, or chattels, including tents, lunch wagons, dining cars, mobile homes, and similar structures whether stationary or mobile.

(13) "Building area of a lot." That portion of a lot bounded by the required rear yard, side yards, and the front building set back lines.

(14) "Building, principal." A building in which is conducted the principal or main use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be a principal building of the lot on which it is situated.

(15) "Building setback line." A line delineating the minimum allowable distance between the property line and a building on a lot, within which no building or other structure shall be placed except as otherwise provided.

(16) "Building setback line, front." A line delineating the minimum allowable distance between the street right-of-way, or if an official future street right-of-way line, and the building on a lot. The front building setback line extends the full width of the lot and is parallel to or concentric with the street right-of-way.

(17) "Building setback line, rear." A line delineating the minimum allowable distance between the rear property line and a building on a lot (other than for permitted accessory structures). The rear setback line extends the full width of the lot.

(18) "Building setback line, side." A line delineating the minimum distance between the side property line and a building on a lot. The side setback line extends from the front building setback line to the rear building setback line.

(19) "Business services." Establishments primarily engaged in rendering services primarily to other commercial enterprises and business establishments, or which services and/or repairs appliances and machines used in a home or business.

(20) "Cultural facilities." Establishments relating to cultural, historic, educational, or natural interests, such as theaters, museums, art galleries, libraries, and other such similar facilities.

(21) "Dwelling." A building or portion thereof used for residential purposes.

(22) "Dwelling, multiple." A building designed for occupancy by three (3) or more families living independently of each other.

(23) "Dwelling, single-family." A freestanding building designed for occupancy by one (1) family.

(24) "Dwelling, two-family." A building containing two (2) single-family dwelling units totally separated from each other by an unpierced wall extending from ground to roof.

(25) "Dwelling unit." One (1) or more rooms and a single kitchen designed as a unit for occupancy by only one (1) family for cooking, living, and sleeping purposes.

(26) "Engineered fall zone." The area a telecommunication tower may be expected to fall in the event of a structural failure, as measured by engineering standards.

(27) "Excessive noise levels." Continuous or episodic noise levels beyond a normal or acceptable limit. Excessive continuous noise levels can be heard indoors on neighboring properties or creates an annoyance outdoors on neighboring properties. Excessive episodic noise levels would startle the average person when awake or waken the average sleeping person.

(28) "Flood." An overflow of lands not normally covered by water that results in significant effects in the vicinity. For the purpose of chapters 2 through 6 of this title, land subject to flood shall be considered to be land which is at an elevation lower than the elevation of the regional flood.

(29) "Floodway." The channel of the stream and that portion of the adjoining floodplain designed by the mayor and board of commissioners to reasonably provide for the passage of flood flows.

(30) "Floodway fringe areas." Areas lying outside the floodway district but within the area which would be flooded by the regional flood.

(31) "General offices." A room or a group of rooms used for conducting the affairs of a business, dental, government, veterinary, medical or professional office and generally furnished with desks, tables, files, and communication equipment.

(32) "Group home." A nonprofit or for-profit boarding home for the sheltered care of persons with special needs, which, in addition to providing food and shelter, also provides some combination of personal care, social or counseling services, limited medical services, and transportation.

(33) "Height of building." The vertical distance from the established average sidewalk grade, street grade, or finished grade at the building line, whichever is the highest, to the highest point of the building.

(34) "Junkyard or salvage yard." A lot, land, or structure, or part thereof, used primarily for the collecting, storage, and sale of waste paper, rags, scrap metal, or discarded material; or for the collecting, dismantling, storage, and salvaging of machinery or vehicles not in running condition or for the sale of parts thereof.

(35) "Loading space." A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of a truck or other vehicle.

(36) "Lot." A piece, parcel, or plot of land in one (1) ownership, which may include one (1) or more lots of record, occupied or to be occupied by one (1) principal building and its accessory building including the open spaces required under chapters 1 through 8 of this title.

(37) "Lot lines." The boundary dividing a given lot from the streets, an alley, or adjacent lots.

(38) "Lot of record." A lot which is part of a subdivision recorded in the office of the county register of deeds, or a lot described by metes and bounds, the description of which has been recorded in the office of the county register of deeds.

(39) "Medical facilities." Hospitals, specialized treatment facilities, surgical centers, twenty-four (24) hour emergency center, heliports for emergency transport, medical laboratories, and other similar facilities that provide for medical care outside a standard doctor's office.

(40) "Mental health related facilities." See "Group home."

(41) "Minimum floor elevation." The lowest elevation permissible for the construction, erection, or other placement of any floor including a basement floor.

(42) "Mobile home (trailer)." A detached single-family dwelling unit with the following characteristics:

(a) Designed for long-term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems.

(b) Designed to be transported after fabrication on its own wheels, or on a flatbed or other trailers or detachable wheels.

(c) Arriving at the site where it is to be occupied as a complete dwelling including major appliances and furniture, and ready for occupancy except for minor and incidental unpacking and assembly operations, location on foundation supports, connection to utilities and the like.

(43) "Mobile home or trailer park." Any area, tract, site, or plot of land whereupon mobile homes as herein defined are placed, located, or maintained, or intended to be placed, located, or maintained, and shall include all accessory buildings used or intended to be used as part of the equipment thereof.

(44) "Nonconforming use." A building, structure, or use of land existing at the time of enactment of the zoning code which does not conform to the regulation of the district in which it is situated.

(45) "Noxious matter." Material (in gaseous, liquid, solid, particulate, or any other form) which is capable of causing injury to living organisms, chemical reactions, or detrimental effects upon the social, economic, or psychological well-being of individuals.

(46) "Office warehouses." Offices with indoor warehouse space, which are often used for construction trades, such as contractors, plumbers, and electricians, and house care services, such as termite and pest control services.

(47) "Opacity (screening)." The degree of openness for which light or views are blocked or obscured by fencing or vegetative landscaping when viewed horizontally from grade level.

(48) "Open space." Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment, or for the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space.

(49) "Parking lot." An off-street facility including parking spaces along with adequate provisions for drives and aisles for maneuvering and getting access, and for entrance and exit, designed so as to be usable.

(50) "Parking space." A temporary storage space for the parking of a motor vehicle within a public or private parking area that is directly accessible to an access aisle and that is not located on a street right-of-way.

(51) "Personal services." Establishments primarily engaged in providing services involving the care of a person or of his or her personal goods or apparel. Such services include funeral services, beauty and barber shops, shoe repair, laundry and associated services, salons and health clubs, diaper service, clothing rental, and other similar activities.

(52) "Principal use." The specific primary purpose for which land or a building is used.

(53) "Public safety facility." A facility operated by and for the use of public safety agencies, such as the fire department and the police department, including the dispatch, storage, and maintenance of police and fire vehicles. "Public safety facilities" include shelter and training facilities for canine units of public safety agencies.

(54) "Public works facility." A facility operated by the municipal public works departments to provide municipal services, including dispatch, storage, and maintenance of municipal vehicles.

(55) "Recreational Vehicle (RV)." A vehicular-type portable structure without permanent foundation that can be towed, hauled, or driven and primarily designed as a temporary living accommodation for recreational, camping, and travel use and including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes.

(56) "Recreational vehicle park." Any lot or parcel of land upon which two (2) or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

(57) "Research, development, and/or testing laboratories/facilities." Facilities where research, development, and/or testing is conducted in industries that include, but are not limited to, biotechnology, pharmaceuticals, medical instrumentation or supplies, communication and information technology,

electronics and instrumentation, and computer hardware and software. Such an establishment often includes pilot plant operations to create prototypes of products, but may not manufacture products for direct sale and distribution from the premises.

(58) "Residential treatment facilities." See "Group home."

(59) "Retail sales." Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. These establishments are a place of business and are engaged in activity to attract the general public to buy.

(60) "Shelter, fallout." A structure or portion of a structure intended to provide protection to human life during periods of danger to human life from nuclear fallout, air raids, storms, or other emergencies.

(61) "Short-term rental unit." A residential dwelling that is rented wholly or partially for a fee for a period of less than thirty (30) continuous days and does not include a hotel, a bed and breakfast establishment, or a bed and breakfast homestay.

(62) "Sign, billboard, or other advertising device." Any structure or part thereof or device attached thereto or represented thereon, which shall display or include any letter, words, model, banner, flag, pennant, insignia, or representation used as, or which is in the nature of, an announcement, direction, or advertisement. The word "sign" includes the word "billboard" or any other type of advertising device, but does not include the flag, pennant, or insignia of any nation, state, city, or other political unit.

(63) "Solar farm." An energy system operated as a principal use for the generation, transmission, distribution, storage, or processing of solar energy for the purposes of electricity generation, heating, and cooling, and/or water heating.

(64) "Storage yard." The storage of materials outdoors as a principal use of land for more than twenty-four (24) hours. May include such items as mulch, landscape materials, lumber, building materials, construction block, and other similar items.

(65) "Story." That portion of a building included between the upper surface of any floor and the upper surface of the floor next above; or any portion of a building between the topmost floor and the roof which is used for human occupancy or in which the floor area with eight feet (8') or more of head clearance equals fifty percent (50%) or more of floor area of the next story below. Provided it is not used as a dwelling unit, a top floor in which the floor area with eight feet (8') or more of head clearance equals less than fifty percent (50%) of the floor area of the story next below shall be a "half-story." A basement shall be considered as a story if its ceiling is more than five feet (5') above the level from which the "height of building" is measured or if it is used for residential purposes other than for a janitor or domestic servant, including the families of the same, employed in the building.

(66) "Street." A public thoroughfare which affords the principal means of access to abutting property.

(67) "Structure." Any combination of materials, including buildings, constructed or erected, the use of which requires location on the ground or attachment to anything having location on the ground and including, among other things, signs and billboards.

(68) "Swimming pools." All outdoor swimming pool shall be any pool or open tank not located within a completely enclosed building and containing or normally capable of containing water to a depth at any point greater than one and one-half feet (1-1/2).

(69) "Travel trailer." See "Recreational vehicle."

(70) "Travel trailer park." See "Recreational vehicle park."

(71) "Use." The purpose for which land or a building or other structure is designed, arranged, or intended, or for which it is or may be occupied or maintained.

(72) "Vehicle operations facility." A facility for the dispatch, storage, and maintenance of emergency medical care vehicles, vehicles for hire, school buses, utility vehicles, and other similar vehicles.

(73) "Warehouse and distribution." An enclosed facility for the storage and distribution of manufactured products, supplies, and/or equipment.

(74) "Wholesale establishment." A business where goods are sold to either retailers, or to industrial, commercial, institutional, or other professional business users, or to other wholesalers and related subordinate services. (1982 Code, § 11-203, modified, as amended by Ord. #922, May 2015, Ord. #957, Feb. 2018, and Ord. #983, Dec. 2020 *Ch 7_02-07-22*)

CHAPTER 3

ZONING DISTRICTS

SECTION

- 14-301. Classification of districts.
- 14-302. Zoning map.
- 14-303. Zoning district boundaries.
- 14-304. Application of district regulations.
- 14-305. A-1 Agricultural district.
- 14-306. R-1 Low density residential district.
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- 14-308. R-3 High density, downtown residential district.
- 14-309. P-1 Professional and civic district.
- 14-310. C-2 Central business district.
- 14-311. C-3 General commercial districts.
- 14-312. C-4 Local general commercial.
- 14-313. C-5 Interstate/interchange district.
- 14-314. M-1 General Industrial zoning district.
- 14-315. M-2 Heavy industrial district.
- 14-316. TND-Traditional neighborhood development district.
- 14-317. Special flood hazard overlay district.
- 14-318. H-1 Historic zoning overlay district.
- 14-319. T telecommunication tower zoning overlay district.
- 14-320. R-4 High density urban residential district.

14-301. Classification of districts. For the purposes of this chapter, the City of Sweetwater, Tennessee, is hereby divided into fifteen (15) zoning districts as follows:

<u>Zoning District</u>	<u>District Abbreviation</u>
Agricultural District	A-1
Low Density Residential District	R-1
High Density Residential District	R-2
High Density Downtown Residential District	R-3
Traditional Neighborhood Development District	TND
Professional and Civic District	P-1
Central Business District	C-2

General Commercial District	C-3
Local General Commercial District	C-4
Interstate/Interchange District	C-5
General Industrial District	M-1
Heavy Industrial District	M-2
Special Flood Hazard Area Overlay District	
Historic Zoning Overlay District	H-1
Telecommunication Tower Overlay District	T
High Density Urban Residential District	R-4

(1982 Code, § 11-301, modified, as amended by Ord. #772, Oct. 2004, and Ord. #814, Dec. 2007, and replaced by Ord. #984, Dec. 2020 **Ch7_02-07-22** and Ord. #993, Nov. 2021 **Ch7_02-07-22**)

14-302. Zoning map. The city is hereby divided into zones, or districts, as shown on the official zoning map entitled, "Zoning Map Sweetwater, Tennessee." The zoning map or zoning map amendments shall be dated with the effective date of the ordinance that adopts the zoning map or the zoning map amendments. Certified prints of the zoning map or zoning map amendments shall be maintained in the office of the city recorder of Sweetwater, Tennessee, and shall be available for inspection by the public at reasonable times, as long as this chapter remains in effect. (1982 Code, § 11-302, as replaced by Ord. #984, Dec. 2020 **Ch7_02-07-22**)

14-303. Zoning district boundaries. Unless otherwise indicated on the zoning map, the boundaries are lot lines, the center lines of streets or alleys, or the corporate limit lines as they exist at the time of the enactment of the zoning code. Questions concerning the exact locations by district boundaries shall be determined by the board of zoning appeals.

Where a district boundary divides a lot existing at the time the zoning code takes effect and the major portion of said lot is in the less restricted district, the regulations relative to that district may extend as well to such portions of said lot as are not more than twenty (20) feet within the more restricted district.

Where the property on one side of a street between two intersecting streets is in a business or industrial district and the property on the intersecting street, except the corner or corners, is in a residential district, the business or

industrial use shall be limited to the property facing or fronting the street zoned for business throughout the block, and any property in the rear thereof facing or fronting the intersecting street, even though it appears to be in a business or industrial district, shall be governed by the use prevailing on the street in that block. It is the purpose of chapters 1 through 8 of this title to limit business and industrial uses to the property facing or fronting the street zoned for business or industry and to forbid business or industrial uses facing or fronting the street zoned for residential uses. In all cases of ambiguity due to the actual layout of the property or other circumstances, the board of zoning appeals shall have authority to determine on which street the business or industrial use shall face or front so that the spirit of the zoning code shall be observed. (1982 Code, § 11-303)

14-304. Application of district regulations. The regulations set by this chapter within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located. No building or other structure shall hereafter be erected or altered to exceed the height or bulk; to accommodate or house a greater number of families; to occupy a greater percentage of the lot area; to have narrower or smaller rear yards, front yards, side yards, or other open space than herein required. Uses not expressly permitted are prohibited.

No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this chapter, shall be included as part of a yard, open space, or off-street parking and loading space similarly required for any other building. No yard or lot existing at the time of passage of this chapter shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this chapter shall meet at least the minimum requirements established by this chapter. (1982 Code, § 14-304, as replaced by Ord. #984, Dec. 2020 *Ch7_02-07-22*)

14-305. A-1 Agricultural district. This district is established to permit lands best suited for agricultural uses to be preserved for these purposes; and to prevent lands unsuitable for development of a non-rural nature due to location, steep slopes, impermeability or shallowness of soils, flooding, bad drainage, high water table, wetlands, sinkholes, or other features which render uneconomical the provision of urban capacity streets, sanitary sewers, water supply, and fire protection. It is intended that such areas permit small scale farms or estate-sized properties served with on-site sewage disposal and wells. It is further intended to exclude those uses of urban land use intensity in order

to avoid the excessive costs for public services. Within the A-1, Agricultural District, as shown on the "Zoning Map Sweetwater, Tennessee," the following regulations and other applicable provisions of this zoning code shall apply:

(1) Uses permitted. (a) Agriculture uses.

(b) Detached single-family dwellings. A second single-family dwelling may be constructed on a parcel provided such parcel is larger than fifteen (15) acres, is an active farm, and is enrolled in the greenbelt program.

(c) Customary home occupations, provided the conditions in § 14-403 are met.

(d) Public utilities, but not including offices, other buildings, storage areas, or warehousing facilities.

(e) Roadside farm stands, provided it is for the sale of agricultural products produced on the premises and that it is set back a minimum of fifteen feet (15') from the roadway and located no closer than two hundred feet (200') to the nearest residence other than the farmstead with which it is associated.

(f) Churches and other places of worship, provided buildings are set back a minimum of fifty feet (50') from all property lines and parking lots are set back a minimum of ten feet (10') from all property lines.

(g) Cemeteries, provided the conditions in § 14-412 are met.

(h) Accessory uses, provided the conditions in § 14-402 are met.

(2) Area regulations. Buildings and other structures, excluding fences and signs, shall be located so as to comply with the following requirements:

(a) Land area. No farm or other parcel of land shall be reduced in area to provide separate lots or building sites less than three (3) acres.

(b) Front yard. The minimum depth of the front yard shall be fifty feet (50').

(c) Side and rear yard. The minimum side and rear yard for principal buildings shall be thirty-five feet (35') and for accessory buildings, ten feet (10').

(d) Lot width. No lot shall be less than one hundred feet (100') wide at the building setback line.

(e) Maximum lot coverage. Principal farm and agricultural accessory buildings shall cover not more than five percent (5%) of the total lot area. Permitted non-agricultural principal and accessory buildings shall cover not more than twenty percent (20%) of the lot area.

(3) Height regulations. No building shall exceed two and one-half (2-1/2) stories and/or thirty-five feet (35') in height, except as provided in § 14-505.

(4) Off-street parking. As regulated in §§ 14-404,14-405, and the landscape ordinance. (1982 Code, § 11-305, as amended by Ord. #682, July 1996, modified, and replaced by Ord. #984, Dec. 2020 *Ch7_02-07-22*)

14-306. R-1 Low density residential district. This district is established to provide for lower density residential options. Within the R-1 Low density residential district, as shown on the "Zoning Map Sweetwater, Tennessee," the following regulations and other applicable provisions of this zoning code shall apply.

(1) Uses permitted. (a) Detached single-family dwellings and accessory apartments. A second single-family dwelling may be constructed on a parcel provided such parcel is larger than fifteen (15) acres, is an active farm, and is enrolled in the greenbelt program.

(b) Customary home occupations, provided the conditions in § 14-403 are met.

(c) Bed and breakfast homestays, provided parking lots are set back a minimum of ten feet (10') from all property lines.

(d) Short-term rental units, provided an annual permit is obtained from the City of Sweetwater.

(e) Public utilities, but not including offices, other buildings, storage areas, or warehousing.

(f) Public parks.

(g) Educational facilities providing education for grades K-12, provided buildings are set back a minimum of fifty feet (50') from all property lines and parking lots are set back a minimum of ten feet (10') from all property lines.

(h) Churches and other places of worship, provided buildings are set back a minimum of fifty feet (50') from all property lines and parking lots are set back a minimum of ten feet (10') from all property lines.

(i) Cemeteries, provided the conditions in § 14-412 are met.

(j) Golf courses, country clubs, and civic clubs provided the following conditions are met:

(i) Buildings are set back a minimum of fifty feet (50') from all property lines;

(ii) Parking lots are set back a minimum of ten feet (10') from all property lines;

(iii) A twenty-foot (20') wide buffer strip is planted per § 14-1007 between buildings and adjacent residential lots; and

(iv) In addition to parking lots being landscaped per § 14-1005, large evergreen shrubs shall be planted to shield vehicle headlights from adjacent residential lots.

(k) Accessory uses, provided the conditions in § 14-402 are met.

(2) Area regulations. Buildings and other structures, excluding fences and signs, shall be located so as to comply with the following requirements:

(a) Land area: Minimum lot area for single-family dwellings: twelve thousand (12,000) square feet

(b) Front yard. The minimum depth of the front yard shall be thirty feet (30').

(c) Side yard. The minimum depth of the side yard shall be fifteen feet (15').

(d) Rear yard. The minimum depth of the rear yard shall be twenty-five feet (25').

(e) Location of accessory buildings. No accessory building shall be erected in any required front or side yard. Accessory buildings shall not cover more than thirty percent (30%) of any required rear yard, and shall be at least five feet (5') from all lot lines and from any other buildings on the same lot.

(f) Lot width. No lot shall be less than one hundred feet (100') wide at the building setback line.

(g) Maximum lot coverage. Principal and accessory buildings shall cover not more than forty percent (40%) of the total lot area.

(3) Height regulations. No building shall exceed three (3) stories and/or thirty-five feet (35') in height except as provided for in § 14-505. No accessory building shall exceed fifteen feet (15') in height.

(4) Off-street parking. As regulated in §§ 14-404,14-405, and the landscape ordinance. (1982 Code, § 11-306, as amended by Ord. #571, May 1985, and replaced by Ord. #984, Dec. 2020 *Ch 7_02-07-22*)

14-307. R-2 High density residential district. This district is established to provide for higher density residential options. Within the R-2 High density residential district, as shown on the "Zoning Map Sweetwater, Tennessee," the following regulations and other applicable provisions of this zoning code shall apply.

(1) Uses permitted. (a) Detached single-family dwellings and accessory apartments.

(b) Two-family dwellings.

(c) Multiple family dwellings, provided such facilities comply with the following requirements:

(i) The property shall front on and have direct access to a street that has a paved surface that is a minimum of twenty feet (20') in width with a minimum of two-foot (2') wide paved or gravel shoulders;

(ii) All buildings shall be set back a minimum of twenty feet (20') from all side and rear property lines;

(iii) There shall be a minimum distance of twenty feet (20') between buildings;

(iv) All parking lots and driveways shall be set back a minimum of ten feet (10') from all property lines; and

(v) The complex shall be connected to public water and sewer.

(d) Mobile home parks, provided the conditions in § 14-410 are met and that the property fronts on and has direct access to a street that has a paved surface that is a minimum of twenty feet (20') in width with a minimum of two-foot (2') wide paved or gravel shoulders.

(e) Customary home occupations, provided the conditions in § 14-403 are met.

(f) Nursing homes, assisted living facilities, group homes, residential treatment facilities, and mental health related facilities, provided such facilities comply with the following requirements:

(i) The property shall front on and have direct access to a street that has a paved surface that is a minimum of twenty feet (20') in width with a minimum of two-foot (2') wide paved or gravel shoulders;

(ii) All buildings shall be set back a minimum of thirty feet (30') from all property lines;

(iii) There shall be a minimum distance of twenty feet (20') between buildings;

(iv) All parking lots and driveways shall be set back a minimum of ten feet (10') from all property lines; and

(v) All facilities shall be connected to public water and sewer.

(g) Day care centers, provided the conditions in § 14-414 are met and that such facilities comply with the following requirements:

(i) The property shall front on and have direct access to a street that has a paved surface that is a minimum of twenty feet (20') in width with a minimum of two-foot (2') wide paved or gravel shoulders;

(ii) All buildings shall be set back a minimum of twenty feet (20') from all side and rear property lines;

(iii) All parking lots and driveways shall be set back a minimum of ten feet (10') from all property lines; and

(iv) A fenced outdoor usable play space area of not less than fifty (50) square feet of space per child shall be provided. Such fenced area shall be set back a minimum of thirty feet (30') from all front property lines and ten feet (10') from all side and rear property lines.

(h) Public utilities, but not including offices, other buildings, storage areas, or warehousing.

(i) Public parks.

(j) Educational facilities providing education for grades K-12, provided buildings are set back a minimum of thirty feet (30') from all property lines and parking lots are set back a minimum of ten feet (10') from all property lines.

(k) Churches and other places of worship, provided buildings are set back a minimum of twenty feet (20') from all side and rear property lines and parking lots are set back a minimum of ten feet (10') from all property lines.

(l) Cemeteries, provided the conditions in § 14-412 are met.

(m) Cultural facilities and civic clubs, provided the following conditions are met:

(i) Buildings are set back a minimum of twenty feet (20') from all side and rear property lines;

(ii) Parking lots are set back a minimum of ten feet (10') from all property lines; and

(iii) In addition to parking lots being landscaped per § 14-1005, large evergreen shrubs shall be planted to shield vehicle headlights from adjacent residential lots.

(n) Bed and breakfast establishments and bed and breakfast homestays, provided parking lots are set back a minimum of ten feet (10') from all property lines.

(o) Short-term rental units, provided an annual permit is obtained from the City of Sweetwater.

(p) Accessory uses, provided the conditions in § 14-402 are met.

(2) Area regulations. Buildings and other structures, except fences and signs, shall be located so as to comply with the following requirements:

(a) Land area. Minimum lot area for single-family dwellings: nine thousand (9,000) square feet. Minimum additional lot area for second dwelling unit: three thousand (3,000) square feet. Minimum additional lot area for each additional dwelling unit: two thousand five hundred (2,500) square feet.

(b) Front yard. The minimum depth of the front yard shall be thirty feet (30').

(c) Side yard. The minimum depth of the side yard shall be twelve feet (12') for one- and two-story buildings and fifteen feet (15') for three-story buildings.

(d) Rear yard. The minimum depth of the rear yard shall be fifteen feet (15').

(e) Location of accessory buildings. No accessory building shall be erected in any required front or side yard. Accessory buildings shall not cover more than thirty percent (30%) of any required rear yard, and shall be at least five feet (5') from all lot lines and from any other buildings on the same lot.

(f) Buffer strips. Buffer strips shall be provided per the landscape ordinance.

(g) Lot width. No lot shall be less than seventy-five feet (75') wide at the building setback line.

(h) Maximum lot coverage. Principal and accessory buildings shall cover not more than fifty percent (50%) of the total lot area.

(3) Height regulations. No building shall exceed three (3) stories and/or thirty-five feet (35') in height except as provided for in § 14-505. No accessory building shall exceed fifteen feet (15') in height.

(4) Off-street parking. As regulated in §§ 14-404, 14-405, and the landscape ordinance. (Ord. #637, Dec. 1991, as replaced by Ord. #984, Dec. 2020 *Ch7_02-07-22*)

14-308. R-3 High density, downtown residential district. This district is established to provide for higher density residential options in the downtown Sweetwater area. Within the R-3 High density downtown residential district, as shown on the "Zoning Map Sweetwater, Tennessee," the following regulations and other applicable provisions of this zoning code shall apply.

(1) Uses permitted. (a) Detached single-family dwellings and accessory apartments.

(b) Two-family dwellings.

(c) Customary home occupations, provided the conditions in § 14-403 are met.

(d) Public utilities, but not including offices, other buildings, storage areas, or warehousing.

(e) Public parks.

(f) Educational facilities providing education for grades K-12, provided buildings are set back a minimum of thirty feet (30') from all property lines and parking lots are set back a minimum of ten feet (10') from all property lines.

(g) Churches and other places of worship, provided buildings are set back a minimum of twenty feet (20') from all side and rear property lines and parking lots are set back a minimum of ten feet (10') from all property lines.

(h) Cemeteries, provided the conditions in § 14-412 are met.

(i) Cultural facilities and civic clubs, provided the following conditions are met:

(i) Buildings are set back a minimum of twenty feet (20') from all side and rear property lines;

(ii) Parking lots are set back a minimum of ten feet (10') from all property lines; and

(iii) In addition to parking lots being landscaped per § 14-1005, large evergreen shrubs shall be planted to shield vehicle headlights from adjacent residential lots.

(j) Bed and breakfast homestays, provided parking lots are set back a minimum of ten feet (10') from all property lines.

(k) Short-term rental units, provided an annual permit is obtained from the City of Sweetwater.

- (1) Accessory uses, provided the conditions in § 14-402 are met.
- (2) Area regulations. Buildings and other structures, except fences and signs, shall be located so as to comply with the following requirements:
- (a) Land area. Minimum lot area for single-family dwellings: seven thousand five hundred (7,500) square feet. Minimum additional lot area for accessory apartment: four thousand five hundred (4,500) square feet. Minimum lot area for two-family dwellings: twelve thousand (12,000) square feet
- (b) Front yard. The minimum depth of the front yard shall be twenty-five feet (25').
- (c) Side yard. The minimum depth of the side yard shall be ten feet (10').
- (d) Rear yard. The minimum depth of the rear yard shall be ten feet (10').
- (e) Location of accessory buildings. No accessory building shall be erected in any required front or side yard. Accessory buildings shall not cover more than thirty percent (30%) of any required rear yard, and shall be at least five feet (5') from all lot lines and from any other buildings on the same lot.
- (f) Lot width. No lot shall be less than seventy-five feet (75') wide at the building setback line.
- (g) Maximum lot coverage. Principal and accessory buildings shall cover not more than sixty percent (60%) of the total lot area.
- (3) Height regulations. No building shall exceed two (2) stories and/or thirty-five feet (35') in height except as provided for in § 14-505. No accessory building shall exceed fifteen feet (15') in height.
- (4) Off-street parking. As regulated in § 14-404, 14-405, and the landscape ordinance. (1982 Code, § 11-307, modified, as replaced by Ord. #984, Dec. 2020 *Ch7_02-07-22*)

14-309. P-1 Professional and civic district. This district is established to provide areas for the development of professional offices and services, hospitals, and churches and other places of worship. Within the P-1 Professional and Civic District, as shown on the "Zoning Map Sweetwater, Tennessee," the following regulations and other applicable provisions of this zoning code shall apply.

- (1) Uses permitted. (a) Those uses permitted and as regulated in the R-2 High density residential district.
- (b) General offices.
- (c) Personal services.
- (d) Hospitals.

(2) Area regulations. Buildings and other structures, except fences and signs, shall be located so as to comply with the following requirements.

(a) Those uses permitted within the R-2 High density residential district shall meet the minimum requirements established in the R-2 High density residential district.

(b) Land area. Minimum lot area: twelve thousand (12,000) square feet.

(c) Front yard. The minimum depth of the front yard shall be twenty feet (20').

(d) Side yard. The minimum depth of the side yard shall be ten feet (10').

(e) Rear yard. The minimum depth of the rear yard shall be ten feet (10').

(f) Buffer strips. Buffer strips shall be provided per the landscape ordinance.

(3) Height regulations. No building shall exceed three (3) stories and/or forty feet (40') in height except as provided for in § 14-505.

(4) Off-street parking. As regulated in §§ 14-404, 14-405, and the landscape ordinance. (1982 Code, § 11-309, as amended by Ord. #543, Jan. 1983, modified, Ord. #904, Sept. 2013, and Ord. #954, Dec. 2017, and replaced by Ord. #984, Dec. 2020 *Ch 7_02-07-22*)

14-310. C-2 Central business district. This district is established to protect and improve the downtown shopping area of Sweetwater and to discourage uses which do not require a central location and which are not compatible with the function of the area as a central business district. Within the C-2 Central business district, as shown on the "Zoning Map Sweetwater, Tennessee," the following regulations and other applicable provisions of this zoning code shall apply.

(1) Uses permitted. (a) Small-scale retail sales, provided there is no outdoor sales or storage. Sidewalk sales permitted.

(b) General offices.

(c) Boutique hotels.

(d) Financial institutions.

(e) Indoor eating and drinking establishments, outdoor seating permitted.

(f) Personal services.

(g) Dwelling units, provided such dwellings are located on the upper floors of an existing or proposed commercial establishment or if located on the ground floor not in spaces fronting on Main Street, Monroe Street, W. Walnut Street, W. Morris Street, Miller Street, and W. North Street (two hundred seventy feet (270') from Main Street). All units shall meet minimum building and fire codes.

(h) Customary home occupations, provided the conditions in § 14-403 are met.

(i) Indoor recreation establishments.

(j) Parking lots and parking garages.

(k) Churches and other places of worship.

(l) Cultural facilities.

(m) Civic clubs.

(n) Public utilities and associated offices, but not other buildings, storage areas, or warehousing.

(o) Accessory uses, provided the conditions in § 14-402 are met.

(2) Area regulations. (a) There are no specific building setback requirements except as needed to provide off-street loading and unloading as specified in § 14-405.

(b) General lot restrictions. More than one (1) principal building may be permitted on a single lot.

(3) Height regulations. No building shall exceed three (3) stories and/or forty feet (40') in height, except as provided for in § 14-505.

(4) Off-street parking. Off-street parking is not required, however, if provided such parking shall meet the minimum requirements § 14-404 and the landscape ordinance. (1982 Code, § 11-310, as amended by Ord. #548, June 1983, Ord. #658, Dec. 1993, Ord. #677, Nov. 1995, modified, and Ord. #881, July 2012, and as replaced by Ord. #984, Dec. 2020 *Ch7_02-07-22*)

14-311. C-3 General commercial districts. This district is established to provide for commercial activities along the major collector and arterial highways in the city. Regulations are designed to preserve the traffic-carrying capacity of the streets by restricting access and providing for off-street parking and loading. It is not the intent of this district to encourage extensive strip commercial development, but rather to provide concentrations of general commercial activities. Within the C-3 General commercial district, as shown on the "Zoning Map Sweetwater, Tennessee," the following regulations and other applicable provisions of this zoning code shall apply.

(1) Uses permitted. (a) Retail sales.

(b) Vehicle, including recreational vehicles and boats, sales and services, excluding tractor trailers.

(c) Mobile home sales, provided display units meet all minimum yard setback requirements.

(d) Eating and drinking establishments.

(e) Hotels, motels, and other overnight lodging establishments.

(f) Business services, provided all activities are conducted within a completely enclosed building.

(g) Personal services.

(h) General offices.

- (i) Financial institutions.
- (j) Day care centers, provided the conditions in § 14-414 are met.
- (k) Gasoline service stations, provided the conditions in § 14-408 are met.
- (l) Self-service storage facilities (mini-warehouses), provided the conditions in § 14-416 are met.
- (m) Nurseries and greenhouses.
- (n) Office warehouses.
- (o) Wholesale and distributing centers not involving more than five thousand (5,000) square feet for storage of wares to be wholesaled or distributed.
- (p) Parking lots and parking garages.
- (q) Cultural facilities.
- (r) Indoor recreation facilities.
- (s) Churches and other places of worship.
- (t) Civic clubs.
- (u) Group homes, residential treatment facilities, and mental health related facilities.
- (v) Nursing homes and assisted living facilities.
- (w) Public utilities and associated offices, but not including other buildings, storage areas, and warehousing facilities.
- (x) Pain management and methadone clinics, provided the following conditions are met:
 - (i) Clinics shall not be located within a shopping center;
 - (ii) Clinics shall be located in a freestanding, permanent building;
 - (iii) Buildings shall be located a minimum of five hundred feet (500') from any parks, nursing homes, churches and other places of worship, day care centers, or schools offering general education; and
 - (iv) Clinics shall comply with Title 14, Chapter 11. Pain Management and Methadone Clinics, of the Sweetwater Municipal Code.
- (y) Accessory uses, provided the conditions in § 14-402 are met.
- (2) Area regulations. Buildings and other structures, except fences and signs, shall be located so as to comply with the following requirements.
 - (a) Land area. Minimum lot area: twenty-two thousand five hundred (22,500) square feet.
 - (b) Front yard. The minimum depth of the front yard shall be thirty-five feet (35').
 - (c) Side yard. The minimum depth of the side yard shall be fifteen feet (15').
 - (d) Rear yard. The minimum depth of the rear yard shall be twenty feet (20').

(e) Buffer strips. Buffer strips shall be provided per the landscape ordinance.

(f) Common lot line. Buildings may be built on a common lot line, provided that there is a mutual written consent of the property owners of the buildings directly involved and that the adjacent walls of the buildings meet the minimum fire separation as required per the adopted building codes.

(g) General lot restrictions. More than one (1) principal building may be permitted on a single lot provided that all applicable building setbacks and parking requirements are met.

(3) Height regulations. No building shall exceed three (3) stories and/or thirty-five feet (35') in height, except as provided for in § 14-505.

(4) Off-street parking. As regulated in §§ 14-404, 14-405, and the landscape ordinance. (1982 Code, § 11-311, as amended by Ord. #547, May 1983, Ord. #568, April 1985, modified, and Ord. #840, Sept. 2009, and replaced by Ord. #984, Dec. 2020 *Ch 7_02-07-22*)

14-312. C-4 Local general commercial. This district is established to provide for certain small-scale commercial oriented uses that serve the surrounding neighborhoods. Within the C-4 Local general commercial district, as shown on the "Zoning Map Sweetwater, Tennessee," the following regulations and other applicable provisions of this zoning code shall apply.

(1) Uses permitted. (a) Small-scale retail sales, provided there is no outdoor sales or storage.

(b) Indoor eating and drinking establishments.

(c) Gasoline service stations, provided the condition in § 14-408 are met.

(d) General offices.

(e) Personal services.

(f) Financial institutions.

(g) Self-service storage facilities (mini-warehouses), provided there is no outdoor storage and the conditions in § 14-416 are met.

(h) An ancillary dwelling unit primarily meant for security purposes, provided it is incorporated into the principal building and meets all adopted building codes.

(i) Public utilities and associated offices, but not other buildings, storage areas, or warehousing.

(j) Accessory uses, provided the conditions in § 14-402 are met.

(2) Area regulations. Buildings and other structures, except fences and signs, shall be located so as to comply with the following requirements.

(a) Land area. Minimum lot area: eighteen thousand (18,000) square feet.

(b) Front yard. The minimum depth of the front yard shall be thirty feet (30').

(c) Side yard. The minimum depth of the side yard shall be fifteen feet (15').

(d) Rear yard. The minimum depth of the rear yard shall be twenty-five feet (25').

(e) Buffer strips. Buffer strips shall be provided per the landscape ordinance.

(f) Common lot line. Buildings may be built on a common lot line provided that there is a mutual written consent of the property owners of the buildings directly involved and that the adjacent walls of the buildings meet the minimum fire separation as required per the adopted building codes.

(3) Height regulations. No building shall exceed two (2) stories and/or thirty-five feet (35') in height, except as provided for in § 14-505.

(4) Off-street parking. As regulated in §§ 14-404, 14-405, and the landscape ordinance. (Ord. #741, Nov. 2001, modified, as amended by Ord. #820, Feb. 2008, and Ord. #932, Nov. 2015, and replaced by Ord. #984, Dec. 2020 *Ch7_02-07-22*)

14-313. C-5 Interstate/interchange district. This district is established to provide commercial facilities to interstate travelers. It is not the intent of this district to provide for highway or general commercial activities for local residents. Therefore, only areas in close proximity to the interstate/interchanges will be zoned C-5. Within the C-5 Interstate/interchange district, as shown on the "Zoning Map Sweetwater, Tennessee," the following regulations and other applicable provisions of this zoning code shall apply.

(1) Uses permitted. (a) Retail sales.

(b) Vehicle, farm implement and machinery, mobile/modular/prefabricated home, recreational vehicle, boat, and equipment rentals, sales, and services.

(c) Eating and drinking establishments.

(d) Hotels, motels, and other overnight lodging establishments.

(e) Business services.

(f) Personal services.

(g) General offices.

(h) Financial institutions.

(i) Medical facilities.

(j) Gasoline service stations, provided the conditions in § 14-408 are met.

(k) Self-service storage facilities (mini-warehouses), provided the conditions in § 14-416 are met.

(l) Nurseries and greenhouses.

- (m) Kennels, provided that all animals are kept inside soundproof, heated, and air-conditioned buildings.
- (n) Business and vocational schools.
- (o) Recreational vehicle parks, provided the conditions in § 14-415 are met.
- (p) Indoor recreation.
- (q) Outdoor recreation, such as archery and golf driving ranges, miniature golf, batting cages, go-karts, and other similar uses which do not negatively impact adjacent and nearby land uses.
- (r) Office warehouses.
- (s) Wholesale and distribution centers, provided that with the exception of loading docks, all activities are conducted within a completely enclosed building.
- (t) Public utilities, including offices, other buildings, storage areas, and warehousing facilities.
- (u) An ancillary dwelling unit primarily meant for security purposes, provided it is incorporated into the principal building and meets all adopted building codes.
- (v) Accessory uses, provided the conditions in § 14-402 are met.
- (2) Area regulations. Buildings and other structures, except fences and signs, shall be located so as to comply with the following requirements.
 - (a) Land area. The minimum lot area shall be one (1) acre.
 - (b) Front yard. The minimum depth of the front yard shall be fifty feet (50').
 - (c) Side yard. The minimum depth of the side yard shall be twenty feet (20').
 - (d) Rear yard. The minimum depth of the rear yard shall be thirty-five feet (35').
 - (e) Buffer strips. Buffer strips shall be provided per the landscape ordinance.
 - (f) General lot restrictions. More than one (1) principal building may be permitted on a single lot provided that all applicable building setbacks and parking requirements are met.
- (3) Height regulations. No building shall exceed three (3) stories and/or thirty-five feet (35') in height, except as provided for in § 14-505.
- (4) Off-street parking. As regulated in §§ 14-404, 14-405, and the landscape ordinance. (Ord. #585, July 1986, as amended by Ord. #592, Sept. 1986, modified, and replaced by Ord. #949, Jan. 2017, Ord. #957, Feb. 2018, and Ord. #984, Dec. 2020 *Ch7_02-07-22*)

14-314. M-1 Industrial zoning district. This district is a light industrial district established to accommodate wholesale, warehouse, storage, research and development, and manufacturing activities whose external effects

are restricted to the site and have no detrimental effects on the surrounding area. Land zoned for such purposes shall be free of environmental limitations, such as floodplains, steep slopes, sinkholes, and wetlands. Within the M-1 General industrial district, as shown on the "Zoning Map Sweetwater, Tennessee," the following regulations and other applicable provisions of this zoning code shall apply.

(1) Uses permitted.

(a) Vehicle, farm implement and machinery, recreational vehicle, boat, and equipment service, repair, and/or rental establishments.

(b) Building supply sales.

(c) Gasoline service stations, provided the conditions in § 14-408 are met.

(d) Public utilities, including offices, other buildings, storage areas, and warehousing facilities.

(e) Business services.

(f) Public works facilities.

(g) Public safety facilities.

(h) Vehicle operations facilities.

(i) Solar farms.

(j) Office warehouses.

(k) Self-service storage facilities (mini-warehouses), provided the conditions in § 14-416 are met.

(l) Wholesale establishments.

(m) Warehouse and distribution.

(n) Storage yards, provided such yards are screened from public rights-of-way.

(o) Research, development, and/or testing laboratories/facilities.

(p) Artisan-related crafts and industrial processes that are more intensive uses, such as small-scale metalworking, glassblowing, furniture making, and small-scale food production that includes preparation, processing, canning, or packaging of food products.

(q) The fabrication, compounding, assembly, processing, repair, manufacturing, packaging, and/or treatment of finished or semi-finished materials and products from previously prepared material or materials, where all operations, including storage of materials and finished goods, are contained within closed buildings. Such facilities shall not require frequent visits from customers or clients.

(r) An ancillary dwelling unit primarily meant for security purposes, provided it is incorporated into the principal building and meets all adopted building and fire codes.

(s) Accessory uses, provided the conditions in § 14-402 are met.

(2) Performance standards. All uses must comply with the performance standards established in this section unless a federal, state, or local

law, ordinance, or regulation establishes a more restrictive standard, in which case, the more restrictive standard applies.

(a) Noise. No equipment, machinery, processes, or heating/air condition systems shall generate excessive noise levels that can be heard on nearby properties.

(b) Glare and heat. No glare or heat from the activity or operation shall be detectable at any point off the lot on which the use is located. Flickering or intense sources of light shall be controlled or shielded so as to not cause a nuisance across lot lines.

(c) Vibration. No earthborn vibration from the operation of any use may be detectable at any point off the lot on which the use is located.

(d) Dust and air pollution. Dust, noxious smells, and other types of air pollution, borne by the wind from sources within lot boundaries, shall be kept to a minimum by appropriate landscape, screening, sheltering, paving, fencing, wetting, collecting, or other acceptable means.

(e) Storage and use. The use and storage of caustic chemicals is prohibited. The storage of flammable chemicals is prohibited.

(f) Discharge and disposal of radioactive and hazardous waste. The discharge of fluid and the disposal of solid radioactive and hazardous waste material must comply with applicable federal, state, and local laws, and regulations governing such material or waste. Radioactive and hazardous material waste must be transported, stored, and used in conformance with all applicable federal, state, and local laws.

(g) Electromagnetic interference. Electromagnetic interference from any operation of any use must not adversely affect the operation of any equipment located off the lot on which such interference originates.

(h) Odors. The production of noxious odors is prohibited. Any condition or operation which results in the creation of odors of such intensity and character as to be detrimental to the public health and welfare, or which interferes unreasonably with the comfort of the public, must be removed, stopped, or modified so as to remove the odor.

(i) Fire and explosion hazards. Materials that present potential fire and explosion hazards must be transported, stored, and used only in conformance with all applicable federal, state, and local regulations.

(3) Area regulations. Buildings and other structures, except fences and signs, shall be located so as to comply with the following requirements.

(a) Land area. The minimum lot area shall be two (2) acres.

(b) Front yard. The minimum depth of the front yard shall be twenty feet (20'). Loading docks shall be set back a minimum of thirty feet (30').

(c) Side yard. The minimum depth of the side yard shall be twenty feet (20'). Loading docks shall be set back a minimum of thirty feet (30'). When the side yard abuts a railroad or a rail spur line, there shall be no setback.

(d) Rear yard. The minimum depth of the rear yard shall be twenty feet (20'). Loading docks shall be set back a minimum of thirty feet (30'). When the rear yard abuts a railroad or a rail spur line, there shall be no setback.

(e) Buffer strips. Buffer strips shall be provided per the landscape ordinance.

(f) General lot restrictions. More than one (1) principal building may be permitted on a single lot provided that all applicable building setbacks and parking requirements are met.

(4) Access. No industrial use shall access a residential street.

(5) Height regulations. No portion of a building intended for human occupancy shall exceed three (3) stories and/or thirty-five feet (35') in height.

(6) Off-street parking. As regulated in §§ 14-404, 14-405, and the landscape ordinance. (Ord. #723, Aug. 2000, modified, as replaced by Ord. #984, Dec. 2020 *Ch 7_02-07-22*)

14-315. M-2 Heavy industrial district. This district is established to provide for a wide variety of general manufacturing, fabricating, processing, distributing, and warehousing uses. Such industrial uses may result in some moderate external effects such as smoke, noise, glare, vibration, or particulate that is perceptible to adjacent land users. Land zoned for such purposes shall be free of environmental limitations, such as floodplains, steep slopes, sinkholes, and wetlands. Within the M-2 Heavy industrial district, as shown on the "Zoning Map Sweetwater, Tennessee," the following regulations and other applicable provisions of this zoning code shall apply.

(1) Permitted uses.

(a) Those uses permitted and as regulated in the M-1 General industrial district.

(b) Recycling processing centers for construction, demolition, or other materials to be recycled and used in new products, provided the following conditions are met:

(i) All processing such as compacting, shredding, or bailing shall be within an enclosed building;

(ii) All salvaging of parts or dismantling shall be within an enclosed building; and

(iii) All outdoor storage shall be screened from public rights-of-way.

(c) The manufacturing from processed or unprocessed raw materials, including processing, fabrication, assembly, treatment, and packaging of such products and incidental storage, sales, and distribution of such products.

(2) Uses permitted on review. The following uses may be permitted on review by the board of zoning appeals in accordance with § 14-604. The board of zoning appeals may impose additional access, drainage, site design, and other

requirements as they relate to the health, safety, and welfare of the general public and surrounding properties.

(a) Automobile wrecking, junk, and salvage yards, provided the conditions in § 14-411 are met.

(b) Adult oriented establishments, provided the conditions in § 14-418 are met.

(3) Performance standards. All uses must comply with the performance standards established in this section unless a federal, state, or local law, ordinance, or regulation establishes a more restrictive standard, in which case, the more restrictive standard applies.

(a) Noise. No equipment, machinery, processes, or heating/air condition systems shall generate excessive noise levels that can be heard on nearby properties during the hours of 9:00 P.M. to 7:00 A.M.

(b) Glare and heat. No heat from the activity or operation shall be detectable at any point off the lot on which the use is located. Flickering or intense sources of light shall be controlled or shielded so as to not cause a nuisance across lot lines.

(c) Vibration. Earthborn vibration from the operation of any use should be minimized so as to reduce detectability off the lot on which the use is located.

(d) Dust and air pollution. Dust, noxious smells, and other types of air pollution, borne by the wind from sources within lot boundaries, shall be kept to a minimum by appropriate landscape, screening, sheltering, paving, fencing, wetting, collecting, or other acceptable means.

(e) Storage and use. The use and storage of caustic chemicals is prohibited. The storage of flammable chemicals is prohibited.

(f) Discharge and disposal of radioactive and hazardous waste. The discharge of fluid and the disposal of solid radioactive and hazardous waste material must comply with applicable federal, state, and local laws, and regulations governing such material or waste. Radioactive and hazardous material waste must be transported, stored, and used in conformance with all applicable federal, state, and local laws.

(g) Electromagnetic interference. Electromagnetic interference from any operation of any use must not adversely affect the operation of any equipment located off the lot on which such interference originates.

(h) Odors. The production of noxious odors is prohibited. Any condition or operation which results in the creation of odors of such intensity and character as to be detrimental to the public health and welfare, or which interferes unreasonably with the comfort of the public, must be removed, stopped, or modified so as to remove the odor.

(i) Fire and explosion hazards. Materials that present potential fire and explosion hazards must be transported, stored, and used only in conformance with all applicable federal, state, and local regulations.

- (4) Area regulations. Buildings and other structures, except fences and signs, shall be located so as to comply with the following requirements.
- (a) Land area. The minimum lot area shall be five (5) acres.
 - (b) Front yard. The minimum depth of the front yard shall be fifty feet (50').
 - (c) Side yard. The minimum depth of the side yard shall be thirty feet (30'). When the side yard abuts a railroad or a rail spur line, there shall be no setback.
 - (d) Rear yard. The minimum depth of the rear yard shall be thirty feet (30'). When the rear yard abuts a railroad or a rail spur line, there shall be no setback.
 - (e) Buffer strips. Buffer strips shall be provided per the landscape ordinance.
 - (f) General lot restrictions. More than one (1) principal building may be permitted on a single lot provided that all applicable building setbacks and parking requirements are met.
- (5) Access. No industrial use shall access a residential street.
- (6) Height regulations. No portion of a building intended for human occupancy shall exceed three (3) stories and/or thirty-five feet (35') in height.
- (7) Off-street parking. As regulated in §§ 14-404, 14-405, and the landscape ordinance. (as added by Ord. #772, Oct. 2004, and replaced by Ord. #984, Dec. 2020 *Ch7_02-07-22*)

14-316. TND - Traditional neighborhood development district.

This district is established to foster the development of comprehensively planned, pedestrian-oriented neighborhoods. This is to be accomplished by promoting a variety of land uses, housing types, and density by requiring skillful architectural and landscape design in creating buildings and open spaces. This district is also created to avoid the negative impact of suburban sprawl by minimizing infrastructure costs, traffic congestion, and environmental degradation. Within the TND Traditional neighborhood development district, as shown on the "Zoning Map Sweetwater, Tennessee," the following regulations and other applicable provisions of this zoning code shall apply.

- (1) General description. The design of the neighborhood should reflect the principles of noteworthy city development found in the United States prior to the 1940's, including:
- (a) Architectural harmony, including compatibility in styles, materials, colors, and building size and setbacks;
 - (b) Variety in housing types, density, and cost;
 - (c) Parks, squares, and other common open spaces for residents to interact and recreate, and to provide a setting for the architecture of the development;
 - (d) Neighborhood centers and civic spaces, which, depending on the scale of the development, can include places to shop, work, learn, or worship;

(e) An interconnected street system which:

(i) On generally level terrain (slopes less than ten percent (10%); ten-foot (10') rise in one hundred feet (100') vertical distance) is based on a modified grid system.

(ii) On rolling to moderately slope terrain (ten percent (10%) to twenty-five percent (25%) slope) is composed of interconnecting, curvilinear streets, designed to conform to the topography.

(f) Sidewalks, street trees, and substantial on-street parking, providing distinct separation between pedestrians and traffic;

(g) Streets and sidewalks that are spatially defined by buildings in a regular pattern, unbroken by parking lots;

(h) Traffic calming, including more narrow streets with shorter turning radii than suburban streets, and medians, circles and related features along prominent streets;

(i) Lighting which is designed for safe walking and signage which has a pedestrian-orientation; and

(j) A system of land subdivision and development which links one (1) neighborhood to another can logically be extended.

(2) Permitted uses. The following uses, buildings and structures are permitted:

(a) Single-family dwellings.

(b) Townhouses.

(c) Two-family dwellings.

(d) Multiple-family dwellings.

(e) Open space, including parks, squares, greens and other recreational uses (as provided for in the following section).

(f) Commercial and office uses (as provided for in the following sections).

(g) Civic and religious buildings (as provided for in the following sections).

(h) Accessory uses, subject to the provisions of § 14-402.

(i) Assisted living facilities and nursing homes. For the purposes of this section, these uses shall comply with commercial, office, and multi-family area regulations.

(j) Customary home occupations, provided the conditions in § 14-403 are met.

(3) Guidelines for permitted uses:

(a) Commercial and office uses:

(i) Property and buildings in the district shall be used for the following purposes: grocery stores, bakeries, arts and crafts, book and stationary stores, drug stores, barber/beauty shops, cleaning and processing collection stations, gift shops, self-service laundries, shoe shops (including repairs), similar uses which the

planning commission finds to be appropriate, and business and professional offices.

(ii) The ground floor shall have door(s) and windows, covering at least fifty percent (50%) of the front facade.

(iii) The total ground floor area of the commercial and office uses, including off-street parking areas, shall not exceed ten percent (10%) of the district, unless the planning commission finds that a larger commercial area would meet the grocery and other day-today shopping needs of an area which is underserved by a neighborhood shopping center.

(iv) Commercial and office development shall have an architectural design which is compatible with the design of residential buildings. The design of commercial and office buildings shall be included with the development plan (as outlined in subsection (9)).

(v) Parking regulations for commercial and office uses are presented in subsection (6).

(4) Open space, including parks, squares, greens and other recreational uses:

(a) Within a development no less than fifteen percent (15%) of the total land, exclusive of land set aside for roads shall be devoted to common open space for recreation, conservation, and beautification purposes. At least seven and one-half (7-1/2%) of the total land shall be devoted to parks, greens and squares. Yards of residential, commercial, office uses are not to be considered common open space. In cases where a portion of the site is in a floodway or on steep slopes (twenty-five percent (25%) or more), the planning commission may require additional common open space. The planning commission may require less open space in a development which is less than twenty (20) acres if a neighborhood or community park is within one quarter mile of the property. If a golf course or other large open space is to be created as part of the TND development, at least seven and one-half (7-1/2%) of the area outside of such recreational space, shall be devoted to parks, squares or greens.

(b) Common open space may be designed for active recreation, passive recreation, pathways (other than sidewalks), traffic circles, medians, and similar traffic calming features, conservation, or natural buffers.

(c) Provisions shall be made to ensure that no more than 20 percent of the common open space will be devoted to paved areas and structures such as courts, or recreation buildings. Parking lots and on-street parking may be located within or along the side of a street bordering parks, greens and squares upon review and approval by the planning commission.

(d) Use of the common open space shall be subject to use on review by the planning commission.

(e) Land which has been environmentally damaged prior to final approval of the development by the planning commission as a result of soil removal, tree clearing or similar degradation shall not be accepted as common space unless and until the land is restored to a condition which the planning commission determines to be reasonable and appropriate to effect the purpose of this article. The planning commission may grant final approval for a development subject to such restoration of the common open space provided an appropriate performance bond is posted.

(f) Open space shall be protected against building development and environmental damage by conveying to the city, homeowners' association and/or a land trust, an open space easement restricting the area in perpetuity against any future building, and against the removal of soil, trees and other natural features, except as the planning commission determines is consistent with conservation or recreational purposes.

(5) Civic and religious uses:

(a) Uses can include primary and intermediate schools, libraries, post offices, museums, auditoriums, recreation centers, satellite town halls, fire and police stations, day care facilities, or similar uses which the planning commission finds to be appropriate, and buildings for religious assembly.

(b) Buildings shall be designed to complement the architecture of their surroundings.

(c) Civic and religious buildings should be located at prominent locations, or serve as landmarks in the neighborhood, particularly at such focal points as the end of a street axis.

(d) The height of civic and religious buildings, excluding towers, steeples, or similar features, shall not exceed 45 feet.

(e) All civic and religious uses are subject to review and approval by the planning commission.

(f) Parking regulations for civic and religious buildings are presented in section (8).

(6) Area regulations:

(a) Minimum size: Property proposed for the TND district shall be a minimum of 20 acres or more, with the exception for areas of less than 20 acres which are adjacent to and can be interconnected to an existing TND district upon approval by the planning commission.

(b) The following table lists the site development regulations:

<u>REGULATIONS</u>	<u>SINGLE-FAMILY</u>	<u>TWO-FAMILY</u>	<u>TOWNHOUSE</u>	<u>COMMERCIAL OFFICE, MULTI-FAMILY</u>
Minimum Lot Size	5,000 sq. ft., or 5,500 sq. ft. on corner lot	7,000 sq. ft.	2,000 sq. ft., or 2,500 sq. ft. on corner lot	3,500 sq. ft., or 4,000 sq. ft. on corner lot
Maximum Lot Size	None	None	4,000 sq. ft.	43,560 sq. ft.
Minimum Lot Width	40', or 45' on corner lot; 50' if driveway is provided from front of property	50'	20', or 25' on corner lot	25'
Maximum Height	2-1/2 stories/35'	2-1/2 stories/35'	2-1/2 stories/35'	3-1/2 stories/45'
Maximum Front Yard Setback	25'	25'	10'	10'
Minimum Front Yard Setback	15'	20'	5'	0'
Minimum Street Side Yard Setback	10'	10'	5'	5'
Minimum Interior Side Yard Setback	5'	5'	0'	0'
Minimum Rear Yard Setbacks: Main Building/Accessory Buildings	10'/10'	10'/10'	25'/5'	0', if adjoining other commercial; 10' if adjoining other use
Maximum Building Coverage/Maximum Impervious Coverage	55%/65%	55%-65%	70%-90%	70%-90%

(c) **Driveways:** Driveways shall be setback five feet (5') from all side or rear property lines. A driveway may be constructed closer to a side or rear property line if a drainage plan is submitted which shows accommodation for stormwater runoff. At a minimum, when a driveway is constructed closer than five feet (5') from a side or rear property line, drainage swales shall be constructed to divert water away from adjacent properties.

(7) **Housing density, composition and location:**

(a) The overall housing density of all principal residential units shall not exceed 8 units per acre, based upon the land suitable for

development, that is, land outside of floodplains and not on steep slopes (areas exceeding 25 percent slope). The planning commission may require fewer overall residential units per acre, based on the surrounding patterns of development, adopted plans, traffic and environmental constraints, and related factors.

(b) Composition and location of housing:

(i) Detached single-family houses shall comprise at least 50 percent of the total number of residential units;

(ii) Two-family units, townhouses, and multi-family units shall comprise less than 50 percent of the units.

(iii) The location of the various types of units shall be depicted on the development plan submitted under section (9).

(8) Parking regulations:

(a) Residential parking:

(i) Single-family detached units require two off-street parking spaces per unit.

(ii) Townhouse and two-family housing requires two off street parking spaces per unit unless the planning commission finds that one of the spaces per unit can be accommodated through on-street parking.

(iii) Off-street parking for townhouses shall be off an alley.

(iv) Garage doors which face the front of the property shall be placed 20 feet beyond the setback of the principle structure. Exception: the planning commission may modify this requirement for no more than 20% of the dwelling units in a development if warranted by topography or other environmental conditions.

(v) The minimum lot width for detached houses with driveways from the front property line shall be 50 feet.

(vi) Multi-family housing requires one parking space for the first bedroom of a dwelling unit and 0.5 parking space for each additional bedroom.

(b) Parking provisions for non-residential uses:

(i) Parking lots shall be located to the rear or side of buildings. Side parking lots shall account for no more than 25 percent of parking, and shall be screened from sidewalks by a combination of low walls or fences and landscaping.

(ii) Parking lots and garages shall not abut a street intersection, the front yards of multi-family, civic or religious buildings, shall not be adjacent to squares or parks, and shall not occupy space which terminates a T-intersection within the district or similar prominent point.

(iii) In view of the pedestrian-oriented nature of this district, the parking requirements for commercial, office and other

non-residential uses shall be 50 percent of the number of spaces required for uses in § 14-404.

(iv) In the case of commercial or office uses which have shop fronts adjacent to sidewalks and streets, on-street parking directly in front of the lot shall count toward fulfilling the parking requirement.

(v) The required number of spaces for commercial and office uses may be further reduced by demonstrating the use of shared parking.

(vi) Parking lot landscaping shall be consistent with the provisions of section (10).

(vii) If the developer desires additional customer parking for non-residential uses, it shall be provided on grassy, pervious surfaces (reinforced/plastic grid, reinforced block or similar material) which are adequate to sustain parked vehicles.

(9) Streets, utilities, alleys and sidewalks:

(a) The street network on the TND shall be connected to the existing streets, unless the planning commission determines that topography, requirements of traffic circulation or other considerations make such connections impractical. When applicable, TND streets should be laid out to allow extensions to future neighborhoods.

(b) Travel lanes of local streets shall be no less than 10 feet wide.

(c) Sidewalks shall be provided along both sides of each street. For pedestrian safety, sidewalks shall be separated at least 7 feet from the curb. To minimize crosswalk distances, a curb return radius of 15 feet shall be used on local streets. In creating a suburban TND, with a density less than 3 dwelling units per acre, sidewalks shall be at least 4 feet wide.

(d) Alleys can provide parking access for residential properties. Alley rights-of-way shall be 20 feet, with at least 10 feet of pavement. Alley pavement shall be built to the local street standard of the subdivision regulations for pavement thickness.

(e) The average perimeter of all blocks within the district shall not exceed 1,200 feet. No block face shall have a length greater than 400 feet without a dedicated alley or pathway providing through access.

(f) Utilities shall be placed underground and or shall run within alley easements.

(g) Street lamps shall be installed on both sides of the street, no less than 100 feet apart.

(h) The axis of the most significant streets shall have appropriate termination with either a public or quasi-public building, park, square or other open space or neighborhood commercial center.

(i) Landscape provisions regarding streets are presented in section (10).

(j) The detailed design of streets and alleys which are to be publicly dedicated shall conform to the current city street regulations as defined in the Sweetwater Subdivision Regulations.

(10) Landscaping regulations:

(a) Native shade trees which grow to a minimum height of forty feet at maturity shall be planted along all streets at a maximum average spacing of 30 feet on center. The trees shall have a minimum caliper of 2 1/2 inches at the time of planting.

(b) Trees shall be arranged and maintained at intersections and alley entrances to provide adequate visibility, avoiding conflicts between vehicles, bicycles, and pedestrians.

(c) For all parking lots with more than six spaces, the landscaped area shall be comprised of a minimum of 20 percent of the total parking lot area. One native shade tree which grows to a minimum height of 40 feet at maturity shall be required for each three hundred square feet of the above required open space. Native shade trees shall have a minimum caliper of 2 1/2 inches at time of planting.

(d) Trees proposed for planting in public rights-of-way shall comply with the Sweetwater Tree Board Ordinance as specified in section 16 chapter 5 of the Sweetwater Municipal Code.

(11) Administrative procedure for TND district:

(a) The planning commission shall review the proposed development and may give approval, request modification, or reject the proposed development in accordance with these regulations.

(b) The applicant is required to submit a concept plan for the proposed overall development, before or at the same time the TND zoning district is being requested.

(c) The applicant is required to follow the same procedure for submission of a preliminary plat and final plat, as well as site plan requirements for any non-residential structure. (as added by Ord. #772, Oct. 2004, and amended by Ord. #955, Jan. 2018, and Ord. #984, Dec. 2020 *Ch7_02-07-22*)

14-317. Special flood hazard overlay district. This district is established as an overlay district with the intent to protect the health, safety, and welfare of the citizens of the City of Sweetwater by requiring that uses permitted in the underlying zoning districts be developed in accordance with the provisions of Title 14, Chapter 7 Floodplain Zoning Ordinance. The special flood hazard overlay district is shown on the "Zoning Map Sweetwater, Tennessee," and the provisions of Title 14, Chapter 7 Floodplain Zoning Ordinance shall apply. (as added by Ord. #772, Oct. 2004, and as replaced by Ord. #984, Dec. 2020 *Ch7_02-07-22*)

14-318. H-1 historic zoning overlay district. This district is established as an overlay district with the intent to conserve historic properties

within the City of Sweetwater by requiring uses permitted in the underlying zoning districts be developed in accordance with the provisions of Title 14, Chapter 9 Historic Districts and Landmarks. This H-1 Historic zoning overlay district is shown on the "Zoning Map Sweetwater, Tennessee," and the provisions of Title 14, Chapter 9 Historic Districts and Landmarks shall apply. (as added by Ord. #814, Dec. 2007, and replaced by Ord. #984, Dec. 2020 *Ch7_02-07-22*)

14-319. T telecommunication tower zoning overlay district. This district is established as an overlay district for the purpose of regulating the location of commercial telecommunication towers and related equipment within the City of Sweetwater. The intent is to permit lands that are visually screened from nearby residential development and the historic zoning district to be used for telecommunication towers, while still allowing the uses permitted in the underlying zoning districts. This T telecommunication tower zoning overlay district is shown on the "Zoning Map Sweetwater, Tennessee," the following regulations and other applicable provisions of this zoning code shall apply.

(1) Uses permitted. Property, buildings, and structures located in the telecommunication tower zoning overlay district (T) shall be used for the purposes permitted by the base zone approved for the site. In addition to such uses and structures, the following uses and structures are permitted:

(a) Monopole commercial telecommunication tower(s).

(b) Antennae, equipment shelters, cabinets, fencing, and all other structures accessory to monopole commercial cellular towers.

(2) Minimum development regulations for telecommunication tower(s).

(a) The telecommunication tower zoning overlay district shall only be permitted on publically owned land or land that is commercially or industrially zoned. The overlay district shall not be permitted on any land zoned H-1 Historic zoning overlay district.

(b) Applicants shall provide a notarized determination of need stating that no suitable existing tower(s) within the coverage area are available for a colocation or qualify to meet the needed coverage area. Maps shall also be provided that identify before and after coverage.

(c) Towers shall be constructed to accommodate a minimum of five (5) antennae and must be made available for colocation to more than two (2) commercial communications companies.

(d) Towers shall not be lighted unless required by the Federal Aviation Administration (F.A.A.). Documentation from the F.A.A. which requires lighting shall be submitted with the site plan application.

(e) The base of towers, to include all accessory ground equipment and structures, shall be screened from public view. These improvements shall be securely fenced within a perimeter of no less than six feet (6') in height and have a screening opacity of eighty percent (80%) or greater when viewed horizontally from grade level to the top of the screen. The perimeter fencing shall also be buffered by planting at least

one (1) healthy row of evergreen trees or shrubs capable of forming a continuous hedge. Such plants may be used to support the required fencing opacity. Said trees or shrubs shall be capable of growing to at least six feet (6') in height within two (2) years of planting and shall be maintained in a healthy condition. Existing vegetation, earth terms, existing topographic features, walls, fences, buildings, and other similar features may be used to meet the screening requirements if they achieve the same degree of screening.

(f) The tower and accessory structures may be the sole use or a secondary use to the uses and structures permitted within the base zone.

(g) All telecommunication towers and related equipment shall be removed when the facility has not been in service for more than six (6) months.

(3) Lot and area regulations. (a) Towers shall be set back from all property lines by a minimum distance equal to its engineered fall zone or the minimum setbacks of the base zoning district, whichever is greater. Accessory ground equipment and structures shall be set back per the minimum setback requirements within the base zoning district.

(b) Towers shall not exceed two hundred feet (200') in height and shall comply with all F.A.A. regulations and building codes. The overall height of the tower shall be measured from the surrounding grade to the top of the structure, including the base pad and any antenna or lightning rod. Accessory ground equipment and structures shall be limited to the height requirements within the base zoning district.

(c) All uses permitted in the base zoning district shall comply with the minimum requirements of the base zoning district. (as added by Ord. #922, May 2015, and amended by Ord. #984, Dec. 2020 *Ch7_02-07-22*)

14-320. R-4 High density residential district. This district is established to provide for higher density residential options in order to provide for mixed residential, and mixed-use development located adjacent to arterials and/or collector roads that shall be served by public utility water, sewer, sidewalks/walkways and bikeways, located near areas of intense activity and necessary community facilities, open space and recreational space as shown on the "Zoning Map Sweetwater, Tennessee." The following regulations and other applicable provisions of this zoning code shall apply.

(1) Uses permitted. (a) Single-family, duplexes and multi-family dwellings.

(b) Customary home occupations, provided the conditions in § 14-403 are met.

(c) Public utilities, but not including offices, other buildings, storage areas, or warehousing.

(d) Public parks.

(e) Educational facilities providing education for grades K-12 and public libraries, provided buildings are set back a minimum of fifty feet (50') from all property lines and parking lots are set back a minimum of ten feet (10') from all property lines.

(f) Churches and other places of worship, provided buildings are set back a minimum of fifty feet (50') from all property lines and parking lots are set back a minimum of ten feet (10') from all property lines.

(g) Short-term rental units, provided an annual permit is obtained from the City of Sweetwater.

(h) Horticulture, including forestry.

(i) Day care centers, provided the conditions in § 14-414 are met and that such facilities comply with the following requirements:

(i) The property shall front on and have direct access to a street that has a paved surface that is a minimum of twenty feet (20') in width with a minimum of two-foot (2') wide paved or gravel shoulders;

(ii) All buildings shall be set back a minimum of twenty feet (20') from all side and rear property lines;

(iii) All parking lots and driveways shall be set back a minimum of ten feet (10') from all property lines; and

(iv) A fenced outdoor usable play space area of not less than fifty (50) square feet of space per child shall be provided. Such fenced area shall be set back a minimum of thirty feet (30') from all front property lines and ten feet (10') from all side and rear property lines.

(j) Accessory uses, provided the conditions in § 14-402 are met.

(2) Area regulations. The principal building shall be located so as to comply with the following requirements:

(a) Minimum lot area for single-family dwelling unit served by public water and sewer systems: six thousand (6,000) square feet. Minimum additional lot area for accessory apartment: four thousand five hundred (4,500) square feet

(b) Minimum lot area per dwelling unit for two (2) unit structures and multi-family structures or any combination thereof which shall be served by public water and sewer systems:

5,000 square feet	first family
5,000 square feet	second family
2,500 square feet	each additional family over two.

(c) Minimum lot width at building setback line: fifty feet (50').

(d) Minimum depth of front yards: twenty-five feet (25').

(e) Minimum depth of rear yards: fifteen feet (15').

(f) Minimum depth of side yards:
 1-story.....5 feet each side
 2-story.....7.5 feet each side

3-story..... 15 feet each side

(g) Location of accessory buildings: No accessory building shall be erected in any required front or side yard. Accessory buildings shall not cover more than thirty percent (30%) of any required rear yard, and shall be at least five feet (5') from all lot lines and from any other buildings on the same lot.

(h) Maximum lot coverage: Principal and accessory buildings shall cover not more than sixty percent (60%) of the total lot area.

(3) Site development standards for required yards. The required yards of all uses shall be made fertile, planted with grass, shrubs, and/or trees and maintained in good order. (as added by Ord. #984, Dec. 2020 **Ch7_02-07-22**)

CHAPTER 4

SUPPLEMENTARY PROVISIONS APPLYING TO ALL DISTRICTS

SECTION

- 14-401. Access control.
- 14-402. Accessory uses regulations.
- 14-403. Customary home occupations.
- 14-404. Off-street parking requirements.
- 14-405. Off-street loading and unloading space required.
- 14-406. General lot restrictions.
- 14-407. Vision at street intersections.
- 14-408. Gasoline service station restrictions.
- 14-409. Signs, billboards, and other advertising structures.
- 14-410. Mobile homes and mobile home parks.
- 14-411. Standards for automobile wrecking, junk, and salvage yards.
- 14-412. Standards for cemeteries.
- 14-413. Site plan requirements.
- 14-414. Standards for day care centers.
- 14-415. Planned unit development.
- 14-416. Special exception criteria for signs.
- 14-417. Fireworks storage.
- 14-418. Standards for adult oriented establishments.

14-401. Access control. In order to promote the safety of the motorist and pedestrian and to minimize traffic congestion and conflict by reducing the points of contact, the following regulations shall apply:

(1) A point of access for vehicles onto a street shall not exceed forty (40) feet in width.

(2) There shall be no more than two (2) points of access to any one (1) public street for each four hundred (400) feet of lot frontage, or fraction thereof; provided, however, that lots less than eighty (80) feet in width shall have no more than one (1) point of access to anyone (1) public street.

(3) Where two (2) driveways are provided for one (1) lot frontage, the clear distance between driveways shall not be less than twenty-five (25) feet.

(4) No point of access shall be allowed within ten (10) feet of the right-of-way line of any public intersection.

(5) No curbs on city streets or rights-of-way shall be cut or altered without written approval of the street department, or if a state highway, a permit must be obtained from the Tennessee Department of Highways.

(6) Cases requiring variances relative to the above provisions shall be heard and acted upon by the board of zoning appeals, provided, further, that 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. (1982 Code, § 11-401, as amended by Ord. #604, Sept. 1987)

14-402. Accessory uses regulations. The uses of land, buildings, and other structures permitted in each of the districts established by chapters 2 through 6 of this title are designated by listing the principal uses. In addition to such principal uses, accessory uses permitted in each district. Each accessory use shall:

- (1) Be customarily incidental to the principal use established on the same lot.
- (2) Be subordinate to and serve such principal use.
- (3) Be subordinate in area, intent, and purpose to such principal use.
- (4) Contribute to the comfort, convenience, or necessity of users principal use.
- (5) Be at least twenty (20) feet from other buildings.
- (6) Shall meet the same setback requirements of the district.
- (7) Fences shall be considered accessory uses and shall have no setback requirements if under ten (10) feet in height. Any fence above ten (10) feet in height shall comply with the setback requirements of the district plus ten (10) additional feet.
- (8) Garbage dumpsters, compactors, and recycling containers shall be considered accessory uses to commercial, office, industrial, multi-family, public, and semi-public uses. These containers shall be screened from adjacent properties and streets with opaque walls and gates. Such enclosures shall be constructed of wood, concrete block, or brick. Containers and enclosures shall be set back a minimum of ten feet (10') from side and rear property lines. Containers and enclosures shall also meet the front yard setback requirements of the zoning district in which it is located and shall be located to the side or rear of the principal building. No such containers shall be located in front of the principal building. (1982 Code, § 11-402, modified, as amended by Ord. #937, Jan. 2016)

14-403. Customary home occupations. The home occupation is intended to permit home based employment and entrepreneurship opportunities which do not alter or impact the residential character of the district. The home occupation is intended to be flexible, granting the resident(s) the opportunity to conduct a business or service on the property, provided such activity does not infringe upon individual rights of neighbors or property values within the area. Changing technologies and economic/social trends make identification of all conceivable occupations impractical. The primary use of the property shall be residential. The following conditions shall apply to all home occupations:

- (1) No person other than household members residing on the premises shall be engaged in such home occupation.

(2) If conducting a home occupation, a business license and a home occupation permit shall be obtained from the City of Sweetwater.

(3) Space devoted to home occupations shall not exceed twenty percent (20%) or a maximum of six hundred (600) square feet of the dwelling unit, whichever is less.

(4) No alteration to any building shall indicate from the exterior that the building is being used for other than residential purposes.

(5) No articles, materials, goods, or equipment indicative of the home occupation shall be visible from any public street or adjacent properties.

(6) Outdoor storage is prohibited,

(7) No traffic shall be generated by the home occupation in greater volume than would normally be expected in a residential neighborhood. Off-street parking shall be provided.

(8) The use shall not increase noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the premises.

(9) No equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes electrical fluctuations in the line voltage off the premises.

(10) The home occupation shall not increase the type or volume of solid waste for at-curb disposal beyond that which is otherwise typical for a residence. (1982 Code, § 11-403, as amended by Ord. #576, Sept. 1985, and replaced by Ord. #985, Dec. 2020 *Ch7_02-07-22*)

14-404. Off-street parking requirements. (1) Number of parking spaces required. In all districts, except the C-2 Central Business District, there shall be provided at such time any building or structure is erected, enlarged, or increased in capacity, off-street parking spaces. The number of parking spaces provided shall meet the minimum requirements for the specific uses as set forth below. For uses not specifically mentioned herein, the off-street parking requirements shall be determined by the board of zoning appeals.

(a) Automobile/truck repair shop. One (1) space per two-hundred and fifty (250) square feet of gross floor area.

(b) Boarding and rooming houses. One (1) space per each one (1) room occupied by boarders or roomers.

(c) Churches. One (1) space per five (5) seats.

(d) Commercial/general retail/shopping centers/multiple use buildings. Within the C-3 General Commercial District and the C-5 Interstate/Interchange District, one (1) space per two-hundred and fifty (250) square feet of gross floor area. Within the C-4 Local General Commercial District, one (1) space per five hundred (500) square feet of gross floor area.

(e) Dwellings, single and two-family. Two (2) spaces per dwelling unit.

(f) Dwellings, multi-family. One and one-half (1 1/2) spaces per dwelling unit.

(g) Funeral home/mortuaries. One (1) space per five (5) seats.

(h) Gasoline/mini-mart station. One (1) space per two-hundred and fifty (250) square feet of gross floor area.

(i) Handicapped/accessible parking spaces. The number of handicapped/accessible parking spaces shall be provided as per ANSI A117.1, Standards for Accessible and Usable Buildings and Facilities [American National Standards Institute].

(j) Hospitals/convalescent homes/nursing homes. One (1) space per three(3) patient beds and one (1) space for each two (2) employees including staff doctors and nurses.

(k) Hotels/motels/tourist courts. One (1) space per one (1) room or suite.

(l) Manufacturing or other industrial use. One (1) space for each three (3) persons employed or intended to be employed on a single shift, with a minimum of five (5) spaces.

(m) Offices - business, dental, general, government, medical, professional. Within the P-1 Professional and Civic District, the C-3 General Commercial District, and the C-5 Interstate/Interchange District, one (1) space per two-hundred and fifty (250) square feet of gross floor area. Within the C-4 Local General Commercial district, one (1) space per five hundred (500) square feet of gross floor area.

(n) Private clubs or lodges. One (1) space per seventy (70) square feet of gross floor area.

(o) Restaurants. One (1) space per one-hundred and fifty (150) square feet of gross floor area.

(2) Minimum parking lot site design. To provide for orderly, safe, and systematic circulation within parking areas, off-street parking lots shall meet the following general requirements:

(a) Except for parcels of land devoted to one (1) and two (2) family uses, all areas devoted to off-street parking shall be so designed and be of such size that no vehicle is required to back into a public street to obtain egress.

(b) Except for parcels of land devoted to one (1) and two (2) family uses, all areas devoted to off-street parking shall be of a sealed-surface construction, such as plant mix asphalt or concrete and shall be maintained in such a manner that no dust will result from continuous use.

(c) All parking lots shall be designed so as to eliminate surface water ponding and shall be drained without contributing to drainage problems on adjoining property.

(d) Entrances and exits to sill off-street parking lots shall comply with the requirements of § 14-401 of this code.

(e) Parking spaces. Each parking space shall be a minimum of ten feet (10') in width and nineteen feet (19') in length.

Each handicapped/accessible parking space shall be a minimum of eight feet (8') in width and nineteen feet (19') in length. Such spaces shall have an adjacent access aisle, which shall be a minimum of five feet (5') in width and extend the full length of the parking spaces they serve. For every six (6) handicapped/accessible parking spaces, at least one (1) shall be a van-accessible parking space. Such van-accessible parking space shall have an adjacent access aisle of eight feet (8') in width.

Handicapped/accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance(s).

(f) Minimum width of aisle and back-up areas. Minimum width of parking lot aisles shall be as follows:

- (i) Ninety (90) degree parking - twenty five feet (25')
- (ii) Sixty (60) degree parking - eighteen feet (18') (twenty-five feet (25') for two-way aisle)
- (iii) Forty-five (45) degree parking - thirteen feet (13') feet (twenty-five feet (25') feet for two-way aisle)
- (iv) Thirty (30) degree parking - twelve feet (12') (twenty-five feet (25') for two-way aisle)

Back-up or turn-around areas located at the end of dead-end parking aisles shall be a minimum of ten feet (10') in length.

(g) The storage lane for a drive-thru window shall be of adequate length to accommodate the storage of a minimum of eight (8) cars from the ordering station, or per a traffic impact study.

(h) Parking lots shall be set back a minimum of eight feet (8') from all front property lines and five feet (5') from all side and rear property lines. Such areas shall be retained as permanent green space. A front property line shall be defined as any property line adjacent to any street.

(i) A landscaped island a minimum of ten feet (10') in width shall be provided at the ends of each parking row. Such islands shall extend the full length of the parking space(s).

(j) In all parking lots except those located within the M-1 Industrial Zoning District and the M-2 Heavy Industrial District, a landscape island a minimum of ten feet (10') in width shall be provided every fifteen (15) parking spaces in row. Such islands shall extend the full length of the parking space(s).

(k) In all parking lots except those located within the M-1 Industrial Zoning District and the M-2 Heavy Industrial District, a landscaped strip a minimum of ten feet (10') in width shall be provided every third parking aisle. Such landscaped strips shall be located in the front of the parking spaces, shall run the full length of the parking row,

and shall connect to the landscape islands located at the end of each parking row, and if applicable, to the landscape islands in the middle of the parking row.

(3) Combination of required parking spaces. The required parking space for any number of separate uses may be combined in one (1) lot, but the required space assigned to one (1) use may not be assigned to another use, except that the parking spaces required for churches, theaters, or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night or on Sundays.

(4) Remote parking spaces. If the off-street parking space cannot be reasonably provided on the same lot on which the principal use is located, such space may be provided on any land within four hundred feet (400') of the main entrance to such principal use, provided such land is in the same ownership as the principal use.

Such land shall be used for no other purpose so long as no other adequate provision of parking space, meeting the requirements of the zoning code, has been made for the principal use.

(5) Certification of minimum parking requirements. Each application for a building permit for single and two-family dwelling shall include information as to the location and dimensions of off-street parking. This information shall be in sufficient detail to enable the building inspector to determine whether or not the requirements of this section are met. (1982 Code, § 11-404, as amended by Ord. #701, Jan. 1998, as replaced by Ord. #936, Jan. 2016)

14-405. Off-street loading and unloading space required. Every building or structure hereafter constructed and used for industry, business, or trade 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. This space shall not be considered as part of the space requirements for off-street automobile storage.

(1) Behind or on the side of every building or structure used for business or trade, there shall be a rear or side yard not less than thirty (30) feet in depth or width where loading and unloading of vehicles is to be provided.

(2) The board of zoning appeals may hereafter reduce or increase this requirement in the interest of safety where unusual or special conditions are due consideration. (1982 Code, § 11-405)

14-406. General lot restrictions. (1) Only one (1) principal building and its customary accessory buildings may be erected on any lot, except as provided for elsewhere in this chapter.

(2) No building permit for the construction of any structure shall be issued by the building official for any lot not abutting a street accepted as a

public street by the City of Sweetwater. (1982 Code, § 12-303, modified, as replaced by Ord. #985, Dec. 2020 *Ch7_02-07-22*)

14-407. Vision at street intersections. On a corner lot not in the central business district, within the area formed by the center lines of the intersecting or intercepting streets and a line joining points on such center lines at a distance of seventy-five (75) feet from their intersection, there shall be no obstruction to vision between their height of three and one-half (3) feet and a height of ten (10) feet above the average grade of each street at the center line thereof. The requirements of this section shall not be construed to prohibit any necessary retaining wall. (1982 Code, § 11-407)

14-408. Gasoline service station restrictions. The following regulations shall apply to gasoline service stations:

(1) Gasoline pumps or islands shall be set back a minimum of twenty-five feet (25') on all street rights-of-way and twenty feet (20') from all side and rear property lines.

(2) Gasoline canopies designed to cover the gasoline pumps shall meet the side and rear yard setback requirements of the zoning district in which it is located, but may be located as close as twenty feet (20') from all street rights-of-way.

(3) With the exception of gasoline canopies, gasoline pumps or islands shall be set back a minimum of thirty feet (30') from all buildings. (1982 Code, § 11-408, as replaced by Ord. #985, Dec. 2020 *Ch7_02-07-22*)

14-409. Signs, billboards, and other advertising structures. These conditions are established as a reasonable and impartial method of regulating advertising structures in order to ensure light, air, and open space, to reduce hazards at intersections, and to protect property values of the entire community. The regulations for signs, billboards, and other advertising structures are:

(1) Definitions. (a) "Animated or moving sign." Any sign or part of a sign that changes physical position or light intensity by any movement or rotation, or that gives the visual impression of such movement or rotation.

(b) "Billboard." A sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises of which the sign is located. It is intended for periodic message rotation and is often sold or leased as advertising space.

(c) "Campaign sign." See "Political sign."

(d) "Canopy sign." A sign that is part of or attached to an awning, canopy, etc., or structural protective cover over a door, window, or outdoor service area.

(e) "Changeable electronic message/changeable copy sign." An electrically activated changeable sign upon which the message changes more than two (2) times in a twenty-four (24) hour period, and except when the message is changed, the message shall remain stationary. For the purposes of this section, any wall sign, ground sign, or pole sign can be a changeable electronic message/changeable copy sign.

(f) "Digital sign." A sign that is digital in nature and uses exclusively liquid-crystal display (LCD), light-emitting diode (LED), or similar electronic technology for providing content to the sign or billboard.

(g) "Directional sign." A government owned sign that is located on public property as approved by the board of commissioners, which provides direction to a definable area, business area, or community.

(h) "Electronic message center." An electronic message center (EMC) is a sign that is capable of displaying words, symbols, figures or images that can be electronically changed by remote or automatic means.

(i) "Ground sign and pole sign." Any sign erected on a free-standing frame, pole(s), or post(s) and not attached to any building.

(j) "Mural." A work of art that is historic, community, or site based affixed to or painted on a building wall.

(k) "Nit." A unit of measurement of luminance, or the intensity of visible light, where one (1) nit is equal to one (1) candela per square meter. Nits are used to describe the brightness of computer displays, such as LCD screens.

(l) "One-time event sign." A temporary sign which notifies or advertises an event, such as an election, property sale, merchandise sale, revival, grand opening, yard sale, or other similar short-term, temporary events.

(m) "Pole sign." See "Ground sign and pole sign."

(n) "Political sign." A one-time event sign announcing or supporting political candidates, issues, or subject in connection with any national, state, or local election.

(o) "Projecting sign." A sign attached perpendicular to a building or the wall of a structure and overhanging a sidewalk.

(p) "Sign." Any object, device, display, or structure, or part thereof, situated outdoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images.

(q) "Sign administrator." The city building official or his/her designated agent.

(r) "Sign area." The entire face of a sign, including the advertising surface and any framing, trim, or molding but not including the supporting structure.

(s) "Sign face." The area or display surface used for the message.

(t) "Temporary sign." A one-time event sign designed and intended to be displayed for a short period of time.

(u) "Wall sign." Any sign that is attached to, painted on, or in some other way uses a wall of a building in such a manner that the wall becomes the supporting structure for the sign. No such sign shall extend above the top edge of a building wall or project more than twelve inches (12") from the wall of the building.

(2) General provisions. All signs and billboards erected, replaced, reconstructed, expanded, or relocated on any property within the city shall conform with the provisions of this section.

(a) All signs erected, constructed, or placed in any district shall conform to the adopted building codes and if serviced by electrical power, shall conform to the National Electrical Code. Electrical materials and devices used on such signs shall bear the U.L. Label.

(b) No sign shall be erected or maintained where by reason of its position, wording, illumination, size, shape, or color may obstruct, impair, obscure, interfere with the view of, or be confused with any authorized traffic control sign, signal, or device.

(c) With the exception of one-time event signs, all signs shall obtain a sign permit from the City of Sweetwater.

(d) With the exception of billboards, no off-premises signs are permitted.

(e) The sign area for all wall and canopy signs shall be measured by drawing an imaginary single, regular geometric shape of a rectangle, circle, or equilateral triangle around the sign. The text and other associated graphics do not have to be physically connected.

(f) The sign area for all pole, ground, projecting, and One-Time Event signs shall be the entire face of the sign, including the advertising surface and any framing, trim, or molding but not including the supporting structures. The area of each sign face shall be counted toward the total allowed sign area. For example, on a two (2) sided sign, both sides shall be counted toward the total allowed sign area.

(g) All signs shall be set back a minimum of five feet (5') from all property lines. Signs shall be placed so as not to restrict sight distance for entering, exiting, or passing vehicles.

(h) Wall, canopy, and projecting signs shall only be permitted on walls facing a public street and/or an on-site parking lot.

(i) Unless provided for elsewhere in this section, animated or moving signs, digital signs, scrolling reader boards, electronic message

center signs, and flashing or intermittent illumination of signs are prohibited.

(j) Unless provided for elsewhere in this section, animated or moving signs, digital signs, scrolling reader boards, electronic message center signs, and flashing or intermittent illumination of signs are prohibited.

(k) Unless provided for elsewhere in this section, if a sign is illuminated, it shall be internally illuminated.

(l) When an entity is no longer in operation, the associated sign(s) shall be removed.

(m) Projecting signs erected and overhanging any sidewalk shall be placed at least seven feet, six inches (7'6") above the sidewalk. Such sign may extend over the sidewalk a distance equal to two-thirds (2/3) the width of the sidewalk, but in no case exceeding ten feet (10').

(n) No sign shall be erected or otherwise affixed to any pole, tree, stone, fence, or any other object within the right-of-way of any street. No sign shall be suspended across public streets or any other public places.

(3) General agricultural district. In addition to meeting the general provisions of this section, all signs within the A-1 General agricultural district shall conform with the following provisions.

(a) Any activity lawfully conducted on the premises shall be permitted one (1) non-illuminated sign up to two (2) square feet in area.

(b) Uses permitted on review shall be permitted one (1) ground or pole sign up to sixty-four (64) square feet in area with a maximum of thirty-two (32) square feet per sign face and shall not exceed ten feet (10') in height.

(c) Uses permitted on review shall be permitted any number of wall signs. The total square footage allowed for all the wall signs combined shall be based on the length of the wall on which the signs are mounted. The total area of such wall signs shall be one-half (1/2) square feet of sign area per each linear foot of building wall on which the sign(s) is/are mounted.

(4) Residential districts. In addition to meeting the general provisions of this section, all signs within the R-1 Low density residential district, the R-2 High density residential district, the R-3 High density downtown residential district, and the TND Traditional neighborhood development district shall conform with the following provisions.

(a) Any activity lawfully conducted on the premises shall be permitted one (1) non-illuminated sign up to two (2) square feet in area.

(b) Uses permitted on review shall be permitted one (1) ground or pole sign up to sixty-four (64) square feet in area with a maximum of thirty-two (32) square feet per sign face and shall not exceed ten feet (10') in height.

(c) Uses permitted on review shall be permitted any number of wall signs. The total square footage allowed for all the wall signs combined shall be based on the length of the wall on which the signs are mounted. The total area of such wall signs shall be one-half (1/2) square feet of sign area per each linear foot of building wall on which the sign(s) is/are mounted.

(d) Residential neighborhoods shall be permitted one (1) non-illuminated ground or pole sign per neighborhood entrance. Such sign may be up to fifty (50) square feet in area with a maximum of twenty-five (25) square feet per sign face and shall not exceed eight feet (8') in height.

(e) If a parcel/lot is also located within the designated Sweetwater Historic District, the advertising standards and guidelines adopted by the historic zoning commission shall also apply.

(5) Professional and civic district. In addition to meeting the general provisions of this section, all signs within the P-1 Professional and civic district shall conform with the following provisions.

(a) The same regulations apply to residential uses in the P-1 Professional and civic district as applied in the residential districts as outlined above.

(b) Freestanding entities shall be permitted one (1) ground or pole sign. Such sign may be up to fifty (50) square feet in area with a maximum of twenty-five (25) square feet per sign face and shall not exceed eight feet (8') in height.

(c) Multiple use buildings shall be permitted one (1) ground or pole sign. Such sign may be up to fifty (50) square feet in area with a maximum of twenty-five (25) square feet per sign face and shall not exceed eight (8') in height.

(d) Freestanding entities shall be permitted any number of wall signs and canopy signs. The total square footage allowed for all the signs combined shall be based on the length of the wall on which the signs are mounted. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall on which the sign(s) is/are mounted.

(e) Tenants within a multiple use building shall be permitted any number of wall signs, canopy signs, and projecting signs. The total square footage allowed for all the signs combined shall be based on the length of the building wall of the tenant space. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall of tenant space upon which the sign(s) is/are mounted.

(f) If a parcel/lot is also located within the designated Sweetwater Historic District, the advertising standards and guidelines adopted by the historic zoning commission shall also apply.

(g) Electronic message center (EMC) signs are permitted provided the following conditions are met:

(i) Such signs are located a minimum of three hundred feet (300') from all agricultural, residential, and traditional neighborhood development districts;

(ii) Such signs shall hold a static message for a minimum of sixty (60) seconds; and

(iii) The lighting of such signs shall not exceed three thousand (3,000) nits during daylight hours (sunrise to sunset) and one thousand (1,000) nits during dark hours (sunset to sunrise).

(6) Central business district. In addition to meeting the general provisions of the section, all signs within the C-2 Central business district shall conform with the following provisions.

(a) Freestanding entities shall be permitted any number of wall signs, canopy signs, or projecting signs. The total square footage allowed for all the signs combined shall be based on the length of the wall on which the signs are mounted. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall on which the sign(s) is/are mounted.

(b) Tenants within a multiple use building shall be permitted any number of wall signs, canopy signs, or projecting signs. The total square footage allowed for all the signs combined shall be based on the length of the building wall of the tenant space. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall of tenant space upon which the sign(s) is/are mounted.

(c) No ground/pole signs are permitted.

(d) Buildings may be permitted a mural as approved by the historic zoning commission.

(e) If a parcel/lot is also located within the designated Sweetwater Historic District, the advertising standards and guidelines adopted by the historic zoning commission shall also apply.

(f) Electronic message center (EMC) signs are permitted provided the following conditions are met:

(i) Such signs are located a minimum of three hundred feet (300') from all agricultural, residential, and traditional neighborhood development districts;

(ii) Such signs shall hold a static message for a minimum of sixty (60) seconds;

(iii) The lighting of such signs shall no exceed three thousand (3,000) nits during daylight hours (sunrise to sunset) and one thousand (1,000) nits during dark hours (sunset to sunrise).

(7) General commercial district. In addition to meeting the general provisions of this section, all signs within the C-3 General commercial district shall conform with the following provisions.

(a) If fronting on Highway 68, freestanding entities shall be permitted one (1) ground or pole sign. Such sign may be up to four hundred (400) square feet in area with a maximum of two hundred (200) square feet per sign face and shall not exceed thirty-two feet (32') in height.

(b) If fronting on Highway 68, multiple use buildings shall be permitted one (1) ground or pole sign. Such sign may be up to four hundred (400) square feet in area with a maximum of two hundred (200) square feet per sign face and shall not exceed thirty-two feet (32') in height.

(c) If not fronting on Highway 68, freestanding entities shall be permitted one (1) ground or pole sign. Such sign may be up to two hundred (200) square feet in area with a maximum of one hundred (100) square feet per sign face and shall not exceed twenty feet (20') in height.

(d) If not fronting on Highway 68, multiple use buildings shall be permitted one (1) ground or pole sign. Such sign may be up to two hundred (200) square feet in area with a maximum of one hundred (100) square feet per sign face and shall not exceed twenty feet (20') in height.

(e) Freestanding entities shall be permitted any number of wall signs and canopy signs. The total square footage allowed for all the signs combined shall be based on the length of the wall on which the signs are mounted. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall on which the sign(s) is/are mounted.

(f) Tenants within a multiple use building shall be permitted any number of wall signs, canopy signs, and projecting signs. The total square footage allowed for all the signs combined shall be based on the length of the building wall of the tenant space. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall of tenant space upon which the sign(s) is/are mounted.

(g) If a parcel/lot is also located within the designated Sweetwater Historic District, the advertising standards and guidelines adopted by the historic zoning commission shall also apply.

(h) If fronting on Highway 68, flashing or intermittent illumination of signs, including scrolling reader boards, are permitted.

(i) If not fronting on Highway 68, flashing or intermittent illumination of signs, including scrolling reader boards, are prohibited.

(j) If fronting on Highway 68, electronic message center (EMC) signs are permitted provided the following conditions are met:

(i) Such signs shall hold a static message for a minimum of sixty (60) seconds;

(ii) The lighting of such signs shall not exceed three thousand (3,000) nits during daylight hours (sunrise to sunset) and one thousand (1,000) nits during dark hours (sunset to sunrise).

(k) If not fronting on Highway 68, electronic message center (EMC) signs are permitted provided the following conditions are met:

(i) Such signs are located a minimum of three hundred feet (300') from all agricultural, residential, and traditional neighborhood development districts;

(ii) Such signs shall hold a static message for a minimum of sixty (60) seconds; and

(iii) The lighting of such signs shall not exceed three thousand (3,000) nits during daylight hours (sunrise to sunset) and one thousand (1,000) nits during dark hours (sunset to sunrise).

(8) Local general commercial district. In addition to meeting the general provisions of this section, all signs within the C-4 Local general commercial district shall conform with the following provisions.

(a) Freestanding entities shall be permitted one (1) ground or pole sign. Such sign may be up to fifty (50) square feet in area with a maximum of twenty-five (25) square feet per sign face and shall not exceed eight feet (8') in height.

(b) Multiple use buildings shall be permitted one (1) ground or pole sign. Such sign may be up to fifty (50) square feet in area with a maximum of twenty-five (25) square feet per sign face and shall not exceed eight feet (8') in height.

(c) Freestanding entities shall be permitted any number of wall signs and canopy signs. The total square footage allowed for all the signs combined shall be based on the length of the wall on which the signs are mounted. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall on which the sign(s) is/are mounted.

(d) Tenants within a multiple use building shall be permitted any number of wall signs, canopy signs, and projecting signs. The total square footage allowed for all the signs combined shall be based on the length of the building wall of the tenant space. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall of tenant space upon which the sign(s) is/are mounted.

(e) If a parcel/lot is also located within the designated Sweetwater Historic District, the advertising standards and guidelines adopted by the historic zoning commission shall also apply.

(9) Interstate/interchange district. In addition to meeting the general provisions of this section, all signs within the C-5 Interstate/interchange district shall conform with the following provisions.

(a) Freestanding entities shall be permitted one (1) ground or pole sign. Such sign may be up to four hundred (400) square feet in area with a maximum of two hundred (200) square feet per sign face and shall not exceed sixty feet (60') in height above adjacent road grade.

(b) Multiple use buildings shall be permitted one (1) ground or pole sign. Such sign may be up to four hundred (400) square feet in area with a maximum of two hundred (200) square feet per sign face and shall not exceed sixty feet (60') in height above adjacent road grade.

(c) Freestanding entities shall be permitted any number of wall signs and canopy signs. The total square footage allowed for all the signs combined shall be based on the length of the wall on which the signs are mounted. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall on which the sign(s) is/are mounted.

(d) Tenants within a multiple use building shall be permitted any number of wall signs, canopy signs, and projecting signs. The total square footage allowed for all the signs combined shall be based on the length of the building wall of the tenant space. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall of tenant space upon which the sign(s) is/are mounted.

(e) Flashing or intermittent illumination of signs, including scrolling reader boards, are permitted.

(f) Electronic message center (EMC) signs are permitted provided the following conditions are met:

(i) Such signs shall hold a static for a minimum of sixty (60) seconds; and

(ii) The lighting of such signs shall not exceed three thousand (3,000) nits during daylight hours (sunrise to sunset) and one thousand (1,000) nits during dark hours (sunset to sunrise).

(10) Industrial zoning districts. In addition to meeting the general provisions of this section, all signs within the M-1 Industrial zoning district and the M-2 Heavy industrial district shall conform with the following provisions.

(a) Entities shall be permitted one (1) ground or pole sign. Such sign may be up to two hundred (200) square feet in area with a maximum of one hundred (100) square feet per sign face and shall not exceed twenty-five feet (25') in height.

(b) Entities shall be permitted one (1) sign per driveway entering the premises. Such sign(s) may be up to four (4) square feet in area with a maximum of two (2) square feet per sign face and shall not exceed three feet (3') in height.

(c) Buildings shall be permitted any number of wall signs. The total square footage allowed for all the wall signs combined shall be based on the length of the wall on which the signs are mounted. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall on which the sign(s) is/are mounted.

(d) Industrial parks shall be permitted one (1) ground or pole sign per industrial park entrance. Such sign may be up to four hundred

(400) square feet in area with a maximum of two hundred (200) square feet per sign face and shall not exceed thirty-two feet (32') in height.

(e) If a parcel/lot is also located within the designated Sweetwater Historic District, the advertising standards and guidelines adopted by the historic zoning commission shall also apply.

(11) One-time event signs. In addition to meeting the general provisions of this section, all one-time event signs shall conform with the following provisions.

(a) One-time event signs are permitted in all zoning districts, on developed land, and on vacant land.

(b) Such signs shall be a maximum of sixty-four (64) square feet with a maximum of thirty-two (32) square feet per sign face shall not exceed six feet (6') in height, shall be non-illuminated, and shall be affixed to the ground or a building. Within the C-2 Central business district, such signs shall be affixed to a building.

(c) For the purposes of this section, political and campaign signs shall be considered one-time event signs, however, one (1) one-time event sign per candidate, issue, or subject shall be permitted per parcel/lot (Tennessee Code Annotated, § 2-7-143).

(d) One-time event signs shall be removed promptly after the completion of the event.

(12) Billboards. In addition to meeting the general provisions of this section, all billboards shall conform with the following provisions.

(a) Billboards existing at the time of the adoption of this section and located within the A-1 Agricultural district, the C-2 Central business district, and the C-3 General commercial district shall be considered permitted and allowed uses. Such billboards shall not be permitted to increase in size, width, or height, change locations on the premises, or add changing sign faces. Such billboards shall also not be permitted to add flashing or intermittent illumination, including scrolling reader boards. An inventory of these sixteen (16) existing billboards is included in Ordinance Attachments A, B, and C.

(b) Billboards are permitted within the C-5 Interstate/Interchange District. Billboards shall not exceed one thousand two hundred (1,200) square feet with a maximum of six hundred (600) square feet in area per sign face. A billboard shall have a maximum of two (2) parallel sign faces.

(c) Billboards shall not exceed sixty feet (60') in height above adjacent road grade, shall not exceed fifty feet (50') in length, and the bottom of the billboard shall be a minimum of ten feet (10') above the adjacent ground level.

(d) No billboard shall be erected within a five hundred-foot (500') radius, determined by a straight line and not street distance, from any other billboard.

(e) Billboards shall meet the minimum building setbacks of the zoning district.

(f) Flashing or intermittent illumination and changing sign faces of billboards, including scrolling reader boards, are prohibited. Billboards may be internally or externally illuminated, however, such lighting shall not shine or glare directly onto adjacent properties, rights-of-way, access easements, or driveways. For the purposes of this section, "glare" shall be defined as any brightness within the field of vision of such a character as to cause annoyance, discomfort, interference with vision, or loss in visual performance and visibility.

(13) In the historic zoning district, the following regulations shall apply:

(a) Advertising messages serve to promote business and therefore should be compatible with the business type or service being promoted.

(b) Advertising of all kinds should be compatible with the style and historic period of the building, as well as the business.

(c) Signs and other forms of advertising must relate to, rather than obscure, clutter or disrupt historical and architectural design features of the buildings or parts of buildings to which they are attached or applied.

(d) The installation of advertising materials must not physically or irreversibly alter or damage buildings or part of buildings.

(e) Advertising designs and techniques should reflect the rich diversity of style and the continuum of history seen in Sweetwater's street scape. Originality, creativity, and diversification should be encouraged.

(f) While satisfying the legitimate needs of commerce, advertising should not clutter the street scape nor interfere with the views of buildings or other signs.

(g) Portable signs, sample products, and services offered outside a building must not obstruct the safe and orderly passage of pedestrian and vehicular traffic.

(h) All advertising messages and signs must conform to the ordinance comprising this section,¹ of the Sweetwater Municipal Code, unless specified otherwise in the Standards and Guidelines of the Historic Zoning Commission.

(i) Size, placement, and number of signs.

(A) The size and position of each sign must relate well to the size of the building and the scale of its individual features including but not necessarily limited to openings for windows and doors, wall panels, cornices and other

¹Ord. #888, Nov. 12, 2012.

ornaments, and columns and other support structures. Even through a proposed sign may be consistent with other size requirements in these guidelines, the commission reserves the right to deny approval of any sign which, in the judgment of a majority of the commissioners in any duly convened meeting, is too large for the particular related building, building feature, or adjacent building.

(B) The size and position of each sign must be appropriate for reasonable legibility (assuming normal visual acuity) relative to the position and/or movement of the intended viewer.

(C) In business zones, building-mounted signs shall not exceed one (1) square foot per lineal foot of store front. Free standing signs shall not exceed twenty-four (24) square feet. Projecting signs shall not project more than four feet zero inches (4'-0") from face of building.

(D) In residential zones, one (1) sign not exceeding eight (8) square feet per face in area shall be permitted for each building in which a business or office is also located. If there is more than one (1) business at any location, the total area per face for all signs or for a composite sign is not to exceed ten (10) square feet.

(E) The lowest part of any projecting or freestanding sign can be no lower than seven feet six inches (7' 6") above a walkway or ten feet zero inches (10'-0") above a driveway or alley. The highest part of any projecting sign can be no higher than the top of the highest opening in the wall on which the sign is to be mounted. The highest part of any sign can be no higher than the top of the highest opening on the ground floor of the related building, but in no case higher than fourteen feet zero inches (14'-0").

(F) A maximum of one (1) sign shall be permitted in each display area, with the exception of a historical detailed painted side wall building sign. In no event will a sign be permitted to cover a total of more than fifty percent (50%) of any one (1) display window, in which case no more than twenty-five percent (25%) of the window can be covered.

(G) A maximum of two (2) signs shall be permitted per primary public entrance. If more than two (2) tenants use the same public entrance, a composite sign shall be permitted for proper listing and identification of the tenants or occupants.

(H) The historic zoning commission reserves the right to limit the total number of signs on any particular building as necessary consistent with the proper presentation of historic and architectural features.

(i) Duplicated signs or signs with duplicated messages shall not be permitted unless needed for specific purposes such as the identification of more than one (1) entrance, display window, or elevation of the same business or building, or to achieve balance on a single building elevation.

(J) Free standing and projecting, or portable signs painted or decorated on two (2) or more sides are not considered duplicates unless two (2) faces are simultaneously visible from any one (1) position of the viewer.

(K) The cluttering of individual signs is to be discouraged. A single contiguous sign containing two (2) or more distinctly different messages shall be considered as two (2) or more signs. The historic zoning commission reserves the right to limit the number of words used in any particular sign.

(L) Portable signs must not obstruct the safe and orderly movement of pedestrian and vehicular traffic. Signs may be brought out at opening of business and must be taken in at close of business.

(M) Obsolete signs shall be removed as soon as they become obsolete unless specifically designated by the historic zoning commission as contributing to the character of the particular property or of the historic zone, in such case they shall be retained and preserved consistent with the corresponding guidelines.

(ii) Lettering, accessories, and colors. (A) Historic spelling, lettering, fonts, and wording must be consistent with the guidelines set forth by the historic zoning commission.

(B) The historic zoning commission will not approve words that are misspelled for commercial purposes.

(C) The historic zoning commission will not approve words in any duly convened meeting, misrepresent the business, are misleading, or are offensive to significant numbers of people in the general population.

(D) Sign accessories are considered parts of signs and must be approved by the historic zoning commission.

(E) Sign accessories may be included in the overall size of the sign for purposes of calculating the size of a sign, as well as the visual impact of the sign on adjacent structures and the surrounding neighborhood.

(F) Any sign accessories symbolizing history must be consistent with the documented authentic history of Sweetwater.

(G) Colors should be compatible with the period or style related to the building.

(H) Florescent or day-glow paints and colors will not be approved for use in a historic zone.

(iii) Materials, mounting and quality. (A) Materials selected for the construction of signs must be compatible with the building materials to which a sign is to be attached.

(B) Sign construction materials exposed to public view must be visually consistent with the style and historic period of the related building.

(C) The sign construction materials selected should also enhance both the purpose and the message of the particular business or service.

(1) Compositional boards (MDF) are acceptable when completely covered with paint which substantially hides the identity of the material. No particle board will be allowed.

(2) Decal letters which have the appearance of painted letters are permitted.

(3) Exterior grade plywood is permitted, but for older buildings its edges must always be covered with framing material so as to hide laminations.

(4) Plastics may be approved when the use is compatible with the period and appearance of the building on which it is used.

(5) Unpainted aluminum shall not be permitted.

(6) Other materials such as, but not necessarily limited to, copper, brass, bronze, may be approved for use on buildings built during a period in which such materials were in common use or on buildings showing dominant architectural features of the period in which such materials were in common use.

(D) Materials must always be of sufficiently high quality to be durable for the anticipated life of the sign. The

historic zoning commission reserves the right to terminate approval of any deteriorating sign and require its removal.

(E) A sign must always be erected in such a way that there is no danger of it falling under ordinary circumstances.

(F) Consistent with requirements of safety, stability, and strength, flat signs and projecting signs must be attached to a building with a minimum number of fasteners inserted with the least amount of damage possible to building materials.

(G) On masonry surfaces, all penetrating points of attachment must be in mortar joints. No drilling, chipping, hammering, or penetrating of bricks, terra cotta or stone shall be permitted.

(H) The mounting of signs on ornamental architectural masonry, metal, or wood or on metal roofing materials shall not be permitted.

(I) Mounting materials must not be subject to rust or corrosion, which may over time, damage or deface any part of the building. The historic zoning commission reserves the right to terminate approval of any sign constructed of, or mounted with materials found to be damaging the building or staining or defacing the building. This includes, but is not necessarily limited to the destructive effects of the expansion of rusting iron imbedded in building materials.

(J) All signs must be of professional quality. The historic zoning commission reserves the right to rescind approval of any sign within sixty (60) days of its installation, if in the judgment of the majority of the commissioners; the sign does not meet the acceptable professional standards of quality. This is not intended to discourage individual artwork and careful craftsmanship on the part of people who do not necessarily make a living building signs.

(iv) Lighting. (A) In most locations in downtown Sweetwater signs are well lit by street lights and individual sign illumination is unnecessary and shall not be approved.

(B) External illumination may be approved when natural or street lighting does not provide sufficient light for reading a sign.

(C) Internally illuminated signs shall not be permitted even for modern building in the H-1 Zone.

(D) The effect of any sign illumination on adjacent or neighboring buildings must be carefully considered prior to approval by the historic zoning commission.

(14) Approval. It shall be unlawful for any person to erect any sign requiring a permit without first complying with all the following requirements, unless hereafter accepted.

(a) Completion of the sign permit application.

(b) Site plan approval from the planning commission if part of a general site plan.

(c) Approval of the sign administrator.

(d) Issuance of a sign permit shall be kept on display on the premises.

(e) A sign permit shall become expired if erection is not commenced within one hundred eighty (180) days of issuance.

(15) Fees. In order to recoup the administrative costs associated with the processing, approval and issuance of a sign permit and inspecting the signs permitted under this section, except for pole signs, a minimum fee in the amount of twenty-five dollars (\$25.00) for each permit shall be paid to the city for each sign up to twenty-five (25) square feet in area and one dollar (\$1.00) for each additional square foot for each permit issued.

(a) Fees will be waived for non-profit civic organizations.

(16) If any application for a building permit to erect a sign does not fall within the standards and limitations set out herein, then and in that event the application must be reviewed by the board of zoning appeals as a special exception. (1982 Code, § 11-409, as amended by Ord. #___, Aug. 1982, and Ord. #610, March 1988, and replaced by Ord. #888, Nov. 2012, and amended by Ord. #968, Oct. 2018 **Ch7_02-07-22** and Ord. #977, March 2020 **Ch7_02-07-22**)

14-410. Mobile homes and mobile home parks. The following regulations shall apply to mobile homes and mobile home parks:

(1) Mobile homes shall be allowed only in mobile home parks excepting nonconforming mobile homes subject to § 14-502 of this code.

(2) A temporary permit not exceeding three (3) months may be issued for occupancy of a mobile home for the guarding of a construction site. A temporary permit can be renewed not exceeding a total of one (1) year.

(3) Site and lot size requirements for mobile home parks.

(a) No parcel of land containing less than ten (10) acres and less than ten (10) mobile home spaces, available at the time of first occupancy shall be utilized for a mobile home park.

(b) The mobile home park shall be subject to the density provisions of the districts in which it is located; provided, however, there shall be not less than four thousand (4,000) square feet of lot area for each space provided on the site. This space ratio shall include access roads and automobile parking.

(c) The mobile home park shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.

(4) Dimensional requirements for parks.

(a) Each mobile home park shall have a front yard of thirty (30) feet extending for the full width of the parcel devoted to said use.

(b) Each mobile home park shall provide rear and side yards of not less than fifteen (15) feet from the parcel boundary.

(c) In instances where side or rear yard abuts a public street, said yard shall not be less than thirty (30) feet.

(d) 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) Dimensional requirements for mobile home spaces. Each mobile home space shall be of sufficient size that, in addition to the trailer, the following space shall be provided:

(a) Each mobile home space shall be at least thirty (30) feet wide and such space shall be clearly defined by permanent markers.

(b) There shall be a front yard setback of ten (10) feet from all access roads within the mobile home park.

(c) Mobile homes shall be so harbored on each space so that 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.

(d) There shall be at least one (1) paved, off-street parking space for each mobile home space, which shall be on the same site as the trailer served, and may be located in the rear or side yard of said trailer space.

(e) Each mobile home space shall be provided with a paved patio of at least two hundred (200) square feet.

(6) General requirements.

(a) There shall be established and maintained within each mobile home park an automobile parking area for the use of guests. The number of spaces within this area shall be equal to one (1) space for every four (4) trailer sites.

(b) Access roads within a mobile home park shall be paved to a width of not less than twenty-four (24) feet. Said roads shall be constructed to the standards set forth in the Sweetwater Subdivision Regulations.

(c) Mobile home spaces may abut upon a driveway of not less than twenty (20) feet in width, which shall have an unobstructed access to the access road within a mobile home park. The sole vehicular access

shall not be by alley, and all dead-end driveways shall include adequate vehicular turning space or cul-de-sac.

(d) A minimum of six (6) inches of compacted gravel, or other suitable pavement material, should be installed for each trailer space. Size of pads shall be 12' x 50' or larger.

(e) Each mobile home space shall be provided with a connection to the sanitary sewer or to a sewer system approved by the Monroe County Health Officer.

(f) Trailers, with or without toilet facilities, that cannot be connected to a sewer system approved by the health officer shall not be permitted in a mobile home park.

(g) Cabanas, travel trailers, and other similar enclosed structures are prohibited.

(h) Mobile homes shall not be used for commercial, industrial, or other nonresidential uses within a mobile home park.

(i) A mobile home park shall be entirely enclosed, exclusive of driveways, at its external boundaries by a solid wall, fence, or evergreen hedge not less than seven (7) feet in height. Such wall, fence, or hedge shall not be constructed within the required front yard setback.

(j) Each mobile home park shall be permitted to display on each street frontage one identifying sign of a maximum size of nine (9) square feet. Said sign shall contain thereon only the name and address of the mobile home park and may be lighted by indirect lighting only.

(7) Application for permit. Applications for a building permit shall be filed with and issued by the building inspector, subject to the approval of the planning commission. According to § 14-604, each application shall be accompanied by three (3) copies of the plot plan drawn to scale and displaying the following information:

(a) The location and legal description of the proposed mobile home park.

(b) Location and dimensions of all buildings, improvements, and facilities constructed or to be constructed within the mobile home park.

(c) The proposed use of buildings shown on the site.

(d) The location and size of all mobile home spaces.

(e) The location of all points of entry and exit for motor vehicles and the internal circulation pattern.

(f) The location of all off-street parking facilities.

(g) The location of all walls, fences, and screens and the indication of their height and the materials of construction.

(h) The location and size of park and recreation areas.

(i) The name and address of the applicant.

(j) Such other architectural, engineering, and topographic data as may be required to permit the health officer, building inspector, and

board of zoning appeals to determine if the provisions of these regulations are being complied with shall be submitted with the plot plan.

(k) A time schedule for development shall be prepared which shall demonstrate the applicant's readiness and ability to provide the proposed services. Said time shall be for a period of not more than one (1) year.

(l) Certification of approval of the sanitary sewer system by the county health officer or signed certificates for public utilities. (1982 Code, § 11-410, modified)

14-411. Standards for automobile wrecking, junk, and salvage yards.¹ Because of the nature and character of their operations, automobile wrecking and salvage yards, junkyards, and similar uses of land can have a decidedly detrimental effect upon surrounding properties. Salvage and wrecking yards tend to create problems of noise, dust, traffic, and health hazards, and may adversely affect property values by their general appearance. The following standards shall be used as a guide to evaluating whether proposed land uses, such as those outlined above, will have properly minimized their objectionable characteristics:

(1) 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.

(2) No automobile wrecking, junk, and salvage yard shall be permitted closer than three hundred (300) feet from any residential district.

(3) All outdoor storage of salvage and wrecking operations shall be conducted entirely within an enclosed opaque fence or wall, except driveway areas, from eight (8) to twelve (12) feet in height. Storage between the street and such fence or wall is expressly prohibited. Any fence or wall erected for screening purposes shall be properly painted or otherwise maintained in good condition.

(4) No person shall own or maintain an automobile wrecking, junk, or salvage yard within the City of Sweetwater until he has secured approval from the board of zoning appeals in accordance with § 14-605. (1982 Code, § 11-411)

14-412. Standards for cemeteries. The following development standards shall apply to all cemeteries:

(1) The site proposed for a cemetery shall not interfere with the development of a system of streets and in addition shall have direct access to a thoroughfare.

¹Municipal code reference

Junked motor vehicles: title 15, chapter 8.

(2) Any new cemetery shall be located on a site containing not less than ten (10) acres.

(3) All structures and facilities including, but not limited to, mausoleums, graves, burial lots, monuments, and maintenance buildings shall be set back a minimum of thirty feet (30') from all property lines and street rights-of-way. (1982 Code, § 11-412, as replaced by Ord. #985, Dec. 2020 *Ch7_02-07-22*)

14-413. Site plan requirements. To ensure compliance with all city regulations, site plans are required for all new developments, modifications to existing developments, and/or redevelopments of all non-single-family and two-family residential uses. Such plans shall be approved by the planning commission prior to the issuance of a building permit.

In accordance with § 14-801, the planning commission may require a bond or some other form of surety for any and/or all improvements proposed on the submitted site plan.

All site plans shall be prepared and certified by a licensed engineer, landscape architect, architect, and/or surveyor, as may be appropriate and in accordance with state law regarding the practice of these professions. A site plan shall set forth the proposed development of the total land, tract, or parcel and shall meet the following site plan requirements.

- (1) Property street address.
- (2) Property tax map and parcel information.
- (3) Name and address of property owner(s).
- (4) Name and address of applicant(s).
- (5) Name, address, and stamp of professional who prepared the plan.
- (6) Current zoning classification and required building setback information.
- (7) Graphic scale. Drawings shall be at a scale of not less than one inch equals twenty feet (1" = 20') for small tracts and not less than one inch equals fifty feet (1" = 50') for large tracts,
- (8) North point, acreage of site, location map, and date of preparation.
- (9) A boundary survey of the property, including all rights-of-way, easements, and covenants.
- (10) Topographical data on five-foot (5') contours, or less, reflecting existing and finished grades.
- (11) The location and an identification of all significant physical features of the property based on readily available information, such as floodplains, wetlands, ponds, lakes, streams, springs, surface depressions or sinkholes, steep slopes, and historic, archaeological, or cultural sites.
- (12) Ingress and egress locations with widths, sight distance, and distances to nearby intersections and other driveways.

(13) Locations and dimensions for all buildings, parking lots, parking spaces, loading zone areas, sidewalks, trash dumpsters, accessory structures, and outdoor storage areas.

(14) Square footage of each proposed building.

(15) Location of any ground or pylon sign. Sign permits are required from the city for each sign.

(16) Location of all existing and proposed light poles.

(17) A landscape plan per the landscape ordinance.

(18) An erosion control plan.

(19) For all sites, a certified plan for storm water drainage shall be included with the site plan. Such plan shall identify all easements, drainage structures including size/capacities, energy dissipaters, off-site drainage structures including size/capacities, and other pertinent information concerning the assumptions upon which the plan is based. The estimated storm water runoff based on a twenty-five (25) year storm event shall be calculated for pre-development and post-development. The rate of storm water runoff shall not be increased and detention/retention shall be accommodated on site.

(20) Location, size, and layout of all existing and proposed utilities, including fire hydrants, with the required certificates of approval for such existing and/or proposed public utilities by the Sweetwater Utilities Board. The following certificates shall be included on the site plan.

Certificate of Public Water

I hereby certify that public water is currently available or has been installed as identified on this site plan, or that the developer has entered into an agreement for the needed public water improvements to be installed in an acceptable manner in accordance with the specifications of the Sweetwater Utilities Board standards.

_____ Date

_____ Signature - Sweetwater Utilities Board Representative

Certificate of Public Sewer

I hereby certify that public sewer is currently available or has been installed as identified on this site plan, or that the developer has entered into an agreement for the needed public sewer improvements to be installed in an acceptable manner in accordance with the specifications of the Sweetwater Utilities Board standards.

_____ Date

_____ Signature - Sweetwater Utilities Board Representative
(as replaced by Ord. #985, Dec. 2020 ***Ch7_02-07-22***)

14-414. Standards for day care centers. The following development standards shall apply to all day care centers:

(1) All regulations of the State of Tennessee regarding day care centers shall be met.

(2) The structure which will house the day care center shall be in good condition and certified by the building official.

(3) The structure which will house the day care center must meet all requirements of the adopted building codes.

(4) The structure which will house the day care center must be approved by the Chief of the Sweetwater Fire Department. The fire chief shall certify that there are no potentially hazardous conditions which would be conducive to fire.

(5) Off-street parking shall be provided, as regulated in §§ 14-404, 14-405, and the landscape ordinance. At no time will on-street parking be allowed.

(6) The structure which will house the day care center shall be connected to public water and sewer and utilize solid waste collection.

(7) Appropriate fencing, as required by the State of Tennessee regulations or elsewhere in these regulations, whichever is more restrictive, shall be installed.

(8) At no time shall the yard, grounds, or building structure fall into disrepair. (1982 Code, § 11-414, as replaced by Ord. #985, Dec. 2020 *Ch7_02-07-2022*)

14-415. Recreational vehicle parks. The following regulations shall apply to all recreational vehicle parks:

(1) Area regulations. (a) The minimum parcel size for the development of a recreational vehicle (RV) park shall be five (5) acres.

(b) Each individual recreational vehicle (RV) site shall be a minimum of thirty feet (30') by seventy feet (70').

(c) All RV sites, buildings, and other structures shall meet the minimum yard setbacks of the district in which the RV park is located.

(d) All driveways and overflow parking areas shall be set back a minimum of ten feet (10') from all property lines.

(2) Streets and parking. (a) Streets within an RV park shall be private and shall have a minimum width of twenty-five feet (25') for two-way traffic and twelve feet (12') for one-way traffic.

(b) All main interior streets shall meet the paving specifications of the Sweetwater Zoning Ordinance parking lot construction requirements.

(c) Each RV site shall provide an off-street parking space for a towing vehicle. Such parking shall meet the minimum paving specifications of the Sweetwater Zoning Ordinance parking lot construction requirements.

(d) Interspersed overflow parking areas shall be provided throughout the RV park.

(3) Other design requirements. (a) Public restrooms/bathhouses shall be provided for the use of the residents of the RV park.

(b) Each RV site shall provide a paved pad to accommodate the recreational vehicle. Such pad shall be constructed to meet the minimum paving specification of the Sweetwater Zoning Ordinance parking lot construction requirements.

(c) A minimum of one (1) shade tree per three (3) RV sites shall be planted. Such trees shall be planted so as to provide shade for the surrounding RV sites.

(d) Useable and functional open space shall be provided for the enjoyment of the residents of the RV park.

(e) There shall be a centralized dump station or individual sewer hook-ups at each RV pad.

(f) All RV parks shall be served by public sewer and water.

(g) Each RV site shall be provided with a fly-tight, water-tight, rodent proof trash container. In addition, a centralized trash dumpster shall be provided in the park. Such dumpster shall meet all screening requirements established in § 14-402. All refuse shall be collected at least twice weekly. (Ord. #615, Nov. 1988, modified, as replaced by Ord. #985, Dec. 2020 *Ch 7_02-07-22*)

14-416. Performance standards for self-service storage facilities (mini-warehouses).

(1) Area regulations. (a) The minimum parcel size for the development of a self-service storage facility shall be five (5) acres.

(b) All buildings and other structures shall meet the minimum yard setbacks of the district in which the storage facility is located.

(c) All driveways and fences shall be set back a minimum of ten feet (10') from all property lines.

(d) Maximum building height: Twenty feet (20') measured from eave.

(e) Maximum unit size: Five hundred (500) square feet

(2) Internal driveways and parking. (a) Within commercial districts, all internal driveway aisles serving the site, accessing self-service storage units, or accessing the designated outdoor storage area shall meet the paving specifications of the Sweetwater Zoning Ordinance parking lot construction requirements. Within industrial districts, all internal driveway aisles serving the site, accessing self-service storage units, or accessing the designated outdoor storage area which are located in the front yard shall meet the paving specifications of the Sweetwater Zoning Ordinance parking lot construction requirements.

(b) Parking spaces for vehicles in areas designated for such outdoor storage may be graveled.

(c) Off-street parking: As regulated in § 14-404 and the landscape ordinance.

(3) Minimum design requirements. (a) No door openings for any self-service storage unit shall be constructed facing any adjacent residentially or agriculturally zoned property.

(b) All lights shall be shielded to direct light onto the site and away from all adjacent properties and rights-of-way.

(c) Ground or pole signs shall comply with § 14-409. Signs, Billboards, and Other Advertising Structures. Wall signs shall be limited to one (1) sign per building. Such signs shall not exceed nine (9) square feet.

(d) Due to the unique design of self-service storage facilities, these facilities are exempt from § 14-1006. Building Landscape Requirements of the landscape ordinance.

(4) Other requirements. (a) Recreational vehicles, boats, and operational vehicles may be stored outside in designated areas only. All other storage shall be within enclosed structures.

(b) Self-service storage facilities shall be limited to "dead storage" use only. "Dead storage" is goods not in use or associated with any office, retail, commercial, industrial, or other business use on the premises.

(c) No hazardous materials shall be stored in any storage unit.

(d) Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations is prohibited.

(e) The operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kiln, and other similar equipment is prohibited.

(f) With the exception of public auctions applicable to delinquent renters in accordance with all applicable laws, no sales, garage sales, auctions, or miscellaneous services or business activities shall be conducted on the premises.

(g) The servicing or repair of motor vehicles, boats, recreational vehicles, lawn mowers, or any other similar equipment shall not be conducted on the premises.

(h) The establishment of a transfer and storage business is prohibited.

(i) Fire protection shall be provided to meet existing building codes and fire protective requirements regarding hydrant locations, fire walls, etc. (Ord. #614, Nov. 1988, modified, as replaced by Ord. #985, Dec. 2020 **Ch 7_02-07-22**)

14-417. Fireworks storage. (1) The storage of Class C fireworks is permitted only in the C-5 Interstate/interchange district and shall be governed by the provisions of Tennessee Code Annotated, §§ 68-22-101 through 68-22-116 and as amended; the most current editions of the Fire Prevention Code (NFPA No.1) and the National Electric Code of the National Fire Protection Association, and these regulations.

(2) Prior to commencing the operation of any business requiring the handling, storage, and/or sales of fireworks, the responsible person or agent shall obtain a municipal privilege license.

(3) Said license may be issued after documentation of the following:

(a) Certification by the building inspector that the site is in a C-5 zoning district and that the building meets minimum standards for the safe storage of fireworks. The review shall consider the following:

(i) Merchandise, product, materials will be stored in an enclosed, secure structure.

(ii) The structure has at least a four (4) hour fire rating.

(iii) The structure has setbacks of no less than thirty (30) feet from all property lines and shall not be adjacent to a residential district.

(iv) The applicant is a state licensed retailer.

(v) The applicant specifies the maximum quantities and time periods that materials will be stored.

(b) Certification by the fire department that the operation meets minimum fire codes for safe operation.

(c) Certification by the police department that it is aware of the proposed location, quantities, and time period(s) that materials will be stored. (Ord. #677, Nov. 1995, modified)

14-418. Standards for adult oriented establishments. Because of the nature and character of their operations, adult oriented establishments can have a detrimental effect upon surrounding properties. The following standards shall apply:

(1) Adult oriented establishments shall be permitted only within the M-2 heavy industrial zoning district, and shall not be permitted within three-hundred (300) yards of:

(a) A church, synagogue, mosque, temple or building used primarily for religious worship and related religious activities;

(b) A public or private educational or child care facility, including but not limited to day care facilities, nursery schools, preschools, kindergartens, elementary schools, private schools, intermediate schools, junior high schools, middle schools, high schools, vocational schools, secondary schools, special education schools, junior colleges, and universities and the grounds of any such facility;

(c) A boundary of any residential zoning district or the property line of a lot devoted to a residential use;

(d) A public part or recreational area that has been designated for park and recreational activities, including but not limited to a park, playground, nature trail, swimming pool, athletic field, basketball or tennis court, a soccer field, pedestrian/bicycle paths or any other similar public land which is under control, operated, or management of any government park and recreational authority;

(e) An entertainment business that is oriented primarily towards entertainment of children and families;

(f) Any packaged liquor store;

(g) A funeral home, mortuary, or crematory facility.

(2) For the purpose of these conditions, measurement shall be made in a straight line, without regard to intervening structures, objects or public right-of-ways, from the structure proposed for use as the premises where an adult oriented establishment is conducted, to the nearest property line of the premises of a use listed in subsections (a)-(g). The presence of a city boundary shall be irrelevant for purposes of calculating and applying the distance requirement of this section.

(3) An adult oriented establishment lawfully operating as a conforming use shall not be rendered a nonconforming use by the location, subsequent to the commencement of operations of said establishment, of a use listed in subsections (a)-(g) within five hundred (500) feet of the adult-oriented establishment.

(4) No adult-oriented establishment may be established or operated within five-hundred (500) feet of another adult oriented establishment. For the purpose of this subsection, the distance between any two (2) adult oriented establishments shall be measured in a straight line, without regards to the intervening structures, objects, public right-of-ways, or municipal boundary, from the property lines in which each business is located.

(5) No adult-oriented establishment may be enlarged so as to violate the provisions of this section.

(6) Proposals for adult oriented establishments shall be approved by the board of zoning appeals as a use on review in accordance with § 14-604 of the Sweetwater Zoning Ordinance and shall comply with title 9, chapter 6 of the Sweetwater Municipal Code. (as added by Ord. #772, Oct. 2004)

CHAPTER 5

EXCEPTIONS AND MODIFICATIONS

SECTION

- 14-501. Scope.
- 14-502. Nonconforming uses.
- 14-503. Lots of record.
- 14-504. Minimum lot size.
- 14-505. Exceptions to height limits.
- 14-506. Setback line.

14-501. Scope. Chapter 5 of this title is devoted to providing for the necessary exceptions and modifications to the specific zoning district provisions and the supplementary provisions provided for in chapters 3 and 4. (1982 Code, § 11-501)

14-502. Nonconforming uses. It is the intent of the zoning code to recognize that the elimination as expeditiously as is reasonable, of the existing buildings and structures or uses that are not in conformity with the provisions of the zoning code is as much a subject of health, safety, and welfare as is the prevention of the establishment of new uses that would violate the provisions of the zoning code. It is also the intent of the zoning code to so administer the elimination of nonconforming uses, buildings, and structures as to avoid an unreasonable invasion of established private property rights. Lawful nonconforming uses, buildings, and structures existing at the time of the passage of the zoning code or any amendment thereto shall be allowed to remain subject to the following provisions:

(1) An existing nonconforming use of a building may be changed to a conforming use, to a nonconforming use of the same classification, or to a nonconforming use of a more restrictive classification; provided, however, that establishment of another nonconforming use of the same or more restrictive classification shall be subject to written approval of the board of zoning appeals, and subject to such conditions as the board of zoning appeals may require in order to protect the area.

(2) A nonconforming use of land shall be restricted to the area occupied by such use as of the effective date of the zoning code. A nonconforming use of a building or buildings shall not be enlarged to either additional land or buildings after the effective date of the zoning code.

(3) When a nonconforming use of any structure or land, excepting nonconforming mobile homes or mobile home parks, has been discontinued for a period of six (6) months, it shall not be reestablished or changed to any use not in conformity with the provisions of the zoning code. Immediately upon the removal of a nonconforming mobile home or discontinuance of a nonconforming

mobile home park, the nonconformity of such structure and use of land shall lapse.

(4) Any nonconforming building or nonconforming use, which is damaged by fire, flood, wind, or other act of God or man, may be reconstructed and used as before, if it be done within twelve (12) months of such damage, unless damaged to an extent of more than sixty (60) percent of its fair sales value immediately prior to damage, in which case any repair or reconstruction shall be in conformity with the provisions of the zoning code.

(5) A nonconforming building or building housing a non-conforming use shall not be structurally altered except in conformance with the provisions of the zoning code. These provisions shall not be construed to prevent normal maintenance and repairs or alterations required for structural safety. (1982 Code, § 11-502)

14-503. Lots of record. Where the owner of a lot consisting of one or more adjacent lots of official record at the time of the adoption of the zoning code does not own sufficient land to enable him to conform to the yard or other requirements of the zoning code, an application may be submitted to the board of zoning appeals for a variance from the terms of the zoning code. Such lot may be used as a building site, provided, however, that the yard and other requirements of the district are complied with as closely as in the opinion of the board of zoning appeals is possible.

No lot which is now or hereafter built upon shall be so reduced in area that the yards and open spaces will be smaller than prescribed by the zoning code, and no yard, court, or open space provided around any building for the purpose of complying with the provisions hereof shall again be considered as a yard, court, or other open space for another building.

Where two (2) or more lots of record with a continuous frontage are under the same ownership, or where a substandard lot of record has continuous frontage with a larger tract under the same ownership, such lots shall be combined to form one (1) or more building sites meeting the minimum requirements of the district in which they are located. (1982 Code, § 11-503)

14-504. Minimum lot size. Minimum lot size is determined by the zoning district. In no case shall the board of zoning appeals permit a residence to be erected on a lot whose width at the building line is less than fifty (50) feet and/or whose total lot area is less than five thousand (5,000) square feet. (1982 Code, § 11-504, modified)

14-505. Exceptions to height limits. The height limitations contained in the district regulations do not apply to towers, spires, belfries, cupolas, domes, antennas, chimneys, freestanding poles, water tanks, and other structures and appurtenances not designed or intended for human occupancy. Such structures shall be located no closer to the nearest property line than the

distance equal to their own height plus five feet (5'). (1982 Code, § 11-505, as replaced by Ord. #986, Dec. 2020 *Ch7_02-07-22*)

14-506. Setback line. The setback requirement of the zoning code for dwellings shall not apply to any lot where the average depth of existing setbacks on the developed lots located within one hundred (100) feet on each side of such lot is less than the minimum required front yard depth. In such cases, the front yard setback may be less than required but not less than the average of the existing depth for front yards on developed lots within one hundred (100) feet. In residential districts, however, the setback shall in no case be less than fifteen (15) feet from the street right-of-way line. (1982 Code, § 11-506)

CHAPTER 6

ADMINISTRATION AND ENFORCEMENT

SECTION

- 14-601. Administration.
- 14-602. The enforcement officer.
- 14-603. Building permits.
- 14-604. Procedure for authorizing uses permitted on review.
- 14-605. Board of zoning appeals.
- 14-606. Variances.
- 14-607. Amendments.
- 14-608. Remedies.

14-601. Administration. Except as otherwise provided, no structure or land shall after the effective date of the provisions of chapters 2 through 7 of this title be used and no structure or part thereof shall be erected, altered, or moved unless in conformity with the regulations herein specified for the district in which it is located. In their interpretation and application, the provisions of chapters 2 through 7 of this title shall be considered minimum requirements adopted for the promotion of public health, safety, morals, convenience, order, prosperity, and general welfare of the community. Where other ordinances or regulations heretofore adopted or which may be adopted hereafter impose greater restrictions than those specified herein, compliance with such other ordinances or regulations is mandatory. (1982 Code, § 11-601)

14-602. The enforcement officer. The provisions of chapters 2 through 7 of this title shall be administered and enforced by the building inspector. This official shall have the right to enter upon any premises necessary to carry out the duties in the enforcement of the zoning code. In addition, he shall issue all building permits and make and maintain records thereof, and conduct inspections as prescribed by chapters 2 through 7 of this title and other such inspections as necessary to insure compliance with the zoning code, and in addition, he shall:

- (1) Issue and renew, where applicable, all temporary use permits and make and maintain records thereof.
- (2) Maintain and keep current zoning maps and records of amendments thereto.
- (3) Review all proposed developments, especially those to be located in the floodway or flood fringe areas to insure that all necessary permits have been reviewed for those governmental agencies for which approval is required by state and federal agencies.

(4) Obtain and review base flood elevation data to insure that all new or substantially improved residential structures are in compliance with flood hazard regulations.

(5) Review all subdivision proposals and proposed new developments greater than fifty (50) lots or five (5) acres whichever is lesser to insure that all such developments within the flood fringe areas contain base flood elevation data. (1982 Code, § 11-602, modified)

14-603. Building permits. (1) It shall be unlawful to commence the excavation for or the construction of any building or other structure, including accessory structures; to commence the moving, alteration, or repair of any structure, including accessory structures; or to commence the filling of land until the building inspector has issued for such work a building permit containing a statement that the plans, specifications, and intended use of such structure in all respects conform with the provisions of the zoning code. Application for a building permit shall be made in writing to the building inspector on forms provided for that purpose.

(2) It shall be unlawful for the building inspector to approve the plans or issue a building permit for any excavation or construction until he has inspected such plans in detail and found them to be in conformity with the zoning code. To this end, the building inspector shall require that every application for a building permit for excavation, construction, moving, or alteration shall be accompanied by a plan or plat drawn to a scale and showing the following in sufficient detail to enable the building inspector to ascertain whether the proposed excavation, construction, moving, or alteration is in conformance with the zoning code.

(a) The actual shape, location, and dimensions of the lot to be built upon.

(b) The shape, size, and location of all buildings or other structures to be erected, altered, or moved and of any buildings or other structures already on the lot.

(c) The existing and intended use of all such buildings or other structures.

(d) Location and design of off-street parking areas and off-street loading areas. Such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of the zoning code are being observed.

(3) If the proposed excavation, construction, moving, or alteration as set forth in the application is in conformity with the provisions of the zoning code, the building inspector shall issue a building permit for such excavation or construction. If an application for a building permit is not approved, the building inspector shall state in writing on the application the cause for such disapproval. Issuance of a permit shall, in no case, be construed as waiving any provision of the zoning code, and building permits shall be void after six (6)

months from date of issue unless substantial progress on the project has been made by that time. (1982 Code, § 11-603)

14-604. Procedure for authorizing uses permitted on review. The following procedure is established to provide procedures for review of a proposed use by the board of zoning appeals. The procedure shall be the same whether review is required by chapters 2 through 7 of this title or whether a review is requested by the building inspector to determine whether a proposed use is potentially noxious, dangerous, or offensive.

(1) Application. An application shall be filed with the board of zoning appeals for review. Said application shall show the location and intended uses of the site, the names of the property owners and existing land uses within two hundred (200) feet, and any other material pertinent to the request which the board of zoning appeals may require.

(2) Restrictions. In the exercise of its approval, the board of zoning appeals may impose such conditions regarding the location, character, or other features of the proposed uses or buildings as it may deem advisable in the furtherance of the general purposes of the zoning code.

(3) Validity of plans. All approved plans, conditions, restrictions, and rules made a part of the approval of the board of zoning appeals shall constitute certification on the part of the applicant that the proposed use shall conform to such regulations at all times.

(4) General requirements. A use permitted on review shall be granted provided that the board of zoning appeals finds that it:

(a) Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected;

(b) Will not adversely affect other property in the area in which it is located;

(c) Is within the provision of "uses permitted on review" as set out in chapters 2 through 7 of this title; and

(d) Conforms to all applicable provisions of chapters 2 through 7 of this title. (1982 Code, § 11-605)

14-605. Board of zoning appeals. A board of zoning appeals is hereby established in accordance with Tennessee Code Annotated, §§ 13-7-205 through 13-7-207. As permitted by Tennessee Code Annotated, § 13-7-205, the Sweetwater Planning Commission is hereby designated as the board of zoning appeals.

(1) Procedure. Meetings of the board of zoning appeals shall be held at the call of the chairman, and at such other times as the board may determine. Such chairman or, in his absence, the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings of the board shall be open to the public. The board shall adopt rules of procedure and shall keep records of applications and action taken thereon which shall be public records.

(2) Appeals to; how taken. An appeal to the board of zoning appeals may be taken by any person, firm, or corporation aggrieved, or by any governmental officer, department, board, or bureau affected by any decision of the building inspector based in whole or in part upon the provisions of the zoning code. Such appeal shall be taken by filing with the board of zoning appeals a notice of appeal specifying the grounds thereof. The building inspector shall transmit to the board all papers constituting the record upon which the action appealed was taken. The board shall fix a reasonable time for the hearing of the appeal, give due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any person or party may appear in person, by agent, or by attorney.

(3) Power. The board of zoning appeals shall have the following powers;

(a) Administrative review. To hear and decide appeals where it is alleged by the appellant that there is error in any order, requirement, permit, decision, determination, or refusal made by the building inspector or other administrative official in the carrying out of enforcement of any provision of the zoning code.

(b) Special exceptions. To hear and decide application for special exceptions as specified in the zoning code, hear requests for interpretation of the zoning map, and for decision on any special questions upon which the board of zoning appeals is authorized to pass.

(c) Variances. To hear and decide applications for variances from the terms of the zoning code. (1982 Code, § 11-606, as amended by Ord. #768, May 2004)

14-606. Variances. The purpose of the variance is to modify the strict application of the specific requirements of chapters 2 through 7 of this title in the case of exceptionally irregular, narrow, shallow, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property under the zoning code.

(1) Application. After written denial of a permit, a property owner may make application for a variance, using any form which might be made available by the board of zoning appeals.

(2) Standards for variances. In granting a variance, the board shall ascertain that the following criteria are met:

(a) Variances shall be granted only where special circumstances or conditions, fully described in the funding of the board, do not apply generally in the district.

(b) Variances shall not be granted to allow a use otherwise excluded from the particular district in which requested.

(c) For reasons fully set forth in the findings of the board, the aforesaid circumstances or conditions are such that the strict application of the provisions of the zoning code would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.

(d) The granting of any variance shall be in harmony with the general purposes and intent of the zoning code and shall not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the comprehensive plan for development.

(e) In reviewing an application for a variance, the burden of showing that the variance should be granted shall be upon the person applying therefor. (1982 Code, § 11-607)

14-607. Amendments. The regulations and the number or boundaries of districts established by the zoning code may be amended, supplemented, changed, modified, or repealed by the mayor and board of commissioners, but in accordance with the Tennessee enabling legislation, no amendment shall become effective unless it is first submitted to and approved by the planning commission, or, if disapproved, shall receive a majority vote of the mayor and board of commissioners. The planning commission upon its own initiative may hold a public hearing, public notice of which shall be given, for the consideration of any proposed amendment of the provisions of chapters 2 through 7 of this title or to the zoning map, and report its recommendations to the mayor and board of commissioners. (1982 Code, § 11-608)

14-608. Remedies. In case any building or other structure is erected, constructed, altered, repaired, converted, or maintained; or any building, structure, or land is used in violation of the zoning code, the building inspector or any other appropriate authority or any adjacent or neighboring property owner who would be specifically damaged by such violation, in addition to other remedies, may institute injunction, mandamus, or other appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use; or to correct or abate such violation; or to prevent occupancy of such building, structure, or land. (1982 Code, § 11-609)

CHAPTER 7

FLOODPLAIN ZONING ORDINANCE

SECTION

14-701. Statutory authorization, findings of fact, purpose and objectives.

14-702. Definitions.

14-703. General provisions.

14-704. Administration.

14-705. Provisions for flood hazard reduction.

14-706. Variance procedures.

14-701. Statutory authorization, findings of fact, purpose and objectives. (1) Statutory authorization. The Legislature of the State of Tennessee has in Tennessee Code Annotated, §§ 13-7-201 through 13-7-210, delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City of Sweetwater, Tennessee, Mayor and Board of Commissioners, do ordain as follows:

(2) Findings of fact. (a) The City of Sweetwater, Tennessee, Mayor and its Legislative Body wishes to maintain eligibility in the National Flood Insurance Program (NFIP) and in order to do so must meet the NFIP regulations found in title 44 of the Code of Federal Regulations (CFR), ch. 1, section 60.3.

(b) Areas of the City of Sweetwater, Tennessee are subject to periodic inundation which could result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

(c) Flood losses are caused by the cumulative effect of obstructions in floodplains, causing increases in flood heights and velocities; by uses in flood hazard areas which are vulnerable to floods; or construction which is inadequately elevated, floodproofed, or otherwise unprotected from flood damages.

(3) Statement of purpose. It is the purpose of this ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas. This ordinance is designed to:

(a) Restrict or prohibit uses which are vulnerable to flooding or erosion hazards, or which result in damaging increases in erosion, flood heights, or velocities;

- (b) Require that uses vulnerable to floods, including community facilities, be protected against flood damage at the time of initial construction;
 - (c) Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters;
 - (d) Control filling, grading, dredging and other development which may increase flood damage or erosion;
 - (e) Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.
- (4) Objectives. The objectives of this ordinance are:
- (a) To protect human life, health, safety and property;
 - (b) To minimize expenditure of public funds for costly flood control projects;
 - (c) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
 - (d) To minimize prolonged business interruptions;
 - (e) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodprone areas;
 - (f) To help maintain a stable tax base by providing for the sound use and development of floodprone areas to minimize blight in flood areas;
 - (g) To ensure that potential homebuyers are notified that property is in a floodprone area;
 - (h) To maintain eligibility for participation in the NFIP.
- (Ord. #723, Aug. 2000, as replaced by Ord. #842, Nov. 2009)

14-702. Definitions. Unless specifically defined below, words or phrases used in this ordinance shall be interpreted as to give them the meaning they have in common usage and to give this ordinance its most reasonable application given its stated purpose and objectives.

- (1) "Accessory structure" means a subordinate structure to the principal structure on the same lot and, for the purpose of this ordinance, shall conform to the following:
- (a) Accessory structures shall only be used for parking of vehicles and storage.
 - (b) Accessory structures shall be designed to have low flood damage potential.
 - (c) Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.

(d) Accessory structures shall be firmly anchored to prevent flotation, collapse, and lateral movement, which otherwise may result in damage to other structures.

(e) Utilities and service facilities such as electrical and heating equipment shall be elevated or otherwise protected from intrusion of floodwaters.

(2) "Addition (to an existing building)" means any walled and roofed expansion to the perimeter or height of a building.

(3) "Appeal" means a request for a review of the local enforcement officer's interpretation of any provision of this ordinance or a request for a variance.

(4) "Area of shallow flooding" means a designated AD or AH Zone on a community's Flood Insurance Rate Map (FIRM) with one percent (1%) or greater annual chance of flooding to an average depth of one to three feet (1' – 3') where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate; and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

(5) "Area of special flood-related erosion hazard" is the land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Hazard Boundary Map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area in preparation for publication of the FIRM, Zone E may be further refined.

(6) "Area of special flood hazard" see "special flood hazard area."

(7) "Base flood" means the flood having a one percent (1%) chance of being equaled or exceeded in any given year. This term is also referred to as the 100-year flood or the one percent (1%) annual chance flood.

(8) "Basement" means any portion of a building having its floor subgrade (below ground level) on all sides.

(9) "Building" see "structure."

(10) "Development" means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of equipment or materials.

(11) "Elevated building" means a non-basement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwater, pilings, columns, piers, or shear walls adequately anchored so as not to impair the structural integrity of the building during a base flood event.

(12) "Emergency flood insurance program" or "emergency program" means the program as implemented on an emergency basis in accordance with section 1336 of the Act. It is intended as a program to provide a first layer

amount of insurance on all insurable structures before the effective date of the initial FIRM.

(13) "Erosion" means the process of the gradual wearing away of land masses. This peril is not "per se" covered under the program.

(14) "Exception" means a waiver from the provisions of this ordinance which relieves the applicant from the requirements of a: rule, regulation, order or other determination made or issued pursuant to this ordinance.

(15) "Existing construction" means any structure for which the "start of construction" commenced before the effective date of the initial floodplain management code or ordinance adopted by the community as a basis for that community's participation in the NFIP.

(16) "Existing manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management code or ordinance adopted by the community as a basis for that community's participation in the NFIP.

(17) "Existing structures" see "existing construction."

(18) "Expansion to an existing manufactured home park or subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

(19) "Flood" or "flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from:

(a) The overflow of inland or tidal waters.

(b) The unusual and rapid accumulation or runoff of surface waters from any source.

(20) "Flood elevation determination" means a determination by the Federal Emergency Management Agency (FEMA) of the water surface elevations of the base flood, that is, the flood level that has a one percent (1%) or greater chance of occurrence in any given year.

(21) "Flood elevation study" means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) or flood-related erosion hazards.

(22) "Flood Hazard Boundary Map (FHBM)" means an official map of a community, issued by FEMA, where the boundaries of areas of special flood hazard have been designated as Zone A.

(23) "Flood Insurance Rate Map (FIRM)" means an official map of a community, issued by FEMA, delineating the areas of special flood hazard or the risk premium zones applicable to the community.

(24) "Flood insurance study" is the official report provided by FEMA, evaluating flood hazards and containing flood profiles and water surface elevation of the base flood.

(25) "Floodplain" or "floodprone area" means any land area susceptible to being inundated by water from any source (see definition of "flooding").

(26) "Floodplain management" means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

(27) "Flood protection system" means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

(28) "Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities and structures and their contents.

(29) "Flood-related erosion" means the collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood, or by some similarly unusual and unforeseeable event which results in flooding.

(30) "Flood-related erosion area" or "flood-related erosion prone area" means a land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

(31) "Flood-related erosion area management" means the operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works and floodplain management regulations.

(32) "Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

(33) "Freeboard" means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights

greater than the height calculated for a selected size flood and floodway conditions, such as wave action, blockage of bridge or culvert openings, and the hydrological effect of urbanization of the watershed.

(34) "Functionally dependent use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

(35) "Highest adjacent grade" means the highest natural elevation of the ground surface, prior to construction, adjacent to the proposed walls of a structure.

(36) "Historic structure" means any structure that is:

(a) Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(c) Individually listed on the Tennessee inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or

(d) Individually listed on the City of Sweetwater, Tennessee inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:

(i) By the approved Tennessee program as determined by the Secretary of the Interior; or

(ii) Directly by the Secretary of the Interior.

(37) "Levee" means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

(38) "Levee system" means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

(39) "Lowest floor" means the lowest floor of the lowest enclosed area, including a basement. An unfinished or flood resistant enclosure used solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

(40) "Manufactured home" means a structure, transportable in one (1) or more sections, which is built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

(41) "Manufactured home park or subdivision" means a parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

(42) "Map" means the Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM) for a community issued by FEMA.

(43) "Mean sea level" means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For the purposes of this ordinance, the term is synonymous with the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.

(44) "National Geodetic Vertical Datum (NGVD)" means, as corrected in 1929, a vertical control used as a reference for establishing varying elevations within the floodplain.

(45) "New construction" means any structure for which the "start of construction" commenced on or after the effective date of the initial floodplain management ordinance and includes any subsequent improvements to such structure.

(46) "New manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of this ordinance or the effective date of the initial floodplain management ordinance and includes any subsequent improvements to such structure.

(47) "North American Vertical Datum (NAVD)" means, as corrected in 1988, a vertical control used as a reference for establishing varying elevations within the floodplain.

(48) "100-year flood" see "base flood."

(49) "Person" includes any individual or group of individuals, corporation, partnership, association, or any other entity, including state and local governments and agencies.

(50) "Reasonably safe from flooding" means base flood waters will not inundate the land or damage structures to be removed from the special flood hazard area and that any subsurface waters related to the base flood will not damage existing or proposed structures.

(51) "Recreational vehicle" means a vehicle which is:

(a) Built on a single chassis;

(b) Four hundred (400) square feet or less when measured at the largest horizontal projection;

(c) Designed to be self-propelled or permanently towable by a light duty truck;

(d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

(52) "Regulatory floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

(53) "Riverine" means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

(54) "Special flood hazard area" is the land in the floodplain within a community subject to a one percent (1%) or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AD, AH, A1-30, AE or A99.

(55) "Special hazard area" means an area having special flood, mudslide (i.e., mudflow) and/or flood-related erosion hazards, and shown on an FHBM or FIRM as Zone A, AD, A1-30, AE, A99, or AH.

(56) "Start of construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within one hundred eighty (180) days of the permit date. The actual start means either the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; and includes the placement of a manufactured home on a foundation. Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds, not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

(57) "State coordinating agency." The Tennessee Department of Economic and Community Development's Local Planning Assistance Office, as designated by the Governor of the State of Tennessee at the request of FEMA to assist in the implementation of the NFIP for the state.

(58) "Structure" for purposes of this ordinance, means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

(59) "Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

(60) "Substantial improvement" means any reconstruction, rehabilitation, addition, alteration or other improvement of a structure in which the cost equals or exceeds fifty percent (50%) of the market value of the structure before the "start of construction" of the initial improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The market value of the structure should be:

(a) The appraised value of the structure prior to the start of the initial improvement; or

(b) In the case of substantial damage, the value of the structure prior to the damage occurring.

The term does not, however, include either:

(a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been pre-identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions and not solely triggered by an improvement or repair project; or

(b) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

(61) "Substantially improved existing manufactured home parks or subdivisions" is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds fifty percent (50%) of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

(62) "Variance" is a grant of relief from the requirements of this ordinance.

(63) "Violation" means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certification, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

(64) "Water surface elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, where specified, of floods of various magnitudes and frequencies in the floodplains of riverine areas. (Ord. #723, Aug. 2000, as replaced by Ord. #842, Nov. 2009)

14-703. General provisions. (1) Application. This ordinance shall apply to all areas within the incorporated area of the City of Sweetwater, Tennessee.

(2) Basis for establishing the areas of special flood hazard. The areas of special flood hazard identified on the City of Sweetwater, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) number 47123CVOOOA and Flood Insurance Rate Map (FIRM), community panel number(s) 47123C0039D, 47123C0110D, 47123C0126D, 47123C0127D, 47123C0128D, 47123C0129D, and 47123C0135D dated February 3, 2010, along with all supporting technical data, are adopted by reference and declared to be a part of this ordinance.

(3) Requirement for development permit. A development permit shall be required in conformity with this ordinance prior to the commencement of any development activities.

(4) Compliance. No land, structure or use shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this ordinance and other applicable regulations.

(5) Abrogation and greater restrictions. This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants or deed restrictions. However, where this ordinance conflicts or overlaps with another regulatory instrument, whichever imposes the more stringent restrictions shall prevail.

(6) Interpretation. In the interpretation and application of this ordinance, all provisions shall be:

- (a) Considered as minimum requirements;
- (b) Liberally construed in favor of the governing body; and
- (c) Deemed neither to limit nor repeal any other powers granted under Tennessee statutes.

(7) Warning and disclaimer of liability. The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of Sweetwater, Tennessee or by any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

(8) Penalties for violation. Violation of the provisions of this ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance shall constitute a misdemeanor punishable as other misdemeanors as provided by law. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon adjudication therefore, be fined as prescribed by

Tennessee statutes, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Sweetwater, Tennessee from taking such other lawful actions to prevent or remedy any violation. (Ord. #723, Aug. 2000, as replaced by Ord. #842, Nov. 2009)

14-704. Administration. (1) Designation of ordinance administrator. The building official is hereby appointed as the administrator to implement the provisions of this ordinance.

(2) Permit procedures. Application for a development permit shall be made to the administrator on forms furnished by the community prior to any development activities. The development permit may include, but is not limited to the following: plans in duplicate drawn to scale and showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill placement, storage of materials or equipment, and drainage facilities. Specifically, the following information is required:

(a) Application stage. (i) Elevation in relation to mean sea level of the proposed lowest floor, including basement, of all buildings where base flood elevations are available, or to certain height above the highest adjacent grade when applicable under this ordinance.

(ii) Elevation in relation to mean sea level to which any non-residential building will be floodproofed where base flood elevations are available, or to certain height above the highest adjacent grade when applicable under this ordinance.

(iii) A FEMA floodproofing certificate from a Tennessee registered professional engineer or architect that the proposed non-residential floodproofed building will meet the floodproofing criteria in § 14-705(1) and (2).

(iv) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

(b) Construction stage. Within AE Zones, where base flood elevation data is available, any lowest floor certification made relative to mean sea level shall be prepared by, or under the direct supervision of, a Tennessee registered land surveyor and certified by same. The administrator shall record the elevation of the lowest floor on the development permit. When floodproofing is utilized for a non-residential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.

Within approximate A Zones, where base flood elevation data is not available, the elevation of the lowest floor shall be determined as the measurement of the lowest floor of the building relative to the highest adjacent grade. The administrator shall record the elevation of the lowest

floor on the development permit. When floodproofing is utilized for a non-residential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.

For all new construction and substantial improvements, the permit holder shall provide to the administrator an as-built certification of the lowest floor elevation or floodproofing level upon the completion of the lowest floor or floodproofing.

Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The administrator shall review the above-referenced certification data. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being allowed to proceed. Failure to submit the certification or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.

(3) Duties and responsibilities of the administrator. Duties of the administrator shall include, but not be limited to, the following:

(a) Review all development permits to assure that the permit requirements of this ordinance have been satisfied, and that proposed building sites will be reasonably safe from flooding.

(b) Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by federal or state law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 USC 1334.

(c) Notify adjacent communities and the Tennessee Department of Economic and Community Development, Local Planning Assistance Office, prior to any alteration or relocation of a watercourse and submit evidence of such notification to FEMA.

(d) For any altered or relocated watercourse, submit engineering data/analysis within six (6) months to FEMA to ensure accuracy of community FIRMs through the letter of map revision process.

(e) Assure that the flood carrying capacity within an altered or relocated portion of any watercourse is maintained.

(f) Record the elevation, in relation to mean sea level or the highest adjacent grade, where applicable, of the lowest floor (including basement) of all new and substantially improved buildings, in accordance with § 14-704(2).

(g) Record the actual elevation, in relation to mean sea level or the highest adjacent grade, where applicable to which the new and substantially improved buildings have been floodproofed, in accordance with § 14-704(2).

(h) When floodproofing is utilized for a nonresidential structure, obtain certification of design criteria from a Tennessee registered professional engineer or architect, in accordance with § 14-704(2).

(i) Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this ordinance.

(j) When base flood elevation data and floodway data have not been provided by FEMA, obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other sources, including data developed as a result of these regulations, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the City of Sweetwater, Tennessee FIRM meet the requirements of this ordinance.

(k) Maintain all records pertaining to the provisions of this ordinance in the office of the administrator and shall be open for public inspection. Permits issued under the provisions of this ordinance shall be maintained in a separate file or marked for expedited retrieval within combined files. (Ord. #723, Aug. 2000, as replaced by Ord. #842, Nov. 2009)

14-705. Provisions for flood hazard reduction. (1) General standards. In all areas of special flood hazard, the following provisions are required:

(a) New construction and substantial improvements shall be anchored to prevent flotation, collapse and lateral movement of the structure;

(b) Manufactured homes shall be installed using methods and practices that minimize flood damage. They must be elevated and anchored to prevent flotation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State of Tennessee and local anchoring requirements for resisting wind forces.

(c) New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;

(d) New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;

(e) All electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;

(f) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

(g) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;

(h) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;

(i) Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this ordinance, shall meet the requirements of "new construction" as contained in this ordinance;

(j) Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provision of this ordinance, shall be undertaken only if said non-conformity is not further extended or replaced;

(k) All new construction and substantial improvement proposals shall provide copies of all necessary federal and state permits, including section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 USC 1334;

(l) All subdivision proposals and other proposed new development proposals shall meet the standards of § 14-705(2);

(m) When proposed new construction and substantial improvements are partially located in an area of special flood hazard, the entire structure shall meet the standards for new construction;

(n) When proposed new construction and substantial improvements are located in multiple flood hazard risk zones or in a flood hazard risk zone with multiple base flood elevations, the entire structure shall meet the standards for the most hazardous flood hazard risk zone and the highest base flood elevation.

(2) Specific standards. In all areas of special flood hazard, the following provisions, in addition to those set forth in § 14-705(1), are required:

(a) Residential structures. In AE Zones where base flood elevation data is available, new construction and substantial improvement of any residential building (or manufactured home) shall have the lowest floor, including basement, elevated to no lower than one foot (1') above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures."

Within approximate A Zones where base flood elevations have not been established and where alternative data is not available, the

administrator shall require the lowest floor of a building to be elevated to a level of at least three feet (3') above the highest adjacent grade (as defined in § 14-702). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures."

(b) Non-residential structures. In AE Zones, where base flood elevation data is available, new construction and substantial improvement of any commercial, industrial, or non-residential building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than one foot (1') above the level of the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures."

In approximate A Zones, where base flood elevations have not been established and where alternative data is not available, new construction and substantial improvement of any commercial, industrial, or non-residential building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than three feet (3') above the highest adjacent grade (as defined in § 14-702). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures."

Non-residential buildings located in all A Zones may be floodproofed, in lieu of being elevated, provided that all areas of the building below the required elevation are watertight, with walls substantially impermeable to the passage of water, and are built with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A Tennessee registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the administrator as set forth in § 14-704(2).

(c) Enclosures. All new construction and substantial improvements that include fully enclosed areas formed by foundation and other exterior walls below the lowest floor that are subject to flooding, shall be designed to preclude finished living space and designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls.

(i) Designs for complying with this requirement must either be certified by a Tennessee professional engineer or architect or meet or exceed the following minimum criteria:

(A) Provide a minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;

(B) The bottom of all openings shall be no higher than one foot (1') above the finished grade;

(C) Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.

(ii) The enclosed area shall be the minimum necessary to allow for parking of vehicles, storage or building access.

(iii) The interior portion of such enclosed area shall not be finished or partitioned into separate rooms in such a way as to impede the movement of floodwaters and all such partitions shall comply with the provisions of § 14-705(2).

(d) Standards for manufactured homes and recreational vehicles. (i) All manufactured homes placed, or substantially improved, on:

(A) Individual lots or parcels;

(B) In expansions to existing manufactured home parks or subdivisions; or

(C) In new or substantially improved manufactured home parks or subdivisions, must meet all the requirements of new construction.

(ii) All manufactured homes placed or substantially improved in an existing manufactured home park or subdivision must be elevated so that either:

(A) In AE Zones, with base flood elevations, the lowest floor of the manufactured home is elevated on a permanent foundation to no lower than one foot (1') above the level of the base flood elevation; or

(B) In approximate A Zones, without base flood elevations, the manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least equivalent strength) that are at least three feet (3') in height above the highest adjacent grade (as defined in § 14-702).

(iii) Any manufactured home, which has incurred "substantial damage" as the result of a flood, must meet the standards of § 14-705(1) and (2).

(iv) All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

(v) All recreational vehicles placed in an identified special flood hazard area must either:

(A) Be on the site for fewer than one hundred eighty (180) consecutive days;

(B) Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions); or

(C) The recreational vehicle must meet all the requirements for new construction.

(e) Standards for subdivisions and other proposed new development proposals. Subdivisions and other proposed new developments, including manufactured home parks, shall be reviewed to determine whether such proposals will be reasonably safe from flooding.

(i) All subdivision and other proposed new development proposals shall be consistent with the need to minimize flood damage.

(ii) All subdivision and other proposed new development proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

(iii) All subdivision and other proposed new development proposals shall have adequate drainage provided to reduce exposure to flood hazards.

(iv) In all approximate A Zones require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than fifty (50) lots or five (5) acres, whichever is the lesser, include within such proposals base flood elevation data (see § 14-705(5)).

(3) Standards for special flood hazard areas with established base flood elevations and with floodways designated. Located within the special flood hazard areas established in § 14-703(2) are areas designated as floodways. A floodway may be an extremely hazardous area due to the velocity of floodwaters, debris or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights and velocities. Therefore, the following provisions shall apply:

(a) Encroachments are prohibited, including earthen fill material, new construction, substantial improvements or other development within the regulatory floodway. Development may be permitted however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the cumulative effect of the proposed encroachments or new development shall not result in any increase in the water surface elevation of the base flood elevation, velocities, or floodway widths during

the occurrence of a base flood discharge at any point within the community. A Tennessee registered professional engineer must provide supporting technical data, using the same methodologies as in the effective flood insurance study for the City of Sweetwater, Tennessee and certification, thereof.

(b) New construction and substantial improvements of buildings, where permitted, shall comply with all applicable flood hazard reduction provisions of § 14-705(1) and (2).

(4) Standards for areas of special flood hazard Zones AE with established base flood elevations but without floodways designated. Located within the special flood hazard areas established in § 14-703(2), where streams exist with base flood data provided but where no floodways have been designated (Zones AE), the following provisions apply:

(a) No encroachments, including fill material, new construction and substantial improvements shall be located within areas of special flood hazard, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot (1') at any point within the community. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.

(b) New construction and substantial improvements of buildings, where permitted, shall comply with all applicable flood hazard reduction provisions of § 14-705(1) and (2).

(5) Standards for streams without established base flood elevations and floodways (A Zones). Located within the special flood hazard areas established in § 14-703(2), where streams exist, but no base flood data has been provided and where a floodway has not been delineated, the following provisions shall apply:

(a) The administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from any federal, state, or other sources, including data developed as a result of these regulations (see (b) below), as criteria for requiring that new construction, substantial improvements, or other development in approximate A Zones meet the requirements of § 14-705(1) and (2).

(b) Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than fifty (50) lots or five (5) acres, whichever is the lesser, include within such proposals base flood elevation data.

(c) Within approximate A Zones, where base flood elevations have not been established and where such data is not available from other sources, require the lowest floor of a building to be elevated or

floodproofed to a level of at least three feet (3') above the highest adjacent grade (as defined in § 14-702). All applicable data including elevations or floodproofing certifications shall be recorded as set forth in § 14-704(2). Openings sufficient to facilitate automatic equalization of hydrostatic flood forces on exterior walls shall be provided in accordance with the standards of § 14-705(2).

(d) Within approximate A Zones, where base flood elevations have not been established and where such data is not available from other sources, no encroachments, including structures or fill material, shall be located within an area equal to the width of the stream or twenty feet (20'), whichever is greater, measured from the top of the stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot (1') at any point within the City of Sweetwater, Tennessee. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.

(e) New construction and substantial improvements of buildings, where permitted, shall comply with all applicable flood hazard reduction provisions of § 14-705(1) and (2). Within approximate A Zones, require that those subsections of § 14-705(2) dealing with the alteration or relocation of a watercourse, assuring watercourse carrying capacities are maintained and manufactured homes provisions are complied with as required.

(6) Standards for areas of shallow flooding (AO and AH Zones). Located within the special flood hazard areas established in § 14-703(2) are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one to three feet (1' – 3') where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate; therefore, the following provisions, in addition to those set forth in § 14-705(1) and (2), apply:

(a) All new construction and substantial improvements of residential and nonresidential buildings shall have the lowest floor, including basement, elevated to at least one foot (1') above as many feet as the depth number specified on the FIRMs, in feet, above the highest adjacent grade. If no flood depth number is specified on the FIRM, the lowest floor, including basement, shall be elevated to at least three feet (3') above the highest adjacent grade. Openings sufficient to facilitate automatic equalization of hydrostatic flood forces on exterior walls shall be provided in accordance with standards of § 14-705(2).

(b) All new construction and substantial improvements of non-residential buildings may be floodproofed in lieu of elevation. The structure together with attendant utility and sanitary facilities must be

floodproofed and designed watertight to be completely floodproofed to at least one foot (1') above the flood depth number specified on the FIRM, with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. If no depth number is specified on the FIRM, the structure shall be floodproofed to at least three feet (3') above the highest adjacent grade. A Tennessee registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this ordinance and shall provide such certification to the administrator as set forth above and as required in accordance with § 14-704(2).

(c) Adequate drainage paths shall be provided around slopes to guide floodwaters around and away from proposed structures.

(7) Standards for areas protected by flood protection system (A-99 Zones). Located within the areas of special flood hazard established in § 14-703(2) are areas of the 100-year floodplain protected by a flood protection system but where base flood elevations have not been determined. Within these areas (A-99 Zones) all provisions of §§ 14-704 and 14-705 shall apply.

(8) Standards for unmapped streams. Located within the City of Sweetwater, Tennessee, are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams, the following provisions shall apply:

(a) No encroachments including fill material or other development including structures shall be located within an area of at least equal to twice the width of the stream, measured from the top of each stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot (1') at any point within the locality.

(b) When a new flood hazard risk zone, and base flood elevation and floodway data is available, new construction and substantial improvements shall meet the standards established in accordance with §§ 14-704 and 14-705. (Ord. #723, Aug. 2000, as replaced by Ord. #842, Nov. 2009)

14-706. Variance procedures. (1) Municipal board of zoning appeals.

(a) Authority. The City of Sweetwater, Tennessee Municipal Board of Zoning Appeals shall hear and decide appeals and requests for variances from the requirements of this ordinance.

(b) Procedure. Meetings of the municipal board of zoning appeals shall be held at such times, as the board shall determine. All

meetings of the municipal board of zoning appeals shall be open to the public. The municipal board of zoning appeals shall adopt rules of procedure and shall keep records of applications and actions thereof, which shall be a public record. Compensation of the members of the municipal board of zoning appeals shall be set by the legislative body.

(c) Appeals: how taken. An appeal to the municipal board of zoning appeals may be taken by any person, firm or corporation aggrieved or by any governmental officer, department, or bureau affected by any decision of the administrator based in whole or in part upon the provisions of this ordinance. Such appeal shall be taken by filing with the municipal board of zoning appeals a notice of appeal, specifying the grounds thereof. In all cases where an appeal is made by a property owner or other interested party, a fee of (amount) dollars for the cost of publishing a notice of such hearings shall be paid by the appellant. The administrator shall transmit to the municipal board of zoning appeals all papers constituting the record upon which the appeal action was taken. The municipal board of zoning appeals shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to parties in interest and decide the same within a reasonable time which shall not be more than (number of) days from the date of the hearing. At the hearing, any person or party may appear and be heard in person or by agent or by attorney.

(d) Powers. The municipal board of zoning appeals shall have the following powers:

(i) Administrative review. To hear and decide appeals where it is alleged by the applicant that there is error in any order, requirement, permit, decision, determination, or refusal made by the administrator or other administrative official in carrying out or enforcement of any provisions of this ordinance.

(ii) Variance procedures. In the case of a request for a variance the following shall apply:

(A) The City of Sweetwater, Tennessee Municipal Board of Zoning Appeals shall hear and decide appeals and requests for variances from the requirements of this ordinance.

(B) Variances may be issued for the repair or rehabilitation of historic structures as defined, herein, upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary deviation from the requirements of this ordinance to preserve the historic character and design of the structure.

(C) In passing upon such applications, the municipal board of zoning appeals shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance, and:

(1) The danger that materials may be swept onto other property to the injury of others;

(2) The danger to life and property due to flooding or erosion;

(3) The susceptibility of the proposed facility and its contents to flood damage;

(4) The importance of the services provided by the proposed facility to the community;

(5) The necessity of the facility to a waterfront location, in the case of a functionally dependent use;

(6) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;

(7) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

(8) The safety of access to the property in times of flood for ordinary and emergency vehicles;

(9) The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;

(10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water systems, and streets and bridges.

(D) Upon consideration of the factors listed above, and the purposes of this ordinance, the municipal board of zoning appeals may attach such conditions to the granting of variances, as it deems necessary to effectuate the purposes of this ordinance.

(E) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

(2) Conditions for variances. (a) Variances shall be issued upon a determination that the variance is the minimum relief necessary, considering the flood hazard and the factors listed in § 14-706(1).

(b) Variances shall only be issued upon: a showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship; or a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(c) Any applicant to whom a variance is granted shall be given written notice that the issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance (as high as twenty-five dollars (\$25.00) for one hundred dollars (\$100.00)) coverage, and that such construction below the base flood elevation increases risks to life and property.

(d) The administrator shall maintain the records of all appeal actions and report any variances to FEMA upon request. (Ord. #723, Aug. 2000, as replaced by Ord. #842, Nov. 2009)

CHAPTER 8

BONDING REQUIREMENTS FOR ALL SITE PLANS

SECTION

14-801. Requirements and procedure.

14-801. Requirements and procedure. (1) All site plans presented for review and approval to the Sweetwater Municipal Planning Commission may be required to present the planning commission a bond for improvements shown on the site in the amount of one hundred and twenty (120) percent of cost of said improvements.

(2) Said improvements shown on the site plan can include, but is not limited to, existing road improvements, proposed road construction, driveways, sewer and water extensions or connections, tiles, culverts, drainageways including catch basins, or any other improvements required by the planning commission before the site plan is approved.

(3) The performance bond must be payable to the Sweetwater Municipal Planning Commission and its authorized representative.

(4) The performance bond must be retained for a period of one year from the approval date of the site plan. If improvements have been made within one year period, the planning commission may release the bond after inspection of improvements and approval of those improvements by the planning commission. If improvements have not been installed in a satisfactory manner, the planning commission shall retain and cash the performance bond. (Ord. #541, Dec. 1982, modified)

CHAPTER 9

HISTORIC DISTRICTS AND LANDMARKS

SECTION

- 14-901. Purpose.
- 14-902. Administration.
- 14-903. Permitted uses.
- 14-904. Historic zoning commission.
- 14-905. Ordinance of designation.
- 14-906. Designation report.
- 14-907. Certificate of appropriateness.
- 14-908. Issuance of certificate of appropriateness.
- 14-909. Remedies.
- 14-910. Enforcement.
- 14-911. Appeals.

14-901. Purpose. The heritage of the City of Sweetwater is one of its most valued assets. Conservation of historic properties will stabilize and increase property values in their areas as well as strengthen the overall economy of the city, county and state. By means of identification and regulation of historic properties, the city seeks, within its zoning jurisdiction, to:

- (1) Safeguard its heritage and historic character by preserving any property therein that embodies important elements of its culture, history, or architectural history; and
- (2) Promote the use and conservation of such district or landmark for the education, economic welfare, pleasure and cultured enrichment of the residents of the city, county, and the state as a whole. (as added by Ord. #781, April 2006)

14-902. Administration. Except as otherwise provided, no structure or land shall be used and no structure or part thereof shall be erected, altered, moved, or demolished unless in conformity with the regulations herein specified for the historic district in which it is located. In their interpretation and application, the provisions of chapters 2 through 9 of this title shall be considered minimum requirements adopted for the promotion of public health, safety, and general welfare of the community. Where other ordinances or regulations heretofore adopted or which may be adopted hereafter impose greater restrictions than those specified herein, compliance with such other ordinances or regulations is mandatory. (as added by Ord. #781, April 2006)

14-903. Permitted uses. Property and buildings designated in a Historic Overlay District shall be used for the purpose permitted by the base zoning district in effect at the time of historic overlay zoning or subsequent

zoning districts legislatively approved for the site. (as added by Ord. #781, April 2006)

14-904. Historic zoning commission. (1) Creation: compensation; appointments. There is hereby established, by the authority of Tennessee Code Annotated, § 13-7-401, et seq., the Sweetwater Historic Zoning Commission to consist of nine (9) persons of which one (1) shall be a representative of a local patriotic or historic organization, one (1) shall be an architect, one (1) shall be a member of the Sweetwater Municipal-Regional Planning Commission or city staff, and the remainder shall be citizens of the City of Sweetwater. All members of the historic zoning commission shall be residents or owners of property within the corporate limits and all members shall serve without compensation. The historic zoning commission members shall be appointed by the mayor and board of commissioners. The terms of members of the historic zoning commission shall be four (4) years, except that the members appointed initially shall be appointed for staggered terms so that the terms of at least one (1) member, but not more than two (2) members, shall expire each year, (excluding the planning commission member who shall serve according to their planning commission term of up to four (4) years).

(2) Rules of procedure: annual report. The historic zoning commission shall adopt rules of procedure (by-laws) for the conduct of its business. The commission annually shall elect from its membership a chairman, vicechairman, and a secretary. The commission shall establish its own regular meeting time; however, the first meeting shall be held within thirty (30) days of the adoption of this ordinance and regular meetings shall be scheduled once every month. The commission shall keep a record of its members' attendance, meeting minutes, its resolutions, findings and recommendations, which record shall be public records.

An annual report shall be prepared and submitted to the Sweetwater Planning Commission and the mayor and board of commissioners by May 1 of each year. Such report shall include a review of the activities, problems and actions of the historic zoning commission.

(3) Powers. The Sweetwater Historic Zoning Commission is authorized and empowered to undertake such actions as are reasonably necessary to the conduct of its duties and responsibilities outlined in this chapter and Tennessee Code Annotated 13-7-401 et. seq., including, but not limited to, the following:

(a) As soon as practical after its creation, and consistent with the resources available to it, the historic zoning commission shall undertake an inventory of properties of historical, architectural, and cultural significance within its jurisdiction as a guide for the identification and evaluation of landmarks and districts.

(b) Recommend to the mayor and board of commissioners areas to be designated by ordinance as an "historic district overlay" and

buildings, structures, sites or objects to be designated by ordinance as "historic landmarks."

(c) Conduct educational programs with respect to historic properties within its jurisdiction.

(d) Cooperate with the state, federal and local governments in pursuit of the purposes of this chapter.

(e) Review and act upon proposals for alterations, site improvements, demolitions, or new construction within historic districts or of designated landmarks, pursuant to this chapter.

(f) Grant or deny certificates of appropriateness.

(g) Adopt rules for design guidelines to determine appropriateness, whose purpose shall be to ensure, insofar as possible, that changes in designated historic properties shall be in harmony with the reasons for their designation. Said guidelines shall, insofar as possible, be consistent with local, state and federal guidelines and regulations, including, but not limited to, building codes, fire codes and the Secretary of the Interior's Standards for Rehabilitation.

(h) Grant variances from its adopted design guidelines only when special circumstances or conditions, including but not limited to economic hardships; such that the strict application of the guidelines would deprive the property owner of a reasonable use of the property. (as added by Ord. #781, April 2006, and amended by Ord. #874, Nov. 2011)

14-905. Ordinance of designation. No ordinance designating a historic district or a historic landmark may be adopted until the following procedural steps have been taken:

(1) The Sweetwater Historical Zoning Commission shall prepare and adopt rules of procedure and prepare and adopt design guidelines not inconsistent with Tennessee Code Annotated 13-7-401 et. seq., or this chapter for altering, restoring, moving, or demolishing properties designated as historic districts or landmarks.

Before said design guidelines are adopted, the proposed design guidelines shall be forwarded to the mayor and board of commissioners for their review and approval. The Sweetwater Historical Zoning Commission shall then hold a public hearing on the proposed guidelines with a minimum 15 days notice of the time and place of said public bearing prior to their adoption of the design guidelines.

(2) The Sweetwater Historical Zoning Commission shall prepare and submit to the Sweetwater Planning Commission a designation report, as described in § 14-906, of the historic, architectural, educational, or cultural significance of each building, structure, site, area, or object proposed for designation. The Sweetwater Planning Commission shall then forward its recommendation, along with the report from the Sweetwater Historical Zoning

Commission, to the mayor and board of commissioners for their review and consideration.

(3) The mayor and board of commissioners shall hold a public hearing on the proposed ordinance of designation with a minimum 15 days public notice of the time and place of said public hearing. Following the public hearing, the mayor and board of commissioners may adopt the ordinance of designation with any amendments it deems necessary, or reject the proposed ordinance. (as added by Ord. #781, April 2006)

14-906. Designation report. No ordinance designating a historic district or a historic landmark shall be forwarded to the mayor and board of commissioners for consideration until the designation report has been approved by the Sweetwater Historic Zoning Commission and has received a recommendation from the Sweetwater Planning Commission.

(1) Prepared by the historic zoning commission. If the commission decides that a property or area should be considered for designation, the commission shall make or cause to be made an investigation and report meeting the minimum standards contained in sub-section (3) of this section.

(2) Prepared by the property owner. To receive consideration for designation of a property as historic, a property owner must submit to the historic zoning commission an application meeting the minimum standards contained in sub-section (3) of this section. Applications prepared by owners will be reviewed and evaluated by the same standards as those prepared by the commission.

(3) Contents. Designation reports shall include the following:

(a) The name of the property, both common and historic names if they can be determined.

(b) The name and address of the current property owner.

(c) Identification of property by tax map and parcel.

(d) The date of construction; if available.

(e) An assessment of the significance of the site, structure, or area pursuant to the criteria for designation established in sub-section (7) below.

(f) An architectural or archaeological description of the site, structure, or area.

(g) A historical discussion of the site, structure, or area with its type, period, locality, and significance.

(h) An overall photograph that clearly depicts the property proposed for designation and supplementary photographs showing facades, details and setting.

(i) Tax map with the boundaries of the designated properties marked.

(4) Submission of reports. A designation report prepared by or for the historic zoning commission may be considered at any meeting of the commission

provided that the notification requirements contained in section (5) are met. An application for designation prepared by the property owner and meeting the standards contained in section (3), as identified above, must be received at least 30 days prior to the next meeting of the commission in order to be considered at the meeting.

(5) Notification procedures. When a designation report is to be considered at a commission meeting, the chairperson shall notify by certified mail the owners of the property proposed for designation prior to the meeting at which the matter is to be heard, unless the report has been submitted by the property owner. The chairperson shall also have a notice published in the local paper, not less than 10 days prior to the meeting date, the agenda for the upcoming meeting including the name of all property owners and street addresses of any properties proposed for designation.

(6) Consideration of report. Once the designation report has been prepared, either by the commission or by the property owner, and once the notification requirements of this section have been met, the commission shall consider the report. The commission may accept it, amend it, reject it or recommend further study. Prior to the final action of adopting the designation report, the commission shall indicate the extent to which the property or properties meets the criteria for designation contained in section (7) below.

(7) Criteria for designation. For the purpose of this section, historic designation is defined as geographically definable areas which have a significant individual structure or a concentration, linkage or continuity of sites, buildings, structures, or objects which are united by past events or aesthetically by plan or physical development, and which meet one or more of the following criteria for designation:

(a) Association with an event which has made a significant contribution to local, state or national history;

(b) Association with the lives of persons significant in local, state or national history;

(c) Structures or groups of structures which embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

(d) It has yielded or may likely yield archaeological information important in history or prehistory; or

(e) It is listed in the National Register of Historic Places. (as added by Ord. #781, April 2006)

14-907. Certificates of appropriateness. No exterior features of any structure designated as an historic landmark or within a designated historic district shall be altered, added to, remodeled, new construction, or demolished

until after an application for a certificate of appropriateness of such work has been approved by the Sweetwater Historic Zoning Commission. Therefore;

(1) The Sweetwater Historic Zoning Commission shall serve as a review body with the powers to approve or deny applications for certificates of appropriateness.

(2) In approving or denying applications for certificates of appropriateness, the commission shall accomplish the purposes of this chapter.

(3) The commission shall use its adopted design guidelines for the specific district and or landmark when reviewing an application.

(4) All decisions of the commission shall be in writing and shall state the findings of the commission, its recommendations and the reasons therefore.

(5) A certificate of appropriateness shall expire 6 months after its issuance if work as approved has not begun. If a certificate expires, an applicant may seek a new certificate.

(6) Six months after denial of an application for certificate, the application may be resubmitted without change. A changed application may be resubmitted at any time. (as added by Ord. #781, April 2006)

14-908. Issuance of certificate of appropriateness. No building permit shall be issued by the city code enforcement officer, which affects property located within a designated district or is a designated landmark, unless an application for a certificate of appropriateness has been submitted to and approved by the Sweetwater Historic Zoning Commission. Said applications shall be provided to the public by the commission and reviewed in accordance with the following procedure:

(1) When any such application is filed, the code enforcement officer shall notify the commission chairman.

(2) The chairman shall set the agenda for the regular meeting date or set a time and date, which shall be no later than thirty (30) days after the filing of the application.

(3) The chairman shall notify the applicant and all other commission members of the date set for the meeting. Notice of time and place of said hearing shall also be given to the public by publication in a newspaper having general circulation at least 10 days prior to the set meeting date.

(4) At such hearing, the applicant for a certificate of appropriateness shall have the right to present any relevant evidence in support of the application. Likewise, the governing body shall have the right to present any additional relevant evidence in support of the application.

(5) The commission may grant conditional approval.

(6) Either at the meeting or within not more than fifteen (15) days after the hearing on an application, the commission shall act upon it, either approving, denying, or deferring action until the next meeting of the commission. Evidence of approval of the application shall be by certificate of

appropriateness issued by the commission and, whatever its decision, notice in writing shall be given to the applicant and the city building official.

(7) The issuance of a certificate of appropriateness shall not relieve an applicant from the obligation to obtain a building permit, special use permit, variance, or other authorization from compliance with any other requirement or provision of the laws of the city concerning zoning, construction repair, or demolition. (as added by Ord. #781, April 2006)

14-909. Remedies. In case any building or other structure herein specified for the district in which it is located is erected, constructed, altered, repaired, or converted in violation of this chapter, the code enforcement officer, other appropriate authority or owner of property in the district who would suffer special damage by such violation, in addition to other remedies to include citation to city court seeking fine of up to \$50 per day or may institute an injunction, mandamus, or other appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use; to correct or abate such violation; or to prevent occupancy of such building, structure or land. (as added by Ord. #781, April 2006)

14-910. Enforcement. This chapter shall be enforced by the city's building official, who shall have the authority to enter upon any premises necessary to carry out his duties. (as added by Ord. #781, April 2006)

14-911. Appeals. Anyone who may be aggrieved by any final order, judgment, or decision of the Sweetwater Historic Zoning Commission may have such order, judgment or decision reviewed by the procedures of statutory certiorari, as prescribed in chapter 8, title 27 of the Tennessee Code Annotated. (as added by Ord. #781, April 2006)

CHAPTER 10

LANDSCAPE ORDINANCE

SECTION

- 14-1001. Purpose and intent.
- 14-1002. Applicability.
- 14-1003. The landscape plan.
- 14-1004. Definitions.
- 14-1005. Parking lot landscape requirements.
- 14-1006. Building landscape requirements.
- 14-1007. Buffer strip requirements.
- 14-1008. Overall landscaping requirements.
- 14-1009. Plants size requirements.
- 14-1010. Plant installation.
- 14-1011. Utility policy.
- 14-1012. Bonding.
- 14-1013. Landscape maintenance.
- 14-1014. Appeals.
- 14-1015. Conflict with other regulations and severability.
- 14-1016.--14-1018. Deleted.

14-1001. Purpose and intent. Carefully designed landscaping can preserve, improve, and enhance the aesthetic character of the built environment. The purpose and intent of this section is to promote the health, safety, and general welfare of the public by fostering the city's attractiveness as a place in which to live and work, by raising the level of citizen and business expectations about the quality of the community's visual environment, and by promoting qualities in the environment that improve the city's economic well-being. Additionally, well chosen landscaping can improve the compatibility between different land uses, can reduce erosion, can improve stormwater quality, can reduce stormwater runoff, can promote native wildlife, and can reduce summer temperatures in parking lots. (as added by Ord. #832, Jan. 2009, and replaced by Ord. #935, Jan. 2016)

14-1002. Applicability. The requirements of this section shall apply to all new developments, modifications to existing developments, and/or redevelopments of all commercial, office, industrial, multi-family, public, and semi-public uses. When a modification to an existing development occurs, only the modifications shall comply with the requirements of this section. (as added by Ord. #832, Jan. 2009, and replaced by Ord. #935, Jan. 2016)

14-1003. The landscape plan. All new developments, modifications to existing developments, and/or redevelopments of all commercial, office,

industrial, multi-family, public, and semi-public uses shall submit a landscape plan in conjunction with a site plan. The landscape plan may be prepared by the preparer of the site plan or by a nursery professional, horticulturist, or other person with proven training and experience in the field of landscape design. In addition to the site plan information, the following additional elements shall be shown on the landscape plan:

- (1) Existing and proposed drainage features and 100-year floodplain, if applicable;
- (2) Existing and proposed overhead and underground utility lines, including light poles;
- (3) Existing and proposed easements;
- (4) Existing natural areas to be retained;
- (5) The location and width of all required buffer strips;
- (6) A plant schedule, which includes the following:
 - (a) The number and the common and botanical name(s) of existing and proposed plant material to be counted toward fulfilling landscaping requirements; and
 - (b) The height and caliper (where applicable) of all proposed plant material at the time of planting.
- (7) The species names and the locations of all trees and shrubs to be planted; and
- (8) The location, species name, and size of existing trees and shrubs to be credited toward meeting the landscaping requirements. Where a heavily wooded area is being used to fulfill the buffer strip planting requirements, an identification of each individual tree is not required. The plan, however, must clearly address how such areas will contribute toward fulfilling the landscaping requirements. (as added by Ord. #832, Jan. 2009, and replaced by Ord. #935, Jan. 2016)

14-1004. Definitions. For the purposes of this chapter, the following terms, phrases, and words shall have the meaning given herein:

- (1) "Buffer strip." An area used to physically separate or screen one (1) use from another so as to visually shield or block noise, lights, or other nuisances.
- (2) "Caliper." A measurement of the tree trunk diameter.
- (3) "Canopy tree." A deciduous or evergreen tree whose mature height is commonly expected to exceed thirty feet (30') and is commonly expected to have a crown spread of thirty feet (30') or more.
- (4) "Ground cover." Live vegetation which grows low to the ground, such as grass, ivy, and other similar plants.

(5) "Impervious surfaces." Includes concrete, asphalt, brick, metal, rock, or any other material constructed or erected on landscaped or natural buffer areas that impedes the percolation of water into the ground.

(6) "Landscape island." In a parking lot, usually curbed, a landscaped area placed at the end or middle of parking rows as a guide to traffic and for landscaping.

(7) "Landscape strip." In a parking lot, usually curbed, a landscaped area located between parking rows as a guide to traffic and for landscaping.

(8) "Landscape yard." A landscaped area located between a parking lot and/or driveway aisles and the side or rear property line.

(9) "Large shrub." A deciduous or evergreen shrub whose expected height at maturity commonly exceeds eight feet (8').

(10) "Shade tree." A deciduous tree where the height at maturity is expected to exceed thirty feet (30') with an expected crown spread of at least thirty feet (30') and where the hunk can be easily maintained in a clear condition (no branches) at least five feet (5') above adjacent ground level.

(11) "Small shrub." A deciduous or evergreen shrub whose expected height at maturity ranges between four feet (4') and eight feet (8').

(12) "Street yard." A landscaped area located between a parking lot and/or driveway aisles and the street right-of-way.

(13) "Tree pruning." The selective removal of certain limbs based on the structure, crown form, and growth of the tree.

(14) "Tree topping." The excessive and arbitrary removal of all parts of the tree above and beyond a certain height with no regard for the structure or growth of the tree. The vertical stem or main leader and the upper primary limbs on trees are cut back to stubs at a uniform height.

(15) "Understory tree." A deciduous or evergreen tree whose expected height at maturity rarely exceed thirty feet (30'). (as added by Ord. #832, Jan. 2009, and replaced by Ord. #935, Jan. 2016)

14-905. Parking lot landscape requirements. In order to provide shade and to break up the expanse of asphalt, parking lots shall be landscaped per the following requirements:

(1) One (1) shade tree shall be planted in landscape islands located at the encl of each parking row.

(2) One (1) shade tree shall be planted in landscape islands located within a parking row.

(3) One (1) shade tree shall be planted per every seven hundred fifty (750) square feet of landscape strip located in front of a parking row.

In order to protect the view of the principal wall sign from the street at the main entrance(s) into the site, flowering unclerstory trees may be substituted for the required shade trees in (1), (2), and (3), above. The location of which shade trees may be substituted with flowering understory trees shall be determined at the time of landscape plan approval. A maximum of twenty

percent (20%) of the total shade trees required in landscape islands and landscape strips may be substituted with flowering understory trees.

(4) **Street yard.** Trees shall be planted within the street yard at a minimum ratio of one (1) tree per fifty (50) linear feet of street yard. Trees do not have to be evenly spaced. The minimum spacing between trees shall be twenty-five feet (25') measured trunk to trunk. The maximum spacing between trees shall be seventy-five feet (75') measured trunk to trunk.

(5) **Landscape yard.** Trees shall be planted within the landscape yard at a minimum ratio of one (1) tree per eighty (80) linear feet of landscape yard. Trees do not have to be evenly spaced. The minimum spacing between trees shall be forty feet (40') measured trunk to trunk. The maximum spacing between trees shall be one-hundred and twenty feet (120') measured trunk to trunk.

A minimum of eighty percent (80%) of the trees planted within the street yard and landscape yard shall be shade trees. The remaining trees shall be understory trees.

(6) In addition to the trees, all landscape islands, landscape strips, landscape yards, and street yards shall be covered with live vegetation, such as shrubs and ground cover. No impervious surfaces are permitted in these areas.

(7) In order to shield vehicle headlights from nearby residential properties, within the P-1 Professional and Civil District and the C-4 Local General Commercial District, large evergreen shrubs shall be planted in the street yard. Such shrubs shall be a minimum height of four feet (4') at time of planting. Shrubs shall be planted within the street yard at a minimum ratio of one (1) shrub per four (4) linear feet of street yard and shall create a continuous shield between the parking lot and the street. (as added by Ord. #832, Jan. 2009, and replaced by Ord. #935, Jan. 2016)

14-1006. Building landscape requirements. In order to soften the expanse of building walls, trees shall be planted around buildings. For each five thousand (5,000) square feet of gross building area, one (1) canopy or understory tree shall be planted on the site. The minimum spacing between trees shall be forty feet (40') measured from trunk to trunk. A minimum of one (1) tree is required per site. If only one (1) tree is required, such tree shall be a canopy tree. (as added by Ord. #832, Jan. 2009, as replaced by Ord. #935, Jan. 2016)

14-1007. Buffer strip requirements. In order to provide separation and screening between incompatible land uses and to protect the integrity of less-intensive uses from more intensive uses, a buffer strip shall be required in side and rear yards per the following requirements:

(1) Buffer strip width and location requirements. Buffer strips shall be located as follows:

(a) 20' wide - High density residential (R-2) adjacent to agriculture (A-1);

(b) 20' wide - High density residential (R-2) adjacent to low-density residential (R-1);

(c) 20' wide - Professional (P-1) adjacent to agriculture (A-1);

(d) 20' wide - Professional (P-1) adjacent to residential (R-1, R-2, R-3, TND);

(e) 20' wide - Local Commercial (C-4) adjacent to agriculture (A-1);

(f) 20' wide - Local commercial (C-4) adjacent to residential (R-1, R-2, R-3, TND);

(g) 30' wide - Commercial (C-3, C-5) adjacent to agriculture (A-1);

(h) 30' wide - Commercial (C-3, C-5) adjacent to residential (R-1, R-2, R-3, TND);

(i) 40' wide - Industrial (M-1, M-2) adjacent to agriculture (A-1);
and

(j) 40' wide - Industrial (M-1, M-2) adjacent to residential (R-1, R-2, R-3, TND).

(2) Buffer strip planting requirements. Buffer strips shall be planted as follows:

(a) One (1) canopy tree per seven hundred twenty-five (725) square feet of buffer strip area;

(b) One (1) understory tree per six hundred (600) square feet of buffer strip area; and

(c) One (1) large shrub per five hundred (500) square feet of buffer area or one (1) small evergreen shrub per two-hundred fifty (250) square feet of buffer area.

Plant material may be arranged in any reasonable manner, provided the plant material is distributed throughout the entire buffer and is spaced so as to provide a natural look which will promote the long-term survival of the plant material.

Existing wooded areas may be used to fulfill the buffer strip requirements provided such wooded areas are located within and largely cover the full depth of the required buffer strip. Supplemental plantings may be required in order to equal the minimum buffer strip planting requirements.

Existing individual trees and shrubs located within a buffer strip may also be substituted for required new buffer strip plantings, provided the existing tree or shrub is healthy, is non-invasive, meets the minimum size requirements for new plant material, and provides a significant screen. (as added by Ord. #832, Jan. 2009, as replaced by Ord. #935, Jan. 2016)

14-1008. Overall landscaping requirements. All plants shall comply with the following:

(1) All plants shall be native of southeast Tennessee. Plants on the list maintained by the Tennessee Exotic Pest Plant Council (TNEPPC) are

prohibited. In addition, weak trees such as Bradford Pears, Silver Maples, and other similar trees are prohibited;

(2) Where multiple trees are required, no one species shall constitute more than forty-five percent (45%) of the total number of required trees for the site;

(3) A minimum of ten percent (10%) of the front yard shall be landscaped with live vegetation, such as trees, shrubs, and groundcover;

(4) Within a planned unit development, ten percent (10%) of the gross land area shall be landscaped with live vegetation, such as trees, shrubs, and groundcover; and

(5) Tree topping is prohibited. (as added by Ord. #832, Jan. 2009, and replaced by Ord. #935, Jan. 2016)

14-1009. Planting size requirements. All plants shall meet the following minimum sizes at time of planting:

(1) Deciduous shade, canopy, and understory trees shall be a minimum of a two inch (2") caliper measured at two and one-half feet (2 1/2') above grade level;

(2) Evergreen canopy and understory trees shall be a minimum of six feet (6') tall;

(3) Multi-stem trees shall be a minimum of eight feet (8') tall;

(4) Unless specified otherwise, large shrubs shall be a minimum of three feet (3') in height; and

(5) Small shrubs shall be a minimum of two feet (2') in height. (as added by Ord. #832, Jan. 2009, and replaced by Ord. #935, Jan. 2016)

14-1010. Plant installation. All landscaping materials shall be installed in a sound professional manner and according to professional accepted good planting practices. Any landscape material which fails to meet the minimum requirements at the time of installation shall be removed and replaced with acceptable materials. (as added by Ord. #832, Jan. 2009, and replaced by Ord. #935, Jan. 2016)

14-1011. Utility policy. To avoid damage to utility lines and landscape plants, all trees and shrubs should be planted outside of existing and proposed utility easements. Where overhead power lines cross an area required by the ordinance to be planted with shade trees or canopy trees, understory trees should be substituted. In highly visible areas and where an understory tree cannot be planted, the tree(s) should be planted in the same general area where it can be seen from the street or parking lot.

No shrubs, pampas grass, or other similar vegetation should be planted within three feet (3') of a fire hydrant. No trees should be planted within five

feet (5') of a fire hydrant. (as added by Ord. #832, Jan. 2009, and replaced by Ord. #935, Jan. 2016)

14-1012. Bonding. If an applicant seeks to obtain a certificate of occupancy prior to the landscaping being installed, the property owner may post an irrevocable letter of credit or bond with the city treasurer. The amount of the letter of credit or bond shall be based on material and installation costs of the uninstalled landscape material, including a ten percent (10%) contingency cost. Such cost of the landscaping shall be certified by a licensed contractor.

Upon receiving the certificate of occupancy, the remaining landscape material shall be installed within six (6) months. The letter of credit or bond shall be called if the required landscaping has not been installed by the end of the six (6) month period and the funds shall be applied to complete the landscaping work. (as added by Ord. #832, Jan. 2009, as replaced by Ord. #935, Jan. 2016)

14-1013. Landscape maintenance. The persons in charge of or in control of the property whether as owner, lessee, tenant, occupant, or otherwise, shall be responsible for the continued proper maintenance of all landscaping materials. Landscaping and associated materials shall be kept in proper, neat, and orderly appearance, free of refuse and debris. All unhealthy or dead plant material shall be replaced by the next planting season. Other defective landscape material shall be replaced or repaired within three (3) months. (as added by Ord. #832, Jan. 2009, and replaced by Ord. #935, Jan. 2016)

14-1014. Appeals. Any person aggrieved by the administration, interpretation, or enforcement of this section may appeal to the board of zoning appeals within thirty (30) days of the decision imposed by the city. Decisions of the board of zoning appeals may be appealed to a court of competent jurisdiction. (as added by Ord. #832, Jan. 2009, and replaced by Ord. #935, Jan. 2016)

14-1015. Conflict with other regulations and severability. Where any requirement of this section conflicts with the requirements of another section or article, the provisions of the stricter shall apply. Should any court of competent jurisdiction find any portion of this section to be unlawful or unconstitutional, such finding shall not affect this section as a whole or any portion of it not found invalid. (as added by Ord. #832, Jan. 2009, and replaced by Ord. #935, Jan. 2016)

14-1016.--14-1018. Deleted. (as deleted by Ord. #935, Jan. 2016)

CHAPTER 11

PAIN MANAGEMENT AND METHADONE CLINICS

SECTION

- 14-1101. Definitions.
- 14-1102. License required.
- 14-1103. Application for license.
- 14-1104. Standards for issuance of license.
- 14-1105. Permit required.
- 14-1106. Fees.
- 14-1107. Display of license or permit.
- 14-1108. Renewal of license or permit.
- 14-1109. Revocation of license of permit.
- 14-1110. Inspections.
- 14-1111. Penalties and prosecution.
- 14-1112. Invalidity of part.

14-1101. Definitions. For the purpose of this chapter, the words and phrases used herein shall have the following meanings, unless otherwise clearly indicated by the context:

(1) "Applicant." Owner of clinic who has submitted or is in the process of submitting an application.

(2) "Methadone treatment clinic or facility" means a licensed facility for counseling of patients and the distribution of methadone for out-patient, non-residential purposes only. A methadone treatment clinic or facility is not a medical clinic or substance abuse treatment facility as per the Sweetwater Zoning Ordinance.

(3) "Pain management clinic" means a privately owned facility in which a full-time medical doctor and/or osteopathic physician provides pain management services to patients, a majority of whom are issued a prescription for, or are dispensed, opioids, benzodiazepine, barbiturates, or carisoprodol, but not including suboxone, for more than ninety (90) days in a twelve (12) month period. A pain clinic does not include a hospital, medical or dental school, nursing school, physician assistant program, outpatient clinic or hospital or clinic operated by the federal government. (as added by Ord. #882, July 2012)

14-1102. License required. From and after the effective date of this chapter, no methadone clinic or pain management clinic shall be operated or maintained in the City of Sweetwater without first obtaining a license to operate issued by the City of Sweetwater.

(1) A license may be issued for one (1) methadone or pain management clinic located at a fixed and certain place.

(2) No license or interest in a license may be transferred to any person, partnership, or corporation.

(3) Any existing methadone or pain management clinics at the time of the passage of this chapter must submit an application for a license within one hundred twenty (120) days of the passage of this chapter on second and final reading. If a license is not issued within said one hundred twenty (120) day period, then such existing methadone or pain management clinic shall cease operations.

(4) No license may be issued for any location unless the premises are lawfully zoned for methadone or pain management clinics and unless all requirements of the zoning ordinance are met. (as added by Ord. #882, July 2012)

14-1103. Application for license. (1) Any person, partnership, or corporation desiring a license shall make application to the Police Chief of the City of Sweetwater. The application shall be filed in triplicate with and dated by the police chief. A copy of the application shall be distributed promptly by the police chief to the city recorder and to the applicant.

The application for a license shall be upon a form provided by the police chief. The application shall include the following information under oath:

(a) Name and address.

(b) Valid unrestricted license to operate such clinic by a board approved licensed physician to operate in the State of Tennessee.

(c) All residential addresses of the applicant(s) for the past three (3) years.

(d) Demonstrate that all applicable state requirements are met.

(e) A completed questionnaire that addresses the services offered, evaluation methods, treatment methods, the business, occupation or employment of the applicant(s) for five (5) years immediately preceding the date of the application, patient billing procedures, types of controlled substances that will be dispensed and standards implemented to ensure patient quality care.

(f) If the premises are leased or being purchased under contract, a copy of such lease or contract shall accompany the application.

(g) A statement by the applicant that he or she is familiar with the provisions of this chapter and is in compliance with them.

(h) When applicable, proof for a dispenser of controlled substances that compliance with the Tennessee Controlled Substance Database has been met.

(2) Within ten (10) days of receiving the results of the investigation conducted by the Sweetwater Police Department, the police chief shall notify the applicant that his/her application is conditionally granted, denied or held for further investigation. Such additional investigation shall not exceed thirty (30) days unless otherwise agreed to by the applicant. Upon conclusion of such

additional investigation, the police chief shall make a formal recommendation to the City of Sweetwater City Council for the granting of a permit or denial of the permit. The City of Sweetwater City Council shall then consider the application at their regular meeting and make a decision on the application. Following this decision, the police chief shall advise the applicant in writing whether the application was granted or denied and the basis for the decision. All licenses shall further be held pending review/action of the board of zoning appeals.

(3) Whenever an application is denied or held for further investigation, the police chief shall advise the applicant in writing of the reasons for such action.

(4) Failure or refusal of the applicant to give any information relevant to the investigation of the application, or refusal to submit required information and shall be grounds for denial thereof by the police chief. (as added by Ord. #882, July 2012)

14-1104. Standards for issuance of license. To receive a license to operate a methadone or pain management clinic, an applicant must meet all state licensing and certification requirements pertaining to such clinic. (as added by Ord. #882, July 2012)

14-1105. Permit required. In addition to the license requirements previously set forth for owners and operators of such clinics, no clinic shall begin operations without first obtaining a valid permit issued by the building inspector. (as added by Ord. #882, July 2012)

14-1106. Fees. The following fees shall apply to all methadone and pain management clinics within the corporate limits:

(1) A license fee of one thousand dollars (\$1,000.00) shall be submitted with the application for a license. If the application is denied, no fee shall be returned.

(2) A permit fee of two hundred dollars (\$200.00) shall be submitted with the application for a permit. If the application is denied, no fee shall be returned. (as added by Ord. #882, July 2012)

14-1107. Display of certification, license and permit. All applicable state certifications, medical licenses, city license and city permit shall be displayed in a conspicuous public place in the clinic. (as added by Ord. #882, July 2012)

14-1108. Renewal of license. (1) Every license issued pursuant to this chapter will terminate at the expiration of one (1) year from date of issuance,

unless revoked, and must be renewed before operation is allowed in the subsequent years.

(2) Any operator desiring to renew a license shall make application to the police chief. The application for renewal must be filed not later than sixty (60) days before the license expires. The application for renewal shall be filed in triplicate with and dated by the police chief. A copy of the application for renewal shall be distributed promptly by the police chief to the city recorder and to the operator. The application for renewal shall be a form provided by the police chief and shall contain such information and data, given under oath or affirmation, as may be required by the city council.

(3) A license renewal fee of one thousand dollars (\$1,000.00) shall be submitted with the application for renewal. In addition to the renewal fee, a late penalty of two hundred dollars (\$200.00) shall be assessed against the applicant who files for a renewal less than sixty (60) days before the license expires. If the application is denied, no fees collected shall be returned. (as added by Ord. #882, July 2012)

14-1109. Revocation of license or permit. The police chief shall revoke a license or permit for any of the following reasons:

(1) Discovery that false or misleading information or data was given on any application or material facts were omitted from any application.

(2) The operator, entertainer, or any employee of the operator, violates any provision of this chapter or any rule or regulation adopted by the city council pursuant to this chapter.

(3) The owner and/or operator becomes eligible to obtain the required license from the applicable board.

(4) Applicable state certification is denied or revoked.

(5) Any cost or fee required to be paid by this chapter is not paid. (as added by Ord. #882, July 2012)

14-1110. Inspections. Any law enforcement or code enforcement officer is authorized access to inspect any facility registered under this chapter for proof of registration, at any reasonable hour, without notice. Receipt of or application for a license to operate a pain management clinic is explicit consent to such inspection, even if same be characterized as a search and/or seizure within the meaning of the federal or state constitutions and/or federal or state criminal law or procedure. Nothing in this chapter shall be read to limit the authority of law enforcement in any matter as relates to their authority to conduct criminal investigations. (as added by Ord. #882, July 2012)

14-1111. Penalties and prosecution. Any person, partnership, corporation, or other business entity that is found to have violated this chapter shall be fined a definite sum not exceeding fifty dollars (\$50.00) for each violation and shall result in the suspension or revocation of any permit or

license. Each violation of this chapter shall be considered a separate offense, and any violation continuing more than one (1) hour of time shall be considered a separate offense for each hour of violation. (as added by Ord. #882, July 2012)

14-1112. Invalidity of part. Should any court of competent jurisdiction declare any section, clause, or provision of this chapter to be unconstitutional, such decision shall affect only such section, clause, or provision of this chapter to be unconstitutional, such decision shall affect only such section, clause, or provision so declared unconstitutional, and shall not affect any other section, clause or provision of this chapter. (as added by Ord. #882, July 2012)