TOWN OF ASHLAND CITY
Regularly Scheduled Workshop Meeting
November 10, 2026, 6:00 PM
Agenda

Mayor: Gerald Greer
Council Members: Tim Adkins, Nicole Binkley, Rick Johnson, Chris Kerrigan, Michael Smith, Kevin Thompson

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CALL TO ORDER
ROLL CALL
APPROVAL OF AGENDA
APPROVAL OF MINUTES

1. Approval of October 6, 2026, Regularly Scheduled Workshop Minutes

PUBLIC FORUM

2. Procedure for Speaking Before the Board
    * Speakers must complete the information form and submit it to the transcriber prior to the public forum. Be prepared to speak when your name is called.
    * Each speaker will be allowed 4 minutes.
    * Speakers may comment on issues scheduled for consideration at the meeting or other appropriate concerns pertinent to the operation of the town.
    * Each speaker should state the following:
        - his/her name
        - whether they are an Ashland City resident and/or property owner
    * No person shall be allowed to make obscene, derogatory, or slanderous remarks while addressing the Council/Board. Persons doing so will be asked to stop speaking and will forfeit the remainder of their time.
    * All remarks shall be directed to the Council/Board as a body only.
    * No person shall be allowed to disrupt or interfere with the procedures.
    * Remarks shall end when the speaker's allotted time has expired. No time shall be shared with other speakers.
    * Questions from the council/board members may be asked for clarification as well as council/board members may have brief comments; however, no person shall be permitted to enter any discussion or debate either directly with or through any member of the Council/Board or anyone present at the meeting.
    * No one shall make open comments during the meeting.

REPORTS

3. Attorney: Jennifer Noe
4. Chief of Staff/Codes Director: Allen Nicholson
5. City Recorder: Violet Black
6. Court Department: Cynthia Hollingsworth
7. Finance Department: Will Duffel
8. Fire Department: Chief Walker
9. Human Resources Department: Violet Black
10. Parks Advisory Board Report: Michael Smith
11. Parks Department: Anthony Clark
12. Police Department: Chief Ray
13. Public Works Department: Clint Biggers
14. Technology Department: Justin Wheeler
15. Thrive 55+ Department: Tammany Carter

UNFINISHED BUSINESS

16. Resolution 2026-44 Correction: Fiscal Policies and Procedures Manual for the Town of Ashland City
17. Ord 658: Budget Amendment #3 FY27

NEW BUSINESS

18. Department Head Reports Discussion
19. Data Center Moratorium Discussion
20. TN DDA Senior Grant Contract
21. USGS Joint Funding Agreement 26-27
22. TLETA Grant Contract Amendment
23. Modern Electric Surveillance Agreement
24. Clarke Agreement for WWTP
25. MMAG Agreement
26. Resolution 2026-53: 2027 Meeting Schedule
27. Resolution 2026-54: Updating Pay Table and Job Description for Human Resources & Risk Manager
28. Resolution 2026-55: Partnering with Ashland City Lions Club
29. Resolution 2026-56: Farmers Market Rules
30. Ordinance 659: Adopting the New Zoning Ordinance
31. Ordinance 660: Vendor Fees

EXPENDITURE REQUESTS

32. Permission to accept RFP's Resurfacing Tennis/Pickleball Courts

OTHER

ADJOURNMENT

Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 615-792-6455, M-F 8:00 AM – 4:00 PM. The town will make reasonable accommodations for those persons.

TOWN OF ASHLAND CITY
Regularly Scheduled Workshop Meeting
October 06, 2026, 6:00 PM
Minutes

CALL TO ORDER
Vice Mayor Smith called the meeting to order at 6:02 p.m.
ROLL CALL
PRESENT
Councilman Tim Adkins
Councilwoman Nicole Binkley
Councilman Richard Johnson
Councilman Michael Smith
Councilman Kevin Thompson
ABSENT
Mayor Gerald Greer
Councilman Chris Kerrigan
APPROVAL OF AGENDA
A motion was made by Councilman Thompson, Seconded by Councilman Adkins, to approve the agenda with changes. All approved by voice vote. **Motion passes.**
APPROVAL OF MINUTES

1. Approval of September 01, 2026, Regularly Scheduled Workshop Minutes
   A motion was made by Councilman Thompson, Seconded by Councilman Adkins, to approve the minutes as written. All approved by voice vote. **Motion passes.**

PUBLIC FORUM

2. None.

REPORTS

3. Attorney: Jennifer Noe
   Ms. Noe gave a report.
4. Chief of Staff/Codes Director: Allen Nicholson
   Mr. Nicholson gave a report.
5. City Recorder
   A report was provided by Ms. Black.
6. Court Department: Cynthia Hollingsworth
   Absent.
7. Finance Department: Will Duffel
   Mr. Duffel gave a report.
8. Fire Department: Chief Walker
   Chief Walker gave a report.
9. Human Resources Department: Violet Black
   Ms. Black gave a report.
10. Parks Advisory Board Report: Michael Smith
    Mr. Waldron gave a report.
11. Parks Department: Anthony Clark
    Mr. Clark gave a report.
12. Police Department: Chief Ray
13. Public Works Department: Clint Biggers
    Mr. Harris gave a report.
14. Technology Department: Justin Wheeler
    Mr. Wheeler gave a report.
15. Thrive 55+ Department: Tammany Carter
    Ms. Carter gave a report.

UNFINISHED BUSINESS

DRAFT

16. Ordinance 654: Amending the Municipal Code Title 12, Chapter 1, Section 12-104 - 2nd Reading
    Ms. Noe discussed the ordinance with the board.
17. Ordinance 655: Budget Amendment #2 FY27 - 2nd Reading
    Mr. Duffel discussed the ordinance with the board.
18. Ordinance 656: Amending Title 13 of the Municipal Code - 2nd Reading
    Ms. Noe discussed the ordinance with the board.
19. Ordinance 657: Amending Title 7, Chapter 5 of the Municipal Code - 2nd Reading
    Chief Walker discussed the ordinance with the board.
20. Ordinance 653: Budget Amendment #1 FY27 – 2nd Reading
    Mr. Duffel discussed the ordinance with the board.

NEW BUSINESS

21. City Recorder Job Closing
    Ms. Noe discussed the job closing with the board.
22. RJ Corman Amendment Agreement
    Ms. Noe discussed the agreement with the board.
23. Healthy Places Grant Contract
    Mr. Nicholson discussed this contract with the board.
24. THSO Grant Contract
    Deputy Chief Matlock discussed the contract with the board.
25. Resolution 2026-48: Sick Leave
    Ms. Black discussed the resolution with the board.
26. Resolution 2026-49: Flex Time
    Mr. Duffel discussed the resolution with the board.
27. Resolution 2026-50: National Fitness Campaign
    Mr. Clark discussed this resolution with the board.
28. Resolution 2026-51: Accepting Grant Award for TN OAD
    Ms. Carter discussed this resolution with the board.
29. Resolution 2026-52: Accepting Grant Award for AFG
    Chief Walker discussed this resolution with the board.
30. Ord 658: Budget Amendment #3 FY27 - 1st Reading
    Mr. Duffel discussed this ordinance with the board.

OTHER

Councilman Smith stated there were two items to discuss.
A proclamation for Crash Safety Week
Certificates for sponsors of the dinners provided to the USS Landing Ship.

ADJOURNMENT

A motion was made by Councilman Thompson, Seconded by Councilman Adkins, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:53 p.m. **Motion passes.**

_____ _____

VICE-MAYOR MICHAEL SMITH ALICIA MARTIN, CMFO

Ordinance No. 658

An Ordinance of the

Town of Ashland City, Tennessee

Amending the Fiscal Year 2027 Budget

WHEREAS the governing body adopted the fiscal year 2027 budget by Ordinance Number 649 on 9th Day of June, 2026; and

WHEREAS the budget was submitted to the Tennessee Comptroller's Division of Local Government Finance for approval; and

WHEREAS pursuant to the Tenn. Code Ann. § 9-1-116, availability of programs and services to people in this state shall be limited to the extent that funds are appropriated by the general assembly or the appropriate governing body of a political subdivision; and

WHEREAS the governing body needs to amend the budget to allow for increased or decreased revenues and/or expenditures; and

SECTION 1. Now, therefore, be it resolved by the governing body that it hereby adopts the following changes to the fiscal year 2027 budget.

Fund Name: General Fund					
Line Item	**Account #**	**Account Name**	**Original Budget**	**Budget Amendment**	**Amended Budget**
1E	110-42100-299	Other Expenses	$10,200.00	$2,000.00	$12,200.00
2R	110-33100	Federal Grants	($84,170.00)	($123,428.57)	($207,598.57)
2E	110-42200-703	FEMA – Assistance to FFs Grant	$35,130.00	$129,600.00	$164,730.00
3R	110-33800	Cville-Mntgmry Cty Arts & Heritg Council Grant	$0.00	($2,200.00)	($2,200.00)
3E	110-44700-737	Parks Advisory Board	$60,000.00	$2,200.00	$62,200.00
4					
		Total Expenditures:	**$21,160.00**	**$8,171.43**	**$29,331.43**

SECTION 2. Now, therefore, be it resolved that this ordinance shall become effective 20 days after its final passage, the public welfare requiring it.

Signed _____

Printed Name _____, Mayor

Attested

Signed _____

Printed Name _____, City Recorder

Date of First Reading: _____

Date of Second Reading: _____

GOVERNMENTAL GRANT CONTRACT

(cost reimbursement grant contract with a federal or Tennessee local governmental entity or their agents and instrumentalities)

Begin Date	End Date	Agency Tracking #	Edison ID
December 1, 2026	March 31, 2028	34401-99646-113	90901

Grantee Legal Entity Name	Edison Vendor ID
Town of Ashland City	1534

Subrecipient or Recipient

☐ Subrecipient

☒ Recipient

Assistance Listing Number

Grantee's fiscal year end 6/30

Service Caption (one line only)

Senior Center Grant

Funding —

FY	State	Federal	Interdepartmental	Other	TOTAL Grant Contract Amount
2027	$21,176.47				$21,176.47
2028	$23,823.53				$23,823.53
TOTAL:	**$45,000.00**				**$45,000.00**

Grantee Selection Process Summary

☒ Competitive Selection	This grantee was selected as per the predefined methodology in the approved DGA
☐ Non-competitive Selection	

Budget Officer Confirmation: There is a balance in the appropriation from which obligations hereunder are required to be paid that is not already encumbered to pay other obligations.

David Comm

Digitally signed by David Comm
Date: 2026.09.30 20:41:38 -05'00'

CPO USE - GG

Speed Chart (optional)	Account Code (optional)

GRANT CONTRACT
BETWEEN THE STATE OF TENNESSEE,
DEPARTMENT OF DISABILITY AND AGING
AND
TOWN OF ASHLAND CITY

This grant contract ("Grant Contract"), by and between the State of Tennessee, Department of Disability and Aging ("DDA"), hereinafter referred to as the "State" or the "Grantor State Agency" and Town of Ashland City, hereinafter referred to as the "Grantee," is for the provision of the Senior Center Grant, as further defined in the "SCOPE OF SERVICES AND DELIVERABLES."

Grantee Edison Vendor ID # 1534

A. SCOPE OF SERVICES AND DELIVERABLES:

A.1. The Grantee shall provide all services and deliverables ("Scope") as required, described, and detailed in this Grant Contract.

A.2. Purpose. Funding for this grant award was appropriated by the General Assembly for the sole purpose of making grants on a competitive basis to Senior Centers across the state of Tennessee.

A.3. The Grantee shall use the grant funding for costs related to one or more of the categories listed below. If the Grantee is unsure if an expenditure is allowable, the Grantee shall request approval from the State.

a. Capital projects (building improvements, equipment, etc.);
b. Marketing;
c. Programming/activities; and/or
d. Routine operating expenses.

A.4. The Grantee shall not use the grant funding for any expenditure listed below. If the Grantee is unsure if an expenditure is allowable, the Grantee shall request approval from the State.

a. Alcohol;
b. Gift Cards; and
c. Salaries for staff that are on payroll.

A.5. The Grantee shall submit mid-term and final reports, using a template provided by the State, by March 31, 2027, October 31, 2027, and April 30, 2028. The reports shall include the following information:

a. A list of items purchased;
b. Number of unduplicated people served;
c. Pictures of items, materials, programs, activities, etc. purchased using the grant funding; and
d. Testimonials from Senior Center members about how the funding impacted their participation at the senior center.

A.6. Incorporation of Additional Documents. Each of the following documents is included as a part of this Grant Contract by reference or attachment. In the event of a discrepancy or ambiguity regarding the Grantee's duties, responsibilities, and performance hereunder, these items shall govern in order of precedence below.

a. This Grant Contract document with any attachments or exhibits (excluding the items listed at subsections b. and c., below);

b. The State grant proposal solicitation as may be amended, if any; and

c. The Grantee's proposal (Attachment B Grantee's Proposal) incorporated to elaborate supplementary scope of services specifications.

B. TERM OF CONTRACT:

This Grant Contract shall be effective for the period beginning on December 1, 2026 ("Effective Date") and ending on March 31, 2028, ("Term"). The State shall have no obligation to the Grantee for fulfillment of the Scope outside the Term.

C. PAYMENT TERMS AND CONDITIONS:

C.1. Maximum Liability. In no event shall the maximum liability of the State under this Grant Contract exceed Forty-Five Thousand Dollars ($45,000.00) ("Maximum Liability"). The Grant Budget, attached and incorporated as Attachment A is the maximum amount due the Grantee under this Grant Contract. The Grant Budget line-items include, but are not limited to, all applicable taxes, fees, overhead, and all other direct and indirect costs incurred or to be incurred by the Grantee.

C.2. Compensation Firm. The Maximum Liability of the State is not subject to escalation for any reason unless amended. The Grant Budget amounts are firm for the duration of the Grant Contract and are not subject to escalation for any reason unless amended, except as provided in Section C.6.

C.3. Payment Methodology. The Grantee shall be reimbursed for actual, reasonable, and necessary costs based upon the Grant Budget, not to exceed the Maximum Liability established in Section C.1. Upon progress toward the completion of the Scope, as described in Section A of this Grant Contract, the Grantee shall submit invoices prior to any reimbursement of allowable costs.

C.4. Travel Compensation. Reimbursement to the Grantee for travel, meals, or lodging shall be subject to amounts and limitations specified in the "State Comprehensive Travel Regulations," as they are amended from time to time, and shall be contingent upon and limited by the Grant Budget funding for said reimbursement.

C.5. Invoice Requirements. The Grantee shall invoice the State no more often than monthly, with all necessary supporting documentation, and present such to:

DDA.Aging.IFR@th.gov: or
Department of Disability and Aging
500 James Robertson Parkway
Davy Crockett Tower, 2nd Floor
Nashville, TN 37243

a. Each invoice shall clearly and accurately detail all of the following required information (calculations must be extended and totaled correctly).

(1) Invoice/Reference Number (assigned by the Grantee).
(2) Invoice Date.
(3) Invoice Period (to which the reimbursement request is applicable).
(4) Grant Contract Number (assigned by the State).
(5) Grantor: Department of Disability and Aging
(6) Grantor Number (assigned by the Grantee to the above-referenced Grantor).
(7) Grantee Name.
(8) Grantee Tennessee Edison Registration ID Number Referenced in Preamble of this Grant Contract.
(9) Grantee Remittance Address.
(10) Grantee Contact for Invoice Questions (name, phone, or fax).

(11) Itemization of Reimbursement Requested for the Invoice Period— it must detail, at minimum, all of the following:

i. The amount requested by Grant Budget line-item (including any travel expenditure reimbursement requested and for which documentation and receipts, as required by "State Comprehensive Travel Regulations," are attached to the invoice).
ii. The amount reimbursed by Grant Budget line-item to date.
iii. The total amount reimbursed under the Grant Contract to date.
iv. The total amount requested (all line-items) for the Invoice Period.

b. The Grantee understands and agrees to all of the following.

(1) An invoice under this Grant Contract shall include only reimbursement requests for actual, reasonable, and necessary expenditures required in the delivery of service described by this Grant Contract and shall be subject to the Grant Budget and any other provision of this Grant Contract relating to allowable reimbursements.
(2) An invoice under this Grant Contract shall not include any reimbursement request for future expenditures.
(3) An invoice under this Grant Contract shall initiate the timeframe for reimbursement only when the State is in receipt of the invoice, and the invoice meets the minimum requirements of this section C.5.

C.6. Budget Line-items. Expenditures, reimbursements, and payments under this Grant Contract shall adhere to the Grant Budget. The Grantee may vary from a Grant Budget line-item amount by up to one percent (1%) of the line-item amount, provided that any increase is off-set by an equal reduction of other line-item amount(s) such that the net result of variances shall not increase the total Grant Contract amount detailed by the Grant Budget. Any increase in the Grant Budget, grand total amounts shall require an amendment of this Grant Contract.

C.7. Disbursement Reconciliation and Close Out. The Grantee shall submit any final invoice and a grant disbursement reconciliation report within ninety (90) days of the Grant Contract end date, in form and substance acceptable to the State.

a. If total disbursements by the State pursuant to this Grant Contract exceed the amounts permitted by the section C, payment terms and conditions of this Grant Contract, the Grantee shall refund the difference to the State. The Grantee shall submit the refund with the final grant disbursement reconciliation report.

b. The State shall not be responsible for the payment of any invoice submitted to the State after the grant disbursement reconciliation report. The State will not deem any Grantee costs submitted for reimbursement after the grant disbursement reconciliation report to be allowable and reimbursable by the State, and such invoices will NOT be paid.

c. The Grantee's failure to provide a final grant disbursement reconciliation report to the State as required by this Grant Contract shall result in the Grantee being deemed ineligible for reimbursement under this Grant Contract, and the Grantee shall be required to refund any and all payments by the State pursuant to this Grant Contract.

d. The Grantee must close out its accounting records at the end of the Term in such a way that reimbursable expenditures and revenue collections are NOT carried forward.

C.8. Indirect Cost. Should the Grantee request reimbursement for indirect costs, the Grantee must submit to the State a copy of the indirect cost rate approved by the cognizant federal agency or the cognizant state agency, as applicable. The Grantee will be reimbursed for indirect costs in

accordance with the approved indirect cost rate and amounts and limitations specified in the attached Grant Budget. Once the Grantee makes an election and treats a given cost as direct or indirect, it must apply that treatment consistently and may not change during the Term. Any changes in the approved indirect cost rate must have prior approval of the cognizant federal agency or the cognizant state agency, as applicable. If the indirect cost rate is provisional during the Term, once the rate becomes final, the Grantee agrees to remit any overpayment of funds to the State, and subject to the availability of funds the State agrees to remit any underpayment to the Grantee.

C.9. Cost Allocation. If any part of the costs to be reimbursed under this Grant Contract are joint costs involving allocation to more than one program or activity, such costs shall be allocated and reported in accordance with the provisions of Central Procurement Office Policy Statement 2013-007 or any amendments or revisions made to this policy statement during the Term.

C.10. Payment of Invoice. A payment by the State shall not prejudice the State's right to object to or question any reimbursement, invoice, or related matter. A payment by the State shall not be construed as acceptance of any part of the work or service provided or as approval of any amount as an allowable cost.

C.11. Non-allowable Costs. Any amounts payable to the Grantee shall be subject to reduction for amounts included in any invoice or payment that are determined by the State, on the basis of audits or monitoring conducted in accordance with the terms of this Grant Contract, to constitute unallowable costs.

C.12. State's Right to Set Off. The State reserves the right to set off or deduct from amounts that are or shall become due and payable to the Grantee under this Grant Contract or under any other agreement between the Grantee and the State of Tennessee under which the Grantee has a right to receive payment from the State.

C.13. Prerequisite Documentation. The Grantee shall not invoice the State under this Grant Contract until the State has received the following, properly completed documentation.

a. The Grantee shall complete, sign, and return to the State an "Authorization Agreement for Automatic Deposit (ACH Credits) Form" provided by the State. By doing so, the Grantee acknowledges and agrees that, once this form is received by the State, all payments to the Grantee under this or any other grant contract will be made by automated clearing house ("ACH").

b. The Grantee shall complete, sign, and return to the State the State-provided W-9 form. The taxpayer identification number on the W-9 form must be the same as the Grantee's Federal Employer Identification Number or Social Security Number referenced in the Grantee's Edison registration information.

D. STANDARD TERMS AND CONDITIONS:

D.1. Required Approvals. The State is not bound by this Grant Contract until it is signed by the parties and approved by appropriate officials in accordance with applicable Tennessee laws and regulations (depending upon the specifics of this Grant Contract, the officials may include, but are not limited to, the Commissioner of Finance and Administration, the Commissioner of Human Resources, and the Comptroller of the Treasury).

D.2. Modification and Amendment. This Grant Contract may be modified only by a written amendment signed by all parties and approved by the officials who approved the Grant Contract and, depending upon the specifics of the Grant Contract as amended, any additional officials required by Tennessee laws and regulations (the officials may include, but are not limited to, the Commissioner of Finance and Administration, the Commissioner of Human Resources, and the Comptroller of the Treasury).

D.3. Termination for Convenience. The State may terminate this Grant Contract without cause for any reason. A termination for convenience shall not be a breach of this Grant Contract by the State. The State shall give the Grantee at least thirty (30) days written notice before the effective termination date. The Grantee shall be entitled to compensation for authorized expenditures and satisfactory services completed as of the termination date, but in no event shall the State be liable to the Grantee for compensation for any service that has not been rendered. The final decision as to the amount for which the State is liable shall be determined by the State. The Grantee shall not have any right to any actual general, special, incidental, consequential, or any other damages whatsoever of any description or amount for the State's exercise of its right to terminate for convenience.

D.4. Termination for Cause. If the Grantee fails to properly perform its obligations under this Grant Contract, or if the Grantee violates any terms of this Grant Contract, the State shall have the right to immediately terminate this Grant Contract and withhold payments in excess of fair compensation for completed services. Notwithstanding the exercise of the State's right to terminate this Grant Contract for cause, the Grantee shall not be relieved of liability to the State for damages sustained by virtue of any breach of this Grant Contract by the Grantee.

D.5. Subcontracting. The Grantee shall not assign this Grant Contract or enter into a subcontract for any of the services performed under this Grant Contract without obtaining the prior written approval of the State. If such subcontracts are approved by the State, each shall contain, at a minimum, sections of this Grant Contract pertaining to "Conflicts of Interest," "Lobbying," "Nondiscrimination," "Public Accountability," "Public Notice," and "Records" (as identified by the section headings). Notwithstanding any use of approved subcontractors, the Grantee shall remain responsible for all work performed.

D.6. Conflicts of Interest. The Grantee warrants that no part of the total Grant Contract Amount shall be paid directly or indirectly to an employee or official of the State of Tennessee as wages, compensation, or gifts in exchange for acting as an officer, agent, employee, subcontractor, or consultant to the Grantee in connection with any work contemplated or performed relative to this Grant Contract.

D.7. Lobbying. The Grantee certifies, to the best of its knowledge and belief, that:

a. No federally appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

b. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this contract, grant, loan, or cooperative agreement, the Grantee shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

c. The Grantee shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into and is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. § 1352.

D.8. Communications and Contacts. All instructions, notices, consents, demands, or other communications required or contemplated by this Grant Contract shall be in writing and shall be made by certified, first class mail, return receipt requested and postage prepaid, by overnight courier service with an asset tracking system, or by email or facsimile transmission with recipient confirmation. All communications, regardless of method of transmission, shall be addressed to the respective party as set out below:

The State:

Sidney Enss, Director of Volunteer Engagement & Senior Center Liaison
Department of Disability and Aging
500 James Robertson Parkway
Davy Crockett Tower, 2nd Floor
Sidney.Enss@tn.gov
Telephone # 615-741-1585

The Grantee:

Gerald Greer, City Mayor
Town of Ashland City
104 Ruth Dr, Ashland CIty, TN 37015
tcarter@ashlandcitytn.gov
Telephone # (615) 792-4211 *5729

A change to the above contact information requires written notice to the person designated by the other party to receive notice.

All instructions, notices, consents, demands, or other communications shall be considered effectively given upon receipt or recipient confirmation as may be required.

D.9. Subject to Funds Availability. This Grant Contract is subject to the appropriation and availability of State or Federal funds. In the event that the funds are not appropriated or are otherwise unavailable, the State reserves the right to terminate or suspend this Grant Contract upon written notice to the Grantee. The State's right to terminate or suspend this Grant Contract due to lack of funds is not a breach of this Grant Contract by the State. Upon receipt of the written notice, the Grantee shall cease all work associated with the Grant Contract. Should such an event occur, the Grantee shall be entitled to compensation for all satisfactory and authorized services completed as of the termination or suspension date but shall not be entitled to compensation for any services performed subsequent to termination date or during a period of suspension. Upon such termination, the Grantee shall have no right to recover from the State any actual, general, special, incidental, consequential, or any other damages whatsoever of any description or amount.

D.10. Nondiscrimination. The Grantee hereby agrees, warrants, and assures that no person shall be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in the performance of this Grant Contract or in the employment practices of the Grantee on the grounds of handicap or disability, age, race, color, religion, sex, national origin, or any other classification protected by federal, Tennessee state constitutional, or statutory law. The Grantee shall, upon request, show proof of nondiscrimination and shall post in conspicuous places, available to all employees and applicants, notices of nondiscrimination.

D.11. HIPAA Compliance. As applicable, the State and the Grantee shall comply with obligations under the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), Health Information Technology for Economic and Clinical Health Act ("HITECH") and any other relevant laws and regulations regarding privacy (collectively the "Privacy Rules"). The obligations set forth in this Section shall survive the termination of this Grant Contract.

a. The Grantee warrants to the State that it is familiar with the requirements of the Privacy Rules and will comply with all applicable HIPAA requirements in the course of this Grant Contract.

b. The Grantee warrants that it will cooperate with the State, including cooperation and coordination with State privacy officials and other compliance officers required by the Privacy Rules, in the course of performance of this Grant Contract so that both parties will be in compliance with the Privacy Rules.

c. The State and the Grantee will sign documents, including but not limited to business associate agreements, as required by the Privacy Rules and that are reasonably necessary to keep the State and the Grantee in compliance with the Privacy Rules. This provision shall not apply if information received by the State under this Grant Contract is NOT "protected health information" as defined by the Privacy Rules, or if the Privacy Rules permit the State to receive such information without entering into a business associate agreement or signing another such document.

D.12. Public Accountability. If the Grantee is subject to Tenn. Code Ann. § 8-4-401 *et seq*., or if this Grant Contract involves the provision of services to citizens by the Grantee on behalf of the State, the Grantee agrees to establish a system through which recipients of services may present grievances about the operation of the service program. The Grantee shall also display in a prominent place, located near the passageway through which the public enters in order to receive Grant supported services, a sign at least eleven inches (11") in height and seventeen inches (17") in width stating:

NOTICE: THIS AGENCY IS A RECIPIENT OF TAXPAYER FUNDING. IF YOU OBSERVE AN AGENCY DIRECTOR OR EMPLOYEE ENGAGING IN ANY ACTIVITY WHICH YOU CONSIDER TO BE ILLEGAL, IMPROPER, OR WASTEFUL, PLEASE CALL THE STATE COMPTROLLER'S TOLL-FREE HOTLINE: 1-800-232-5454.

The sign shall be on the form prescribed by the Comptroller of the Treasury. The Grantor State Agency shall obtain copies of the sign from the Comptroller of the Treasury, and upon request from the Grantee, provide Grantee with any necessary signs.

D.13. Public Notice. All notices, informational pamphlets, press releases, research reports, signs, and similar public notices prepared and released by the Grantee in relation to this Grant Contract shall include the statement, "This project is funded under a grant contract with the State of Tennessee." All notices by the Grantee in relation to this Grant Contract shall be approved by the State.

D.14. Licensure. The Grantee, its employees, and any approved subcontractor shall be licensed pursuant to all applicable federal, state, and local laws, ordinances, rules, and regulations and shall upon request provide proof of all licenses.

D.15. Records. The Grantee and any approved subcontractor shall maintain documentation for all charges under this Grant Contract. The books, records, and documents of the Grantee and any approved subcontractor, insofar as they relate to work performed or money received under this Grant Contract, shall be maintained in accordance with applicable Tennessee law. In no case shall the records be maintained for a period of less than five (5) full years from the date of the final payment. The Grantee's records shall be subject to audit at any reasonable time and upon

reasonable notice by the Grantor State Agency, the Comptroller of the Treasury, or their duly appointed representatives.

The records shall be maintained in accordance with Governmental Accounting Standards Board ("GASB") Accounting Standards or the Financial Accounting Standards Board ("FASB") Accounting Standards Codification, as applicable, and any related AICPA Industry Audit and Accounting guides.

In addition, documentation of grant applications, budgets, reports, awards, and expenditures will be maintained in accordance with U.S. Office of Management and Budget's *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.

Grant expenditures shall be made in accordance with local government purchasing policies and procedures and purchasing procedures for local governments authorized under state law.

The Grantee shall also comply with any recordkeeping and reporting requirements prescribed by the Tennessee Comptroller of the Treasury.

The Grantee shall establish a system of internal controls that utilize the COSO Internal Control - Integrated Framework model as the basic foundation for the internal control system. The Grantee shall incorporate any additional Comptroller of the Treasury directives into its internal control system.

Any other required records or reports which are not contemplated in the above standards shall follow the format designated by the head of the Grantor State Agency, the Central Procurement Office, or the Commissioner of Finance and Administration of the State of Tennessee.

D.16. Monitoring. The Grantee's activities conducted and records maintained pursuant to this Grant Contract shall be subject to monitoring and evaluation by the State, the Comptroller of the Treasury, or their duly appointed representatives.

D.17. Progress Reports. The Grantee shall submit brief, periodic, progress reports to the State as requested.

D.18. Annual and Final Reports. The Grantee shall submit, within three (3) months of the conclusion of each year of the Term, an annual report. For grant contracts with a term of less than one (1) year, the Grantee shall submit a final report within three (3) months of the conclusion of the Term. For grant contracts with multiyear terms, the final report will take the place of the annual report for the final year of the Term. The Grantee shall submit annual and final reports to the Grantor State Agency. At minimum, annual and final reports shall include: (a) the Grantee's name; (b) the Grant Contract's Edison identification number, Term, and total amount; (c) a narrative section that describes the program's goals, outcomes, successes and setbacks, whether the Grantee used benchmarks or indicators to determine progress, and whether any proposed activities were not completed; and (d) other relevant details requested by the Grantor State Agency. Annual and final report documents to be completed by the Grantee shall appear on the Grantor State Agency's website or as an attachment to the Grant Contract.

D.19. Audit Report. The Grantee shall be audited in accordance with applicable Tennessee law.

At least ninety (90) days before the end of its fiscal year, the Grantee shall complete the Information for Audit Purposes ("IAP") form online (accessible through the Edison Supplier portal) to notify the State whether or not Grantee is subject to an audit. The Grantee should submit only one, completed form online during the Grantee's fiscal year. Immediately after the fiscal year has ended, the Grantee shall fill out the End of Fiscal Year ("EOFY") (accessible through the Edison Supplier portal).

When a federal single audit is required, the audit shall be performed in accordance with U.S. Office of Management and Budget's *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.

A copy of the audit report shall be provided to the Comptroller by the licensed, independent public accountant. Audit reports shall be made available to the public.

D.20. Procurement. If other terms of this Grant Contract allow reimbursement for the cost of goods, materials, supplies, equipment, or contracted services, such procurement shall be made on a competitive basis, including the use of competitive bidding procedures, where practical. The Grantee shall maintain documentation for the basis of each procurement for which reimbursement is paid pursuant to this Grant Contract. In each instance where it is determined that use of a competitive procurement method is not practical, supporting documentation shall include a written justification for the decision and for use of a non-competitive procurement. If the Grantee is a subrecipient, the Grantee shall comply with 2 C.F.R. §§ 200.317—200.327 when procuring property and services under a federal award.

The Grantee shall obtain prior approval from the State before purchasing any equipment under this Grant Contract.

For purposes of this Grant Contract, the term "equipment" shall include any article of nonexpendable, tangible, personal property having a useful life of more than one year and an acquisition cost which equals or exceeds ten thousand dollars ($10,000.00).

D.21. Strict Performance. Failure by any party to this Grant Contract to insist in any one or more cases upon the strict performance of any of the terms, covenants, conditions, or provisions of this Grant Contract is not a waiver or relinquishment of any term, covenant, condition, or provision. No term or condition of this Grant Contract shall be held to be waived, modified, or deleted except by a written amendment signed by the parties.

D.22. Independent Contractor. The parties shall not act as employees, partners, joint venturers, or associates of one another in the performance of this Grant Contract. The parties acknowledge that they are independent contracting entities and that nothing in this Grant Contract shall be construed to create a principal/agent relationship or to allow either to exercise control or direction over the manner or method by which the other transacts its business affairs or provides its usual services. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purpose whatsoever.

D.23. Limitation of State's Liability. The State shall have no liability except as specifically provided in this Grant Contract. In no event will the State be liable to the Grantee or any other party for any lost revenues, lost profits, loss of business, loss of grant funding, decrease in the value of any securities or cash position, time, money, goodwill, or any indirect, special, incidental, punitive, exemplary or consequential damages of any nature, whether based on warranty, contract, statute, regulation, tort (including but not limited to negligence), or any other legal theory that may arise under this Grant Contract or otherwise. The State's total liability under this Grant Contract (including any exhibits, schedules, amendments or other attachments to the Contract) or otherwise shall under no circumstances exceed the Maximum Liability originally established in Section C.1 of this Grant Contract. This limitation of liability is cumulative and not per incident.

D.24. Force Majeure. "Force Majeure Event" means fire, flood, earthquake, elements of nature or acts of God, wars, riots, civil disorders, rebellions or revolutions, acts of terrorism or any other similar cause beyond the reasonable control of the party except to the extent that the non-performing party is at fault in failing to prevent or causing the default or delay, and provided that the default or delay cannot reasonably be circumvented by the non-performing party through the use of alternate sources, workaround plans or other means. A strike, lockout or labor dispute shall not excuse either party from its obligations under this Grant Contract. Except as set forth in this Section, any failure or delay by a party in the performance of its obligations under this Grant Contract arising from a Force Majeure Event is not a default under this Grant Contract or grounds for termination. The non-performing party will be excused from performing those obligations directly affected by the

Force Majeure Event, and only for as long as the Force Majeure Event continues, provided that the party continues to use diligent, good faith efforts to resume performance without delay. The occurrence of a Force Majeure Event affecting Grantee's representatives, suppliers, subcontractors, customers or business apart from this Grant Contract is not a Force Majeure Event under this Grant Contract. Grantee will promptly notify the State of any delay caused by a Force Majeure Event (to be confirmed in a written notice to the State within one (1) day of the inception of the delay) that a Force Majeure Event has occurred, and will describe in reasonable detail the nature of the Force Majeure Event. If any Force Majeure Event results in a delay in Grantee's performance longer than forty-eight (48) hours, the State may, upon notice to Grantee: (a) cease payment of the fees until Grantee resumes performance of the affected obligations; or (b) immediately terminate this Grant Contract or any purchase order, in whole or in part, without further payment except for fees then due and payable. Grantee will not increase its charges under this Grant Contract or charge the State any fees other than those provided for in this Grant Contract as the result of a Force Majeure Event.

D.25. Tennessee Department of Revenue Registration. The Grantee shall comply with all applicable registration requirements contained in Tenn. Code Ann. §§ 67-6-601 – 608. Compliance with applicable registration requirements is a material requirement of this Grant Contract.

D.26. Charges to Service Recipients Prohibited. The Grantee shall not collect any amount in the form of fees or reimbursements from the recipients of any service provided pursuant to this Grant Contract.

D.27. No Acquisition of Equipment or Motor Vehicles. This Grant Contract does not involve the acquisition and disposition of equipment or motor vehicles acquired with funds provided under this Grant Contract.

D.28. State and Federal Compliance. The Grantee shall comply with all applicable state and federal laws and regulations in the performance of this Grant Contract. The U.S. Office of Management and Budget's Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards is available here: http://www.ecfr.gov/cgi-bin/text-idx?SID=c6b2f053952359ba94470ad3a7c1a975&tpl=/ecfrbrowse/Title02/2cfr200_main_02.tpl

D.29. Governing Law. This Grant Contract shall be governed by and construed in accordance with the laws of the State of Tennessee, without regard to its conflict or choice of law rules. The Grantee agrees that it will be subject to the exclusive jurisdiction of the courts of the State of Tennessee in actions that may arise under this Grant Contract. The Grantee acknowledges and agrees that any rights or claims against the State of Tennessee or its employees hereunder, and any remedies arising there from, shall be subject to and limited to those rights and remedies, if any, available under Tenn. Code Ann. §§ 9-8-101 through 9-8-408.

D.30. Completeness. This Grant Contract is complete and contains the entire understanding between the parties relating to the subject matter contained herein, including all the terms and conditions agreed to by the parties. This Grant Contract supersedes any and all prior understandings, representations, negotiations, or agreements between the parties, whether written or oral.

D.31. Severability. If any terms and conditions of this Grant Contract are held to be invalid or unenforceable as a matter of law, the other terms and conditions shall not be affected and shall remain in full force and effect. To this end, the terms and conditions of this Grant Contract are declared severable.

D.32. Headings. Section headings are for reference purposes only and shall not be construed as part of this Grant Contract.

D.33. Iran Divestment Act. The requirements of Tenn. Code Ann. § 12-12-101, *et seq.*, addressing contracting with persons as defined at Tenn. Code Ann. §12-12-103(5) that engage in investment activities in Iran, shall be a material provision of this Grant Contract. The Grantee certifies, under

penalty of perjury, that to the best of its knowledge and belief that it is not on the list created pursuant to Tenn. Code Ann. § 12-12-106.

D.34. Debarment and Suspension. The Grantee certifies, to the best of its knowledge and belief, that it, its current and future principals, its current and future subcontractors and their principals:

a. are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal or state department or agency;

b. have not within a three (3) year period preceding this Grant Contract been convicted of, or had a civil judgment rendered against them from commission of fraud, or a criminal offence in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or grant under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification, or destruction of records, making false statements, or receiving stolen property;

c. are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) with commission of any of the offenses detailed in section b. of this certification; and

d. have not within a three (3) year period preceding this Grant Contract had one or more public transactions (federal, state, or local) terminated for cause or default.

The Grantee shall provide immediate written notice to the State if at any time it learns that there was an earlier failure to disclose information or that due to changed circumstances, its principals or the principals of its subcontractors are excluded or disqualified, or presently fall under any of the prohibitions of sections a-d.

D.35. Confidentiality of Records. Strict standards of confidentiality of records and information shall be maintained in accordance with the requirements of this Grant Contract and applicable state and federal law. All material, information, and data regardless of form, medium or method of communication, that the Grantee will have access to, acquire, or is provided to the Grantee by the State or acquired by the Grantee on behalf of the State shall be regarded as "Confidential Information." The State grants the Grantee a limited license to use the Confidential Information but only to perform its obligations under the Grant Contract. Nothing in this Section shall permit Grantee to disclose any Confidential Information, regardless of whether it has been disclosed or made available to the Grantee due to intentional or negligent actions or inactions of agents of the State or third parties. Confidential Information shall not be disclosed except as required under state or federal law or otherwise authorized in writing by the State. Grantee shall take all necessary steps to safeguard the confidentiality of such Confidential Information in conformance with the requirements of this Grant Contract and with applicable state and federal law.

As long as the Grantee maintains State Confidential Information, the obligations set forth in this Section shall survive the termination of this Grant Contract.

D.36. State Sponsored Insurance Plan Enrollment. The Grantee warrants that it will not enroll or permit its employees, officials, or employees of contractors to enroll or participate in a state sponsored health insurance plan through their employment, official, or contractual relationship with Grantee unless Grantee first demonstrates to the satisfaction of the Department of Finance and Administration that it and any contract entity satisfies the definition of a governmental or quasigovernmental entity as defined by federal law applicable to ERISA.

D.37. Foreign Adversary Company Attestation. The Grantee attests that they are not a "Foreign adversary company" within the meaning of Pub. Ch. 768 (2026) and that the Grantee is not knowingly selling an information and communications technology final product or service within the meaning of Pub. Ch. 768 (2026).

E. SPECIAL TERMS AND CONDITIONS:

E.1. Conflicting Terms and Conditions. Should any of these special terms and conditions conflict with any other terms and conditions of this Grant Contract, the special terms and conditions shall be subordinate to the Grant Contract's other terms and conditions.

IN WITNESS WHEREOF,

TOWN OF ASHLAND CITY:

GRANTEE SIGNATURE **DATE**

PRINTED NAME AND TITLE OF GRANTEE SIGNATORY (above)

DEPARTMENT OF DISABILITY AND AGING

BRAD TURNER, COMMISSIONER **DATE**

ATTACHMENT A

GRANT BUDGET

The Grant Budget line-item amounts below shall be applicable only to expense incurred during the following

Applicable Period: **BEGIN: December 1, 2026** **END: March 31, 2028**

	EXPENSE OBJECT LINE-ITEM CATEGORY [1]	GRANT CONTRACT	GRANTEE PARTICIPATION	TOTAL PROJECT
	Salaries, Benefits & Taxes	0.00	0.00	0.00
	Professional Fee, Grant & Award [2]	$45,000.00	0.00	$45,000.00
	Supplies, Telephone, Postage & Shipping, Occupancy, Equipment Rental & Maintenance, Printing & Publications	0.00	0.00	0.00
	Travel, Conferences & Meetings	0.00	0.00	0.00
	Interest [2]	0.00	0.00	0.00
	Insurance	0.00	0.00	0.00
	Specific Assistance To Individuals	0.00	0.00	0.00
	Depreciation [2]	0.00	0.00	0.00
	Other Non-Personnel [2]	0.00	0.00	0.00
	Capital Purchase [2]	0.00	0.00	0.00
	Indirect Cost	0.00	0.00	0.00
	In-Kind Expense	0.00	0.00	0.00
	GRAND TOTAL	$45,000.00	**0.00**	$45,000.00

[1] Each expense object line-item is defined by the U.S. OMB's Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Subpart E Cost Principles (posted on the Internet at: https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200/subpart-E) and CPO Policy 2013-007 (posted online at https://www.tn.gov/generalservices/procurement/central-procurement-office--cpo-/library-.html).

[2] Applicable detail follows this page if line-item is funded.

ATTACHMENT A | Page 2

GRANT BUDGET LINE-ITEM DETAIL:

PROFESSIONAL FEE, GRANT & AWARD	AMOUNT
Grant approved expenses related to one or more of the following categories: 1) capital projects; 2) outreach and education; 3) Programming/Activities; and/or 4) routine operating expenses.	$45,000.00
TOTAL	$45,000.00

Form Name:	2026 TN Senior Center Grant Application
Submission Time:	July 29, 2026 9:01 am
Browser:	Firefox 153.0 / Windows
IP Address:	161.82.66.79
Unique ID:	1483748342

2026 Senior Center Grant Application

This year's grant is a cost-reimbursement grant only. I understand that if my senior center is selected as a grant recipient, we will be required to pay for all purchases up front and submit receipts of payment to be reimbursed.	Yes
Is your organization a residential facility for older adults?	No
Senior Center Name	Thrive 55+
County of Senior Center Location	Cheatham
Amount of funding being requested ($5,000-$50,000)	45,000
Senior Center's Fiscal Year (Ex. January 1-December 31, July 1-June 30, etc.)	July 1- June 30
Your Senior Center's EIN (Employer Identification Number, found on W9)	62-6000239
Type of Entity (How the senior center is registered through the Secretary of State)	City Government (managed through city government processes)
Senior Center Physical Address	104 Ruth Dr Ashland City, TN 37015
Does your senior center provide a minimum of 16 hours a month of activities or services specifically targeted for adults 60 and over? (Proof of programming is required with your submission.)	Yes
Please upload proof of programming.	https://stateoftennessee.formstack.com/admin/download/file/19869762871

Contact Person Information

Senior Center Contact (This person will be the primary contact and receive all grant correspondence primarily via email)	Tammany Carter
Title/Position at the Senior Center	Director
Email	tcarter@ashlandcitytn.gov
Phone	(615) 792-3629
Authorized Signatory (This person is authorized to sign contracts on behalf of the senior center)	Gerald Greer
Title/Position	City Mayor
Email Address	ggreer@ashlandcitytn.gov
Phone Number	615-792-4211 *5729

Grant Goals & Letters of Support

Grant Goals	Capital Projects (building improvements, equipment, etc) Marketing Programming / Activities
Letter from State Senator	https://stateoftennessee.formstack.com/admin/download/file/19869762881
Letter from State Representative	https://stateoftennessee.formstack.com/admin/download/file/19869762882

Fiscal Information

Preferred Payment Method (If awarded a grant, select your preference on receiving reimbursed grant funds)	Direct Deposit
Last 4 digits of account number	4901

Project & Budget Narratives

Current Need(s) Sentence - Complete the following sentence: The funds requested will be used to fund or purchase _____. (10 points)	The funds requested will be used to purchase a new outreach trailer with branded graphics, facility and recreational equipment upgrades including kitchen and billiards improvements, marketing and outreach materials, program and event support for senior and intergenerational activities, and transportation fuel to expand access to community programs and services for older adults in Cheatham County.

Senior Center Background - Please provide any information about your center you would like the reviewers to know (500 words maximum). (10 points)

Thrive 55+ is the Town of Ashland City's senior center, dedicated to enhancing the quality of life for adults age 55 and older throughout Cheatham County and the surrounding communities. Our mission is to promote healthy aging by providing opportunities for social engagement, lifelong learning, physical activity, nutrition, volunteerism, and meaningful community connections in a welcoming and inclusive environment.

The center has experienced significant growth in membership and participation over the past year, now serving more than 580 active members with new members joining each month. Thrive 55+ offers a wide variety of programs designed to meet the diverse interests and needs of older adults, including fitness and wellness classes, educational workshops, technology training, arts and crafts, billiards, cards and games, travel opportunities, congregate meals, special events, and volunteer opportunities.

Thrive 55+ works collaboratively with numerous community partners to expand services and resources available to older adults. Partnerships with healthcare providers, nonprofit organizations, local businesses, emergency services, and government agencies allow us to provide health screenings, educational seminars, caregiver resources, fraud prevention programs, wellness initiatives, and other valuable services at little or no cost to participants.

In addition to daily programming, the center hosts several large community events each year, including a Health and Wellness Expo, intergenerational activities, holiday celebrations, appreciation events, and seasonal gatherings that encourage social connection and reduce isolation among older adults. These events also provide opportunities to connect members with local organizations and services that support healthy, independent living.

As membership continues to grow, so does the need to maintain and improve our facilities, expand outreach efforts, enhance programming, and replace aging equipment. Funding through the Tennessee Senior Center Grant Program will allow Thrive 55+ to invest in capital improvements, strengthen community outreach, improve participant experiences, and continue providing high-quality programs that promote independence, wellness, and active aging for older adults across Cheatham County.

Impact - Describe the impact your project will have on the senior center and its participants if you receive grant funds. (10 points)

Receiving funding through the Tennessee Senior Center Grant Program will have a lasting impact on Thrive 55+ by enhancing our facility, expanding community outreach, increasing participation in programs, and improving the overall experience for the hundreds of older adults we serve each year.

Replacing our aging outreach trailer with a newly branded trailer will allow us to safely transport tables, chairs, games, and equipment to community events while presenting a professional and recognizable image throughout Cheatham County. New window graphics, branded marketing materials, and promotional items will increase public awareness of the center, helping connect more older adults with services and programs that promote healthy, active aging.

Facility improvements, including refurbishing our pool tables, replacing worn equipment, and purchasing a commercial Blackstone griddle for the kitchen, will improve both daily operations and member satisfaction. Billiards is one of our most popular recreational activities, bringing members together for friendly competition, fellowship, and physical and mental engagement. Upgrading this equipment will ensure it remains safe, functional, and enjoyable for years to come. The addition of the Blackstone will improve meal preparation efficiency, allowing staff and volunteers to better serve congregate meals and special events while enhancing our nutrition program.

Grant funding will also allow Thrive 55+ to provide meals and refreshments during several signature events, including our Annual Picnic, Health and Wellness Expo, Intergenerational Day, Thanksgiving Dinner, and Christmas Celebration. By eliminating the cost of participation, these events become more accessible to older adults, including those living on fixed incomes. These gatherings foster friendships, reduce social isolation, encourage volunteerism, connect participants with valuable community resources, and create opportunities for families of all generations to spend meaningful time together.

Collectively, these projects will strengthen Thrive 55+’s ability to serve a growing senior population by creating a more welcoming facility, expanding outreach, improving programs, and providing opportunities for older adults to remain active, connected, healthy, and engaged. The impact of this funding will extend well beyond the grant period by supporting sustainable improvements that will benefit current members, future participants, and the Cheatham County community for years to come.

Project Timeline - Timelines can be adjusted during the grant cycle. The purpose of this section is to create a monthly plan that ensures all funds are expended by the grant deadline. Create a detailed monthly timeline from November 1, 2026 – March 31, 2028, for how you plan to spend the funds you are requesting. (10 points)

Project Timeline

November 2026

Execute grant agreement and begin procurement of approved capital purchases.
Order the new outreach trailer, trailer graphics, Blackstone griddle, billiards equipment, window graphics, and marketing materials.
Host the annual Thanksgiving Dinner with a catered meal for approximately 140 participants.

December 2026

Receive and place the Blackstone griddle into service.
Install window graphics and distribute branded marketing materials.
Complete refurbishment of the pool tables and install new billiards equipment.
Host the annual Christmas Celebration with a catered holiday meal for approximately 140 participants.

January–April 2027

Receive and wrap the new outreach trailer with Thrive 55+ branding.
Begin using the trailer, promotional materials, and transportation funding to expand outreach and recruit new members.

May 2027

Host the Annual Senior Picnic with grant-funded catered meals for up to 200 participants.

June 2027

Continue community outreach, and daily programming utilizing grant-funded equipment and marketing materials.

July 2027

Host Intergenerational Day with grant-funded ice cream treats for approximately 100 participants and their families.

August–September 2027

Continue outreach efforts using the branded trailer, canopy, tablecloth, and promotional materials.

Host the annual Health & Wellness Expo with grant-funded food for approximately 200 participants.

October 2027

Continue, outreach, and member engagement activities while monitoring project expenditures.

November 2027

Host the annual Thanksgiving Dinner with a catered meal for approximately 140 participants.

December 2027

Host the annual Christmas Celebration with a catered meal for approximately 140 participants.

January–February 2028

Continue using all grant-funded equipment, and marketing materials while completing final project activities.
Ensure all grant funds are fully expended and prepare required reporting documentation.

March 2028

Submit final grant reports and documentation demonstrating successful completion of all project objectives and expenditures.

Project Budget - Complete a project budget using the required budget template provided by DDA. Using a different budget template will result in an automatic reduction of points. Each budget category should be rounded to the nearest $1,000. Upload your budget here. (10 points)	https://stateoftennessee.formstack.com/admin/download/file/19869762889
Budget Narrative - Provide an explanation and the calculations for how you determined the funding amounts for each category of your budget. (10 points)	The funding amounts requested for this project were developed through extensive market research, vendor quotes, price comparisons, and current retail pricing to ensure each budget category accurately reflects anticipated project costs. Whenever possible, multiple vendors were contacted, and pricing was compared to develop reasonable and responsible funding requests.

Grant Agreement

Electronic Signature	Tammany Carter
Date/Time	Jul 29, 2026

United States Department of the Interior

U.S. GEOLOGICAL SURVEY
Lower Mississippi-Gulf Water Science Center
640 Grassmere Park, Suite 100
Nashville, TN 37211

September 8, 2026

Ms. Mary Molepske
City Recorder
Town of Ashland City
233 Tenn Waltz Pkwy Suite 103
Ashland City, TN 37015

Dear Ms. Molepske:

This is our standard joint-funding agreement between the U.S. Geological Survey Lower Mississippi-Gulf Water Science Center and Town of Ashland City for negotiated deliverables (see attached), during the period October 1, 2026 through September 30, 2027 in the amount of $3,500 from your agency. U.S. Geological Survey contributions for this agreement are $1,000 for a combined total of $4,500. Please sign and return one fully-executed original to My-Chae May at gs-w-lmg_agreements@usgs.gov or 3535 S. Sherwood Forest Blvd. Suite 120, Baton Rouge, LA 70816.

Federal law requires that we have a signed agreement before we start or continue work. Please return the signed agreement by **October 1, 2026**. If, for any reason, the agreement cannot be signed and returned by the date shown above, please contact Drew Westerman at (501) 516-6399 or email dawester@usgs.gov to make alternative arrangements.

This is a fixed cost agreement to be billed annually via Down Payment Request (automated Form DI-1040). Please allow 30-days from the end of the billing period for issuance of the bill. If you experience any problems with your invoice(s), please contact My-Chae May at phone number (225) 298-5481 or gs-w-lmg_budget_finance_team@usgs.gov.

The results of all work performed under this agreement will be available for publication by the U.S. Geological Survey. We look forward to continuing this and future cooperative efforts in these mutually beneficial water resources studies.

Sincerely,



Todd E. Baumann
Acting Director, LMG Water Science Center

Enclosure
27MLJFATNDA085

Form 9-1366
(May 2018)

U.S. Department of the Interior
U.S. Geological Survey
Joint Funding Agreement
FOR
Water Resource Investigations

Customer #: 6000002544
Agreement #: 27MLJFATNDA085
Project #:
TIN #: 62-6000239

Fixed Cost Agreement YES[X] NO[ ]

THIS AGREEMENT is entered into as of October 1, 2026, by the U.S. GEOLOGICAL SURVEY, Lower Mississippi-Gulf Water Science Center, UNITED STATES DEPARTMENT OF THE INTERIOR, party of the first part, and the Town of Ashland City party of the second part.

1. The parties hereto agree that subject to the availability of appropriations and in accordance with their respective authorities there shall be maintained in cooperation for negotiated deliverables (see attached), herein called the program. The USGS legal authority is 43 USC 36C; 43 USC 50, and 43 USC 50b.

2. The following amounts shall be contributed to cover all of the cost of the necessary field and analytical work directly related to this program. 2(b) include In-Kind-Services in the amount of $0.00

(a) $1,000 by the party of the first part during the period October 1, 2026 to September 30, 2027

(b) $3,500 by the party of the second part during the period October 1, 2026 to September 30, 2027

(c) Contributions are provided by the party of the first part through other USGS regional or national programs, in the amount of: $0

Description of the USGS regional/national program:

(d) Additional or reduced amounts by each party during the above period or succeeding periods as may be determined by mutual agreement and set forth in an exchange of letters between the parties.

(e) The performance period may be changed by mutual agreement and set forth in an exchange of letters between the parties.

3. The costs of this program may be paid by either party in conformity with the laws and regulations respectively governing each party.

4. The field and analytical work pertaining to this program shall be under the direction of or subject to periodic review by an authorized representative of the party of the first part.

5. The areas to be included in the program shall be determined by mutual agreement between the parties hereto or their authorized representatives. The methods employed in the field and office shall be those adopted by the party of the first part to insure the required standards of accuracy subject to modification by mutual agreement.

6. During the course of this program, all field and analytical work of either party pertaining to this program shall be open to the inspection of the other party, and if the work is not being carried on in a mutually satisfactory manner, either party may terminate this agreement upon 60 days written notice to the other party.

7. The original records resulting from this program will be deposited in the office of origin of those records. Upon request, copies of the original records will be provided to the office of the other party.

8. The maps, records or reports resulting from this program shall be made available to the public as promptly as possible. The maps, records or reports normally will be published by the party of the first part. However, the party of the second part reserves the right to publish the results of this program, and if already published by the party of the first part shall, upon request, be furnished by the party of the first part, at cost, impressions suitable for purposes of reproduction similar to that for which the original copy was prepared. The maps, records or reports published by either party shall contain a statement of the cooperative relations between the parties. The Parties acknowledge that scientific information and data developed as a result of the Scope of Work (SOW) are subject to applicable USGS review, approval, and release requirements, which are available on the USGS Fundamental Science Practices website (https://www.usgs.gov/office-of-science-quality-and-integrity/fundamental-science-practices).

9. Billing for this agreement will be rendered **annually**. Invoices not paid within 60 days from the billing date will bear Interest, Penalties, and Administrative cost at the annual rate pursuant the Debt Collection Act of 1982, (codified at 31 U.S.C. § 3717) established by the U.S. Treasury.

USGS Technical Point of Contact

Name: Drew Westerman
Assistant Director - LMGWSC North Data Program
Address: 401 Hardin Road
Little Rock, AR 72211
Telephone: (501) 516-6399
Fax: (501) 228-3601
Email: dawester@usgs.gov

Customer Technical Point of Contact

Name: Mary Molepske
City Recorder
Address: 233 Tenn Waltz Pkwy Suite 103
Ashland City, TN 37015
Telephone: (615) 792-4211 Ext 5221
Fax: (n/a)
Email: mmolepske@ashlandcitytn.gov

USGS Billing Point of Contact

Name: My-Chae May
Budget Analyst
Address: 3535 South Sherwood Forest Blvd.
Suite 120
Baton Rouge, LA 70816
Telephone: (225) 298-5481
Fax: (n/a)
Email: gs-w-lmg_agreements@usgs.gov

Customer Billing Point of Contact

Name: Jamie Winslett
Interim Finance Director
Address: PO Box 36
Ashland City, TN 37015
Telephone: (615) 792-4211 Ext 5242
Fax: (n/a)
Email: accountspayable@ashlandcitytn.gov

U.S. Geological Survey
United States
Department of Interior

Signature

By_____ **Date:** 09/10/2026
Name: Todd E. Baumann
Title: Acting Director, LMG Water Science Center

Town of Ashland City

Signatures

By_____ **Date:** _____
Name:
Title:

By_____ **Date:** _____
Name:
Title:

By_____ **Date:** _____
Name:
Title:

Town of Ashland City

Attachment for 27MLJFATNDA085
2026-10-01 to 2027-09-30

SURFACE WATER

SITE Collection Description	FUNDS USGS	 COOP	 TOTAL
03431790 CUMBERLAND RIVER AT ASHLAND CITY, TN			
Stage, Continuous	$1,000	$3,500	**$4,500**
Total:	**$1,000**	**$3,500**	**$4,500**
GRAND TOTAL:	**$1,000**	**$3,500**	**$4,500**

Note: This agreement covers fifty percent of the operation costs of the gage. An agreement with Cheatham County covers the other fifty percent of the operational costs of the gage.

GRANT AMENDMENT

Agency Tracking #	Edison ID	Contract #	Amendment #
33501-2648150	Non-Edison Contract 77734-100	Non-Edison Contract 77734-100	3

Contractor Legal Entity Name	Edison Vendor ID
Town of Ashland City	0000001534

Amendment Purpose & Effect(s)

To update the State's contact information in Grant Contract Section C.5., Invoice Requirements, and Section D.8., Communications

Amendment Changes Contract End Date: ☐ YES ☒ NO **End Date:** April 2, 2028

TOTAL Contract Amount INCREASE or DECREASE per this Amendment (zero if N/A): **$ 0.00**

Funding —

FY	State	Federal	Interdepartmental	Other	TOTAL Contract Amount
2024	$10,000.00				$10,000.00
2025	$10,000.00				$10,000.00
2026	$10,000.00				$10,000.00
2027	$10,000.00				$10,000.00
2028	$10,000.00				$10,000.00
TOTAL:	**$50,000.00**				**$50,000.00**

Budget Officer Confirmation: There is a balance in the appropriation from which obligations hereunder are required to be paid that is not already encumbered to pay other obligations.

CPO USE

Speed Chart (optional)	Account Code (optional)

AMENDMENT THREE
OF CONTRACT 77734-100

This Grant Contract Amendment is made and entered by and between the State of Tennessee, Department of Commerce and Insurance, hereinafter referred to as the "State" and Town of Ashland City, hereinafter referred to as the "Grantee". It is mutually understood and agreed by and between said, undersigned contracting parties that the subject Grant Contract is hereby amended as follows:

1. Section C.5. is deleted in its entirety and replaced with the following:

C.5. Invoice Requirements. The Grantee shall submit the Cost Sharing Grant Invoice (Attachment B), and all supporting documentation determined necessary by the State, within ninety (90) days after TLETA's graduation, verifying the number of new officers employed by Grantee who completed TLETA's Basic Training Academy as required by Section A.3. since the last invoice (or since the Effective Date, if this is the first invoice) and certifying that all such officers have been assigned as required by Section A.4. to:

Director, Tennessee Law Enforcement Training Academy
3025 Lebanon Pike
Nashville, TN 37214
TLETA.grants@tn.gov

a. The Grantee understands and agrees to all of the following:

(1) A claim under this Grant Contract shall include only reimbursement requests for new officers employed by Grantee who complete TLETA's Basic Training Academy according to the Grant Budget.

(2) A claim under this Grant Contract shall not include any reimbursement request for future expenditures.

(3) A claim under this Grant Contract shall initiate the timeframe for reimbursement only when the State is in receipt of the invoice, and the invoice meets the minimum requirements of this Section C.5.

2. Section D.8. is deleted in its entirety and replaced with the following:

D.8. Communications and Contacts. All instructions, notices, consents, demands, or other communications required or contemplated by this Grant Contract shall be in writing and shall be made by certified, first-class mail, return receipt requested and postage prepaid, by overnight courier service with an asset tracking system, or by email or facsimile transmission with recipient confirmation. All communications, regardless of method of transmission, shall be addressed to the respective party as set out below:

The State:

Director, Tennessee Law Enforcement Training Academy
3025 Lebanon Pike
Nashville, TN 37214
TLETA.grants@tn.gov

The Grantee:

Charles McEachron, Detective/GDI
Town of Ashland City/Ashland City Police Department
233 Tennessee Waltz Parkway
Ashland City, TN 37015
charles.mceachron@ashlandcitytn.gov
615-792-5618

A change to the above contact information requires written notice to the person designated by the other party to receive notice.

All instructions, notices, consents, demands, or other communications shall be considered effectively given upon receipt or recipient confirmation as may be required.

Required Approvals. The State is not bound by this Amendment until it is signed by the contract parties and approved by appropriate officials in accordance with applicable Tennessee laws and regulations (depending upon the specifics of this contract, said officials may include, but are not limited to, the Commissioner of Finance and Administration, the Commissioner of Human Resources, and the Comptroller of the Treasury).

Amendment Effective Date. The effective date of this Amendment is the date all required approvals are obtained. All other terms and conditions of this delegated authority not expressly amended shall remain in full force and effect.

IN WITNESS WHEREOF,

TOWN OF ASHLAND CITY:

GRANTEE SIGNATURE **DATE**

PRINTED NAME AND TITLE OF SIGNATORY (above)

DEPARTMENT OF COMMERCE AND INSURANCE:

CARTER LAWRENCE, COMMISSIONER **DATE**

MODERN

Electric and Technology EST. 1986

www.ModCable.com

YOUR TRUSTED PARTNER FOR:

✓ STRUCTURED CABLING
✓ PHYSICAL SECURITY
✓ SOUND MASKING
✓ SPECIALTY LOW VOLTAGE ELECTRICAL

ANDREW MACADAMS

SECURITY ACCOUNT PROJECT MANAGER

C: (629) 207-1460
O: (629) 204-3413

AMACADAMS@MODCABLE.COM

WWW.MODCABLE.COM

300 HILL AVE
NASHVILLE, TN 37210

MODERN
ELECTRICAL CONTRACTING, INC.

Modern Electrical Contracting, Inc.
300 Hill Ave
Nashville, TN
37210, US
(615) 256-3200

Prepared By:
Andrew MacAdams
(629) 204-3413
amacadams@modcable.com

Customer

Town of Ashland City
233 Tennessee Waltz Parkway, Suite 103
Ashland City, TN
37015

Allen Nicholson

Anicholson@Ashlandcitytn.gov

Project: **30390 - Town of Ashland City - SEC - Surveillance systems refresh**

Scope of Work

Proposed Cloud-Managed Video Surveillance Solution

This proposal includes a professionally installed OpenEye cloud-managed video surveillance system utilizing OpenEye recording appliances, Hanwha Vision high-resolution IP cameras, and TRENDnet PoE+ network switching.

The system will include three OpenEye cloud-managed video recorders with 12 TB, 8 TB, and 4 TB which should achieve +/- 60 days of local video storage, along with five years of OpenEye Web Services licensing. OpenEye provides secure access to live and recorded video from computers and mobile devices while maintaining reliable local recording at the facility.

OpenEye provides several key advantages, including:

- Secure remote viewing of live and recorded video
- Centralized user and system management
- System health monitoring and notifications
- Intelligent video search and event investigation
- Secure video exporting and sharing
- Customizable alerts and event notifications
- Integration with supported Hanwha camera analytics

The proposed OpenEye IP cameras provide high-resolution video surveillance with intelligent analytics capable of detecting and classifying people and vehicles. Built-in analytics include person detection, vehicle detection, and virtual line crossing, allowing users to identify activity within monitored areas. Additional features include a motorized varifocal lens, True Wide Dynamic Range (WDR), and adaptive infrared illumination for clear imaging in challenging lighting conditions. When integrated with OpenEye Web Services (OWS), analytic events can trigger real-time notifications and be associated with recorded video, allowing users to quickly locate relevant activity, streamline investigations, and reduce time spent reviewing unnecessary footage.

Hanwha Vision multidirectional cameras will also provide multiple independently adjustable views from a single camera location, offering efficient coverage of corridors, intersections, common areas, and other locations requiring several viewing angles.

Together, OpenEye and Hanwha Vision provide a scalable surveillance platform combining local recording reliability, secure cloud management, intelligent analytics, remote accessibility, system health monitoring, and simplified incident investigation.

The proposed OpenEye video surveillance system includes five (5) years of OpenEye Web Services (OWS) Plus licensing, providing a comprehensive cloud-managed video surveillance solution with advanced security features, intelligent analytics, and centralized system management.

OWS Plus licensing enables authorized users to securely access live and recorded video from virtually anywhere using a web browser, desktop application, or mobile device. Advanced search capabilities, including AI-powered person and vehicle detection, intelligent event filtering, and supported video analytics, allow users to quickly locate critical incidents without manually reviewing hours of footage.

Additional features include automated system health monitoring, proactive alerts for camera or recording equipment failures, secure cloud-based video clip storage and sharing, remote system administration, and automatic software and security updates. OWS Plus also supports advanced capabilities such as cloud event recording, virtual arm/disarm functionality, and integration with compatible access control and intrusion detection systems.

The included five-year licensing term provides continued access to these cloud-managed services, software enhancements, and supported platform features throughout the subscription period, helping minimize unexpected licensing expenses while maintaining a secure, reliable, and centrally managed surveillance environment.

Complete Installed System

The final proposal price includes all specified surveillance equipment, recorders and cameras, network switching, all required cabling, connectors, mounting hardware, installation materials, labor, five-year OpenEye licensing, system programming, configuration, testing, and final commissioning required to provide a complete and operational video surveillance system.

PW & Police Department

	Quantity	Total Cost
Hanwha 2MP 3-Channel Multi-Directional Camera	3 ea	--
OpenEye 8MP Outdoor IR Vandal Dome IP Camera, Motorized Varifocal Lens, White	4 ea	--
NVR Appliance, Linux, 12TB (No Lic)	1 ea	--
18-Port Gigabit PoE+ Switch	1 ea	--
Installation Labor	1 ea	--
Installation, programming	1 ea	--
		$14,866.21

Water Plant

	Quantity	Total Cost
Hanwha 2MP 3-Channel Multi-Directional Camera	2 ea	--

	Quantity	Total Cost
OpenEye 8MP Outdoor IR Vandal Dome IP Camera, Motorized Varifocal Lens, White	2 ea	--
NVR Appliance, Linux, 8TB (No Lic)	1 ea	--
18-Port Gigabit PoE+ Switch	1 ea	--
Installation Labor	1 ea	--
Installation, programming	1 ea	--
Installation materials	1 ea	--
		$16,668.32

Old Water Plant

	Quantity	Total Cost
Hanwha 2MP 3-Channel Multi-Directional Camera	1 ea	--
OpenEye 8MP Outdoor IR Vandal Dome IP Camera, Motorized Varifocal Lens, White	2 ea	--
NVR Appliance, Linux, 4TB (No Lic)	1 ea	--
18-Port Gigabit PoE+ Switch	1 ea	--
Cat6 cable	1,000 ft	--
Installation Labor	1 ea	--
Installation, programming	1 ea	--
Installation materials	1 ea	--
		$13,141.10

Mounting Hardware

	Quantity	Total Cost
Wall Mount	6 ea	--
150 series wall arm	1 ea	--
400 series mount cover	6 ea	--
Corner mount	6 ea	--
32-Series Wall mount kit w/ outdoor junction box	7 ea	--
		$4,983.03

Licences

	Quantity	Total Cost
1 CH - 5 Year Prepaid OWS 24/7 Plus Subscription	15 ea	--
		$6,287.63

Included (+)

1. All Work will be performed during normal business hours, Monday - Friday 7:00 am to 4:00 pm

2. Customer agrees that working areas will be free from obstructions and all personal items including furniture will be moved prior to our arrival on site. Customer agrees to hold Modern Electrical Contracting, Inc. harmless and accepts full responsibility for any personal items damaged that are not removed from the work area, prior to the commencement of work.

3. As a contractor in the State of TN, we are required to pay sales tax for all material purchased by us to be installed on our jobs. This expense will be passed on to the customer and included in the cost of material for the job. Installation of "Real Property" in the state of TN is not taxable and therefore you will not see sales tax on our proposals/invoices to you for installations.

   Tangible personal property is taxable in the state of TN. Any proposals for the sale of a tangible item will be charged sales tax when invoiced. If you are sales tax exempt and should not be charged sales tax, please be sure to submit your sales tax exemption certificate to your Modern Electrical Contracting, Inc. contact when approving your proposal.

4. Terms and Conditions:
   Our quotation is valid for thirty (30) days from date of receipt.

   Upon acceptance of our quotation, the following terms and conditions will apply:

   - Project will be billed on a percentage-of-completion basis.
   - Amounts billed will be due within thirty (30) days of invoice date. After thirty (30) days, all unpaid invoices will accrue interest at 1.5% per month. Reasonable legal fees and court costs incurred by Modern Electrical Contracting, Inc., required to collect past due balances, will be borne by the debtor.

5. Customer Subscription Service Agreement:
   Managed (Subscription) Services fees are applied per door, per camera, and for alarm monitoring. Each integration will have a cost associated, based on the specific customer device counts and requirements.
   - Access Control – (Door)
   - Cameras – (IP Camera)
   - Alarm Systems – (Burglar)

   Upon activation of camera, alarm, and/or access control the customer is responsible for those recurring subscription services. Customers will be billed annually or monthly, and billing will automatically go into effect for an initial term of (1) year beginning one year after initial installation. Once activated customers will receive a bill annually or monthly for services. If billed monthly, Customers will be billed on the 1st day of the month following activation. Our services are billed based on the active subscription, not on the operational status of the hardware. Once activated, recurring service fees apply monthly regardless of equipment status. Equipment repairs or replacements do not pause, defer, or cancel service payments. Additional items added to your account will be prorated from the date of installation to align with the existing contract term. Thereafter, all services, including the new additions, will be billed at the full combined rate upon the original renewal date.

   Pricing provided for recurring Camera Licensing, Access Control, and Alarm Monitoring is subject to adjustments based on changes to third-party manufacturer subscription fees or software license costs. Modern Electrical Contracting, Inc. will pass through all such price increases to the Customer as they occur. Continued service after such adjustment indicates acceptance of the new pricing.
   Should either party choose to terminate this agreement after the initial one year term, the party must notify the other in writing of its intention to terminate this Agreement no less than thirty (30) days prior to the expiration of the original term.

   TERMINATION
   You, the Subscriber, may cancel this agreement at any time before midnight of the third business day after the date of this transaction. After this initial cancellation window, cancellations must be made in writing and received by us no later than 30 days prior to the original term expiring. Upon termination of this Agreement for any reason, Subscriber shall permit Modern Electrical Contracting, Inc. or its agent to enter Subscriber's premises and disconnect Subscriber's transmitter or communicator from the Modern Electrical Contracting, Inc. monitoring network.

   DEFAULT BY SUBSCRIBER
   If the Subscriber fails to pay any amount herein within the specified terms provided on the invoice, or if the Subscriber fails to perform any other provisions hereof within ten (10) days Modern Electrical Contracting, Inc. may impose and collect a late charge on the amount of the delinquency at the maximum rate permitted by prevailing jurisdiction, but not greater than (18%) percent per annum. If the system is deactivated because of the Subscriber's past due balance, and if the Subscriber desires to have the system reactivated, the Subscriber agrees to pay in advance to Modern Electrical Contracting, Inc. any past due

Included (+)

balance, labor associated, and applicable reconnection charges.

Notes

Customer Responsibilities and Exclusions

Unless specifically included elsewhere in this proposal, the following items are considered customer responsibilities or are excluded from the quoted scope of work:

- Customer to provide adequate 120VAC power at required equipment and network locations.
- Customer to provide an active internet connection and network access as required for OpenEye cloud connectivity, remote access, licensing, and system health monitoring.
- Customer to provide necessary network information, IP addressing, firewall access, and IT coordination when connection to the customer's network is required.
- Existing network infrastructure, internet service, electrical service, and customer-provided equipment must be operational and suitable for the proposed system.
- Customer to provide reasonable access to all work areas, telecommunications rooms, equipment rooms, ceilings, and camera locations during installation.
- Any permits, inspections, engineered drawings, lift rentals, traffic control, or special access equipment are excluded unless specifically identified in this proposal.
- Core drilling, trenching, concrete work, patching, painting, fire stopping beyond standard cable penetrations, and restoration of finished surfaces are excluded unless specifically stated.
- Work requiring asbestos abatement, hazardous-material remediation, or access to areas containing hazardous conditions is excluded.
- Relocation or repair of existing customer network, electrical, or security equipment is excluded unless specifically included in the proposed scope.
- Final camera positioning and fields of view will be established based on site conditions and the intended coverage objectives. Physical obstructions, lighting conditions, landscaping, signage, or future changes to the facility may affect camera performance or coverage.
- Video retention periods are dependent upon camera settings, resolution, frame rate, activity levels, compression, and available storage. Actual retention may vary from estimated retention.
- Customer is responsible for maintaining appropriate authorized users.
- Any additions, changes, or work requested outside the approved scope of this proposal will be addressed through a change order or additional proposal prior to commencement of that work.

All equipment and services specifically identified in the approved proposal—including required cabling, standard installation materials, labor, programming, testing, system commissioning, and the stated five-year OpenEye licensing—are included in the final contract price.

MODERN
ELECTRICAL CONTRACTING, INC.

Quote: 30390 / Date: 10/12/2026
Project Number: 30390

Summary

Subtotal	$59,265.80

$59,265.80

Accepted By

.....

Proposed Cloud-Managed Video Surveillance Solution

This proposal includes a professionally installed OpenEye cloud-managed video surveillance system utilizing OpenEye recording appliances, Hanwha Vision high-resolution IP cameras, and PoE+ network switching.

The system will include three OpenEye cloud-managed video recorders with 12, 8 and 4 TB of local video storage, along with five years of OpenEye Web Services licensing. OpenEye provides secure access to live and recorded video from computers and mobile devices while maintaining reliable local recording at the facility.

OpenEye provides several key advantages, including:

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- System health monitoring and notifications
- Intelligent video search and event investigation
- Secure video exporting and sharing
- Customizable alerts and event notifications
- Integration with supported Hanwha camera analytics

The proposed Hanwha Vision AI cameras provide high-resolution video along with intelligent detection and classification of people and vehicles. Available analytics include intrusion detection, virtual line crossing, loitering, camera tampering, defined-area detection, and object classification. When integrated with OpenEye, supported analytic events can be searched and associated directly with recorded video, allowing users to locate important activity faster and reduce time spent reviewing unnecessary footage.

Hanwha Vision multidirectional cameras will also provide multiple independently adjustable views from a single camera location, offering efficient coverage of corridors, intersections, common areas, and other locations requiring several viewing angles.

Together, OpenEye and Hanwha Vision provide a scalable surveillance platform combining local recording reliability, secure cloud management, intelligent analytics, remote accessibility, system health monitoring, and simplified incident investigation.

Complete Installed System

The final proposal price includes all specified surveillance equipment, recorders and cameras, network switching, all required cabling, connectors, mounting hardware,

installation materials, labor, five-year OpenEye licensing, system programming, configuration, testing, and final commissioning required to provide a complete and operational video surveillance system.

Cust.

Town of Ashland City
Attn: Thomas Royal
233 Tennessee Waltz Parkway Suite 103
Ashland TN 37015
615-792-3074
troyal@ashlandcitytn.gov

Preventive Maintenance Agreement
Emergency Fire Pump or Generator
Location: Wastewater Treatment Plant
S/N: F240349643
M/N: DQCB*2310351

1- 12 Month Period of Preventive Maintenance Consisting of:

1- Annual Service	$ 2,030.00
1- Annual & 1 Semi-Annual	$ 2,630.00
1- Annual & 3 Quarterly	$ 3,830.00

Emergency Service Available 24 Hours a Day.
Please indicate service(s) accepted and return a signed copy of this proposal to the address shown below.

1 Annual Service _____
1 Annual & 1 Semi-Annual _____
1 Annual & 3 Quarterly _____

Signature _____ Date _____

Labor Rates for Services Not Covered by Maintenance Agreement are:
$ 150.00 / hr. (regular hours) - $ 225.00 / hr. (overtime hours).
Mileage Rate for Repair Calls $ 3.00 / Mile
Prices Quoted are good for 90 Days. – Terms: Net 30 days.
Prices Quoted do not include any Sales or User Tax that may be Applicable.

Phil Hilton
Service Administrator
Date: 10/22/2026
Proposal # 22562

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
LOCAL PROGRAMS & COMMUNITY INVESTMENTS DIVISION
12TH FLOOR, WILLIAM R. SNODGRASS TOWER
312 ROSA L. PARKS AVENUE
NASHVILLE, TENNESSEE 37243
(615) 741-2208

WILL REID
COMMISSIONER

BILL LEE
GOVERNOR

October 12, 2026

The Honorable Gerald Greer
Mayor, Ashland City
405 North Main Street
Ashland City, TN 37015

Re: MMAG: SR-12 from Forrest St to Chestnut St
Ashland City, Cheatham County
PIN: 132143.00
Federal Project Number: N/A
State Project Number: 11S012-S2-002
Contract Number: 210216

Dear Mayor Greer*:*

The Department is now ready to proceed with the Right-of-Way phase of this project. Your agency's share of the Right-of-Way is $41,199.20 of which you have already submitted $500.00 on June 18, 2024, leaving a balance due of $40,699.20. The Department will proceed with the development of the project as soon as we receive the local matching funds in the amount of $40,699.20.

The deposit may be made either by check made payable to the State of Tennessee Department of Transportation, Attn.: Matt Burcham in the Local Programs & Community Investments Division at the address listed above, or via deposit into the Local Government Investment Pool (LGIP) account. To deposit funds into your LGIP account, please follow the attached instructions.

If you have any questions or need any additional information, please contact Ms. Maria Hunter at (615) 532-3632 or Maria.hunter@tn.gov.

Sincerely,

Mike Gilbert

Michael Gilbert
Manager, Local Programs & Community Investments Division

Attachment

C O N T R A C T

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between **THE TREASURY DEPARTMENT OF THE STATE OF TENNESSEE**, hereinafter referred to as the "Treasury", and _____, Tennessee, hereinafter referred to as the "Local Agency".

W I T N E S S E T H:

WHEREAS, the State of Tennessee, acting through the Department of Transportation, entered into a contract with the _____, hereinafter called "Local Agency", on the _____day of _____,20____relative to providing for implementation of _____ _____.

WHEREAS, said agreement provides that the Local Agency may deposit its pro rata share of the estimated cost of the project with the Treasury for temporary investment as an alternative to furnishing the Department with said share, and the Local Agency has elected to use said alternate; and

WHEREAS, the Local Agency has made application to participate in the Local Government Investment Pool which has been accepted by the Treasury and has deposited its pro rata share of the estimated cost of the project by immediate credit transfer and advised the Treasury thereof and identified the account to which said deposit should be credited.

NOW THEREFORE, in consideration of the premises, the Treasury and the Local Agency agree as follows:

The Local Agency hereby authorizes Treasury to transfer from its Local Government Investment Pool Account (LGIP Account) relative to the above- identified project, to the account of the Department of Transportation, such amounts as said Department may request from time to time by written instructions from its Finance Director, without liability.

The Local Agency understands that no funds in its LGIP account shall be subject to withdrawal until the project is completed and the actual pro rata share of cost is determined. On completion, any surplus will be returned to the Local Agency pursuant to written instructions of said Department with an accounting of transfers made.

The Treasury will credit interest to the account which will be added to the principal and will become part of the surplus, if any, for disposition by said Department at the completion of the project. LGIP account statements will be sent to the Local Agency and said Department monthly. There will be an administrative fee charged to the Local Agency for the LGIP account at the same rate as other LGIP accounts are charged.

It is understood by the parties that the Treasury shall be responsible for the investment of aforesaid sum in accordance with the terms and conditions of the administration of the pool.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officials as of the date above written.

STATE OF TENNESSEE
TREASURY DEPARTMENT

By:_____

NAME OF OFFICIAL WHOSE
SIGNATURE APPEARS BELOW

_____
(Type or Print)

TITLE:_____

ADDRESS:_____

_____

TELEPHONE NO: _____

COUNTY OF:_____

SIGNATURE
OF OFFICIAL: _____

INSTRUCTIONS FOR DEPOSITING FUNDS

FOR INVESTMENT IN LOCAL GOVERNMENT INVESTMENT POOL

Enclosed herewith you will find one (1) copy of a contract relative to investing in the Local Government Investment Pool (LGIP) administered by the State Treasury Department. These are for your use in providing evidence that the Local Agency's pro-rata share of funds for the amount set forth in the project agreement relative to the project identified in the contract have been deposited for the use of the Department of Transportation. After completing the information necessary in the body of the contract you will need to have a total of four (4) original copies signed by an authorized official. Due to the sophistication of today's copiers, signatures in ink of a color other than black will clearly mark them as original signatures and prevent possible delays. Mail two (2) copies to, Assistant Director of Investment Department, P. O. Box 198785, Nashville, TN., 37219-8785, and one (1) copy to Kenitha Reed, Finance Director, 312 Rosa L. Parks Avenue, 20th Floor, Tennessee Department of Transportation, Nashville, TN 37243. The remaining copy is to be retained for your file until a fully executed copy is returned by the Treasury Department. Any questions you have should be directed to **Assistant Cash Manager for LGIP Administration at (615) 532-1163.**

Please note that due to the volume of deposits, the Treasury Department will not confirm to TDOT that your deposit has been made more than once a month. To prevent delays in project development, once you have made the deposit, call the person who signed the letter transmitting this document. Give that person the account number to which you have made your deposit, the amount of your deposit and the date on which you submitted it.

RESOLUTION NO. 2026-53

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ASHLAND CITY ESTABLISHING THE REGULAR MEETING SCHEDULE FOR THE BOARDS, COMMISSIONS, AND GOVERNING BODY FOR THE CALENDAR YEAR 2027

WHEREAS, the Town of Ashland City, Tennessee, recognizes the importance of establishing and publishing a schedule of regular public meetings for its governing body, boards, and commissions; and

WHEREAS, establishing a meeting schedule promotes transparency, public participation, and the orderly conduct of municipal business; and

WHEREAS, the Town desires to establish the regular meeting dates and times for the calendar year beginning January 1, 2027, and ending December 31, 2027;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE, that the following regular meeting schedule is hereby established for the calendar year 2027:

Section 1. Regular Meeting Schedule
The regular meetings of the Town of Ashland City's governing body, boards, and commissions shall be scheduled as follows:

1. **Board of Zoning and Appeals:** The first Monday of each month at 5:30 p.m., when necessary.
2. **Planning Commission:** The first Monday of each month at 5:30 p.m., when necessary.
3. **Workshop:** The first Tuesday of each month at 6:00 p.m.
4. **Regularly Scheduled Council Meeting:** The second Tuesday of each month at 6:00 p.m.
5. **Beer Board:** The second Tuesday of each month at 6:00 p.m., prior to the regular Council meeting, when necessary.
6. **Budget Meeting:** The third Tuesday of each month at 6:00 p.m., when necessary.
7. **Parks Advisory Board:** The fourth Tuesday of each month at 6:00 p.m., when necessary.

Section 2. Meetings When Necessary
Meetings designated as "when necessary" shall be held as needed to conduct official business, consider pending matters, or fulfill the responsibilities of the respective board or commission. If no business requires consideration, a meeting will not be held.

Section 3. Public Notice
All meetings shall be properly noticed and conducted in accordance with applicable Tennessee law, including requirements for public notice, public access, and open meetings. Any changes to the established meeting schedule shall be announced in accordance with applicable law and the schedule will be adjusted for federal holidays.

Section 4. Effective Date
This Resolution shall take effect upon its adoption, and the meeting schedule established herein shall apply for the calendar year 2027, unless amended or superseded by subsequent action of the governing body.

BE IT FURTHER RESOLVED that this resolution shall become effective immediately following passage of this resolution, the public welfare requiring it.

Adopted this _____ day of _____, 2026

Voting in Favor _____ Voting Against _____

Attest:

_____ _____
Mayor Gerald Greer City Recorder Violet Black

RESOLUTION NO. 2026-54

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ASHLAND CITY UPDATING THE WAGE AND SALARY POLICY: PAYTABLE GOVERNING EMPLOYMENT WITH THE TOWN OF ASHLAND CITY

WHEREAS, the City Council for the Town of Ashland City has previously adopted resolution 2026-45 establishing a Wage and Salary Policy; and

WHEREAS, the City Council for the Town of Ashland City wishes to amend the pay table and update the job description for the position of Human Resources; and

WHEREAS, the Personnel System requires that the Wage and Salary Policy shall be updated and approved by the City Council.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE, that the Wage and Salary Policy and Job Description, attached hereto, is hereby amended, and approved and shall become effective immediately following passage of this resolution.

Adopted this _____ day of _____, 2026

Voting in Favor _____ Voting Against _____

Attest:

_____ _____

Mayor Gerald Greer City Recorder Violet Black

EXHIBIT II
Town of Ashland City
Pay Table

Pay Grade	Job Title		Pay Range		
			Starting Salary	Midpoint	Highest Salary
11	City Administrator		$103,799	$117,457	$141,831
10	Chief of Staff/ Buildings & Codes Director	Public Utilites/Public Works Director	$84,438	$99,340	$127,901
	Financial Director				
9	Public Utilites/Public Works Assistant Director		$75,562	$88,895	$109,875
8	Parks Director	Court Clerk	$67,616	$78,498	$102,420
	Thrive 55+ Director	Building and Codes Director			
	IT Director	City Recorder			
	Utility/Street Maintenance Supervisor	Human Resources & Risk Manager			
7	Building Official	Water/Wastewater Plant Chief Operator	$60,507	$71,181	$91,651
	Property Maintenance/Building Inspector				
6	Building Codes Officer	Executive Assistant	$54,145	$63,702	$78,734
	IT Specialist	Community Risk Coordinator			
	~~Human Resource Specialist~~	Accounting Clerk II			
	Water/Wastewater Plant Operator III				
5	Accounting Clerk I	Mechanic II	$48,453	$57,002	$70,455
	Water/Wastewater Plant Operator II				
4	Cross Connection Coordinator	Administrative Assistant (Police)	$43,357	$51,011	$63,048
	Senior Equipment Operator	Parks Maintenance			
	Mechanic I	Assistant Thrive 55+ Director			
	Water Distribution/Waste Water Collection Specialist				
3	Water/Wastewater Distribution/Collections Assistant	Deputy Court Clerk I	$38,799	$45,647	$56,419
		Police Clerk			
	Water/Wastewater Plant Operator I (no license)	Streets Maintenance Assistant			
	Thrive 55+ Program Coordinator				
2	Program Assistant	Staff Assistant	$34,721	$40,847	$50,486
1	Event Planning Coordinator		Fixed Rate set by budget		

**pay rate for pay grade 2 are based on full time employment.* *08/2026*

EXHIBIT A

JOB DESCRIPTION **Town of Ashland City**
Human Resources & Risk Manager

CLASSIFICATION TITLE:	Human Resources & Risk Manager
DEPARTMENT:	Office of the Mayor
REVISION DATE:	11/4/2026
REPORTS TO:	Mayor & Chief of Staff
EMPLOYMENT STATUS:	Full-Time
FLSA STATUS:	Exempt
PAY GRADE:	$67,616 - $102,420

JOB SUMMARY

The Human Resources & Risk Manager plans, directs, and administers the Town's human resources and risk management functions. The position serves as a trusted advisor to the Mayor, Chief of Staff, department heads, supervisors, and employees; supports consistent and lawful personnel practices; coordinates employee benefits and workplace-safety programs; and manages activities intended to reduce operational risk, workplace injuries, claims, and losses. The Manager handles sensitive matters with professionalism, sound judgment, discretion, and a strong commitment to public service.

ESSENTIAL DUTIES AND RESPONSIBILITIES

- Administers personnel policies, procedures, records, and programs consistently across Town departments and recommends updates when operational or legal requirements change.
- Advises leadership and supervisors on recruitment, selection, onboarding, employee relations, attendance, leave, performance-management processes, discipline, and separation procedures.
- Coordinates job postings, application screening, interview processes, reference and background-check procedures, pre-employment requirements, offers, and new-employee orientation.
- Maintains and updates job descriptions in coordination with the Office of the Mayor and Department Heads, organizational information, personnel forms, and employee records; supports accurate position classification and compensation review.
- Coordinates employee benefit enrollment, changes, renewals, open enrollment, and employee communications with insurance carriers, brokers, retirement providers, and other vendors.
- Administers and coordinates leave programs and workplace accommodations, including documentation, notices, tracking, and return-to-work communication.
- Supports payroll and finance staff by providing timely and accurate personnel action, benefits, leave, and employment status information.
- Receives and responds to staff questions and concerns; conducts or coordinates fair, timely, and well-informed workplace reviews and investigations as assigned.
- Develops and delivers supervisor and employee training on Town policies, respectful workplace expectations, documentation, safety, and other employment-related topics.
- Prepares reports, correspondence, personnel recommendations, survey responses, and agenda materials for Town leadership and the Mayor and Council as requested.
- Coordinates the annual performance-evaluation process with department heads, including schedules, forms, supervisor guidance, and completion tracking.

- Serves as the Title VI Coordinator

Risk Management, Safety, and Claims

- Develops, coordinates, and monitors the Town's risk management and workplace-safety programs in cooperation with department heads, supervisors, employees, insurers, and safety consultants.
- Coordinates workers' compensation claims, incident reporting, medical and return-to-work communication, claim documentation, and follow-up with the Town's carrier or administrator.
- Coordinates and processes all unemployment claims
- Coordinates reporting and administration of general liability, property, automobile, employment practices, and other insurance claims; preserves records and supports investigations as required.
- Reviews workplace incidents, injuries, vehicle accidents, property losses, and near misses to identify trends and recommend corrective actions.
- Conducts or coordinates facility and worksite safety reviews; follows up on identified hazards, corrective actions, training needs, and documentation.
- Maintains safety policies, programs, logs, and records required by Town policy, insurance programs, and applicable law.
- Coordinates safety meetings, required training, loss-control visits, and employee communications on hazard recognition, emergency procedures, and injury prevention.
- Maintains a townwide compliance-training plan that identifies required federal, state, insurance, and Town training by department and job assignment; schedules training; tracks completion, certifications, and renewals; and follows up on missed or expiring training.
- Delivers training within the Manager's expertise and arranges qualified instructors for technical or specialized safety training.
- Assists departments with risk review for contracts, special events, use of Town property, volunteer activities, certificates of insurance, and vendor insurance requirements.
- Works with leadership to support emergency preparedness, continuity of operations, and employee communication during significant incidents.

Compliance, Records, and Professional Support

- Monitors federal, state, and local employment requirements and recommends policy or process changes; coordinates legal review when appropriate.
- Administers established policies and procedures; recommends new or revised policies, investigation outcomes, corrective actions, and claim resolutions to the appropriate approving authority.
- Maintains confidential personnel, medical, investigation, benefit, claim, and safety records using appropriate access controls and retention practices.
- Produces accurate reports and documentation for audits, insurance renewals, budget preparation, workforce planning, claims analysis, and leadership decision-making.
- Builds effective working relationships with employees, department heads, elected officials, legal counsel, insurance representatives, medical providers, regulatory agencies, and professional organizations.
- Performs other related duties as assigned that support the effective administration of the Town.

MINIMUM QUALIFICATIONS

- Bachelor's degree from an accredited college or university in human resources, business administration, public administration, risk management, occupational safety, or a closely related field.
- Five years of progressively responsible human resources experience, including experience advising managers or supervisors on employee relations, and experience in risk management, workplace safety, workers' compensation, or claims administration.
- An equivalent combination of education, training, and relevant experience may be considered when it demonstrates the ability to perform the essential duties of the position.
- Valid driver license and ability to travel to Town facilities, training, meetings, and incident locations as required.

PREFERRED QUALIFICATIONS

- Human resources or public sector experience with a municipality, county, utility, school system, or other governmental organization.
- Experience administering workers' compensation, safety programs, general liability or property claims, benefits, and employment-related investigations.
- Professional certification in human resources, public-sector human resources, risk management, or workplace safety, such as SHRM-CP, PHR, IPMA-CP, ARM, or a comparable credential.
- Experience working with elected officials, department heads, insurance pools, third-party administrators, legal counsel, and public records requirements.

PHYSICAL REQUIREMENTS AND WORK ENVIRONMENT

The position primarily performs administrative work in an office environment and regularly uses computers, telephones, and standard office equipment. Duties may require prolonged sitting; frequent communication; reviewing detailed records; occasional standing, walking, bending, reaching, or lifting of office materials; and travel to Town facilities, worksites, meetings, training, or incident locations. The employee may occasionally encounter outdoor conditions, active work areas, emergency situations, or emotionally difficult employees and claim matters. Reasonable accommodations may be made to enable qualified individuals to perform the essential functions.

CONDITIONS OF EMPLOYMENT

- Successful completion of the Town's required pre-employment process, which may include verification of education and employment history, reference checks, background review, driving-record review, and other position-related requirements permitted by law.
- Ability to maintain confidentiality and comply with Town policies, ethical standards, safety requirements, and records-retention practices.
- Availability to respond outside normal business hours when an urgent personnel, safety, claim, weather, or emergency-management matter requires assistance.

EMPLOYEE AWARENESS

- Implements and ensures adherence to the Town of Ashland City policies and procedures regarding Equal Employment Opportunity.
- Adheres to the Town of Ashland City initiative on business ethics and conduct.
- Adheres to applicable federal and state workplace-safety and environmental requirements, including Tennessee Occupational Safety and Health (TOSHA) standards, and coordinates the Town's compliance programs with responsible departments.

This is not necessarily an exhaustive list of all responsibilities, skills, duties, requirements, efforts or working conditions associated with the job. While this is intended to be an accurate reflection of the current job, management reserves the right to revise the job, or to require that other, or different tasks be performed when circumstances change (i.e., emergencies, changes in personnel or workload, etc.).

MANAGEMENT APPROVAL

_____ ___/____/____
Supervisor's Signature Date

_____ ___/____/____
Human Resources Signature Date

EMPLOYEE UNDERSTANDING AND AGREEMENT

_____ ____/____/____
Employee's Signature Date

RESOLUTION NO. 2026-55

A RESOLUTION AUTHORIZING A PARTNERSHIP WITH THE ASHLAND CITY LIONS CLUB FOR A HOMETOWN HEROES BANNER PROGRAM

WHEREAS, the Town of Ashland City desires to recognize and honor members of the community who have served or are currently serving in the United States Armed Forces, as well as other eligible honorees under the Hometown Heroes Banner Program; and

WHEREAS, the Hometown Heroes Banner Program provides a meaningful opportunity to recognize local heroes through personalized banners displayed throughout the community; and

WHEREAS, the Mayor and Board of Council find that the program will honor service, encourage civic pride, and provide a visible expression of gratitude throughout Ashland City; and

WHEREAS, the Ashland City Lions Club has agreed to administer the Hometown Heroes Banner Program, including receiving and processing applications, collecting payments, maintaining program records, coordinating banner orders, and handling the financial transactions associated with the program; and

WHEREAS, the Town of Ashland City desires to partner with and support the Ashland City Lions Club while avoiding responsibility for the administration of individual applications and related financial transactions.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE, AS FOLLOWS:

SECTION 1. AUTHORIZATION.

The Town of Ashland City hereby authorizes its participation and partnership with the Ashland City Lions Club in establishing and supporting a Hometown Heroes Banner Program within the Town of Ashland City.

SECTION 2. ASHLAND CITY LIONS CLUB RESPONSIBILITIES.

The Ashland City Lions Club shall be solely responsible for the day-to-day administration of the program, including:

- Receiving and processing applications;
- Receiving photographs and information concerning honorees;
- Collecting and processing all payments associated with banner purchases;
- Maintaining records related to applications, payments, and program participation;
- Coordinating banner design, proofing, production, and ordering with the selected banner provider; and
- Serving as the primary point of contact for applicants and participating families.

SECTION 3. TOWN RESPONSIBILITIES.

The Town of Ashland City may provide reasonable assistance with the program, including coordinating approved banner locations, installation and removal, and other logistical support as determined appropriate by the Town.

The placement of all banners on Town-owned property, utility poles, rights-of-way, or other locations under the control of the Town shall remain subject to prior approval by the Town of Ashland City and compliance with applicable safety, utility, and right-of-way requirements.

SECTION 4. FINANCIAL AND ADMINISTRATIVE RESPONSIBILITY.

The Town of Ashland City shall not be responsible for administering applications, collecting application fees or payments, maintaining individual applicant financial records, issuing refunds, paying vendor invoices on behalf of applicants, or otherwise handling financial transactions associated with the Hometown Heroes Banner Program.

All application administration and financial responsibilities shall be handled by the Ashland City Lions Club. Nothing in this Resolution obligates the Town to appropriate or expend municipal funds for the purchase of individual banners unless separately authorized by the Mayor and Board of Council.

SECTION 5. PROGRAM GUIDELINES.

The Ashland City Lions Club and the Town of Ashland City may establish written program guidelines addressing eligibility, banner design, display locations, installation schedules, maintenance, replacement, removal, and other operational matters necessary for orderly administration of the program.

SECTION 6. EFFECTIVE DATE.

This Resolution shall take effect immediately upon its passage, the public welfare requiring it.

Adopted this _____ day of _____, 2026

Voting in Favor _____ Voting Against _____

Attest:

_____ _____

Mayor Gerald Greer City Recorder Violet Black

RESOLUTION NO. 2026-56

A RESOLUTION TO AMEND THE RULES AND FEES FOR THE TOWN OF ASHLAND CITY FARMERS AND ARTISANS MARKET

WHEREAS, the Town of Ashland City operates the Farmers and Artisans Market to promote locally grown food, handmade goods, and community participation; and

WHEREAS, the Town has established rules and regulations governing vendor participation in the Farmers and Artisans Market; and

WHEREAS, the current 2026 Market Rules identify seasonal vendor fees that the Mayor and Town Council desire to amend; and

WHEREAS, the Mayor and Town Council find that establishing updated half-season and full-season vendor fees will support the continued operation and administration of the Farmers and Artisans Market;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE, as follows:

Section 1. Amendment to Market Rules

The 2026 Town of Ashland City Farmers and Artisans Market Rules are hereby amended by replacing the existing seasonal vendor fee amounts with the following fees:

Half Season Vendor Fee	$90.00
Full Season Vendor Fee	$180.00

Section 2. Incorporation into Market Rules

The updated fees established by this Resolution shall be incorporated into the Town of Ashland City Farmers and Artisans Market Rules, vendor application materials, and related Town publications.

Section 3. Rules Remaining in Effect

Except for the seasonal vendor fee amounts amended by this Resolution, all other provisions of the 2026 Town of Ashland City Farmers and Artisans Market Rules shall remain unchanged and in full force and effect.

Section 4. Effective Date

This Resolution shall become effective upon its passage and approval, the public welfare requiring it.

Adopted this _____ day of _____, 2026

Voting in Favor _____ Voting Against _____

Attest:

_____ _____

Mayor Gerald Greer City Recorder Violet Black

ORDINANCE NO. 659

AN ORDINANCE AMENDING ORDINANCE #179, THE ZONING ORDINANCE, OF THE TOWN OF ASHLAND CITY, TENNESSEE, REPLACING IT IN ITS ENTIRETY

WHEREAS, the City's Zoning Ordinance intent and purpose includes to promote and protect the public health, safety, and general welfare of the people; and

WHEREAS, the Town of Ashland City Planning Commission has reviewed and discussed the amendment and has voted to recommend its passage; and

WHEREAS, the Mayor and Council of Ashland City, Tennessee has given due consideration to amending the Zoning Ordinance of the Town of Ashland City.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE, that the Zoning Ordinance be replaced in its in entirety with the attached hereto, and that this Ordinance shall take effect 20 days after its final passage, the public welfare requiring it.

Recommended for approval by the Planning Commission on September 21, 2026.

1st reading

Public Hearing

2nd reading

_____ _____

Mayor Gerald Greer City Recorder Violet Black

THE MUNICIPAL ZONING ORDINANCE
For
ASHLAND CITY, TENNESSEE

Ordinance No. _____

Adopted _____

Ashland City Municipal Planning Commission

Town of Ashland City
Building & Codes Department
Ashland City, Tennessee

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1.040 Purpose

1.010 Authority

An ordinance, in pursuance of the authority granted by Sections 13-7-201 through 13-7-212, Tennessee Code Annotated, to provide for the establishment of districts within the corporate limits of the Town of Ashland City, Tennessee: to regulate within such districts the location, height, bulk, number of stories and size of buildings and other structures, the percentage of the lot which may be occupied, the sizes of yards, courts and other open spaces, the density of population, and the uses of buildings, structures and land for trade, industry, residence, recreation, public activities and other purposes including areas subject to flooding; to provide methods of administration of this ordinance; and to prescribe penalties for the violation thereof.

1.020 Title

This ordinance shall be known as The Zoning Ordinance for Ashland City, Tennessee. The zoning map shall be referred to as the Official Zoning Map of Ashland City, Tennessee and all explanatory matter thereon is hereby adopted and made a part of this ordinance.

1.030 Enactment

WHEREAS, Section 13-7-201 through 13-7-212 of the Tennessee Code Annotated, empowers the city to enact a zoning ordinance and to provide for its administration, enforcement, and amendment, and

WHEREAS, The Mayor and City Council deem it necessary, for the purpose of promoting the public health, safety, morals, convenience, order, prosperity and general welfare of the city to enact such an ordinance, and

WHEREAS, all the requirements of Section 13-7-201 through 13-7-212 of the Tennessee Code Annotated with regard to the preparation of the zoning plan of the Planning Commission and subsequent action of the City Council have been met;

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL THAT THE CURRENT ZONING ORDINANCE ADOPTED FEBRUARY 10, 1998 WITH ALL AMENDMENTS THERETO ARE HEREBY REPEALED AND ARE OF NO EFFECT AND THAT THE ZONING ORDINANCE HEREIN SHALL CONSTITUTE THE NEWLY ADOPTED ZONING ORDINANCE OF ASHLAND CITY, TENNESSEE.

1.040 Purpose

The purpose of this ordinance is to promote the public health, safety, morals, convenience, order, prosperity and general welfare by:

1. Enhancing the character and stability of residential, business, commercial, and industrial areas, and promoting the orderly and beneficial development of such areas;

2. Preventing the overcrowding of land;

3. Conserving the value of land and buildings;

4. Minimizing traffic hazards and congestion;

5. Preventing undue concentration of population;

6. Providing for adequate light, air, privacy, and sanitation;

7. Reducing hazards from fire, flood, and other dangers;

8. Assisting in the economic provision, utilization, and expansion of all services provided by the public, including but not limited to roads, water and sewer services, recreation, schools, and emergency services;

9. Encouraging the most appropriate uses of land; and

10. Enhancing the natural, man-made, and historical amenities of Ashland City, Tennessee.

11. The separation of certain objectionable land uses as per the following: there are some uses which because of their very nature are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated under certain circumstances thereby having a deleterious effect upon the use and enjoyment of adjacent areas. Special regulation of these uses is necessary to ensure that these adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood. These special regulations are itemized in this ordinance. The primary control or regulation is for the purpose of preventing a concentration of these uses in any one area, and of providing a buffer zone between such businesses and surrounding properties. The provisions of this ordinance have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including adult-oriented materials. Similarly, it is not the intent, nor effect of this ordinance to restrict or deny access by adults to adult-oriented materials protected by the first amendment, or to deny access by the distributors and exhibitors of adult-oriented entertainment to their intended market.

ARTICLE II DEFINITIONS

SECTION

2.010 Interpretation
2.020 Definitions

2.010 Interpretation

For the purpose of this ordinance 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 follows:

1. The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.

2. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.

3. The word "shall" is mandatory.

4. The word "may" is permissive.

5. The words "used" or "occupied" include the words "intended," "designed," or "arranged to be used" or "occupied."

6. The word "lot" includes the words "plot" or "parcel."

7. The word "town" includes the word "city", and "city" includes the word "town."

2.020 Definitions

The following words, terms, and phrases are hereby defined as follows and shall be interpreted as such throughout this ordinance. Terms not herein defined shall have their standard dictionary definitions or such as the context may imply.

ACCESS: The right to cross between public and private property, thereby permitting pedestrians and vehicles to enter and leave property.

ACCESSORY: An activity or structure that is customarily associated with and is appropriately incidental and subordinate to a principal activity and/or structure and located on the same zone lot, except as provided for under the provisions of accessory off-street parking.

ADULT ENTERTAINMENT: Means any exhibition of any adult-oriented motion picture, live performance, display or dance of any type, which has a significant or substantial portion of such performance, any actual or simulated performance of "specified sexual activities," including removal of articles of clothing or appearing unclothed. (See definition of specified anatomical area, and specified sexual activities).

ADULT ORIENTED ESTABLISHMENT: Any commercial establishment, business or service, or portion thereof, which offers, as its principal or predominant stock and trade, sexually oriented material or any combination or form thereof, whether printed, filmed, recorded or live and which restricts or purports to restrict admission to adults or any class of adults. "Adult-oriented establishment" includes but is not limited to:

"Adult Book Stores" Any corporation, partnership or business of any kind which has as its principal or predominant stock or trade, books, magazines or other periodicals and which offers, sells, provides or rents for a fee:

1. Any sexually-oriented material which is available for viewing by patrons on the premises by means of the operation of movie machines or slide projectors; or

2. Any sexually oriented material which has a substantial portion of its contents devoted to pictorial depiction of sadism, masochism or bestiality; or

3. Any sexually oriented material which has as its principal theme the depiction of sexual activity by, or lascivious exhibition of, the uncovered genitals, pubic region or buttocks of children who are or appear to be under eighteen (18) years of age.

"Adult Peep Shows" Includes all adult show, exhibitions, performances or presentations which contain acts of depictions of specified sexual activities.

"Specified Sexual Activities" means activities, services or performances that include the following sexual activities and/or the exhibition of the following anatomical areas:

1. Human genitals in a state of sexual stimulation or arousal;

2. Acts of human masturbation, sexual intercourse, sodomy, cunnilingus, fellatio or any excretory function, or representation thereof; or

3. Fondling or erotic touching of human genitals, pubic region, buttocks or female breasts.

"Sexually Oriented Material" means any book, article, magazine, publication or written matter of any kind, drawing, etching, painting, photograph, motion picture film or sound recording, which depicts sexual activity, actual or simulated, involving human beings or human beings and animals, or which exhibit uncovered human genitals or pubic region in a lewd or lascivious manner, or which depicts human male genitals in a discernibly turgid state, even if completely covered.

ADULT THEATER OR ADULT CABARET: Means a theater, nightclub, club, bar, restaurant or similar commercial establishment which regularly features:

1. Live performances, displays, or dances which have as their dominant theme or are distinguished or characterized by an emphasis on any actual or simulated "specified sexual activities" or "specified anatomical areas," or the removal of articles of clothing or appearing partially or totally nude, or

2. Films, motion pictures, video cassettes, slides, or other video or photographic reproductions which are characterized by the depiction of "specified sexual activities" or "specified anatomical areas". (See definition of specified anatomical area, and specified sexual activities).

ADVERTISING: Includes any writing, printing, painting, display, emblem, drawing, sign, or other device designs used or intended for advertising, whether placed on the ground, rocks, trees, tree stumps, or other natural structures or on buildings, structures, milestones, signboards, wallboard, roofboard, frames, supports, fences or other man-made structure, and any such advertising is a structure within the meaning of the word "structure" as utilized in this ordinance.

ADVERTISING SIGN OR STRUCTURE: See Sign.

AGRICULTURAL USE: This includes all forms of agriculture, growing of crops in the open, dairying, grazing, the raising and maintaining of poultry and other livestock, horticulture, viticulture, floriculture, forests, and woods, provided, however, all health codes of Ashland City, Tennessee are complied with.

The feeding or disposal of community or collected garbage to animals shall not be deemed an agricultural use, nor shall commercial feed lots, the raising of furbearing animals, fish or minnow hatcheries, riding stables, livery or boarding stables or dog kennels be so considered.

AGRICULTURAL ACCESSORY USE: Those structures or equipment which are normally required in the operation of agricultural uses.

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 and public service purposes.

ALTERATION: As applied to a building or structure, means a change or rearrangement in the structural parts, or an enlargement, whether by extending a side or by increasing its height or structural changes, other than repairs, that would affect safety. The term "alter" in its various modes and tenses and its practical forms, refers to the making of an alteration.

AREA, BUILDING: The total areas taken on a horizontal plane at the main grade level of the principal building and all necessary buildings exclusive of uncovered porches, terraces, and steps.

AUTOMOBILE WRECKING: The dismantling, storage, sale or dumping of used motor vehicles, trailers, or parts thereof.

AUTOMOBILE WRECKING, JUNK, AND SALVAGE YARDS: Any lot or place which is exposed to weather and upon which more than five motor vehicles of any kind, incapable of being operated, and which it would not be economically feasible to make operative, are placed, located, or found.

AVERAGE GROUND ELEVATION: The elevation of the mean finished grade of the principal structure at the front of a structure.

BASEMENT: A story partly or wholly underground. For purposes of height measurement, a basement shall be counted as a story when more than one-half (1/2) of its height is above the average ground elevations or when subdivided and used for commercial activities.

BOARD: The Ashland City, Tennessee Board of Zoning Appeals.

BOARDING HOUSE: See dwelling definitions.

BUFFER STRIP: A greenbelt planted strip not less than ten (10) feet in width, and an appropriate type of fence as defined in Article IV, Section 4.110, herein, when required by the Planning Commission. Such a greenbelt planted strip shall be composed of one (1) row of evergreen trees, spaced not more than twenty (20) feet apart, and not less than two (2) rows of shrubs or hedges, spaced not more than five (5) feet apart and which grow to a height of five (5) feet or more after one (1) full growing season and which shrubs will eventually grow to not less than ten (10) feet in height.

BUILDING: Any structure having a roof supported by columns or by walls, including tents, lunch wagons, dining cars, mobile homes, and similar structures whether stationary or movable. Any structure built, maintained, or intended for use for shelter or enclosure of persons, animals or property of any kind.

BUILDING COMMISSIONER: The building inspector for the Town of Ashland City, Tennessee.

BUILDING AREA OF A LOT: That portion of a lot bounded by the required rear yard, side yards, and the building setback line.

BUILDING, ELEVATED: A non-basement building built to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns (posts and piers), shear walls, or breakaway walls.

BUILDING, MAIN OR PRINCIPAL: A building in which is conducted the principal use of the lot on which it is situated. In any residential district any dwelling shall be deemed to be a main building on the lot on which it is situated.

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 has been established, as shown on the current, adopted Major Thoroughfare Plan Map, from that future street right-of-way line, and the front of a 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. No structure shall be placed in front of this building setback line.

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.

BUILDING SETBACK LINE(S), 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. In the case of corner lots in residential districts, side building setback lines extend from the front building setback line of the servicing street to the other front building setback line adjoining the secondary street which abuts said corner lot.

BULK: Describes the size of buildings or other structures, and their relationship to each other, and to open areas and lot lines.

CAMPING GROUND: A parcel of land used or intended to be used, let, or rented for occupancy by campers or for occupancy by camping trailers, tents, or movable or temporary dwellings, rooms, or sleeping quarters of any kind. For the purposes of this ordinance, motor home parks shall be considered as constituting a type of camping ground.

CHILD DAY CARE FACILITY - FAMILY CHILD CARE HOMES: provide care for at least five but not more than seven unrelated children. Up to 5 additional children related to the primary caregiver may also receive care in family child care homes.

CHILD DAY CARE FACILITY - GROUP CHILD CARE HOMES: provide care for at least 8 but not more than 12 children. Up to 3 additional school age children may receive care before and after school, on school holidays, on snow days, and during summer vacation.

CHILD DAY CARE FACILITY - CHILD CARE CENTERS: provide care for 13 or more children.

CHILD DAY CARE FACILITY - DROP-IN CENTERS: provide care for 15 or more children not to exceed 14 hours per week and for not more than 7 hours per day for any individual child during regular working hours, Monday - Friday 6:00 a.m. to 6:00 p.m. Drop-in centers can also provide up to 6 additional hours of care per week during evening (after 6 PM) and weekend (until 10 PM on Sunday) hours, as long as the total number of hours per week does not exceed 20 hours for any individual child, exclusive of snow days.

CLINIC: See Medical Facility.

CLUSTER DEVELOPMENT: An integrated residential development consisting of single family dwellings clustered or grouped on a particular development site, thus affording a diversity or increased flexibility of design. The number of dwelling units per acre cannot exceed that allowed within the applicable base zoning district.

CONDITIONAL USE: A conditional use is a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare. Such uses may be permitted in a zoning district as conditional uses, only when specific provisions for such uses are made in this Ordinance, conditional uses shall be construed as being synonymous with special exceptions, as controlled by Section 13-7-206, Tennessee Code Annotated. (See special exception).

COVERAGE: The lot area covered by all buildings located therein, including the area covered by all overhanging roofs.

COUNTRY CLUB: A chartered, membership club, with facilities catering primarily to its membership and providing one or more of the following recreational or social amenities: golf, riding, club house, pool, dining facilities, lounge.

DATA CENTER: A building, portion of a building, or group of buildings, together with associated support infrastructure, used primarily to house computer servers, data storage equipment, networking equipment, and related systems for the remote storage, processing, management, or distribution of electronic data on a commercial or institutional scale. Typical associated support infrastructure includes backup generators, uninterruptible power supplies, battery storage, electrical substations or switchgear dedicated to the facility, and cooling systems, whether air-based or liquid-based. A data center does not include a facility used solely for the internal information technology needs of a business or institution otherwise permitted in the district, where the floor area devoted to servers and associated equipment is accessory to, and occupies less than 2,500 square feet or ten (10) percent of the gross floor area of, the principal use, whichever is less.

A facility whose primary function meets the definition of cryptocurrency mining, as opposed to general-purpose data storage and processing, shall be regulated as such if and when the Planning Commission adopts a separate use classification and standards for that activity. Until that occurs, a cryptocurrency mining facility is subject to this Section as a Data Center.

DEVELOPER: Includes the legal or beneficial owner(s) of a lot or parcel of any land proposed for inclusion in a development, including an optionee or contract purchaser. Any person that is involved in any man-made change to improved or unimproved real estate including mining, dredging, filling, grading, paving, excavating, and drilling operations, as well as all types of building activities.

DEVELOPMENT AREA PER DWELLING UNIT: The net amount of land area of a single zone lot required for each dwelling unit to be placed on the zone lot. (May also be referred to as density).

DISTRICT: Any section or sections of the area lying within Ashland City, Tennessee, for which the regulations governing the use, density, bulk, height, and coverage of buildings and other structures are in force.

DUST FREE SURFACE: For the purposes of this ordinance dust free shall be defined as any surface which is concrete or asphalt. With the exception of single family or two-family dwellings, all other types of land uses shall have their access points, parking aisles, and parking areas surfaced in a dust free manner.

DWELLING: A building or part thereof used as a habitation under one of the following categories:

1. Single detached dwelling means a building and detached dwelling and accessories thereto principally used, designed, or adapted for use by a single family.

2. Duplex dwelling means two units designed for use by two families located on the same tract (zone lot).

3. Apartment dwelling means a building and accessories thereto principally used, designed, or adapted for use as occupancy by three (3) or more families each of which has separate living quarters.

4. Rooming house means a building and accessories thereto principally used, designed, or adapted to provide living accommodations for not more than six (6) occupants, containing owner-provided cooking and dining facilities. (See semi-transient habitation definition).

5. Boarding house means a building and accessories thereto principally used, designed, or adapted to provide living accommodations for not more than six (6) occupants and having common cooking and dining facilities. (See semi-transient habitation definition).

6. Townhouse means a residential structure containing three or more single nondetached dwelling units separated by common vertical walls.

7. Condominium means an apartment building or townhouse, containing three (3) or more dwelling units being under or intended for separate ownership, in which individual living accommodations are provided for each family. Within the context of this ordinance, all condominiums are planned development projects (see Section 6.060, herein).

8. Multi-family dwelling means a building containing three or more dwelling units. The term includes cooperative apartments, condominiums and the like. For the purposes of these regulations, regardless of how rental units are equipped, any multi-family dwelling in which units are available for rent partly on a monthly basis and partly for a shorter period of time, but with more than thirty (30) percent of the living units under the same ownership or management on the same zone lot being occupied on a less-than-monthly basis, shall be considered a semi-transient residential activity. If over thirty (30) percent of such multi-family

units under the same management or ownership are occupied on a biweekly basis or less, they shall be considered as transient lodging activity. (See definition of transient habitation).

9. Prefabricated or modular dwelling means a single detached dwelling constructed primarily off-site, designed to be transported on a flatbed truck or trailer in more than one section, provided that it is installed on a permanently enclosed concrete or masonry foundation, with sewer and water connections designed for permanent connection to municipal or sanitary or on-site systems, and permanently connected to such systems. Such structures are distinguished from mobile homes as described elsewhere in this ordinance when they have a minimum gross floor area of six hundred (600) square feet and have no horizontal exterior dimensions of less than fifteen (15) feet not including porches or carports. Moreover, to qualify as a prefabricated or modular dwelling, such dwelling must have a pitched roof. When such a structure meets the above stated requirements, it shall qualify as a single detached dwelling.

10. Mobile home or trailer means a vehicular portable structure designed and constructed in accordance with the requirements of American National Standards Institute Standard A119.1, built on a single chassis, designed for year around occupancy and designed to have no foundation other than wheels, jacks, or skirtings, and which is capable of being moved, towed, or transported by another vehicle.

11. Zero lot line dwelling means a building or structure containing two units (duplex), each unit being located on its own zone lot in separate ownership.

12. Upper story residential dwelling means the area of a building above the ground floor which is principally used, designed, or adapted for use by one or more households each of which has separate living quarters.

13. Retirement or assisted living dwelling means an apartment or townhouse containing individual or separate living quarters containing individual cooking and dining facilities, as well as a common cooking facility. Maintenance and nursing services are typically provided on-site, although those who reside on premises are not convalescent.

EASEMENT: A grant of one or more of the property rights by the owner of a piece of property to, or for the use by the public, or another person.

FAMILY: One person, or two or more persons occupying a single dwelling unit, provided that unless all members are related by blood or marriage, no such dwelling unit shall contain over five persons, further provided that domestic servants and temporary nonpaying guests may be accommodated. Family shall not be construed to include a fraternity, sorority, club, or institutional group. Provided that family shall include eight or fewer unrelated persons with disabilities and up to three persons acting as support staff or guardians, who need not be related to each other or to any of the persons with disabilities residing in a single-family residence dwelling unit, pursuant to T.C.A. § 13-24-102. The family definition does not include residences where persons with disabilities reside that are operated

on a commercial basis. As used in this definition, "disabilities" does not include persons who are mentally ill and, because of such mental illness, pose a substantial likelihood of serious harm as defined in T.C.A. § 33-6-501, or who have been convicted of serious criminal conduct related to such mental illness.

FLOOR: Means the top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

FLOOR AREA: The sum of the gross floor area for each of the several stories under roof, measured from the exterior limits of faces of a building or structure.

FRONTAGE: All the property on one side of a street between two intersecting streets (crossing or terminating) measured along the line of the street, or if the street is dead ended, then all the property abutting on one side between an intersecting street and the dead end of the street.

GASOLINE SERVICE STATION: Any area of land, including structures thereon, that is utilized for the retail sale of gasoline, oil (but no butane or propane fuels), or automobile accessories, and incidental services including facilities for lubricating, hand car washing and cleaning, or otherwise servicing automobiles, but not including painting or major repair.

GRADE, FINISHED: The completed surfaces of lawns, walks, and roads brought to grades as shown on official plans or designs relating thereto.

HEALTH DEPARTMENT: The Cheatham County Health (Environmental) Department.

HEIGHT OF BUILDING OR STRUCTURES: The vertical distance from the average elevation or finished grade at the building line, whichever is the highest, to the highest point of the building or structure.

HOME OCCUPATION: See Section 5.040.

HOSPITAL: See Medical Facilities.

HOUSEHOLD: All the persons occupying the premises and living as a single nonprofit housekeeping unit regardless of marital status or relationship as distinguished from a group occupying a lodging house or dormitory or similar type of group use.

JUNK YARD 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. Any lot containing five (5) or more immobile cars shall be deemed a junk yard.

LANDSCAPE SURFACE RATIO: The ratio derived by dividing the area of landscaped surface by the total on-site paved area.

LANDSCAPING: The planting and maintenance of trees, shrubs, and other ground cover or materials, provided that terraces, fountains, retaining walls, street furniture, sculptures, or other art objects, and similar accessory features may be included as landscaping only if such are integrally designed.

LAND SUBJECT TO FLOOD: In applying the provisions of this ordinance, land subject to flood shall be defined as follows:

Along the Cumberland River, Marrowbone Creek, Lennox Branch, Mark's Creek and Dry Fork Creek, and sinkholes and other low places identified as having special flood hazards by the Office of Federal Insurance and Hazard Mitigation (F.I.H.M.). The lands identified as subject to inundation by the 100-year flood and all lands lying below the 100-year flood elevations as demonstrated by the maps and charts in the Flood Insurance Study for the Town of Ashland City, Tennessee, as prepared by the Federal Emergency Management Agency, Office of Federal Insurance and Hazard Mitigation, and all subsequent revisions thereto, which are made a part of this ordinance.

Along Small Streams and Watercourses. The lands lying within one hundred (100) feet of the top of the bank of the channel (measured horizontally), unless the developer demonstrates to the satisfaction of the Planning Commission that the property in question is free from the danger of inundation by the 100-year flood or that adequate remedial measures have been taken to allow the watercourse to safely accommodate the 100-year flood. The developer shall submit such data or studies based on the watershed characteristics, probable runoff, and other topographic and hydraulic data prepared by a registered professional engineer as the Planning Commission may reasonably require to adequately make its determination of the flood susceptibility of the property.

LAND WITH INCIDENTAL IMPROVEMENTS: A tract of land which contains improvements including buildings or other structures having a total assessed valuation of five thousand dollars ($5,000.00) or less.

LOADING SPACE: An area twelve (12) feet by sixty-five (65) feet with a fourteen (14) foot height clearance, provided for the standing, loading, or unloading of a truck or other vehicle. All loading spaces must have an impervious surface such as asphalt or concrete.

LOT: For purposes of this Title, a lot is a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, or on an approved private street.

LOT AREA: The total surface land area included within lot lines.

LOT AREA PER DWELLING UNIT: That portion of the lot area required for each dwelling unit located on a zone lot. This may also be known as the development area per dwelling unit.

LOT, CORNER: A lot of which at least two adjoining sides abut their full lengths on a street, provided that the interior angle at the intersection of two such sides is less than one hundred thirty- five (135) degrees. (See lot illustration in "Lot Types" definition below).

LOT COVERAGE: That portion of a zone lot which when viewed directly from above, could be covered by a building or any part of a building.

LOT DEPTH: The average distance from the street line of the lot to its rear line, measured in the general direction of the side lines of the lot.

LOT FRONTAGE: The front of a lot shall be construed to be the portion nearest the street. For the purposes of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under yards.

LOT, INTERIOR: A lot other than a corner lot.

LOT LINES: The boundary dividing a given lot from the street, an alley or adjacent lots.

LOT MEASUREMENTS:

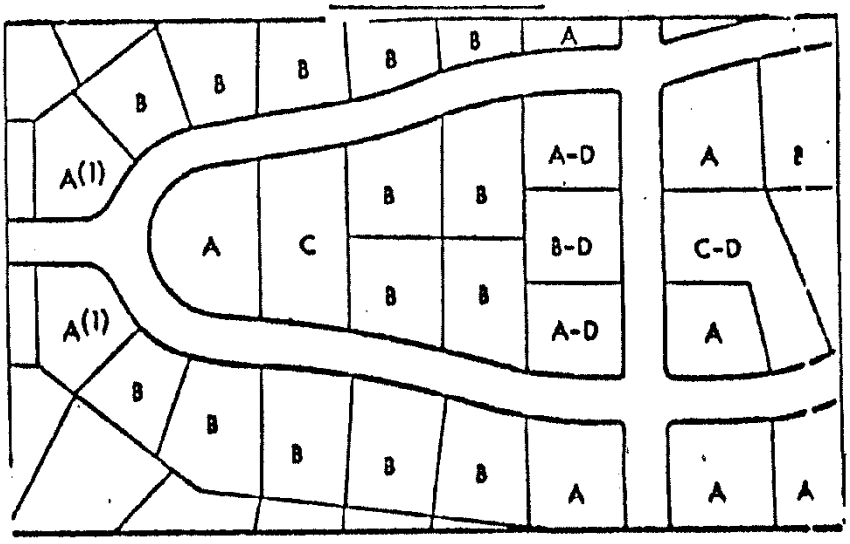
1. Depth of a lot shall be considered to be the distance from the midpoint of the front lot line to the midpoint of the rear lot line.

2. Width of a lot shall be considered to be the distance along a straight line connecting the side lots lines measured across the lot at the point of the required front yard setback.

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 prior to the effective date of this zoning ordinance.

LOT TYPES: The diagram (Figure 1) which follows illustrates terminology used in this ordinance with reference to corner lots, interior lots, reversed frontage lots and through lots;

FIGURE 1



In the diagram (Figure 1):

A=Corner Lot, defined as a lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty-five (135) degrees. See lots marked A (1) in the diagram.

B=Interior Lot, defined as a lot other than a corner lot with only one (1) frontage on a street.

C=Through Lot, defined as a lot other than a corner lot with frontage on more than one street. Through lots abutting two (2) streets may be referred to as double frontage lots.

D=Reversed Frontage Lot, defined as a lot on which the frontage is at right angles or approximately right angles (interior angle less than one hundred thirty-five (135) degrees) to the general pattern in the area. A reversed frontage lot may also be a corner lot (A-D in the diagram), an interior lot (B-D) or through lot (C-D).

LOT WIDTH: The width of a lot at the building setback line measured at right angles to its depth.

MARINA: A facility for the docking and servicing of boats.

MEDICAL FACILITIES:

Convalescent, Rest or Nursing Home: A health facility where persons are housed and furnished with meals and continuing nursing care for compensation.

Dental Clinic or Medical Clinic: A facility for the examination and treatment of ill and afflicted human out-patients, provided, however, that patients are not kept overnight except under emergency conditions.

Hospital: An institution providing health services primarily for human in-patient medical care for sick or injured and including related facilities such as services, and staff offices which are an integral part of the facility.

Public Health Center: A facility utilized by a health unit for the provision of public health services.

MINI-WAREHOUSE: A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, controlled access stalls or lockers for the dead storage of the customer's goods or wares. No sales or repair activities are permitted on the premises.

MINIMUM FLOOR ELEVATION: The lowest elevation permissible for the construction, erection, or other placement of any floor, including a basement floor.

MOBILE HOME PARK: Any area, tract, site or plot of land whereupon mobile homes as herein defined are placed, located and maintained, and shall include all accessory buildings used in or intended to be used as part of the equipment thereof.

NEW CONSTRUCTION: Means structures for which the "start of construction" commenced on or after the effective date of this ordinance.

NON-CONFORMING USE: A use of a building or other structure or of a tract of land which does not conform to any one (1) or more of the applicable use regulations of the district in which it is located, either on the effective date of this ordinance or as a result of any subsequent amendment.

NON-OWNER-OCCUPIED SHORT-TERM RENTAL: A dwelling unit used as a short-term rental in which the property owner does not reside on-site during guest occupancy and which is not the primary residence of the owner.

NOXIOUS MATTER: Material in gaseous, liquid or solid 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.

OPEN SPACE: An area on the same lot with a main building which is open, unoccupied and unobstructed by structures from the ground to the sky except as otherwise provided in this ordinance.

OVERALL DENSITY: The residential density in terms of the minimum lot size per family, or stated dwelling units per acre of any total lot, or development area.

OWNER: The person or persons having the right of legal title to, beneficial interest in, or contractual right to purchase a lot or parcel of land including any duly authorized agent or attorney, purchaser, devisee, fiduciary, and/or person having a vested or contingent interest in the property in question.

OWNER-OCCUPIED: A dwelling unit in which the property owner resides on-site during the period in which the dwelling unit, or any portion thereof, is rented or occupied by guests as a short-term rental.

PARKING LOT: An off-street parking facility including parking spaces with adequate provisions for drives and aisles for maneuvering and obtaining access, and for entrance and exit. The entire parking lot shall contain an impermeable surface according to the provisions of this ordinance (see definition of dust free surface).

PARKING SPACE: An off-street space available for parking one motor vehicle and having an area of not less than two hundred (200) square feet exclusive of passageways and driveways giving access thereto, containing no less than ten (10) feet at its narrowest dimension, and having access to a public street or alley.

PARTY WALL: A wall on an interior lot line, used or adapted for joint service between two dwellings; such walls shall extend from the foundation to the underside of the roof sheathing, without openings which otherwise would permit the spread of fire from one dwelling to another, and shall fully comply with fire and all other provisions and standards established for such walls in the latest adopted editions of the Standard Fire Protection Code and the Standard Building Code.

PERSON: An individual, firm, partnership, corporation, company, association, joint stock association, or body politic, and includes a trustee, receiver, assignee, administrator, executor, guardian, or other representative.

PLANNED DEVELOPMENT: A single planned area of land which is designed and organized to be capable of satisfactory use and operation as a separate entity, without necessarily having the participation of other building sites or other common property; the ownership of the common property may be either public or private. Planned developments typically consist of relatively large interrelated residential developments located on a single tract of land. Mixed use developments of all types are also planned unit developments. Shopping centers of various types fall under this definition of planned development if there is "fee-simple" ownership of the businesses therein.

PLANNING COMMISSION: The Ashland City Municipal Planning Commission.

PLAT: A map, plan, or layout indicating the location and boundaries of individual properties.

PREFABRICATED DWELLING: See classification k. under the definition of dwelling.

PRIMARY RESIDENCE: A dwelling unit that serves as the principal place of habitation for an individual and where the individual resides for a majority of the calendar year. Evidence of primary residence may

include, but is not limited to, voter registration, driver's license address, homestead exemption, utility bills, or federal or state tax filings.

PRINCIPAL STRUCTURE: A structure which constitutes the principal activity or use located on a zone lot on which it is located.

PRINCIPAL USE: The specific primary purpose for which land or a building is used.

PRIVATE WASTEWATER TREATMENT: Individual subsurface sewage disposal systems (i.e., septic tanks), package treatment plants or individual aeration systems employed for the collection and treatment and/or disposal of wastewater, as approved by the Town of Ashland City and the appropriate Health Official.

PROFESSIONAL OFFICE: The office of a physician, dentist, attorney, architect, engineer, planner, accountant, or similar professions.

PUBLIC USES: Public parks, schools, and administrative, cultural, and services buildings, not including public land or buildings devoted solely to storage and maintenance of equipment and materials.

PUBLIC WASTEWATER SYSTEM: A municipal, community, or utility district sewerage treatment and disposal system of a type approved by the Tennessee Department of Environment and Conservation.

PUBLIC WATER: A municipal, community or utility district water treatment and distribution system of a type approved by the Tennessee Department of Environment and Conservation.

REACH: A hydraulic engineering term to describe longitudinal segments of a stream or river. A reach will generally include the segment of the floodplain where flood heights are primarily controlled by man-made or natural floodplain obstructions or restrictions.

REQUIRED YARD: That portion of a zone lot that is required by the specific district regulation to be open from the ground to the sky, and which may contain only explicitly listed obstructions.

RIGHT-OF-WAY: A strip of land occupied or intended to be occupied by a street. The minimum right-of-way of all local streets shall be fifty (50) feet which measures twenty-five (25) feet from the street center line. On each side of all collector streets, the right-of-way shall be thirty (30) feet from the center line. On arterial streets the right-of-way shall be forty (40) feet on each side of the street center line. Major Collector and arterial streets are shown on the official Major Thoroughfare Plan of Ashland City, Tennessee. Minor collector streets shall be deemed to be all streets that serve the function of collecting traffic from local or minor streets, as determined by the planning commission.

ROADWAY: The actual road surface including necessary road shoulders and drainage facilities including ditches, curbs, and gutters, which is used to transport motor vehicles. It is the Town's policy to utilize A.S.H.T.O. standards as minimum design guidelines in the establishment of traffic lane widths throughout the community.

ROOMING UNIT: Living accommodations occupied partly on a monthly or longer basis and partly for a shorter time period, but with more than thirty (30) percent of time living units under the same ownership, control, or management on the same zone lot being occupied on a less than monthly basis.

SANITARY LANDFILL: An area or site utilized by a public or private entity for disposal of solid waste or refuse in a manner which meets the regulations imposed upon the operation and maintenance of sanitary landfill sites by the Tennessee Department of Environment and Conversation.

SEMI-TRANSIENT HABITATION: Living accommodations occupied partly on a monthly or longer basis and partly for a shorter time period, but with more than thirty (30) percent of the living units under the same ownership, control or management on the same zone lot being occupied on more than a by-weekly basis but on less than a monthly basis.

SHELTER, FALL-OUT: A structure or portion of a structure intended to provide protection to human life during periods of danger from nuclear fall-out, air raids, storms, or other emergencies.

SHOPPING CENTER: A group of compatible commercial establishments planned, developed, and managed, as a unit, with an automobile storage area provided on the property; the center must also be related in location, size, and type of shop to its trade area.

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 any representation used as, or which is in the nature of, an announcement, direction or advertisement. The word "sign" includes the word "billboard" and "posterboard" as well as any other type of advertising device, but does not include the flag, pennant, or insignia of any nation, state, city, or other political unit. All signs fall under the definition of a structure as cited in this ordinance. All billboards and posterboards also fall under this definition. (See Ashland City Sign Ordinance for specific requirements).

SINKHOLE: A topographic feature defining a depression in the ground's surface, typically formed by the collapse of underlying strata, which surface water drains into, but drains out of primarily via infiltration. For the purpose of this Ordinance, a sinkhole shall be considered as encompassing the entire area lying within the depression, plus an additional area fifty (50) feet wide around the edge of the depression.

SLIPPAGE SOILS: Delrose Soils (the regulation of slippage soils varies with the slope associated with the soil. Two slope categories are used: slopes of less than ten (10) percent, and slopes of ten (10) percent or more).

SPECIAL EXCEPTION: A use specifically permitted if the owner can demonstrate to the satisfaction of the Board of Zoning Appeals that it will meet certain standards, enumerated safeguards, or qualifying conditions

SPECIFIED ANATOMICAL AREAS: Means less than completely and opaquely covered:

- Human genitals;
- Pubic region;
- Buttocks;
- Female breasts below a point immediately above the top of the areola;
- Human male genitals in a discernible turgid state, even if completely opaquely covered

SPECIFIED SEXUAL ACTIVITIES: Means:

- Human genital in a state of sexual stimulation or arousal;
- Acts of human masturbation, sexual intercourse or sodomy; or
- Fondling or erotic touching of human genitals, pubic region, buttocks or female breasts.

STEEP SLOPES: A contiguous area of one-half (0.5) acre or more in which the ground's elevation changes by a minimum of ten (10) vertical feet and having a change of grade in excess of fifteen (15) percent over the entire area.

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 in which the floor area with eight (8) feet or more head clearance equals fifty (50) percent or more of the 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 (8) feet or more of head clearance equals less than fifty (50) percent of the floor area of the story next below shall be a "half-story". A basement shall be considered as a story if more than half of its height is above the average ground level from which the "height of a building" is measured or if it is used for commercial purposes.

STREET: A public road, highway, or thoroughfare which constitutes, or is designed to constitute, the main access to more than one lot and which has been legally dedicated and accepted for public use by the Town of Ashland City.

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, solar devices, satellite or T.V. dishes, signs, and billboards.

SUBDIVISION: Any subdivision or redivision of a parcel of land as defined under the Tennessee Code Annotated. (Also see Ashland City Subdivision Regulations).

SURETY INSTRUMENT: Includes for the purposes of this ordinance a legal surety instrument designed to assure that all required improvements are properly facilitated. Letters of credit, performance bonds or other standard forms of surety from local institutions located in either Cheatham or Davidson County are acceptable types of surety instruments. A letter of credit is the preferred form of surety.

TEMPORARY SIGN: Temporary signs shall include any sign, banner, pennant, valance, or advertising display constructed of wood, metal, cloth, canvas, light fabric, cardboard, wallboard, or other light material, with or without frames, where either by reason of construction or purpose such sign is intended to be displayed for a short period of time only. (See Sign Ordinance of Ashland City for specific requirements).

TOWN: The Town of Ashland City. Whenever the term city is utilized herein, it also designates the Town of Ashland City.

TOXIC MATERIALS: Materials (gaseous, liquid, solid, or particulate) which are capable of causing injury to living organisms by chemical reaction even when present in relatively small amounts.

TRANSIENT HABITATION: Separate lodging or living accommodations for rent or lease of a commercial nature. Uses such as hotels, motels, tourist homes and courts, as well as commercial camp grounds (sporting and recreational vehicle camps) fall under this classification. Multi-family dwelling complexes of all types in which more than thirty (30) percent of their units are occupied on a biweekly basis or less shall be considered as being transient habitation.

TRAVEL TRAILER (MOTOR HOME): A vehicular, portable structure designed as a temporary dwelling for travel, recreation, and vacation uses.

TRAVEL TRAILER (MOTOR HOME) PARK: A plot of land designed and equipped to accommodate travel trailers or recreational vehicles for short periods of time.

USE: The purpose for which land or a building or other structure is designed, arranged or intended to be used, or for which it is, or may be occupied or maintained.

USE, PRINCIPAL: The specific primary purpose for which land is used.

YARD: An open space on the same lot with a principal building or structure, open, unoccupied, and unobstructed by buildings from the ground to the sky, except as otherwise provided in this ordinance, provided that accessory buildings may be located in a rear yard.

YARD, FRONT: The yard extending across the entire width of the lot between the nearest part of the principal building or structure, including porches, and the front lot line. On corner lots two front yards shall be designated, as required by this ordinance. (See lot illustrations in the Appendix Section of this Ordinance).

YARD, REAR: The yard extending across the entire width of the lot between the nearest part of the principal building or structure, including porches, and the rear lot line. (See lot illustrations in the Appendix Section of this Ordinance).

YARD(S), SIDE: The required space unoccupied measured between the side lot line and the nearest point of the principal building or structure, situated between the front yard and rear yard on both sides of the principal structure.

ZERO LOT LINE DWELLING: (See definition of dwelling types).

ZONE LOT: For purposes of this ordinance, a zone lot is a parcel of contiguous land which is or may be developed or utilized under single ownership as a unit site for a use or group of uses and which is of at least sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, or on a dedicated permanent easement as regulated in Section 4.030, herein. For the purpose of this definition, the ownership of a zone lot shall be deemed to include a lease of not less than fifty (50) years duration. As utilized within this Section of the Ordinance, the meaning of a zone lot is synonymous with the term lot.

ZONING MAP: A map, or series of maps and special overlays (the official copy/copies being maintained at the Ashland City Hall) showing districts and special districts that are established under the provisions of, and are thereby a part of, this Ordinance.

ZONING COMPLIANCE PERMIT: A written permit issued by the Zoning Administrator (the Ashland City Building Inspector), same being required before commencing any construction, reconstruction, alteration of any building or other structure, or before establishing, extending, or changing any activity or use on any zone lot. Building permits and occupancy permits shall be considered as zoning compliance permits.

ARTICLE III USE CLASSIFICATION

SECTION

3.010 General Classification Rules
3.020 Listing of Activity Classifications
3.030 Accessory Uses
3.040 Classification of Combinations of Principal Activities
3.050 Residential Activities: Class and Type
- 3.050.1 Activity Type - Permanent Residential Activities

3.060 Community Facility Activities: Class and Type
- 3.060.1 Activity Type – Government Administrative Services
- 3.060.2 Activity Type – Community Assembly
- 3.060.3 Activity Type – Educational Facilities
- 3.060.4 Activity Type – Cultural and Recreational Services
- 3.060.5 Activity Type – Essential Public Transport, Communication, and Utility Services
- 3.060.6 Activity Type – Extensive Impact Facilities
- 3.060.7 Activity Type – Health Care Facilities
- 3.060.8 Activity Type – Intermediate Impact Facilities
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3.070 Commercial Activities: Class and Type
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- 3.070.4 Activity Type – Building Materials and Farm Equipment Sales
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- 3.070.6 Activity Type – Construction Sales and Services
- 3.070.7 Activity Type – Convenience Commercial
- 3.070.8 Activity Type – Entertainment and Amusement Services
- 3.070.9 Activity Type – Financial, Insurance, Real Estate and Consultive Services
- 3.070.10 Activity Type – Food and Beverage Service
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- 3.070.12 Activity Type – General Business Services
- 3.070.13 Activity Type – General Personal Services
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- 3.070.15 Activity Type – Group Assembly
- 3.070.16 Activity Type – Professional Services - Medical
- 3.070.17 Activity Type – Professional Services – Non-Medical
- 3.070.18 Activity Type – Transient Habitation
- 3.070.19 Activity Type – Vehicular, Marine Craft, Aircraft and Related Equipment Sales, Rental, and Delivery
- 3.070.20 Activity Type – Warehousing, Goods Transport, and Storage
- 3.070.21 Activity Type – Wholesale Sales

3.080 Industrial Activities: Class and Type
3.080.1 Activity Type – Manufacturing - Limited
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3.090 Agricultural and Extractive Activities: Class and Type
3.090.1 Activity Type – Agricultural Activities
3.090.2 Activity Type – Crop and Animal Raising
3.090.3 Activity Type – Feed Lots and Stockyards
3.090.4 Activity Type – Mining and Quarrying
3.090.5 Activity Type – Plant and Forest Nurseries

3.010 General Classification Rules

The purpose of these provisions is to classify uses into a number of specific categories based on their common functional characteristics and compatibility. This provides a basis for regulation of uses according to criteria which are relevant to the public interest in differentiating between zoning districts. A general statement appears with each broad use classification, which is intended to provide guidance as to what their common characteristics are. It is not intended that every use within a grouping should necessarily be permitted within a given zone district. Where specific uses within a particular use grouping are individually listed, only those particular uses are permitted. Where a use grouping is listed without further specification or limitation, any and all uses within that grouping may be permitted.

3.020 Listing of Activity Classifications

All activities are hereby classified into the following activity types:

1. Residential Activities:
   A. Permanent
   B. Semi-Transient

2 Community Facilities Activities:
   A. Administrative
   B. Community Assembly
   C. Community Education
   D. Cultural and Recreation Services
   E. Essential Service
   F. Extensive Impact
   G. Health Care
   H. Intermediate Impact
   I. Personal and Group Care Facilities
   J. Religious Facilities
   K. Special Institutional Facilities

3. Commercial Activities:

A. Animal Care and Veterinarian Services
B. Automotive Parking
C. Automotive Service and Repair
D. Building Materials and Farm Equipment
E. Consumer Repair Services
F. Construction Sales and Service
G. Convenience Commercial
H. Entertainment and Amusement Services
I. Financial, Consulting, and Administrative
J. Food and Beverage Service
K. Food Service – Drive-in
L. General Business and Communication Services
M. General Personal Service
N. General Retail Trade
O. Group Assembly
P. Professional Services – Medical
Q. Professional Services – Non-Medical
R. Transient Habitation
S. Vehicular, Marine Craft, Aircraft, and Related Equipment – Sales, Retail, Delivery
T. Warehousing, Goods, Transport, and Storage
U. Wholesale Sales

4. Manufacturing Activities:
   A. Limited
   B. Intermediate
   C. Extensive

5. Agricultural, Resource Production, and Extractive Activities:
   A. Agricultural Services
   B. Crop and Animal Raising
   C. Commercial Feed Lots and Stockyards
   D. Mining and Quarrying
   E. Plant and Forest Nurseries

3.030 Accessory Uses

In addition to the principal activities above, each activity type shall be deemed to include activities customarily associated with, and appropriate, incidental, and subordinate to the principal activity. The accessory uses permitted are presented with the use regulation section of each district.

3.040 Classification of Combinations of Principal Activities

The following rules shall apply where a single zone lot contains activities which resemble two or more different activity types, and which are not classified as accessory activities.

1. Separate Classification of Each Establishment
The principal activities conducted on a single zone lot by each individual establishment, management, or institution shall be classified separately.

2. Separate Classification of Different Major Classes of Activities Conducted by a Single Establishment
If the principal activities conducted by a single establishment, management, or institution resemble two or more different major classes of activities, to wit, Residential, Community Facilities, Trade, Services, Manufacturing, or Agricultural and Extractive Activities--the principal activities of each major class shall be classified separately.

3. Classification of Different Activities Within the Same Major Class, Conducted by a Single Establishment

If principal activities conducted on a single zone lot by a single establishment, management, or institution resemble two or more activity types within the same major class of activities, all such principal activities shall be classified in the various, specified activity types within said class the description of which type most closely portrays the overall nature of such activities.

3.050 Residential Activities: Class and Type

3.050.1 Activity Type - Permanent Residential Activities

1. Intent and Limitations
This grouping is intended to include permanent residential activities which involve the occupancy of a dwelling unit as defined by the Ordinance. This form of occupancy shall not be construed to include:
   - ♦ Institutional living arrangements involving provisions of special care or forced residence, such as nursing homes, assisted living quarters, convalescent homes, rest homes, orphanages, asylums, and prisons; or
   - ♦ Semi-transient accommodations such as rooming houses and boarding houses, as well as multi-family dwelling complexes having more than thirty (30) percent of their living units occupied on less than a monthly basis; or
   - ♦ Transient accommodations such as transient hotels, motels, tourist homes, or similar establishments; or
   - ♦ Dormitories, nurses' residences, fraternity or sorority houses, monasteries, or convents, or similar establishments containing group living or sleeping accommodations; or
   - ♦ In a building with mixed use occupancy, that part of the buildings used for any nonresidential uses, excepting accessory to residential use.

2. Use Listing

The following dwelling unit types, as defined by this Ordinance, are considered as permanent residential activities when located within any district. However, only those dwelling unit types as indicated by individual district regulations may be permitted therein.

Dwelling - Single Detached
Dwelling - Duplex
Dwelling - Zero-Lot Line
Dwelling - Multi-Family
Dwelling - Mobile Home
Dwelling - Assisted Living
Mobile Home Park
Bed and Breakfast Home Residence

3.060 Community Facility Activities: Class and Type

3.060.1 Activity Type – Government Administrative Services

1. Intent and Limitations
   This grouping is intended to include the activities typically performed by public, utility and private nonprofit administrative offices.

2. Use Listing
   City, County, State, and Federal Offices
   Civil Defense Facilities
   Court Buildings
   Fire Department Facilities
   Police Department Facilities
   Post Offices

3.060.2 Activity Type – Community Assembly

1. Intent and Limitations
   This grouping includes a broad range of facilities utilized as public gathering places in conjunction with various social and recreational events. This grouping is not intended to include facilities primarily utilized for profit, nor is it to include any facility which has the characteristics associated with extensive impact community facilities.

2. Use Listing
   Civic, Social, Fraternal, and Philanthropic Associations
   Private (nonprofit) Clubs
   Lodges
   Meeting Halls (other than Labor Union Halls)
   Recreation Centers
   Temporary Nonprofit Festivals

3.060.3 Activity Type – Educational Facilities

1. Intent and Limitations
   This grouping is intended to include services and facilities typically performed by public, parochial, and primary and secondary schools. The grouping is not intended to include special training and schooling services offered by private individuals for profit or technical schools, colleges, and universities.

2. Use Listing
   Primary and secondary schools

3.060.4 Activity Type – Cultural and Recreational Services

1. Intent and Limitations
   This grouping is intended to include services and facilities of a cultural or recreational nature which are either owned by, or operated for the use and enjoyment of, the general public. The grouping is not intended to include entertainment and amusement facilities which are operated by private persons as profit making ventures.

2. Use Listing
   Art Galleries (Non-Commercial)
   Libraries
   Museums
   Parks, Playgrounds, and Athletic Fields
   Recreational Centers and Gymnasiums (Public Non-Profit)
   Swimming Pools and Beaches
   Zoological and Botanical Gardens (Non-Commercial)

3.060.5 Activity Type – Essential Public Transport, Communication, and Utility Services

1. Intent and Limitations
   This grouping is intended to include facilities necessary and incidental to the operation of transport, communication, and utility services. The grouping is not intended to include major transport terminals or utility production and processing facilities.

2. Use Listing
   Electrical and Gas Substations
   Gas, Electric, and Water Distribution Lines
   Pumping Facilities for Water and Sewer Systems
   Rights-of-Way for all Modes of Transportation
   Sewage Collection Lines
   Telephone Switching Facilities

3.060.6 Activity Type – Extensive Impact Facilities

1. Intent and Limitations
   This grouping includes public activities and facilities which have a high degree of impact upon surrounding land uses due to their hazards or nuisance characteristics, traffic generation, and parking requirements.

2. Use Listing
   Airports, Air Cargo Terminals, Heliports, Helistops, or any other Aeronautical Devices
   Data Center*
   Electricity Generating Facilities
   Garbage Dumps
   Sanitary Landfills
   Indoor Firearms Training Facilities
   Major Mail Processing Centers
   Major Petroleum and Natural Gas Transmissions Lines and Facilities
   Marine Terminals
   Mobile Home, Manufactured Home and Modular Home Sales Lots and Facilities
   Motion Picture and Television Production Lots
   Outdoor Firearms Training Facilities
   Railroad Terminals, Yards and Transportation Equipment Marshalling and Storage Yards

   *A Data Center is first approved by the Board of Zoning Appeals as a Special Exception, and the resulting site plan is then separately reviewed and approved by the Planning Commission under Article V, Section 5.290. A Data Center is permitted only in the I-3, Heavy Industrial District, as set out in Section 6.053.3, and is subject to the development standards in Article V, Section 5.290.

3.060.7 Activity Type – Health Care Facilities

1. Intent and Limitations
   This grouping includes medical and other health care facilities which are required for promotion and protection of public health and safety. This grouping is not intended to include the offices, clinics, laboratories, etc., of private physicians or other health care professionals.

2. Use Listing
   Centers for Observation or Rehabilitation
   Convalescent Homes
   Hospitals
   Medical Clinics

3.060.8 Activity Type – Intermediate Impact Facilities

1. Intent and Limitations
   This grouping is intended to include activities that have a significant effect upon surrounding land uses due to their traffic generation characteristics, parking requirements, land requirements, or potential nuisances and typically performed by, or the maintenance and operation of, the following institutions or installations.

2. Use Listing
   Boat Docks, Marinas, and Yacht Clubs
   Cemeteries, Columbariums, and Mausoleums
   Golf Courses
   Radio and Television Towers and Transmission Facilities
   Water Storage Facilities
   Water and Sewerage Treatment Plants

3.060.9 Activity Type – Special Personal and Group Care Facilities

1. Intent and Limitations
   This grouping is intended to include facilities for the care of very young and/or disabled persons who have need of special care and supervision. The grouping is not intended to include facilities primarily oriented to the provision of medical care or to long-term care of rehabilitation and medical patients nor is it to include facilities for delinquent minors, the criminally dangerous, or psychotic.

2. Use Listing
   Associations for Physically or Mentally Handicapped Persons
   Family Day Care Homes (Limited Child Care)
   Nursing Homes
   Orphanages
   Rest Homes

3.060.10 Activity Type – Religious Facilities

1. Intent and Limitations
   This grouping is intended to include facilities utilized by various religious organizations for worship or community services functions. The grouping is not intended to include facilities which primarily function to produce products, including printed matter, for sale or general distribution to groups other than the immediate membership of the organization.

2. Use Listing
   Chapels
   Churches
   Convents or Monasteries
   Sanctuaries

Synagogues
Temples

3.060.11 Activity Type – Special Institutional Care Facilities

1. Intent and Limitations
   This grouping is intended to include facilities that involve forced residency, full time supervision and/or walk-in care for: (1) individuals legally confined due to violations of law; (2) individuals who are addicted to drugs and/or alcohol; and (3) individuals who are mentally ill, including criminally dangerous.

2. Use Listing
   Detention and/or Correctional Institutions
   Drug and Alcohol Rehabilitation Facilities
   Half-way Houses (serving convicted felons or recovering substance abusers)
   Institutional Care Facilities:(Including all types of asylums for the psychotic or insane)
   Substance Control Centers (Serving recovering substance abusers)

3.070 Commercial Activities: Class and Type

3.070.1 Activity Type – Animal Care and Veterinarian Services

1. Intent and Limitations
   This grouping is intended to include the activities or facilities utilized by veterinarians in the care of small domestic pets. The grouping is not intended to include facilities or services for treatment of large farm animals.

2. Use Listing
   Kennels
   Veterinarian Clinics

3.070.2 Activity Type – Automobile Parking

1. Intent and Limitations
   This grouping is intended to include facilities for parking and/or storage of operative automotive vehicles. The grouping is not intended to include the storage of junk or scrap vehicles.

2. Use Listing
   Auto Parking Lots
   Parking Garages

3.070.3 Activity Type – Automotive Service and Repair

1. Intent and Limitations
   This grouping is intended to include establishments primarily engaged in furnishing auto repair services to the general public.

2. Use Listing
   Automobile Cleaning and Repair Services
   Auto Glass Repair and Replacement Shops
   Auto Inspection and Diagnostic Services
   Auto Paint Shops
   Auto Towing Services
   Bus Maintenance and Repair Shops
   Car Washes
   Gasoline Service Stations
   Radiator and Muffler Shops
   Tire Retreading and Repair Shops
   Transmission Repair Shops
   Wheel Alignment Shops

3.070.4 Activity Type – Building Materials and Farm Equipment Sales

1. Intent and Limitations
   This grouping includes firms engaged in the retail and wholesale sales and storage of materials used in the construction of buildings and other structures as well as the retail and wholesale sale and storage of implements, equipment, as well as feed and seed used in agricultural pursuits.

2. Use Listing
   Electrical Supplies
   Farm Equipment and Supplies
   Feed Milling and Sales
   Heating Supplies
   Lawn and Garden Supply Stores
   Lumber and Other Building Material Dealers
   Plumbing Supplies
   Retail Nurseries
   Seed Storage and Sales

3.070.5 Activity Type – Consumer Repair Services

1. Intent and Limitations
   This grouping is intended to include establishments primarily engaged in the repair of miscellaneous objects. The grouping does not include automobile repair of any type.

2. Use Listing

Blacksmith Shops
Electrical Repair Shops
Gunsmith Shops
Instrument Repair Shops
Lawn Mower Repair Shops
Locksmith Shops
Office Equipment Cleaning and Repair
Refrigeration and Air Conditioning Repair
Reupholstery and Furniture Repair
Saddlery Repair Shops
Watch, Clock, and Jewelry Repair
Welding Shops

3.070.6 Activity Type – Construction Sales and Services

1. Intent and Limitations
   This grouping includes the offices, buildings, and shops of various types of contractors as well as incidental on-site construction and storage.

2. Use Listing
   Builder's Hardware
   Carpentering Contractors
   Concrete Contractors
   Excavation Contractors
   General Building Contractors
   Glazing Building Contractors
   Highway and Street Construction Contractors
   Masonry, Stonework, Tile Setting, and Plastering Contractors
   Painting, Paper Hanging, and Decorating Services
   Plumbing, Heating, and Electrical Contractors
   Roofing and Sheet Metal Contractors

3.070.7 Activity Type – Convenience Commercial

1. Intent and Limitations
   This grouping is intended to include firms engaged in the retail sale, from the premises, of goods and services which are needed immediately and often, and which are purchased where it is most convenient for the shopper; as well as the provision of personal convenience services which are typically needed frequently or recurrently.

2. Use Listing
   Bakeries
   Barber Shops
   Candy, Nut and Confectionery Stores

Convenience Markets where gasoline may be sold
Dairy Products
Day Care Centers
Drug Stores
Fruit Stores
Hardware Stores
Health Spas
Laundry, Cleaning and Garment Services
Meat and Fish Markets
News Stands
Shoe Repair Shops
Vegetable Markets

3.070.8 Activity Type – Entertainment and Amusement Services

1. Intent and Limitations
   This grouping is intended to include establishments engaged in providing amusement or entertainment on payment of a fee for admission charge.

2. Use Listing
   Art Galleries
   Billiard Parlors
   Coin Operated Amusement Arcades
   Commercial Bowling Alleys
   Commercial Recreation
   Dance Halls
   Exhibition Halls and Commercial Auditoriums
   Gardens (Botanical and Zoological)
   Golf Courses and Driving Ranges
   Marinas, Boat Docks, and Boat Rental
   Motion Picture Theaters
   Motion Picture Theaters-Drive-In
   Recording and Television Production Studios
   Riding Stables
   Skating Facilities
   Swimming Pools and Beaches
   Tennis Courts
   Theaters - Legitimate
   Theatrical Producers, Bands, Orchestras, and Entertainers

3.070.9 Activity Type – Financial, Insurance, Real Estate and Consultive Services

1. Intent and Limitations

This grouping includes firms engaged in the provision of financial, insurance, and real estate brokerage services as well as advice, designs, information, or consultations of a professional nature (other than those classified as Community Facility Activities, Medical and Professional Service, or Business and Communication Services). These include the executive management or administrative activities of private, profit oriented firms but exclude the sale and/or storage of goods or chattel unless otherwise permitted by this ordinance.

2. Use Listing
   Agricultural Credit Institutions
   Alternative Financial Services (Cash Advance, Check Cashing, Payday Loan, Pawnshop, and Title Loan Establishments). See Section 5.300 for supplemental standards
   Banking and Bank-Related Functions
   Credit Unions
   Finance Companies
   Holding and Investment Organizations
   Installment Sales
   Insurance Sales and Services
   Money Management and Investment Offices
   Real Estate Brokers, Managers, and Appraisers
   Rediscount and Financing Institutions for Credit Agencies other than Banks and Savings and Loan Associations
   Securities, Commodities, Brokers, Dealers and Exchanges
   Title Offices

3.070.10 Activity Type – Food and Beverage Service

1. Intent and Limitations
   This grouping is intended to include retail establishments selling prepared food and drinks to the general public primarily for consumption on the premises. The grouping is not intended to include food preparation facilities which are not open to the general public and are operated as a subordinate service for benefit of employees engaged in other activities.

2. Use Listing
   Cafes
   Cafeterias
   Restaurants
   Taverns

3.070.11 Activity Type – Food Service Take-Out

1. Intent and Limitations

This grouping is intended to include establishments engaged in the retail sale of prepared food or beverages for either take out or on premises consumption either within the principal structure or within a vehicle parked on the same lot.

2. Use Listing
   Drive-In Restaurants
   Fast Food Restaurants

3.070.12 Activity Type – General Business Services

1. Intent and Limitations
   This grouping includes firms engaged in the provision of clerical, goods brokerage, communications, copying and blueprint services, custom printing (except books) but excludes the sale and/or storage of goods and chattel unless otherwise permitted by this ordinance.

2. Use Listing
   Advertising Agencies and Services
   Bus and Transit Terminals for Passengers
   Commercial Cleaning Services
   Commercial Testing Laboratories
   Communication Services:
      Radio and Television Broadcasting Studios
      Telegraph Offices and Message Centers
      Telephone Exchanges and Relay Towers
      Television and Recording Production Studios
   Computer and Data Processing Services
   Credit Reporting, Adjustment, and Collection Agencies
   Detective Agencies and Protective Services
   Drafting Services
   Employment, Personnel, and Temporary Help Services
   Exterminating Services
   Interior Decorator and Consulting Services
   Mailing, Reproduction, and Commercial Art Services
   Management, Consulting, and Public Relations Services
   Membership Organizations:
      Automobile Clubs
      Better Business Bureaus
      Chambers of Commerce
      Labor Unions
      Political Organizations
      Professional Associations
   News Syndicates

Photofinishing Services
Research and Development Laboratories
Trading Stamp Services
Travel Agencies
Vehicular and Equipment Rental and Leasing Services

3.070.13 Activity Type – General Personal Services

1. Intent and Limitations
   This grouping includes firms engaged in the retail sales or rental from the premises, primarily for personal or household use, of goods and/or services but excluding goods and services listed in the other classifications herein.

2. Use Listing
   Catering Services
   Clothing Repair and Rental
   Funeral, Undertaking and Crematory Services
   Hat Cleaning Shops
   Photographic Studios
   Special Training and Schooling Services:
      Art and Music Schools
      Athletic Clubs
      Barber and Beauty Schools
      Dancing Schools
      Driving Schools

3.070.14 Activity Type – General Retail Trade

1. Intent and Limitations
   This grouping includes the retail sales or rental from the premises, primarily for personal or household use, of goods and/or services; but excluding goods and services listed under other activity types.

2. Use Listing
   Antique and Second-Hand Merchandise Stores
   Automotive Parts (No Exterior Storage)
   Book and Stationery Stores
   Camera Stores
   Children's and Infant's Stores
   Department Stores
   Drapery, Curtain, and Upholstery Stores
   Family Clothing Stores
   Floor Covering Stores

Florists
Furniture Stores
Furriers and Fur Shops
Gift Shops
Grocery Stores
Hardware Stores
Hobby, Toy, and Game Stores
Household Appliance Stores
Jewelry Stores
Luggage Shops
Men's and Boy's Clothing and Furnishing Stores
Miscellaneous Apparel and Accessory Stores:
- Bathing Suit Stores
- Custom Tailors
- Shirt Shops
- Sports Apparel Stores
- Uniform Stores

Miscellaneous General Merchandise Stores:
- Direct Selling Organizations
- Mail Order Houses

Miscellaneous Home Furnishings Stores:
- Bedding and Linen Stores
- Cookware Stores
- Cutlery Stores
- Glassware and China Shops
- Lamp and Shade Shops
- Paint and Wallpaper Stores

Music Stores
News Stands
Proprietary Stores
Radio and Television Stores
Sewing and Piece Goods Stores
Shoe Stores
Sporting Goods Stores
Tobacco Shops
Variety Stores
Women's Accessory and Specialty Stores
Women's Ready-to-Wear Stores

3.070.15 Activity Type – Group Assembly

1. Intent and Limitations
   This grouping includes the provisions of cultural, entertainment, educational, and athletic services, other than those classified as Community Facilities, to large groups of assembled

spectators and/or participants or that have a substantial potential impact upon adjoining property.

2. Use Listing
   Amusement Parks and Fairgrounds
   Colleges and Universities
   Commercial Camp Grounds
   Commercial Resorts
   Commercial Sports Arenas and Playing Fields
   Drag Strips
   Exhibit Show Buildings and Facilities
   Race Tracks (Auto, Motorcycle, Dog, and Horse)
   Schools for Profit
   Technical and Trade Schools

3.070.16 Activity Type – Professional Services - Medical

1. Intent and Limitations
   This grouping is intended to include establishments primarily engaged in providing medical, dental, and other health services to individuals. The grouping does not include services provided at general care facilities located within Community Facilities Health Care.

2. Use Listing
   Chiropractor Offices
   Dentists Offices and Laboratories
   Medical Facilities
   Medical Laboratories
   Optometrists
   Psychologists and Psychotherapists
   Physicians' Offices and Clinics (Out Patient Services)

3.070.17 Activity Type – Professional Services – Non-Medical

1. Intent and Limitations
   This grouping is intended to include a broad listing of generally recognized professions, other than medicine, which are compatible with one another and tend to exert similar impacts upon their surroundings.

2. Use Listing
   Accounting, Auditing, and Bookkeeping Services
   Artist Studios
   Attorneys and Law Offices
   Consulting Scientists
   Educational and Scientific Research Services

Engineering and Architectural Services
Songwriters and Music Arrangers
Urban Planning Services
Writers and Lecturers

3.070.18 Activity Type – Transient Habitation

1. Intent and Limitations
   This grouping is intended to include commercial and institutional establishments engaged in furnishing lodging, or lodging and meals on a fee basis.

2. Use Listing
   Hotels
   Motels
   Sporting and Recreational Vehicle Camps (Commercial Camp Grounds)
   Tourist Homes or Courts

3.070.19 Activity Type – Vehicular, Marine Craft, Aircraft and Related Equipment Sales, Rental, and Delivery

1. Intent and Limitations
   This grouping is intended to include the retail dealers selling new or used automobiles, boats, aircraft, recreational vehicles, utility trailers and motorcycles. The grouping is not intended to include automotive distributors, the greater part of whose sales are to dealers or to institutional or industrial uses.

2. Use Listing
   Aircraft Dealers
   Automobile Dealers
   Boat Dealers
   Mobile Home, Manufactured Home and Modular Home Dealers
   Motor Vehicle Dealers (New and Used)
   Motorcycle Dealers
   Recreational and Utility Trailer Dealers

3.070.20 Activity Type – Warehousing, Goods Transport, and Storage

1. Intent and Limitations
   This grouping is intended to include establishments and facilities associated with the warehousing, storage, and transport of goods. Due to the very close relationship between these uses and manufacturing activity and to the extensive impact of the truck traffic, etc., associated with these uses, they are included within this grouping even though certain aspects of these uses are closely aligned with wholesale trade activity.

2. Use Listing
   Freight Forwarders
   General Warehousing
   Household Goods Storage
   Local and Long-Distance Trucking Terminals
   Packing and Crating Services
   Refrigerated Warehousing
   Truck Terminals and Freight Handling
   Wholesale Distribution Centers

3.070.21 Activity Type – Wholesale Sales

1. Intent and Limitations
   This grouping includes storage uses only when goods are sold from the premises to other firms for resale; but excludes sale or storage of motor vehicles, except for parts and accessories.

2. Use Listing
   Apparel, Piece Goods, and Notions
   Beer, Wine and Distilled Alcoholic Beverages
   Chemicals and Allied Products
   Drugs, Drug Proprietaries, and Sundries
   Electrical Goods and Appliances
   Farm Products, Raw Materials
   Farm Supplies
   Furniture and Home Furnishings
   Groceries and Related Products
   Hardware, Plumbing, and Heating Equipment and Supplies
   Lumber and Other Construction Materials
   Machinery, Equipment, and Supplies
   Metals and Minerals
   Motor Vehicle, Automotive Parts and Supplies
   Paints, Varnishes, and Supplies
   Paper and Paper Products
   Petroleum and Petroleum Products
   Sporting, Recreational, Photographic, and Hobby Goods
   Tobacco and Tobacco Products
   Toys and Supplies

3.080 Industrial Activities: Class and Type

3.080.1 Activity Type – Manufacturing - Limited

1. Intent and Limitations

This grouping is intended to include manufacturing operations which involve the compounding, processing, assembling, packaging, treatment or fabrication of materials necessary to create the following products:

Apparel accessories, such as hats, jewelry, and umbrellas
Art Objects
Bakery Goods
Beverages (nonalcoholic)
Dairy Products
Instruments for Scientific, Medical, Dental, Engineering, and Other Professional Purposes
Optical Instruments and Lens
Printed Matter
Signs

All activities and operations within this grouping shall in all respects comply on a continuous basis with the performance standards applicable within the I-1 and I-2 Industrial Districts.

2. Use Listing
   In addition to the manufacturing of the above products, the following activities and operations are held to be limited manufacturing activity:

   Book Binding
   Data Processing Service
   Photocopying
   Photoengraving
   Precision Machining of Dies, Jigs, and Fixtures
   Printing
   Publishing
   Record Pressing
   Upholstering

3.080.2 Activity Type – Manufacturing - Intermediate

1. Intent and Limitations
   This grouping is intended to include a broad range of manufacturing operations. All activities and operations within this grouping shall in all respects comply on a continuous basis with the performance standards applicable within any Industrial District. The grouping does not include the manufacture, compounding, assembling, packaging, treatment or fabrication of the following:

   Cotton Seed Oil
   Explosives
   Fireworks

Organic Fertilizers

2. Use Listing
   Subject to the general intent and limitations set out above for this type of manufacturing use grouping all types of variations of manufacturing activities and operations excepting the following shall be considered intermediate manufacturing.

   Abrasive, Asbestos, and Non-metallic Mineral Processing
   Asphaltic Cement Plants
   Atomic Reactors
   Automobile Wrecking Yards
   Automotive, Truck, and Vehicle Assembly Manufacturing
   Cement and/or Concrete Plants
   Chemical Manufacturing in excess of 1 ton per day
   Cotton Ginning
   Fat Rendering
   Foundries
   Grain Milling
   Junk Yards
   Lumber and Wood Products Manufacturing
   Meat Products Manufacturing
   Dyeing and Finishing of Textiles
   Offal Processing
   Ordnance and Accessories Manufacturing
   Primary Metal Industries

3.080.3 Activity Type – Manufacturing - Extensive

1. Intent and Limitations
   This grouping is intended to include all intermediate manufacturing activities (Described in A and B) and the exceptions made for that grouping, excepting the use listed below in B.

2. Use Listing
   The following activities are held not to fall within the general definition of extensive manufacturing activities.*

   Arsenals
   Atomic Reactors
   Explosives Manufacturing and Storage
   Fireworks Manufacturing
   Radioactive Waste Handling
   Solid Waste Disposal (Landfill)

*The definition of Extensive Manufacturing Activities may be expanded to include the preceding exceptions upon the consideration of a specific proposed use by the Board of Zoning Appeals.

3.090 Agricultural and Extractive Activities: Class and Type

3.090.1 Activity Type – Agricultural Activities

1. Intent and Limitations
   This grouping is intended to include a variety of service functions which are directly linked to the agricultural activities which these functions support.

2. Use Listing
   Crop Drying, Storage, and Processing
   Crop Planting, Cultivating, and Protection
   Horticultural Services
   Soil Preparation Services
   Veterinary Services for Large Animals

3.090.2 Activity Type – Crop and Animal Raising

1. Intent and Limitations
   This grouping is intended to include the raising of tree, vine, field, forage, and other plant crops intended to provide food or fiber, as well as keeping, grazing, or feeding animals for animal products, animal increase, or value increase, but specifically excluding commercial feed lots and facilities for the processing, packaging, or treatment of agricultural products.

2. Use Listing
   Dairies
   Farms
   Raising of Plants, Animals, and Fish
   Truck Gardens

3.090.3 Activity Type – Feed Lots and Stockyards

1. Intent and Limitations
   This grouping is intended to include facilities and operations involved in the storage and feeding (other than pasture grazing) of animals for resale or slaughter.

2. Use Listing
   Feed Lots
   Stockyards

3.090.4 Activity Type – Mining and Quarrying

1. Intent and Limitations
   This grouping is intended to include operations of minerals, ores, petroleum, and natural gas or in the quarrying and collection of stone, gravel, sand, clay, and other non-metallic minerals (such as phosphate rock).

2. Use Listing
   Chemical Fertilizer and Non-metallic Mineral Mining
   Clay, Ceramic, and Refractory Minerals
   Coal Mining
   Crude Petroleum and Natural Gas Production
   Field Metal Ore and Mineral Mining
   Sand and Gravel Quarrying
   Stone Quarrying

3.090.5 Activity Type – Plant and Forest Nurseries

1. Intent and Limitations
   This grouping is intended to include the cultivation for sale of horticultural specialties such as flowers, shrubs, and trees intended for ornamental, landscaping, or tree planting purposes.

2. Use Listing
   Forest Nursery
   Plant Nursery

ARTICLE IV GENERAL PROVISIONS

SECTION

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4.010 Scope

For the purpose of the zoning ordinance, there shall be certain general provisions which shall apply, except as specifically noted, to the city as a whole.

4.020 Only One (1) Principal Structure On Any Residential Lot

Only one (1) principal structure and its customary accessory building or structure may hereafter be erected on any residential lot. This provision does not prohibit planned development complexes as permitted under ARTICLE VI, Section 6.060, of this ordinance, multi-family dwellings, or mobile home parks.

4.030 Lot Must Abut A Public Street

No building shall be erected on a lot which does not abut at least one (1) publicly approved and accepted street for a distance of at least thirty (30) feet, unless it abuts for at least thirty (30) feet on a street that has been shown on a final subdivision plat as approved by the Ashland City Municipal Planning Commission, or unless said lots abuts for at least fifty (50) feet on a permanently dedicated easement according to the following standards:

1. Such easement shall be at least fifty (50) in width throughout its entire length, and shall not be used to provide access to more than one (1) lot or tract of land.

2. No access to any lot fronting a public street shall be utilized as access to any other lot not having public street frontage by way of a publicly dedicated easement.

3. No easement shall exceed seven hundred (700) feet in length.

4. Driveway on easement shall be constructed to minimize erosion or rapid deterioration.

5. The topography of the easement shall be kept to a minimum and must be able to provide true access to the property.

6. Maintenance of the easement shall be the responsibility of the property owner(s).

7. All required utility easements shall be located outside the fifty (50) foot roadway easement.

8. Any further subdividing on the easement shall require the development or building of a public road and meet all road standards and other requirements as stated in the Subdivision Regulations of Ashland City, Tennessee.

9. Shared access easements. **(See Appendix B, for Figures 1 & 2)**

In the subdivision of property, the planning commission may require the formal establishment of private driveway easements or may impose other conditions that require multiple lots or parcels to have shared vehicle access locations such as through the use of private rear access roads or private frontage roads where, in accordance with commonly accepted and applied traffic engineering principles, such is necessary to provide for the safe and efficient flow of traffic upon such streets.

Such shared access easements should not be held to the restrictions of (1), (2), (3), or (8) as stated above.

Public road construction may be substituted for private shared access easements.

Where shared access easements are required, the approved subdivision plat shall state that the transfer of lots shall be subject to the provision of such easements which shall provide for a guaranteed unrestricted right of access to all other owners providing such easements. Said plat shall further state that all owners of lots subject to shared access easements shall be required to execute an agreement specifying responsibility for construction and perpetual maintenance of such easements in accordance with the approved access plan. Said agreement shall specify that the parties thereto shall hold the Town of Ashland City harmless from any and all liabilities resulting from unsafe conditions on the shared access easement. Copies of such agreements from the current owners of all lots through which shared access easements are to run shall be filed with the Town Manager or designee. Construction on the shared access easement shall not be commenced until all such agreements are thus filed. Copies of all subsequent amendments to such agreements shall also be filed with the Town Manager or designee.

A minimum of a ten (10) foot landscaping strip shall be required between the easement and the roadway. This shall be improved according to the Ashland City landscaping regulations.

All shared access easements shall be constructed with appropriate road base and surfaced with asphalt or concrete and capable of withholding the traffic load as deemed acceptable by the planning commission.

In the event the owners fail to maintain any shared access easement in a safe and stable driving condition, the Town Manager or designee, after appropriate notice, may remedy the condition and bill the owners for all reasonable costs. Should the owners fail to pay the Town the amount of such charge within thirty (30) days from receipt of a certified invoice, the amount of said invoice shall be certified to the Town Attorney who shall process a lien on the properties upon which the expenditure was made.

The above standards shall not be construed to prohibit the development of buildings on lots or tracts with permanent access provided by private ways when such development is in the form of condominium ownership of such private improvements which have been approved by the planning commission and will be in private ownership and control in perpetuity.

4.040 Rear Yard Abutting A Public Street

When the rear yard of a lot abuts a public street, all structures built in the rear yard shall observe the same setback from the street right-of-way line, center line of the street, or property line, as required for adjacent properties which front on that street. In addition, any structure located within twenty-five (25) feet of that setback line shall be no closer to any side property line than the distance required for side yards on adjoining properties fronting on that street.

4.050 Corner Lots

The side yard streetside setback requirements for corner lots shall be the same as the front setback requirements for the next adjacent lot fronting on the street that the side yard of the corner lot faces.

4.060 Future Street Lines

For the purpose of providing adequate space for the future widening of streets, required setbacks, or front yards shall be determined by the rights-of-way as shown in the most current official Ashland City, Tennessee Major Thoroughfare Plan Map.

4.070 Reduction In Lot Area Prohibited

No lot, even though it may consist of one or more adjacent lots of record, shall be reduced in area so that yards, lot area per family, lot width, building area, or other requirements of the zoning ordinance are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose. Whenever there are several coterminous substandard lots in the same ownership, such lots shall be required to be combined in order to meet the minimum lot and area requirements of the applicable zoning district.

4.080 Obstruction To Vision At Street Intersections And Railroad Intersections Prohibited

On a corner lot in any district except the Central Business District, within the area formed by the center lines of the intersecting or intercepting streets and/or railroads 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 the height of three and one-half (3 1/2) feet and a height of ten (10) feet above the average grade of each street and/or railroad at the center line thereof. The requirements of this section shall not be construed to prohibit any necessary retaining wall.

4.090 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 thirty (30) feet in width for all residential, retail and commercial services land uses. All points of access shall be so constructed as to provide for proper drainage of property and public streets. A minimum of a eighteen (18) inch culvert shall be provided in the ditch line. For industrial land uses a point of access for vehicles onto a street shall not exceed forty-five (45) feet in width.

2. There shall be no more than two (2) points of access to any one public street for each four hundred (400) feet of lot frontage, or fraction thereof, provided, however, that lots less than one hundred (100) feet in width shall have no more than one point of access to any one public street.

3. No point of access shall be allowed within twenty-five (25) feet of the right-of-way line of any public intersection. On collectors or arterials this minimum shall be forty-five (45) feet.

4. No curbs on city streets or rights-of-way shall be cut or altered without written approval of the Ashland City Street Superintendent, and if a state highway, a permit must also be obtained from the Tennessee Department of Transportation.

5. Where two driveways are provided for one lot frontage, the clear distance between the driveways shall not be less than thirty (30) feet.

6. Cases requiring variances relative to the above provisions due to topographic limitations 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 onto a public street.

4.100 Accessory Use Regulations

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

1. Be customarily incidental to the principal use established on the same zone 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 of such principal use.

5. Not exceed forty (40) percent of the total square footage of the principal structure on any residential lot, not to exceed six hundred (600) square feet in size, and shall be located in the rear yard in relation to the principal structure on any zone lot.

6. Be located at least five (5) feet from any officially designated public utility and/or drainage easement, and if there is no designated easement, no less than five (5) feet from the property line.

4.110 Buffer Strips

Where a use is established in areas zoned nonresidential which abuts at any point upon property zoned residential, the developer of said use shall provide a buffer strip, as defined herein at the point of abutment. Moreover, there shall (also) be installed at least a five (5) foot tall galvanized metal mesh fence, or other acceptable type of fence, i.e., wood, brick, or wrought iron along the entire length of such abutment, when deemed necessary by the planning commission. Whenever, a wooden fence is required, the good, finished side of said fence must face toward the outside of the property whereon the buffer is situated. A buffer strip shall also be planted and/or placed around the perimeter of any planned development or multi-family dwelling complex situated within any R-1, R-2, R-3, R-4, or R-5 Zoning District, except where such use is situated adjacent to another multifamily dwelling or development or a planned development project. Furthermore, there shall be installed around the rear and sides of all drive -in restaurants, a five (5) foot wooden or metal, mesh fence designed to keep litter or trash that may be generated on the site, unless peculiar conditions deem otherwise as determined by the Planning Commission.

4.120 Site Plan Requirements

1. Ten (10) copies of all proposals (applications for building permits) for the construction or location of one (1) or more principal structures on a lot (with the exception of single-family and two-family dwellings in single ownership), shall be submitted to the office of the building inspector no later than twenty (20) days prior to the next regularly scheduled meeting of the planning commission.

2. Areas containing slippage soils, steep slopes, and sinkholes as regulated in Sections 4.160 - 4.180 herein as well as the placement of a notation on the site plan that the applicable provisions have been satisfied are required.

3. **Specific site plan elements may be found in Appendix?**

4. Proposals for planned developments and mobile home parks shall follow separate provisions outlined in Article VI, Section 6.060 and Article V, 5.080, in this ordinance.

5. The above applications must be supported by any other information or data as might be deemed necessary by the Ashland City Municipal Planning Commission.

6. All site plans shall be prepared and stamped by an individual licensed and certified by the State of Tennessee to perform such design service as is required above.

7. Performance bonds or letters of credit or other forms of surety for site plans shall be provided according to the following provisions:

   A. All site plans presented for review and approval to the Ashland City Municipal Planning Commission shall present the planning commission with a document indicating an intent to file a performance bond or letter of credit for improvements shown on the site in the amount of one hundred and ten (110) percent of cost of said improvements. Such document shall be approved by the city engineer, or other specified city employee. It shall specify the amount of such bond or letter of credit by specific type of on and or off-site improvements required, i.e., drainage requirements, landscaping, paving, utilities, etc.

   B. Said improvements shown on the site plan may include, but are not limited to, existing road improvements, buffer strips, proposed road construction, parking aisles, parking spaces, driveways, sewer and water extensions or connections, tiles, culverts, drainage ways including catch basins, or any other improvements required by the planning commission before the site plan is approved.

   C. The performance bond or letter of credit must be payable to the Ashland City Mayor and City Council.

   D. The performance bond or letter of credit shall be retained for a period of one year from the issuance of the building permit which pertains to the approved site plan. However, if improvements have been made within the one-year period, the Mayor and City Council may release the surety after the inspection of all required improvements, and approval of those improvements by the planning commission, or its authorized representative, the city engineer. If improvements have not been installed in a satisfactory manner, the Mayor and City Council of the Town of Ashland City shall cash the performance bond or letter of credit to facilitate the completion of such improvements.

8. The approval of any site plan granted under the provisions of this section (Section 4.120) shall become expired in any situation wherein a building permit has not been officially obtained within one (1) year of the official approval of said site plan (the date wherein the planning commission approved said site plan). Any application for a building permit for any land use depicted on an approved site plan which is made beyond a year after the approval of such site plan shall be denied and no such permit shall be granted until a new site plan is prepared and approved by the planning commission under all the terms established within Section 4.120, of this ordinance. Any such resubmittal shall be stamped by the preparing professional utilizing the current date.

9. Where the application for a Commercial project is located on property previously zoned Commercial with a nonconforming use, i.e., zoned Commercial but occupied as Residential, a Site Plan shall be submitted to the Building Official for review. Upon submission of a Site Plan

meeting all requirements, a permit for the proposed project may be issued by the Building Official provided all other requirements of the Zoning Ordinance are met.

10. Site Plan Exceptions

Minor additions or alterations may be reviewed by staff without referral to the Planning Commission provided that such addition would have minimal impact on the existing site. The maximum size of any permitted minor addition of this section shall be cumulative of all such additions. All such minor additions shall meet the following conditions in order to be reviewed by staff without referral to the Planning Commission.

A. Additions or alterations to buildings in industrial districts of no more than twenty-five (25) percent of the size of the building(s).

B. Additions or alterations to buildings in commercial districts of no more than twenty-five (25) percent of the size of the building(s).

C. That there is compliance with the landscaping and parking requirements for increased building size or change in use for those structures meeting the requirement of (A) and (B) above. In cases where landscaping must be removed for construction, equal area and equivalent plantings shall be installed in a manner similar to that prior to construction.

D. Applicants for development under the terms of these exceptions shall submit for review such information necessary as determined by the Building Official to ensure compliance with the requirements of this ordinance, including but not limited to landscape, parking, and building construction plans.

4.130 Solar Orientation

Solar orientation devices shall be subject to all required front yard setbacks. If such devices are located in side yards, they shall be no closer than ten (10) feet from side property lines. If such devices are located in any rear yard, they shall be no closer than eight (8) feet from any side and rear property line. The use of solar/energy devices for the purpose of providing energy is a permitted use within all zones, either as a part of the structure, or an independent structure. In order to maximize solar access, whenever possible the development should place highest densities on south facing slopes. Furthermore, all streets should be oriented on an east/west axis to the greatest possible extent in order that all lots be oriented with their greatest dimension on a north/south axis. Whenever possible, lot orientation from the north/south axis should vary no more than twenty (20) degrees from the north/south axis. There shall be no solar device within any portion of the required front yard.

4.140 Landscaping, Screening, And Buffering

1. <u>Purpose and Intent</u>

The purpose and intent of this section is to establish a set of landscape requirements and guidelines that will be utilized as a minimum standard required of all developed or disturbed sites within the Town of Ashland City. The requirements and guidelines set forth in this section were developed in order to promote the health, safety and welfare of the general public; to improve the overall appearance of the community; to reduce stormwater run-off, noise, heat and chemical pollution through the preservation and installation of canopy trees, and to reduce the impact of incompatible land uses through requirements for buffer yards along zoning boundaries which will minimize potential harmful effects of one use on another.

2. Applicability

The provisions of this Section shall apply to developments which require a site plan to be submitted, or which require a master development plan to be submitted. The provisions of this Section, which pertain to screening and buffering, shall apply along all zoning district boundaries and along all boundaries separating a conditional use from permitted uses.

3. Landscaping Plan

A. Prior to the issuance of any permits (foundation, grading and/or building) for any site proposing any new or additional development, a landscape plan being part of the site development plan, meeting the requirements of this section, shall be submitted to and approved by the Town of Ashland City Planning Commission. All landscape plans are to be prepared by and sealed by a registered landscape architect licensed in the State of Tennessee. A landscape plan shall also accompany any bulk grading and/or site clearing plan.

B. No landscape plans are to be drawn at a scale greater than 1 inch = 50 feet. All landscape plans shall include the following:

- Boundary of proposed site
- Proposed site improvements
- Existing and proposed utility lines and easements
- North arrow
- Scale and scale bar
- Location of all existing trees 8 inch caliper and greater with any forested area containing such trees being separately delineated with the species mixture indicated
- Location of all proposed plant material
- A landscape schedule (providing the quantity, the botanical and common names, the height, the width and the caliper inches of all proposed plant material at the time of planting)
- A data table showing the landscape requirements for the site and the landscape provided to meet these requirements
- Details and notes explaining the installation and maintenance of proposed and/or protected plant material

- The name, address and phone number of the Landscape Architect approving said plans
- Proposed means of slope stabilization, if applicable

4. Bonding

A. All proposed landscaping may be secured by a landscape performance bond to guarantee the quality and longevity of the plant material installed. Bond amounts will be determined by the Town of Ashland City Planning Commission and will vary depending on the quantity of landscape material proposed. The bond will be released upon installation of the required landscaping and inspection and approval by the city. If the required landscaping has not been installed within one (1) year of the approval of the plan, said bond shall be reviewed to determine if the amount is still adequate and if not, may be increased.

B. Prior to the release of the performance bond, a landscape maintenance bond may be posted in order to assure the longevity and livelihood of the plant material. Said bond will be held for a period of one (1) year. At the completion of the year, these bonds will be reviewed to determine whether or not they are to be released, reduced, or held for an additional year. The amount of the bond shall be determined by the Town of Ashland City Planning Commission and will vary depending on the quantity of landscape material installed.

5. Standards

A. All proposed plant material for a given site is to be appropriately specified in order to tolerate the climate conditions of the Middle Tennessee area.

B. All proposed plant material for a given site is to meet the most recent requirements of the "American Standard for Nursery Stock" (ANSI Z60.1) established by the "American National Standards Institute, Inc.".

6. General Landscape Requirements

The following requirements shall apply to all developments except single family detached housing developments that are not a part of any planned unit development. The Planning Commission may require all required landscaping to be automatically irrigated. Such irrigation system, if required, shall be fully operational prior to the issuance of the final certificate of occupancy.

Required Trees:

A. Each newly developed site shall be required to have a minimum Acquired Caliper Inch (A.C.I. or Caliper Inch) of 35 caliper inches of proposed trees per acre.

B. 75% of required trees shall be native to the southeastern United States.

C. 50% of required trees shall be a minimum 2 caliper inches in size.

D. No proposed canopy tree planted at a size less than 2 caliper inches will be accepted as a required tree. No proposed understory/ornamental tree shall be less than 1.5 caliper inches in size.

E. A minimum of 20% and maximum of 50% of required trees shall be understory and/or ornamental trees.

F. Existing trees to be protected and retained shall count 50% of their size towards the 35 inch/acre requirements but not count towards parking area requirements. In the event that the existing tree credit creates a condition where no new tree plantings are required under the formula, a minimum of 18 caliper inches/acre of proposed trees shall be provided.

7. Parking Areas

A. Islands

(1) One landscape island with a minimum size of 9 feet x 18 feet shall be placed at a minimum of every 15 spaces in any proposed row of parking.

(2) A minimum of one 2-inch caliper or larger canopy tree is to be placed in each proposed island. Said canopy trees can be used toward the overall tree requirements but not toward any existing tree replacement.

(3) Said islands are to be free of all asphaltic, construction and/or trash materials. The following note is to be placed on all site plans. “All parking islands are to be inspected and approved by the Town or Ashland City prior to the installation of any plant material or soil.”

B. Adjacent Parcels

(1) A minimum open space area of ½ of the required side yard shall be placed between any proposed paved area and the adjacent parcel(s) to the site under development. If the required open space contains any drainage, utility or access easement, an additional 5 feet of open space shall be provided.

(2) The open space area shall be landscaped at the designer’s discretion in order to accommodate the general landscape requirements but shall be maintained as permanent open space.

(3) The open space area may be crossed by driveways or sidewalks where an access agreement between the adjacent property owners is in place.

C. Street Fronts

(1) A minimum open space area of 10 feet shall be placed between any proposed paved area and the right-of-way of the public street providing frontage to the site. If the required open space contains any drainage, utility or access easement, an additional 5 feet of open space shall be provided. Said open space area shall be landscaped in accordance with (b) below in addition to any required trees.

(2) One shrub at a size no less than 24 inches high and 24 inches wide is required for every 2 linear feet of parking/driveway area that parallels any street front. Spacing of shrubs to be in keeping with species and design configuration. Said shrubs are to be installed between the street front and the proposed parking areas in a manner that will help screen and/or soften the visual effects of the proposed parking areas from its street front. Any area between the right-of-way and a curb or street pavement shall be included in the landscape plan and provided with appropriate cover. Street trees shall also be included in the street front landscaping. Canopy trees with a minimum caliper inch size of two (2) inches shall be planted on 40-foot centers. When overhead power lines are encountered, understory ornamental trees with a minimum caliper inch size of one and one-half (1.5) inches shall be planted on 30-foot centers.

8. Turf/Ground Cover

A. All areas that have been disturbed by a particular site's development and are not within a planted area shall be seeded and strawed or sodded in order to achieve a well-established lawn.

B. All disturbed areas that exceed a 3:1 slope shall receive a Jute Erosion Control Mesh (or equivalent) and be planted with the appropriate turf or ground cover that will provide a fast growth habit and rapid establishment.

C. All disturbed natural areas that exceed a 3:1 slope and are located along a street front are to receive sod.

D. All storm drainage ditch bottoms are to receive sod unless a concrete flume has been proposed.

9. Landscape Requirements for Single Family Developments

Single family subdivision developments (subdivisions with one-family dwelling on a fee simple lot) shall meet the following requirements:

A. Each lot shall include three (3) canopy trees with a minimum size of two (2) caliper inches. One such tree shall be planted as a street tree to be located within five (5) feet of the street right-of-way. Any utility easement shall be taken into account when locating such tree.

B. Foundation planting shall be provided for each house on each lot in a development. Such planting shall include complimentary shrubbery and flowering plants.

C. Every final subdivision plat shall include a drawing of a typical lot compliant with these landscape requirements.

10. Replacement of Existing Trees

The requirements of this section shall be in addition to the General Landscape Requirements as presented in Section F. and, therefore, cannot be applied towards meeting the "General Landscape Requirements".

A. All existing trees that are to be removed from a site to be developed (this also includes sites that are to be cleared of their existing trees in order to increase their market value as a future development) shall be replaced at a rate of 50% of their size. When the replacement of existing trees results in an Acquired Caliper Inch calculation in excess of 150 percent of the requirement for the site, the requirement shall be capped at 150 percent of the required 35 caliper inches per acre.

For Example: If a 24 caliper inch existing tree is removed then 12 caliper inches of new trees must be proposed to replace this tree. (Note: this only applies to the removal of trees at a size of 8 caliper inches and up.)

B. Any canopy tree 18 caliper inches or over in size shall be identified as a specimen tree. Extraordinary efforts to protect such trees shall be taken, and any removal of a specimen tree shall be specifically approved as a part of the landscape plan. The replacement of such trees shall be on a one (1) inch to one (1) inch basis.

11 Screening

A. Heating and cooling units on all non-single-family residential developments shall be screened from all street fronts and adjacent parcels. Said screen shall be either permanent opaque fencing and/or a thick massing of evergreen plant materials installed at a height and spread no less than 24 inches spaced so that an immediate screen is created at the time of planting.

B. Dumpster and service/loading areas are to be screened from all fronts and adjacent parcels. Said screen is to be either a permanent opaque fencing or a thick massing of evergreen plant materials installed at a minimum height of 3 feet and minimum spread of 4 feet.

C. If a retention/detention pond area is to be enclosed with chain-link fencing, the fencing shall be black or dark green vinyl coated fencing. The pond area shall also be screened with a thick massing of evergreen plant material at a minimum height of 3 feet and a minimum spread of 4 feet from all fronts and adjacent parcels.

12. Sight Distance Requirements for Landscape Materials

At any public or private street intersection and at the access point for private driveways to public or private streets, a clear zone for sight distance shall be maintained. No landscape material that exceeds 18 inches in height at maturity or branches lower than 6 feet shall be planted in any sight distance clear zone.

13. Coordination With Transitional Screening Requirements

A. The requirements for transitional screening and barriers shall be in addition to the requirements for landscaping. All site plans and master PUD plans shall observe all such requirements.

B. No application for a zoning change shall be recommended by the Town of Ashland City Planning Commission unless such application demonstrates that the requirement for a bufferyard can be met.

C. The Town of Ashland City Planning Commission and the Board of Appeals shall not approve any conditional use permit unless such request demonstrates that the requirements for a bufferyard can be met.

14. Waiver

In extreme cases certain sites and/or proposed land uses may be in a position of legitimate hardship in meeting the landscaping requirements of this ordinance. Should this occur, the owner/developer may appeal to the Town of Ashland City Planning Commission to request a reduction in the landscape requirements based upon the physical conditions of the site. Self-imposed or financial hardships only shall not constitute a basis for approval of the request.

15. Transitional Screening

A. General Requirements

(1) When a use is established in areas zoned commercial or industrial which abuts at any point upon property zoned residential, the developer of said use shall provide a landscaped buffer strip at the point of abutment. Buffers are required between industrial and commercial districts. The buffer strip shall be no less than fifteen (15) feet in width.

(2) Transitional screening shall be provided within the zoning district and on the lot of the “burdened use or district”, along all points where such use or district is contiguous or across the street from land used by or zoned for the “benefited use or district”.

(3) All plant materials utilized in the transitional screening bufferyards shall meet the size requirements of 4.140.6. A minimum of fifty (50) percent of the materials shall be evergreen.

B. Transitional Screening Requirement

(1) Transitional screening in the form of a bufferyard shall be located along the outer perimeter of a lot or parcel, and shall extend to the lot or parcel boundary line. The required minimum yard may be utilized to provide transitional screening.

(2) Bufferyard shall be defined as a greenbelt planted strip not less than fifteen (15) feet in width. Such a greenbelt shall be composed of one (1) row of evergreen trees, spaced not more than twenty (20) feet apart and not less than two (2) rows of shrubs or hedges, spaced not more than five (5) feet apart and which grow to a height of five (5) feet or more after one (1) full growing season and which shrubs will eventually grow to not less than ten (10) feet.

C. Requirements Within Landscape Bufferyards

(1) Sidewalks or trails may occur within a bufferyard provided the effect of the yard is not compromised. In no event shall the following uses be allowed in the bufferyards: playgrounds or playfields, stables, swimming pools, tennis courts or other recreational facilities; parking areas or other vehicular use areas; dumpsters, equipment storage and other open storage; buildings or overhangs; stormwater retention/detention facilities; and utilities or utility easements.

(2) Bufferyards shall be continuous and unbroken except for driveways or sidewalks required to access parking areas or streets. Driveway/sidewalk penetrations shall cross bufferyards as close to perpendicular as possible and shall not exceed twenty-five (25) percent of the entire bufferyard area, with no single penetration to exceed thirty-five (35) feet in width.

D. Variations

(1) The bufferyards are normally calculated as being parallel to the property line. However, design variations, especially when used to incorporate existing native vegetation into the bufferyard area, shall be considered. The edges of the bufferyard may meander, including permitted walls, provided that: 1) the total area of the bufferyard is equal to or greater than the total area of the required bufferyard; and 2) the bufferyard measures no less than the minimum width required at all points along the perimeter of the property line.

(2) Bufferyard requirements may be waived by the Town of Ashland City Planning Commission with a demonstration of unusual site grade conditions that would clearly negate the effects of the required bufferyard. The applicant shall supply section or profiles (drawn to scale) through the property line along the bufferyard

proposed for the waiver. These drawings shall show the existing and proposed grades on both sides of the property line, as well as the principal structures on both properties. The sections or profiles shall show the line of sight for a pedestrian or a motorist, as applicable, from principal entrances, sidewalks or streets and from the highest point of the site to be buffered. Such sections or profiles shall clearly demonstrate that effect of the change in grade would negate the effect of a mature landscaped bufferyard thirty (30) feet in height.

E. Exemptions

No bufferyard shall be required when a zoning district boundary falls along a public street containing four (4) or more travel lanes; or along an elevated railroad bed, utility line easement fifty (50) or more feet wide, or along a creek or waterway that is fifty (50) or more feet wide.

15. Modifications and Waivers

Transitional screening may be waived or modified by the Town of Ashland City Planning Commission in any of the following circumstances. The Town of Ashland City Planning Commission may attach conditions to any waiver or modification which would assure that the results of the waiver or modification would be in accordance with the purpose and intent of this chapter.

A. Transitional screening may not be required between uses that are to be developed under a common development plan or series of development plans within a PUD District or a common site plan.

B. Where the strict provisions of this section would reduce the usable area of a lot due to lot configuration or size to a point which would preclude a reasonable use of the lot, transitional screening may be waived or modified by the Town of Ashland City Planning Commission where the side of a building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.

C. The transitional screening and width and planting requirements may be reduced as much as two-thirds (2/3) where the developer chooses to construct a seven (7) foot brick or architectural block wall. This wall may be reduced to a height of six (6) feet where the Town of Ashland City Planning Commission deems such a height will satisfy the purposes and intent of this chapter.

D. Transitional screening may be waived or modified where the adjacent property is zoned to allow a use similar to that of the parcel under site plan.

E. Transitional screening and barriers may be waived or modified where the adjoining property is used for any public purpose other than a school or hospital.

F. Transitional screening may be waived or modified where adjacent property is zoned for residential use and is used for any use permitted as a conditional use by the Board of Zoning Appeals except day care centers, educational facilities and special personal and group care facilities.

G. Transitional screening may be waived or modified where the subject property abuts a railroad or limited access highway right-of-way.

H. The Town of Ashland City Planning Commission may waive or modify transitional screening requirements where topography of the lot providing the transitional screening and the lot being protected is such that a transitional screen would not be effective.

I. Transitional screening may be waived or modified for any public use when such use has been specifically designed to minimize adverse impact on adjacent properties.

J. In certain unusual circumstances of topography, or to alleviate certain specific problems, i.e., the blocking of glare, muting of noise, etc., the Town of Ashland City Planning Commission may require the use of an earth berm or specialized fence material in lieu of, or in combination with, transitional screening.

17. Landscaping Maintenance

The owner, or his agent, shall be responsible for the maintenance, repair and replacement of all landscaping materials and barriers as may be required by the provisions of this section. All plant material shall be tended and maintained in a healthy growing condition, replaced when necessary and kept free of refuse and debris. Fences and walls shall be maintained in good repair. The practice of "topping" trees shall not be permitted as a normal practice of maintenance of trees. Topping is defined as the excessive and arbitrary removal of limbs with no regard to the structure of the tree. Excessive removal of limbs is removal of more than 20 – 25 percent of the limbs as stated in the ANSI standards for pruning. Trees severely damaged by storms or other causes may be exempted from this requirement at the determination of the city.

4.150 Standards Applying To Steep Slopes

Within the context of this ordinance, unless otherwise indicated, there shall be a protection level as applies to slopes as hereafter indicated (see definition section). Areas that are in excess of fifteen (15) percent slope shall be protected as follows:

SLOPE	PERCENT OF SITE TO REMAIN UNDISTURBED
15 - 25%	40
26 - 35%	75
36% OR MORE	95

4.160 Standards Applying To Slippage Soils

1. Protection Level. Slippage soils as defined are highly unstable and subject to movement. They can cause substantial property damage. Depending on their location in the environment, two different protection levels are required under the auspices of this ordinance (see definitions section). Slippage soils on a slope of ten (10) percent or more shall receive ninety-five (95) percent protection. In all other cases, such soils shall receive a twenty-five (25) percent protection level.

2. Design Standards. All slippage soil areas as defined herein shall conform to the following design standards:

   A. The developer shall hire a qualified soil scientist to identify all areas of Delrose Soil present on the subject property, whenever Cheatham County soils maps indicate the presence of Delrose Soils on such property. The soil scientist shall determine the extent and depth of soil on the site.

   B. The developer shall hire a licensed geotechnical engineer who shall evaluate the subject property. Said engineer shall prepare a report identifying the location, character, and the extent of slippage soil areas. This report shall:

      (1) Contain a design for proper drainage and construction of development

      (2) Identify areas that require special design treatment for individual lots

      (3) Provide a map and accompanying acreage calculations which demonstrate that the requirements in Subsection A, of this section, are being met.

   C. Development on all individual lots identified in the report required above shall be designed by a qualified geotechnical engineer. The design shall be in compliance with the geotechnical report.

   D. The development shall be supervised and certified upon completion by a geotechnical engineer in order to ensure that all development is in compliance with the approved design.

4.170 Standards Applying To Developments Near Sinkholes

1. Designation. These features are formed from the action of rain, stormwater runoff, and group water on limestone strata (see the definition of sinkhole in the definition section of this ordinance). Sinkholes have the potential to become larger in terms of both area and depth.

2. Protection Level. One hundred (100) percent of the sinkhole shall be protected as permanent open space.

3. Design Standards. The following standards apply to all types of sinkholes as defined in this ordinance:

   A. The natural runoff rate to sinkholes shall be maintained or reduced. Additional runoff generated by development in the watershed of a sinkhole shall be retained and redirected to surface runoff channels.

   B. During construction, all swales leading to a sinkhole(s) shall have effective sedimentation barriers erected to prevent sedimentation from reaching said sinkhole(s).

4.180 Performance Standards

1. Application of Standards

   A. In all industrial districts, any use established or changed to, and any building, structure, or land developed, constructed or used for, any permitted principal use, or any use permissible as a special exception, or any accessory use, shall comply with all the performance standards herein set forth for the district involved.

   B. If any existing use or building or other structure is extended, enlarged, or reconstructed, the performance standards for the district involved shall apply with respect to such extended, enlarged, or reconstructed portion or portions of such use, building or other structure.

   C. In the case of any conflict between the activity type and the performance standards, the latter shall control.

   D. The provisions of this section shall apply notwithstanding the issuance after the effective date of this Ordinance of any zoning permit or certificate of zoning compliance.

   E. Performance standards are not applicable to the temporary construction, excavation, grading, and demolition activities which are necessary and incidental to the development of facilities on the same zone lot, on another of several zone lots being developed at the same time, or on the public right-of- way or easement for a community facility activity. In case of conflict between the performance standards set forth herein and any rules or regulations adopted by any other governmental agencies, the more restrictive shall apply.

2. Administration and Enforcement of Performance Standards

A. Intent Concerning Determinations Involved in Administration and Enforcement of Performance Standards

Determinations necessary for administration and enforcement of performance standards set forth herein range from those which can be made with satisfactory accuracy by a reasonable person using normal senses and no mechanical equipment to those requiring great technical competence and complex equipment for precise measurement. It is the intent of this Ordinance
that:

(1) Where determinations can be made by the building commissioner or other city employees, using equipment normally available to the city or obtainable without extraordinary expense, such determinations shall be so made before notice of violation is issued.

(2) Where technical complexity or extraordinary expense makes it unreasonable for the city to maintain the personnel or equipment necessary for making difficult or unusual determinations, procedures in 3, a, below, shall be available for causing corrections of apparent violations of performance standards, for protecting individuals from arbitrary, capricious, and unreasonable administration and enforcement of performance standard regulations, and for protecting the general public from unnecessary costs for administration and enforcement.

B. Performance Standards Relating to Emission of Smoke, Fire, and Explosive Hazards Where Flash Point of Flammable Materials is Known, Humidity, Heat, Glare, and Electromagnetic Interference

If the building commissioner finds, after making determination in the manner set forth in this Ordinance, that there is violation of performance standards relating to emission of smoke, fire, and explosive hazards where flash point of flammable materials is known, humidity, heat, glare, or electromagnetic influence, he shall take or cause to be taken lawful action to cause correction to within the limits set by such performance standards. Failure to obey lawful orders concerning such correction shall be punishable as provided in Article VIII.

C. Performance Standards Relating to Measurement of Particulate Matter, Vibration, Noise, Fire and Explosive Hazards Where Flash Point of Flammable Materials is not Known, Toxic or Noxious Matter, Odorous Matter, and Radiation Hazards

If, in the considered judgment of the building commissioner, there is probable violation of the performance standards as set forth in this section, concerning emission of particulate matter, vibration, noise, fire, and explosive hazards where flash point of flammable materials is not known, toxic or noxious matter, odorous matter, or radiation hazards the following procedures shall be followed:

(1) The building commissioner shall give notice, by registered mail or other means insuring a signed receipt for such notice to the person or persons responsible for the alleged violation. The notice shall describe the particulars of the alleged violation and the reasons why the building commissioner believes there is a violation in fact, and shall require an answer or correction of the alleged violation to the satisfaction of the building commissioner within a time limit set by the building commissioner. The notice shall state, and it is hereby declared, that failure to reply or to correct the alleged violation to the satisfaction of the building commissioner within the time limit set constitutes admission of violation of the terms of this ordinance.

The notice shall further state that upon request of those to whom it is directed, technical determinations as described in this ordinance will be made, and that if violations as alleged are found, costs of such determinations shall be charged against those responsible for the violation, in addition to such other penalties as may be appropriate, but that if it is determined no violation exists, the cost of the determination will be paid by the city.

(2) If there is no reply within the time limit set, but the alleged violation is corrected to the satisfaction of the building commissioner, he shall note "violation corrected" on his copy of the notice, and shall retain it among his official records, taking such other action as may be warranted.

(3) If there is no reply within the time limit set and the alleged violation is not corrected to the satisfaction of the building commissioner within the time limit set, he shall proceed to take or cause to be taken such action as is warranted by continuation of a violation after notice to cease.

(4) If a reply is received within the time limit set indicating that the alleged violation will be corrected to the satisfaction of the building commission, but requesting additional time, the building commission may grant an extension if he deems it warranted in the circumstances of the case and if the extension will not, in his opinion, cause imminent peril to life, health, or property.

(5) If reply is received within the time limit set requesting technical determination as provided in this Ordinance, and if the alleged violations continue, the building commissioner may call in properly qualified experts to make the determination. If expert findings indicate violation of the performance standards, the costs of the determinations shall be assessed against the properties or persons responsible for the violation, in addition to such other penalties as may be appropriate under the terms of Article VIII.

If no violation is found, the costs of the determinations shall be paid by the city without assessment against the properties or persons involved.

4.180.1 Performance standards regulating noise

1. Definitions - For the purpose of this section, the following terms are defined:

Decibel: A unit of intensity of sound pressure. The decibel scale is a logarithmic scale of ratios of pressure with respect to a reference pressure of 0.0002 microbars. It is abbreviated as dB.

Frequency: The number of times that a sound pressure fluctuation completely repeats itself in one (1) second of time. Frequency is designated in cycles per second and is abbreviated as c.p.s.

Impact Noise Analyzer: An instrument to measure the peak sound pressure of an impact sound.

Impact Sound: A sound produced by two (2) or more objects (or parts of a machine) striking each other, so as to be heard as separate distinct noises.

Noise: A subjective description of an undesirable or unwanted sound. (See definition of sound.)

Octave Band: A band of frequencies in which the upper limit of the band is twice the lower limit.

Pre-1960 Octave Bands: These octave bands still in common usage are designated by stating both the lower and upper limit of the band. Eight (8) octave bands cover the entire range of frequencies of interest in industrial noise and are described in United States of American Standards Institute (USASI) Standard No. Z24.10-1 953.

Preferred Frequency Octave Bands: These octave bands are replacing the pre-1960 octave bands. The preferred frequency bands are designated by a single number which corresponds to their geometric center frequency. Nine octave bands cover the entire range of frequencies of interest in industrial noise, and are described in United States of America Standards Institute (USASI) Standard No. S1.6-1 960.

Octave Band Analyzer: An instrument to measure octave band composition of a noise, by means of bandpass filters. It shall meet all requirements of the United States of America Standards Institute. It may be calibrated for use with the pre-1960 octave bands or the subsequent preferred frequencies.

Overall Sound Level: Total sound pressure level in the entire frequency spectrum between twenty (20) and twenty thousand (20,000) cycles per second.

Sound: Rapid fluctuations of atmospheric pressure which are audible to persons.

Sound Level Meter: An instrument to measure the overall sound level. It shall comply with applicable specifications of the United States of America Standards Institute (USASI).

Steady State: A noise or vibration which is continuous such as from a fan or a compressor.

2. Method of Measurement

For the purpose of measuring the intensity or frequency of sound, the sound level meter, octave band analyzer and the impact analyzer shall be employed. The instruments to be used for these noise measurements shall conform to all current applicable United States of America Standards Institute (USASI). During the measurements, the instruments shall be set on the "C" weighting scale with meter set for "slow" response. Impact noises shall be measured on a commercially available impact noise analyzer.

3. Maximum Permitted Sound Levels

The maximum permitted sound pressure levels in decibels across zone lot lines and district boundaries shall be in accordance with Tables 1A, B, and C. Octave band analyzers calibrated in pre-1960 octave bands shall use Table 1B; preferred frequency analyzers shall use Table 1 C.

TABLE 1A

Industrial Zone	Adjacent Zone Lot Line	Adjacent District Boundary	Residential District Boundary
I-1	**C**	**B**	**A**
I-2 and I-3		**C**	**A**

***Except at I-2 and I-3 Boundaries.**

The octave band noise levels corresponding to the above designations are as follows:

TABLE 1B

PRE-1960 OCTAVE BANDS

Octave Bands Cycles Per Second	A	B	C
	73 dB	80 dB	83 dB
	60	74	78
	53	69	72
	47	63	66
	43	57	60
	40	52	55
	37	46	49
	34	40	43

TABLE 1C

PREFERRED FREQUENCY OCTAVE BANDS

Preferred Center Frequency (Cycles/Second)	A	B	C
31.5	**69 dB**	**78 dB**	**82 dB**
63	**69**	**78**	**82**
125	**58**	**73**	**76**
250	**52**	**67**	**70**
500	**46**	**61**	**64**
1000	**43**	**66**	**59**
2000	**39**	**50**	**53**
4000	**36**	**44**	**47**
8000	**33**	**39**	**42**

For impact noise levels, the values in Table 1D, shall apply. For purposes of this Ordinance, impact noises shall be considered to be those noises whose peak values are more than three (3) dB higher than the values indicated on the sound level meter.

TABLE 1D

Overall	A	B	C
Impact	**76 dB**	**85 dB**	**95 dB**

Between the hours of 7:00 p.m. and 7:00 a.m., all of the permissible noise levels indicated in the previous tables for residential district boundaries shall be reduced by five (5) decibels.
Noises not directly attributable to an activity located on the zone lot are excluded from the above limitations (such as from independent transportation facilities).

4.180.2 Performance standards regulating vibration

1. Definitions

Displacement: Amount of motion involved in earth borne vibration. It is referred to the normal rest position of the earth and is, therefore, one-half (1/2) of the total excursion for a steady-state vibration. Displacement is usually reported in inches (or decimal fraction of an inch.

Frequency: The number of times that a displacement completely repeats itself in one (1) second of time. Frequency is designated in cycles per second and is abbreviated as c.p.s.

Impact Vibration: An earth borne vibration produced by two (2) or more objects (or parts of a machine) striking each other.

Particle Velocity: A characteristic of vibration which depends on both displacement and frequency. If not directly measured, it can be computed by the following formula: Particle velocity (inches per second) equals 6.28 times frequency (cycles per second) times displacement (inches).

Steady State: A noise or vibration which is continuous such as from a fan or a compressor.

Vibration: A reciprocating movement transmitted through the earth.

2. Method of Measurement

The instruments to be used for these vibration measurements shall be recording instruments which simultaneously record vibration in three (3) mutually perpendicular directions. They may record either particle velocity versus time, or displacement versus time. If displacement is recorded, particle velocity should be determined from the following relationship: Particle velocity equals 6.28 times displacement (inches) times frequency (cycles per second).

3. Maximum Permitted Vibration Levels

The maximum permitted vibration across zone lot lines and district boundaries shall be permitted in accordance with Tables 2A and 2B.

TABLE 2A

Industrial Zone	Adjacent Zone Lot Line	Adjacent District Boundary	Residential Boundary
I-1	**C**	**B**	**A**
I-2 and I-3	**C**	**A**	

***Except at I-2 and I-3 Boundaries.**

The peak particle velocities that correspond to the above designations are as follows:

TABLE 2B

Maximum Particle Velocity (Inches/Seconds)

Vibration	A	B	C
Steady State	**.01**	**.05**	**.10**
Impact	**.02**	**.10**	**.20**

The maximum particle velocity shall be the vector sum of three mutually perpendicular components recorded simultaneously.

For purposes of this Ordinance, steady-state vibrations and vibrations which are continuous, or vibrations in discrete impulses more frequent than sixty (60) per minute. Discrete impulses which do not exceed sixty (60) per minute, shall be considered impact vibration.

Between the hours of 7:00 p.m. and 7:00 a.m., all of the permissible vibration levels indicated in the previous table for residential district boundaries shall be reduced to one-half (1/2) of the indicated values.

4.180.3 Performance Standards regulating smoke and particulate matter

1. Definitions

Ambient Air Quality: The quantitative character of general atmosphere with respect to air pollutants.

Effluent: The emission of air pollutants from any source.

Microgram: One millionth of a gram.

Opacity: That property of a gaseous effluent tending to reduce light transmission through the plume, and as used in this Ordinance refers to the obscuration of an observer's view, but shall not include obscuration of an observer's view due to water droplets.

Particulate Matter: Matter, other than uncombined water, which is suspended in air or other gases, in a finely divided form, as a liquid or solid at standard conditions.

Ringelmann Number: The shade of gray which appears on the chart published and described in the U. S. Bureau of Mines Information Circular 7718, for use in measuring the shades and density of air contaminants arising from stacks and other sources.

Smoke: Small gas-borne or airborne particles resulting from combustion operations and consisting of carbon and ash and other matter present in sufficient quantity to be observable.

Standard Conditions: A gas temperature of sixty (60) degrees Fahrenheit and a gas pressure of 29.92 inches mercury absolute.

Suspended Particulates: Particulate matter found in the atmosphere and sampled in accordance with American Society for Testing and Materials Test No. D2009-65.

2. Emission of Smoke and/or Visible Effluent

   A. In all industrial districts, the opacity of smoke or visible effluent, exclusive of uncombined water droplets, from any source shall not exceed Ringelmann No. 1, except as provided below.

   B. In all industrial districts, the emission of smoke or visible effluent, exclusive of uncombined water droplets, may exceed Ringelmann No. 1, but not Ringelmann No. 3, for the times and intervals herewith:

      I-1 District--Six (6) minutes in any four (4) hour period.
      I-2 and I-3 Districts--Six (6) minutes in any continuous sixty (60) minutes.

3. Emission of Particulate Matter

   A. Source Limitations. In all industrial districts, the emission of particulate matter from all stacks, vents, chimneys, flumes or other openings of any process, operation or activity within the zone lot shall not exceed the rate described for

each district. The maximum emission rate shall be determined by selecting a continuous four (4) hour period which will result in the highest average emission rate.

TABLE 3A

District	**Maximum Rate for All Emission Sources, Pounds per Hour per Acre***
I-1	**1**
I-2 and I-3	**2**

***Area of the Zone Lot.**

B. Ambient Air Quality. In all industrial districts, suspended particulates emitted from air pollution sources shall be limited across zone lot lines or district boundaries in accordance with the following table. Measurements shall be made at ground level or habitable elevations and shall consist of twenty-four (24) hour samples.

Values given are above background

TABLE 3B

District	**Across**	**Suspended Particulates, 24-Hour Sample, Micrograms per Cubic Meter**
I-1	Zone Lot Line	50
I-2 and I-3	District Boundary	100

4. Windborne Particulates

Emission of particulate matter from open storage areas, yards, roads, material piles and the like shall be kept to a minimum by appropriate landscaping, paving, oiling or other means. Such windborne dust shall be subject to the ambient air quality standards.

4.180.4 Performance standards regulating odor

1. Definitions

Odorous Matter: Solid, liquid or gaseous material which produces an olfactory response in a human being.

Odor Threshold Concentration: The lowest concentration of odorous matter which will produce an olfactory response in a human being. Odor thresholds shall be determined in accordance with American Society for Testing and Materials Test Method D1391-57 (1967).

2. Emission of Odorous Matter

A. In the I-1 District, odorous matter released from any operation or activity shall not exceed the odor threshold concentration beyond the I-1 District boundary (except in I-2 and I-3 Districts), measured either at ground level or habitable elevation.

B. In the I-2 and I- 3 Districts, the release of odorous matter shall not exceed the odor threshold concentration in a residential district, measured either at ground level or habitable elevation

4.180.5 Performance standards regulating toxic matter

1. Definitions

Sulfur Oxides: The oxides of sulfur which include sulfur dioxide and sulfur trioxide.

Threshold Limit Values: The maximum allowable concentration permitted an industrial worker for eight (8) hours exposure per day, five (5) days a week, and as adopted by the American Conference of Governmental Industrial Hygienists.

Toxic Matter: Materials which are capable of causing injury to living organisms by chemical means when presented in relatively small amounts -

2. Emission of Sulfur Oxides

A. In the I-1 District, the maximum emission rate of sulfur oxides shall be determined by selecting a continuous four (4) hour period which will result in the highest average emission rate.

B. In the I-1 District, the emission of sulfur oxides (as sulfur dioxide) from all sources on the zone lot shall not exceed two (2) pounds per hour per acre.*
*Area of Zone Lot

C. In the I-2 and I-3 Districts, the emission of sulfur oxides from all sources on the zone lot shall not exceed three (3) pounds per hour per acre.*

*Area of Zone Lot

3. Emission of Other Toxic Matter

A. In all industrial districts, the measurement of toxic matter shall be at ground level or habitable elevation at the points indicated below and shall be the average of a twenty-four (24) hour sample. The release of airborne toxic matter (other than sulfur oxides) shall not exceed one-thirtieth (1/30) of the threshold limit values of toxic materials currently listed by the American Conference of Governmental Industrial Hygienists. If a toxic material is not so listed, the applicant shall satisfy the City Board of Health that the proposed levels will be safe to the general population.

B. Measurement of airborne toxic matter will be conducted as follows:

TABLE 4A

District	Sample Location
I-1	Across Zone Lot Line
I-2 and I-3	Across District Boundary

4.180.6 Performance standards regulating fire and explosive hazards

1. Definitions

Active to Intense Burning: A rate of combustion described by material that burns with a high degree of activity and is consumed rapidly. Examples include sawdust, powdered magnesium, pyroxylin, and other solids deemed by the fire marshal to have equivalent burning characteristics.

Detonable Materials: Materials which decompose by detonation. Such materials include explosive, unstable compounds, and fissionable matter.

Flash Point: The lowest temperature at which a flammable liquid will momentarily burn under prescribed conditions. The tag open cup tester shall be authoritative.

SCF (Standard Cubic Feet): Which is the measure of the volume of a gas reduced to sixty (60) degrees Fahrenheit and 29.92 inches mercury, absolute,

2. Detonable Materials

A. Activities involving the storage, utilization or manufacture of materials or products which decompose by detonation shall be in accordance with the regulations of each industrial district and the rules and regulations of the metropolitan fire marshal. Such materials shall include but are not limited to: all primary explosives such as lead azide, lead styphnate, fulminates and tetracene; all high explosives such as TNT, RDX, HMX, TETN, and picric acid; propellants and components thereof, such as dry nitrocellulose, black powder, boron hydrides, hydrazine and its derivatives; pyrotechnics and fireworks such as magnesium powder, potassium chlorite and potassium nitrate; blasting explosives such as dynamite and nitroglycerine; unstable organic compounds such as acetylides, tetrazoles and ozonides; strong oxidizing agents such as perchloric acid, perchlorates,. and hydrogen peroxide in concentrations greater than thirty-five (35) percent; and nuclear fuels, fissionable materials and products. and reactor elements such as Uranium 235 and Plutonium 239.

B. In the I-1 District, the storage, utilization or manufacture of material or products which decompose by detonation is limited to five (5) pounds, except that this provision shall not apply to mining and quarrying extractive activities in existence at the time of adoption of this Ordinance.

C. In the I-2 and I-3 Districts, the storage and utilization (but not manufacture) of material or products which decompose by detonation in excess of five (5) pounds, is permitted, in accordance with state and local regulations.

3. Fire Hazard Solids

A. In the I-1 District, the storage, utilization of manufacture of solid materials which are active to intense burning shall be conducted within spaces having fire resistive construction of no less than two hours and protected with an automatic fire extinguishing system. Outdoor storage of such materials shall be prohibited.

B. In the I-2 and I-3 Districts, the storage, utilization or manufacture of solid materials is permitted, in accordance with state and local regulations, but outdoor storage of such materials shall be no less than forty (40) feet from all zone lot lines.

4. Fire Hazard Liquids and Gases

A. In all industrial districts, the storage, utilization or manufacture of flammable liquids or gases which produce flammable or explosive vapors shall be permitted only in accordance with this section, exclusive of the storage of finished products in original sealed containers of fifty-five (55) gallons or less. Such finished products shall be stored in fire-resistive and fire-protected areas, or if stored outdoors, no closer than forty (40) feet from all zone lot lines.

B. The total storage capacity of flammable liquids and gases shall not exceed those quantities permitted in the following table for each industrial district. The storage of flammable liquids having a flash point of three hundred (300) degrees Fahrenheit or higher is permitted without restriction in all industrial districts.

TABLE 5

STORAGE CAPACITY OF FLAMMABLE LIQUIDS AND GASES

	LIQUIDS		**GASES**	
	Above Ground Flash Point, Degrees Fahrenheit	**Below Ground Flash Point, Degrees Fahrenheit**		
District	**Less than 125**	**Less than 125**	**Above Ground**	**Below Ground**
I-1	**10,000 Gal.** **125--300** **40,000 Gal.**	**20,000 Gal.** **125--300** **80,000 Gal.**		
I-2 and I-3	**Unlimited, except that within 300 ft. of a district boundary no more than 50,000 gal. per acre within such distance shall be permitted**	**Unlimited**	**300,000SC** **Unlimited, except that within 300 ft. of a district boundary no more than 1,500,000 SCF per acre within such distance shall be be permitted**	**600,000SCF** **Unlimited**

4.180.7 Performance Standards Regulating Radioactive Materials

1. Definitions

Microcurie: One millionth of a curie which is a standard unit of radioactivity.

Unsealed radioactive Materials: Radioactive material that is not permanently bonded or fixed in a capsule or matrix designed to prevent release or dispersal of the radioactive material under the most severe conditions which are likely to be encountered in normal use and handling.

2. State Requirements

The manufacture, storage, and utilization of radioactive materials shall be in accordance with the "State Regulations for Protection Against Radiation" issued by the Tennessee Department of Environment and Conservation.

3. Quantities of Unsealed Radioactive Material by District

The manufacture, storage, and utilization of unsealed radioactive materials shall be limited in accordance with the following table.

TABLE 6A

District	Maximum Quantity Permitted
I-1	**One million times table below**
I-2 and I-3	**Ten million times table below**

TABLE 6B

Materials	Microcuries	Materials	Microcuries
Ag105	1	P32	10
Ag111	10	Pd103+Rh103	50
As76, As77	10	Pd109	10
Au198	10	Pm147	10
Au199	10	Po210	0.1
Ba140+La140	1	Pr143	10
Be7	50	Pu289	1
C14	50	Ra226	0.1
CA45	10	Rb86	10
Cd109+Ag109	10	Re186	10
Ce144+Pr144	1	Rh105	10
Cl86	1	Ru106+Rh106	1
Co60	1	S85	50
Cr51	50	Sb124	1
Cs187+Ba187	1	Sc46	1
Cu64	50	Sm158	10
Eu154	1	Sn118	10
F18	50	Sr89	1
Fe55	50	Sr90+Y90	0.1
Fe59	1	Ta182	10
Ga72	10	Tc96	1
Ge71	50	Tc99	1
H3(HT0 or H320)	250	Te127	10
I131	10	Te129	1
In114	1	Th (natural)	50
Ir192	10	Tl204	50
K42	10	Tritium (See H3)	250
La140	10	U (natural)	50
Mn52	1	U233	1
Mn56	50	U234-U235	50
Mo99	10	V48	1
Na22	10	W185	10
Na24	10	Y90	1
Nb95	10	Y91	1
Ni59	1	Zn65	10
Ni63	1	Unidentified radioactive above in unknown	0.1

4.180.8 Performance standards regulating glare

1. Definitions

Footcandle: A unit of illumination. Technically the illumination at all points one (1) foot distant from a uniform point source of one (1) candlepower.

2. Limitation of Illumination in Residential Districts

In all industrial districts, any operation or activity producing glare shall be conducted so that direct and indirect light from the source shall not cause illumination in excess of one (1) footcandle when measured in a residential district.

3. Performance Standards Regulating Electromagnetic Interference

In all industrial districts, no operations or activities shall be conducted that cause electrical disturbances to be transmitted across zone lot lines.

4.190 Standards Applying To Grading Operations

4.190.1 Establishment and purpose

There are established for the City of Ashland City, Tennessee the following regulations and requirements for permitting of grading operations.

1. This section shall be known and may be cited as "The Ashland City Grading Ordinance."

2. The purpose of this section is to provide minimum standards to safeguard persons, to protect property, and to promote the public welfare by regulating and controlling the design, construction, quality of materials, use, location, and maintenance of grading, excavation, and fill without infringing on the rights of property owners to accomplish minor "yard improvement" measures

4.190.2 Definitions

Building permit: Shall mean a permit issued by the Building Official pursuant to the provisions of the zoning ordinance of Ashland City for the construction, correction, or alteration of a structure or building.

Excavation: Shall mean any act by which topsoil, earth, and gravel, rock, or any similar material is cut into, dug, marred, uncovered, removed, displaced, relocated, or bulldozed and shall include the conditions resulting from such considerations.

Fill: Shall mean any act by which topsoil, earth, sand, gravel, rock, or any other material is deposited, placed, pushed, dumped, pulled, transported, or moved to a new location and shall include the conditions resulting from such considerations.

Existing grade: Shall mean the elevation of the existing ground surface at the location of any proposed excavation or fill

Grading: Shall mean excavation or fill or any combination thereof and shall include the conditions resulting from any excavation or fill.

Grading Permit: Shall mean any permit required under this section.

Person: Shall mean an individual but can also include a partnership, corporation, or any other legally recognized entity.

Site: Shall mean a lot, tract, or parcel of land, or a series of lots, tracts, or parcels of land, joined together, where grading work is continuous and performed at the same or different times.

Topsoil: Shall mean that upper portion or layer of naturally occurring terrain two inches to ten inches (2" - 10") that is composed of mostly organic matter and has the ability to support vegetation.

Stripping: Shall mean the removal, by mechanical means, of the topsoil layer of a proposed excavation.

4.190.3 Scope

New grading, excavations, and fills, or changes, additions, repairs, or alterations made to existing excavations and fills shall conform to the provisions of this section, except that this section shall not apply to.

1. Commercial operations involving mining, quarrying, excavating, processing, or stockpiling of rock, sand, aggregate, or clay, unless such work affects the support of adjacent or contiguous property or structures; and provided such operations are duly permitted by the proper state agencies having jurisdiction over such matters.

2. Residential landscaping, top dressing and cosmetic works by private individuals or firms contracted by private individuals.

3. Construction which is the implementation of plans for developments(s) duly reviewed and approved by the Ashland City Planning Commission.

4. Grading or excavation pursuant to a permit for excavation in public streets for which inspection is provided by the city.

5. Grading in connection with a public utility improvement or public work for which inspection is provided by the city.

6. Grading or excavation by a public utility company in private easements or public rights-of-way for which inspection is provided by the city.

7. An excavation below finished grade for basements and footings of a building, swimming pool, or underground structure authorized by a valid building permit where the cost of such excavation is included in the building permit valuations. This exception shall not affect the applicability of this section to, nor the requirement of a grading permit for, any fill made with the material from such excavation.

8. Farming or other accepted agricultural uses, as identified in the Tennessee Right to Farm Act (T.C.A. 43-26-103).

9. The construction of a single residence or addition to an existing single-family residence.

Permits will be required for any other grading operation not noted above and covered in one or more of the following situations:

1. Topsoil stripping or sod removal having a single or combined area coverage on one site of twenty-five hundred (2,500) square feet (equivalent to fifty (50) feet square).

2. Excavation or placement of fill material having a volume of one hundred (100) cubic yards or more on one site.

3. Areas excavation or fill having a coverage of one thousand (1,000) square feet and a maximum cut or fill depth, at any point, of three (3) feet or more on one site.

4. An excavation from existing grade three (3) feet or more below a two (horizontal) to one (vertical) descending slope from any property line, or a fill on existing grade three (3) feet or more above a two (horizontal) to one (vertical) ascending slope from any property line.

5. A grading operation in preparation for a paving project that will be used for any other purpose than a residential driveway and/or parking area.

6. An excavation or fill within a public sewer, water main, storm drain, or power line easement

7. An excavation or fill which will encroach on or alter a natural drainage channel or water course.

No person shall construct, reconstruct, alter, repair or install any structure in any natural water course without a permit from the Building Official.

A separate permit shall be required for each separate noncontiguous site. One permit may cover both an excavation and a fill on the same site made with excavation materials.

4.190.4 Application

The permit application shall include, but not necessarily be limited to, the following:

1. Basic Information

    A. The purpose of the work and a statement as to whether the purpose of the grading is for private or commercial reasons;

    B. The nature and amount of material proposed to be excavated and the amount of fill in cubic yards;

    C. The street address at the point of access to the property where the work is to be performed;

    D. The name and address of the owner of the property on which the work is to be performed;

    E. A description of the equipment and methods to be used in performing the work;

    F. The name of the firm that will haul excavated material to or from the property where the work is to be performed;

    G. The name, address and phone number of the person to have effective control of the work;

    H. The estimated dates for starting and completing the work to be done;

    I. Report of a Soils Engineer if required by the Building Official;

    J. Such further applicable information as the Building Official may require in order to carry out the purposes of this section.

2. Detailed Information

    A. A sketch by the applicant or his agent showing existing conditions and the proposed work if required by the Building Official;

    B. Such further engineering or soils data as may be required by the Building Official to fully assess the scope and consequences of the proposed work.

3. Drainage Considerations

A. Adequate provisions shall be made to prevent any surface waters from damaging the cut fact of an excavation or the sloping surface of a fill;

B. All drainage provisions shall be of such design as to carry surface waters to the nearest practical street, storm drain or natural water course approved by the Building Official as a safe place to deposit and receive such waters;

C. The Building Official may require such drainage structures or pipes to be constructed or installed which in his opinion are necessary to prevent erosion damage and to satisfactorily carry off surface waters;

D. Will comply with all State agencies and their requirements.

4.190.5 Duration of permit

As stated in Subsection 4.190.4.1.H, the estimated time frame for this work will be submitted with the permit application. The Building Official will, at the time the permit is issued, set a completion date, but due to circumstances beyond the control of the applicant, the work takes longer than originally scheduled, an extension of time may be granted. In no case shall the schedule exceed one (1) year after initial date of the issuance of a permit. If, however, the work is not completed on time as called for in the permit due to lack of pursuit of the work, the permit will expire and the application process for a new permit must be initiated.

4.190.6 Denial of permit

An application for work under the provisions of this section may be denied for any of the following reasons:

1. Insufficient or inadequate information submitted to determine scope of project;

2. Proposed work will endanger or be detrimental to adjacent properties or existing features such as streets, utilities, buildings, etc.

4.190.7 Inspection of work

Monitoring the work will be accomplished by the Building Official or his representative as follows:

1. Before project is commenced;

2. Upon completion of the project;

3. At any other time(s) the Building Official may deem necessary.

4.190.8 Surety for permitted work in public rights-of-way

Sureties will be posted by the applicant at the time the permit is granted for any and all works and incidental activities to be done within or on public rights -of-way or private property easements. The form and amount of surety will be set by the Building Official at the time of the permit application and will cover the amount deemed necessary to complete the proposed work and/or potential damages to existing public facilities. Surety will be held until satisfactory restoration or replacement of all damaged or impaired public facilities are completed. This includes but is not limited to roadways, drainage improvements, sanitary sewer lines and water lines. Sureties will be released upon final inspection and approval of the completed work.

4.190.9 Permit fees

Permit fees will be charged based upon the nature and magnitude of the work. Work to be performed will be categorized as to nature and magnitude at the time of permit application and a fee charged on the following schedule:

1. Area coverage of less than twenty-five hundred (2,500) square feet or less than one hundred (100) cubic yards of material. Fifty Dollars ($50.00)

2. Area coverage of more than twenty-five hundred (2,500) square feet or more than one hundred (100) cubic yards of material. One Hundred Dollars ($100.00)

4.190.10 Maintenance

The project site(s) is to be maintained in an orderly and safe condition at all times as noted by the following:

1. The project site will at all times during construction, be kept in a condition that is safe to the general public and adjacent properties;

2. The project will have sedimentation control incorporated in its work plan and a provision for natural storm water removal so as to pose no threat of danger to life or property;

3. Upon completion, the project must be left in and maintained as conceived, and posing no liability whatsoever in regard to slope stabilization, drainage, improved structures, etc.;

4. Prevent transport of construction debris and/or sediment onto surfaces of adjacent properties or public rights-of-way.

4.190.11 Violations and penalties

No person shall construct, enlarge, alter, repair or maintain any grading, excavation, fill or cause the same to be done contrary to or in violation of any provision of this section. When written notice of a violation of any of the provisions of this section has been served by the Building Official on any person, such violation shall be discontinued immediately. It shall be construed to be a violation of this section to solicit public or “at large” “dumping of materials on any site by placement of “Dump Dirty and Rock Only”, “Dump Here”, or any other similar signs. No signs of any nature requesting removal from or placement of material on a site will be allowed unless it meets the requirements of this section.

ARTICLE V SUPPLEMENTAL PROVISIONS APPLYING TO SPECIFIC DISTRICTS

SECTION

5.010 Off-Street Parking Requirements
- 5.010.1 Number of parking spaces required

5.020 Off-Street Loading and Unloading Requirements
5.030 Temporary Use Regulations
5.040 Requirements for Customary Incidental Home Occupations
5.050 Fall-Out Shelter Restrictions
5.060 Gasoline Station and Convenience Market Food-Service Facility Restrictions
5.070 Special Provisions for Party Walls
5.080 Development Standards for Mobile Home Parks
5.090 Development Standards for Automobile Wrecking, Junk, and Salvage Yards
5.100 Yard Requirements on Corner Lots in Residential Districts
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5.010 Off-Street Parking Requirements

In all districts, accessory off-street parking shall be provided in conformity with the requirements set forth in this section for all uses permitted by right or as a conditional use (special exception).

For an enlargement or modification resulting in a net increase in the floor area or other applicable unit of measure specified herein, the same requirements shall apply to such net increase in the floor area or other specified unit of measurement as are required for floor area attributable to the initial establishment of any type of land use.

In the case of uses where the Board of Zoning Appeals or the planning commission may be required to prescribe the number of parking spaces, it shall base its determination on such factors as the traffic generation of the facilities, the time of operation of such facilities, their location, and other such

factors as affect the need for off-street parking as required under the conditional use provisions of this ordinance

Off-street automobile storage or standing space shall be provided on each lot upon which any of the following uses are hereafter established. One (1) vehicle space shall be not less than two hundred (200) square feet in size exclusive of passageways and driveways giving access thereto, and be not less than ten (10) feet at its narrowest dimension. All parking spaces shall be provided with vehicular access to a public street or alley. The required number of parking spaces shall be provided on property owned by the relevant property owner. Such spaces shall be located where they are within easy walking distance and easily accessible to the land use(s) they service. This shall generally mean that each parking space serving a particular dwelling unit shall be no more than sixty (60) feet away from the front door of said dwelling unit. Street or highway right-of-way shall not be utilized to meet the minimum number of required parking spaces. Unless authorized elsewhere in this ordinance, parking requirements satisfying any particular land use shall not be used to satisfy the parking requirements of any other land use. The number of parking spaces provided shall meet the minimum requirements for the specific uses as set forth below:

5.010.1 Number of parking spaces required

The number of off-street parking spaces shall be provided for the specified unit of measure (or fraction of one-half (1/2) or more thereof) for the following specified uses within the activity types indicated.

1. Residential Activities

Permanent

A. Single family dwelling and two-family dwelling: Two (2) spaces per dwelling unit.

B. Multi-family dwelling – three (3) or more: Two (2) spaces per dwelling unit.

C. Mobile homes: - Two (2) spaces per mobile home.

D. Where occupancy in multi-family units or assisted living centers is to be primarily elderly persons over the age of sixty (60): The number of spaces may be reduced to one and one-half (1-1/2) space per unit. Also, there must be room on the lot to provide one (1) additional space per dwelling unit with the complex in the future. All such spaces must be shown on required site plans.

E. Upper story residential dwellings: Not less than one and one-half (1-1/2) spaces per dwelling unit.

Semi-Permanent

A. Boarding or rooming house: One and one-half (1-1/2) spaces per dwelling unit.

2. Community Facilities Activities

Activity Type	Unit of Measurement
Administrative and Government	One (1) space for each three hundred (300) square feet of gross floor area, plus one (1) for each three (3) employees.
Community Assembly	One (1) space for each two (2) seats or one-half (1/2) of capacity in persons whichever is greater.
Educational Facilities	Kindergarten and Nursery: One (1) space for each employee plus one (1) space for each four (4) students. Elementary and Middle Schools, Grades 1-7: One (1) space per teacher and per staff member, plus one (1) space per two (2) classrooms. High School, Grades 8-12: One (1) space per teacher and per staff member on largest work shift, plus one (1) space per three (3) students. Vocational or Trade Schools: One (1) space for each one thousand (1,000) square feet of gross floor area, plus one (1) space for each four and one-half (4 1/2) seats in any associated auditorium.
Cultural and Recreation Services and Facilities	Art Galleries, Libraries, Museums, Zoological and Botanical Gardens, Planetariums and Aquariums: One (1) space for each eight hundred (800) square feet of gross floor area.

Activity Type	Unit of Measurement
Cultural and Recreation Services and Facilities (continued)	Swimming Pools: Thirty (30) percent of capacity.
	Parks, Playgrounds and Playfields: Ten (10) spaces for each acre of land devoted to recreation, plus one (1) space for each four (4) spectator seats
	Recreation Centers and Gymnasiums: Fifty (50) percent of the capacity, plus one (1) space for each two (2) employees
Special Institutional Care	Correctional or Detention Institutions: One (1) facility space per each employee, plus one (1) space for each patrol car, plus one (1) space per each five (5) persons incarcerated.
	Drug and Alcohol Rehabilitation Center: One (1) space per two (2) beds plus one (1) space per staff member.
	Asylum or Sanitarium: One (1) space per each three (3) beds plus one (1) space per staff member.
	Halfway House: Two and a quarter (2.25) spaces per patient or inmate.
Extensive Impact Type Facilities and Land Uses	Airports, Air Cargo Terminals, Heliports or Aeronautical Devices: One (1) space for each employee, plus one (1) space for each one hundred (100) square feet of gross floor area.
	Railroad, Bus, and Transit Terminals: One (1) space for each one hundred (100) square feet of waiting room.
	Railroad Yards and Other Transportation Equipment Marshaling and Storage Yards: One (1) space for each employee.
	Stadiums, Sports Arenas, Auditoriums, and Bandstands: One (1) space for each four (4) seats.
	Water and Sewage Treatment Plants: One (1) space for each employee.

Activity Type	Unit of Measurement
Health Care Facilities	Centers for Observation or Rehabilitation Convalescent Homes: One (1) space for each four (4) beds, plus one (1) space for each one thousand (1,000) square feet of gross floor area. Hospitals: One and one-half (1 1/2) spaces for each bed. Medical or Dental Clinics: Five (5) spaces for each staff member or doctor or dentist, or two (2) spaces for each treatment or examination room, whichever is greater.
Intermediate Impact Type Facilities and Land Uses	Colleges, Junior Colleges, and Universities: One (1) space for each one thousand (1,000) square feet of gross floor area utilized for academic purposes, plus one (1) space for each six (6) seats in an auditorium, arena, or stadium on the same lot. Communications and Utility Services: Two (2) spaces per facility unless more spaces are required by the planning commission.
Special Personal and Group Care Type Facilities and Land Uses	Associations for Physically or Mentally Handicapped: One (1) space for each employee. Family Day Care Homes: One (1) space per each four (4) pupils, plus one (1) space per each employee not living within the home. Day Care Centers: One (1) space for each employee plus one (1) space for each five (5) children. Nursing Homes: One (1) space for each employee, plus one (1) space for each two (2) patients.
Religious Facilities	All Activity Types: One (1) space for each three (3) seats in the assembly area or sanctuary.
Assisted Living Centers	See Section 5.010.1.1.D herein for parking requirements.

3. Commercial Activities

The provisions of this subsection shall apply to uses which are located on individual lots of record where no parking is shared with any other use or activity.

Activity Type	Gross Floor Area (sq. ft.) Per Parking Space
Animal Care and Veterinarian Services	300
Retail Trade – Apparel and Accessories	250
Retail Trade – Automotive, Marine Craft, and Aircraft Sales, Rental and Delivery	500
Automotive Service and Repair	300
Building Materials & Farm Equipment Sales	1,000
Contract Construction Sales	500
Contract Construction Services	300
Convenience Retail Sales and Services	150
Equipment Repair Services	500
Entertainment and Amusement Services:	
Art Galleries (Commercial)	400
Motion Picture Theaters	One (1) space per four (4) seats
Theaters (legitimate)	One (1) space per each four (4) permanent seats plus one (1) for every twenty-five (25) sq. ft. of area where temporary seats are used.
Bowling Alleys and Billard Parlors	Five (5) space per each alley or every two (2) pool tables, whichever is applicable.
Coin Operated Amusement or Arcade	One (1) space per 250
Commercial Sporting Facilities	One (1) space per employee plus one space for each 4 seats.
Dance Halls, Studios, Schools, and Skating Rinks	100
Exhibition Halls and Commercial Auditoriums	40% of maximum capacity in persons.

Activity Type	Gross Floor Area (sq. ft.) Per Parking Space
Entertainment and Amusement Services (continued)	
Gardens (Botanical and Zoological)	800
Marinas, Boat Docks, and Boat Rental	800
Recording and Motion Picture Productions Studios	One (1) space per each three (3) seats.
Theatrical Producers, Bands, Orchestras, and Entertainers	One (1) space per each three (3) seats.
Riding Stables	Minimum of five (5) spaces plus one (1) per each employee.
Resorts and Group Camps	800
Financial and Real Estate Services	200 plus one (1) space per every employee.
Consulting and Administrative Services	400
Food and Beverage Service – General (inside service only)	One space for each two (2) seats.
Food and Beverage Service – General (containing drive through facilities)	150
Food and Alcoholic Beverage Services	100
General Business Communications Services	400 plus one (1) per each employee.
Communications Services	300
General Personal Services	
Funeral and Crematory Services	One (1) space per (100) square feet of gross floor area or, where a chapel is provided, one (1) space per each four (4) seats, plus one (1) space for every twenty-five (25) square feet of floor area where temporary seats are used, whichever is greater.

Activity Type	Gross Floor Area (sq. ft.) Per Parking Space
All Other General Personal Services	300
General Retail Trade	250
Group Assembly	One (1) space per four (4) permanent seats plus one (1) space for every twenty-five (25) sq. ft. of area where temporary seats are used.
Professional Services – Medical	300
Professional Services – Non-Medical	400
Transient Habitation (Motels and Hotels)	One (1) space per lodging unit in each building serving transient guests

4. Uses Located Within Commercial Complexes

Where two (2) or more commercial activities are grouped together on a single site or in any other configuration which involves the use of shared or common parking facilities, the parking requirements for such uses shall be calculated as provided below:

Size of Complex (gross square footage)	Number of Spaces Required
Shopping Centers	
0 – 400,000 sq. ft.	Four and one-half (4-1/2) spaces per one thousand (1,000) sq. ft. gross leasable area.
400,000 – 600,000 sq. ft.	Five (5) spaces per one thousand (1,000) sq. ft. gross leasable area.
600,000 – 1,000,000 sq. ft. and above	Five and one-half (5-1/2) spaces per one thousand (1,000) sq. ft. gross leasable area
All Office Complexes	Four and one-half (4-1/2) spaces per one thousand (1,000) sq. ft. gross leasable area.

5. Manufacturing and Industrial Activities

One (1) space for each one thousand (1,000) sq. ft. of gross floor area or one (1) space for each employee during the largest shift, whichever is greater.

A. Warehousing, Foods or Freight Transport, and Storage

One (1) space for each three thousand (3,000) square feet of gross floor area plus one (1) space for each seven thousand (7,000) square feet of open storage. A minimum of five (5) spaces shall be provided by any establishment.

B. Manufacturing: Automobile Wrecking Yards, Scrap Metal Processing, Junk Yards.

One (1) space for each one thousand (1,000) square feet of gross floor area or one (1) space for each eight thousand (8,000) square feet of gross lot area, whichever is greater.

6. Agricultural, Resource Production, or Extractive Activities

Agricultural Services	One (1) space for each employee, and for veterinary services, one (1) space for each three hundred (300) square feet of gross floor area.
Commercial Feed Lots and Stockyards	As determined by the Planning Commission.
Mining, Drilling, and Quarrying	One and one-half (1-1/2) spaces for each employee.
Plant and Forest Nurseries	Five (5) spaces plus one (1) space for each employee and one (1) space for each five (5) acres.

7. Other Land Uses

In the case of uses where the Board of Zoning Appeals is required to prescribe the number of parking spaces, the Board shall base its determination on recommendations from the Ashland City Municipal Planning Commission and such other factors as the traffic generation of the facilities, the time of operation of such facilities, their location, and other such factors as affect the need for off-street parking as required under the conditional use provisions.

8. Extension of Parking Area Into a Residential District

Required parking space may be extended one hundred (100) feet into a residential district provided that:

A. The parking area adjoins a commercial or industrial district.

B. The parking spaces have their only access, or front upon the same street as the property in the commercial or industrial district(s) for which it provides the required parking.

C. The parking space(s) is separated from abutting properties in the residential districts by a buffer strip.

9. Requirement for Design of Parking Lots

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

B. Each parking space shall be no less than two hundred (200) square feet in area. All parking and loading spaces must be clearly marked.

C. Entrances and exits for all off-street parking lots shall comply with the requirements of Section 4.090, of this ordinance.

D. The parking lot shall be designed in such a manner as to provide adequate drainage and to eliminate the possibility of stagnant pools of water on and off the site, as well as to prevent the release of siltation off the site.

E. There shall be a parking aisle at least twenty-four (24) feet wide serving all ninety (90) degree and sixty (60) degree angled parking spaces. For all thirty (30) and forty-five (45) degree angled parking spaces, there shall be a minimum parking aisle of eighteen (18) feet in width. For parallel parking spaces, there shall be a minimum parking aisle of twelve (12) feet.

F. All off-street parking areas (parking spaces, ingress-egress areas, parking aisles, etc.) shall be surfaced with asphalt, concrete, or other type of dust free surface capable of withholding the traffic load as deemed acceptable by the planning commission. (See definition of dust free surface).

G. No parking space(s) serving any residential development shall be located further than sixty (60) feet from the respective dwelling unit such space(s) serve.

H. Handicapped parking spaces must be made conveniently available according to accepted standards (ADA requirements).

See illustration in Appendix for typical parking lot design.

5.020 Off-Street Loading and Unloading Requirements

Every building or structure hereafter constructed and used for business or trade involving the receiving or distribution of vehicles, materials, or merchandise shall provide space for the loading and unloading of vehicles off the street or public alley (see definition of loading space in ARTICLE II). Such space shall have access to a public or private alley, or if there is no alley to a public street. The minimum required spaces for this provision shall be based on the total usable floor area of each principal building according to the following table:

Total Usable Floor Area for Principal Building	Spaces Required *(See Article II for Definition)*
0 to 9,999 sq. ft.	One (1) space
10,000 to 14,999 sq. ft.	Two (2) spaces
15,000 to 19,999 sq. ft.	Three (3) spaces
Over 20,000 sq. ft.	Four (4) space plus one (1) space for each additional 20,000 sq. ft.

Off-street loading and unloading requirements for Industrial uses:

5,000 to 40,000 sq. ft.	One (1) space
Over 40,000 sq. ft. to 100,000 sq. ft.	Two (2) spaces
Each additional 100,000 sq. ft. or major fraction thereof	One (1) additional space

5.030 Temporary Use Regulations

The following regulations are necessary to govern the operation of certain necessary or seasonal uses which are non-permanent in nature. Application for a Temporary Use Permit shall be made to the Building Inspector. Said application shall contain a graphic description of the proposed use and a site plan with sufficient information to determine yard requirements, setbacks, sanitary facilities, and parking spaces for the proposed temporary use.

The following uses are deemed to be temporary uses and shall be subject to the specific regulations and time limits which follow, and to the regulations of any district in which such use is located.

1. Carnivals, Festivals or Circuses: May obtain a Temporary Use Permit in the C-2, I-1 or I-2 Districts; however, such permit shall be issued for a period not longer than fifteen (15) days.

Such use shall only be permitted on lots where adequate off-street parking can be provided, only after a licensed mechanical engineer officially certifies in writing that all pertinent rides are safe.

2. Christmas Tree Sales and Other Limited Duration Goods and Merchandise: May obtain a thirty (30) day Temporary Use permit for the display and sale of limited duration goods and merchandise on open lots in any district.

3. Temporary Buildings: In any district, a Temporary Use Permit may be issued by the Building Inspector for contractor's temporary office and equipment sheds incidental to a construction project. Such permit shall not be valid for more than one (1) year, but may be renewed for six (6) month extensions; however, not more than three (3) extensions for a particular use shall be granted. Such use shall be removed immediately upon completion of the construction project, or upon expiration of the Temporary Use Permit, whichever occurs sooner.

4. Religious Tent Meetings: In any district, except the C-1, Central Business District, a temporary structure may be permitted to house a religious meeting. Such permit shall be issued for not more than a thirty (30) day period. Such activity shall be permitted only on lots where adequate off-street parking can be provided.

5. Real Estate Sales Office: In any district, a Temporary Use Permit may be issued for a temporary real estate sales office in any new subdivision which has been approved by the planning commission under the Ashland City Subdivision Regulations. Such office shall contain no living accommodations. The permit will be valid for one (1) year, but may be granted two (2), six (6) month extensions. Such office shall be removed upon completion of sales of the lots therein, or upon expiration of the Temporary Use Permit, whichever occurs sooner.

6. Temporary Dwelling Unit in Case of Medical Hardship: In any residential district, a Temporary Use Permit may be issued by the Building Inspector to place a mobile home on a lot which already contains a residential structure, provided that the purpose of such temporary placement shall be to make it possible for a resident of either structure to provide assistance to a person who requires daily assistance due to physical or mental disability, and provided further that such temporary structure does not represent a hazard to the safety, health, or welfare of the community.

   An applicant for a Temporary Use Permit as provided under this Subsection must produce a written statement from a physician certifying that the specific disability requires assistance from someone in close proximity as evidence of such disability, and a written statement from the Cheatham County Health Department approving the sewage disposal system of the proposed temporary structure. Such permit may be initially issued for twelve (12) months. A permit may be renewed for six (6) months at a time, subject to producing a new statement from a physician certifying that the assistance is still required due to the disabling condition. The temporary permit shall be revoked and the structure removed immediately upon

expiration of the permit or upon a change in the conditions under which such permit was issued.

The person requiring assistance due to the disabling condition may be a resident of either the temporary or permanent structure. The temporary residence shall be treated as an accessory building

7. Temporary Dwelling Unit In Cases of Special Hardship: In any residential district, a Temporary Use Permit may be issued to place a mobile home (double-wide excluded) temporarily on a lot in which the principal structure was destroyed by fire, explosion or natural phenomena. The purpose of such placement temporarily shall be to provide shelter for only the residents of the principal structure during the period of reconstruction and to prevent exceptional hardship on the same. Placement of such temporary structure must not represent a hazard to the safety, health, or welfare of the community. An applicant for a Temporary Use Permit as provided under this subsection must produce a written statement from the Ashland City Utilities System and the Cheatham County Health Department when applicable, approving the water supply and sewage disposal systems of the temporary structure. Such a permit may be initially issued for six (6) months. A permit may be renewed for up to six (6) months at a time, the total time for all permits not exceeding a total of eighteen (18) months.

8. Temporary Use Permits: In any district other than industrial, a Temporary Use Permit may be Issued according to the following guidelines:

   A. Only one permit, per location, shall be issued during a calendar year. Permit shall be issued only to the property owner of the location provided on the application. Permit is valid only for the location provided on the application.
   B. Permit is valid for a period beginning no earlier than April 1st and ending no later than November 1st for each calendar year.
   C. Permit limits sales beginning no earlier than 7:00 am and ending no later than 7:00 pm each day.
   D. All structures utilized for such sales shall be removed when not in use. All temporary structures vacant for seven days must be removed by the end of the 8th day.
   E. All temporary structures must be located no less than thirty (30) feet from the roadway.
   F. Adequate off-road parking must be provided.
   G. A current business license from Cheatham County and the Town of Ashland City must be provided for the permit to be issued.
   H. Cost of the Temporary Use Permit shall be $25.00.
   I. This shall be limited to agriculture products including, but not limited to, produce, food, plants, and horticulture.

5.040 Requirements for Customary Incidental Home Occupations

A customary incidental home occupation is a gainful occupation or profession (including the professional office of an architect, artist, dentist, engineer, lawyer, physician and the like), conducted

entirely within the principal dwelling unit. In connection with a home occupation, no stock in trade shall be displayed outside the dwelling, and no alteration to any building shall indicate from the exterior that the building is being utilized in whole or in part for any purpose other than a residential unit, including permitted accessory buildings. One announcement sign of not more than four (4) square feet in area is permitted. Any home occupation shall meet the following requirements:

1. No person other than members of the family residing on the premises and one employee not residing on the premises shall be engaged in such occupation;

2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by the occupants, and not more than twenty-five (25) percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation;

3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not to exceed two (2) square feet in area, non-illuminated, and mounted flat against the wall of the principal building;

4. Home occupations may be conducted in accessory buildings;

5. There shall be no retail sales on the premises in connection with such home occupation;

6. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard;

7. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot;

8. The home occupation shall not involve the storage of commercial vehicles nor the use of such vehicles for delivery of goods or materials to and from the premises;

9. No home occupation shall require internal or external alterations, construction features, or the use of any equipment that would change the fire rating of the structure;

10. No outdoor display of goods or outside storage of equipment, parts, or materials of any kind used in the home occupation shall be permitted; and

11. The following is specifically prohibited as home occupations: The repair of motor vehicles.

5.050 Fall-Out Shelter Restrictions

Fall-out shelters are permitted as principal or accessory uses and structures in any district, subject to the yard and lot coverage regulations of the district. Areas of underground fall-out shelters extending not more than thirty (30) inches above the general ground level of the graded lot shall not be

included in computations of lot coverage by all buildings. The Board of Zoning Appeals may waive side and rear yard setback requirements to permit construction of joint shelters by two or more property owners, provided, however, that side and rear yard setback requirements shall be met where property involved in the joint proposal abuts or adjoins property not included in the proposal.

5.060 Gasoline Station and Convenience Market-Food Service Facility Restrictions

The following regulations shall apply to all gasoline service stations:

1. There shall be a building setback from all street right-of-way lines of not less than forty (40) feet, except for canopies designed to cover the gasoline pump islands. Gasoline pump canopies shall be included in the computation of maximum lot coverage requirements.

2. Gasoline pumps shall not be located closer than twenty-five (25) feet to any street right-of- way line.

3. Sign requirements as established in the City Sign Ordinance, shall be met.

4. No canopy shall exceed the height requirement as cited within the applicable zoning district, nor shall such any canopy extend in height more than four (4) feet above the height of principal structure to which such canopy is attached.

5.070 Special Provisions for Party Walls

Within those districts where two family dwellings (duplexes) may be located upon single zone lots, such zone lots may be subdivided by party wall into two separate zone lots, provided that all the necessary information pertaining to such developments, as required in Section 4.120, is approved by the planning commission along with the necessary subdivision plat(s). Moreover, two separate personal, professional, and/or business service-oriented land uses may be located on two separate zone lots, being adjoined together by party wall within commercial zoning districts, provided that a site plan of such development or conversion, as required in Section 4.120, is approved by the planning commission along with the necessary subdivision plat(s). Please note that the provisions of this section are only specific to isolated, generally non-coterminous lots, applying mainly to "Infill type developments". In no case, with the exception of planned developments, shall these provisions apply to the development of more than six (6) coterminous zone lots. In granting approval of the site plan, the planning commission shall be guided by the following criteria:

1. Other than the zero-lot line separating the two dwelling units or zone lot, all other lot, yard, and density requirements of the zoning district shall be met.

2. No zero side yard shall be adjacent to any public or private right-of-way.

3. No portion of a dwelling or architectural features of any structure shall project over any property line.

4. Where the same interior property line is utilized for the zero side yard construction of any dividing structure, such dividing structure shall consist of double walls separated by a minimum air space of two (2) inches.

5. Where the same interior property line is utilized for the construction of any zero side yard structure, all the provisions of the International Building Code shall be met, and all such fire walls shall have a rating of not less than two (2) hours duration.

6. At all points of attachment, such buildings shall be separated from each other by firewalls extending from footings to the underside of the roof deck without openings which would permit the spread of fire.

7. Individual water services and sewer services as well as maintenance easements and water meters for each zone lot shall be required.

8. All the requirements of the Ashland City Subdivision Regulations shall be met.

9. All current requirements of the International Fire Protection Code must be satisfied.

Other information that shall be provided relating to deed covenants is as follows:

1. An agreement covering the status, including the ownership, maintenance, etc., of the common wall separating the units or zone lots.

2. Adequate language to assure proper maintenance etc., of any portion of the structure where maintenance must be shared (ex. common roof). If the correction of a maintenance problem incurred in the dwelling unit or structure which on one parcel (zone lot) necessitates construction work or access on the dwelling unit or structure of the other parcel, either parcel owner shall have an easement on the property of the other for the purpose of this construction. Each party shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such owner to call for a larger contribution from the other(s) under any rule or law requiring liability for negligent or willful acts or omissions.

3. Adequate language to assure that any property divided under this provision shall be continuously subject to the unified plan under which said property was originally approved. Such language shall so specifically include clear and precise statements whereby the purchaser is informed that the property may not be used in any manner which would have the effect of negating the unified plan under which original approval was granted, and language indicating that the purchaser of any such parcel understands that in no instance will any such parcel or zone lot be viewed as a separate independent parcel for zoning purposes, other than for the purpose or specific use under which said parcel was originally approved.

4. Adequate language covering any and all cross-access and utility easements as are necessary to assure the proper use and maintenance of all ingress and egress areas, as well as all utility services.

5. If a fire wall is destroyed or damaged by fire or other casualty, any owner may restore it and if the other owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such owner to call for a larger contribution from the others under any rule or law requiring liability for negligent or willful acts or omissions. Either parcel owner shall have an easement on the property of the other for the purpose of reconstruction and protection of the remaining unity from the elements.

5.080 Development Standards for Mobile Home Parks

1. Mobile Home Park Building Permit

A. Review Procedure

Twelve (12) copies of the required site plan shall be submitted to the Ashland City Planning Commission at least ten (10) days in advance of the meeting at which it is to be reviewed. the Planning Commission will review the submittal for compliance with the mobile home park site plan standards set forth below. Incomplete information shall result in the site plan being returned without action. Once a building permit has been issued the applicant may begin construction.

B. Site Plan Required

A mobile home park building permit may only be issued for construction or extension of a mobile home park upon submission and approval by the planning commission of a site development plan containing the following information.

(1) The name and address of the applicant.

(2) The location, area, and dimensions of the proposed mobile home park site as well as a legal description.

(3) The location, size, and number of all mobile home spaces.

(4) The location and size of all buildings, improvements, and facilities (including roads, water, sewer, refuse disposal).

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

(6) The location and size of all points of entry and exit for motor vehicles and the internal circulation plan (roadways and pedestrian walkways).

(7) The location and number of all off-street parking facilities.

(8) The location of park and recreation areas.

(9) A complete drainage plan with contour lines at five (5) feet.

(10) A location map showing the park site in relation to the existing public street pattern and indication of uses of property adjacent to the site and the location of all buildings within two hundred (200) feet of the site.

(11) 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.

(12) Such other architectural, engineering, and topographical data as may be required to permit the county health department, the Building Department, the Planning Department, and the Planning Commission to determine if the provisions of these regulations are being complied with shall be submitted with the site plan.

(13) Landscaping as regulated in Article IV, Section 4.140.

2. Development Standards

A. General

(1) No part of the park shall be used for nonresidential purposes, except such uses as are required for the direct servicing and well-being of park residents and for the management and maintenance of the park. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home stand and connected to the pertinent utilities.

(2) Condition of soil, ground water level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, dust, noise, odors or other adverse influences, and no portion subject to flooding or erosion and shall be used for any purpose which would expose persons of property to hazards.

B. Minimum Development Size

No mobile home park shall be approved which contains less than 2 acres in area or has less than ten (10) mobile home spaces.

C. Dimensional Requirements for Parks

(1) Along the entire periphery of the mobile home park, yards and setbacks meeting the district regulations shall be provided.

(2) Within the interior portions of the mobile home park, no yards except as required to meet other provisions set forth in this section are required.

(3) 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.

(4) Each mobile home park shall be permitted to display, on each street frontage, one (1) identifying sign of a maximum size of twenty (20) square feet. Said sign(s) shall contain thereon only the name and address of the park and may be lighted by indirect lighting only.

(5) At no time shall the density for the park exceed the maximum permissible density for the district in which it is located.

D. Spacing of Mobile Homes and Site Coverage

(1) Mobile homes shall be so harbored on each space that there shall be at least a twenty-five (25) foot clearance between mobile homes; for mobile homes parked end-to-end, the end-to-end clearance may be less than twenty-five (25) feet but not less than fifteen (15) feet. No mobile home shall be located closer than twenty (20) feet from any building within the park.

(2) There shall be a minimum distance of ten (10) feet between the nearest edge of any mobile home and an abutting access street.

(3) Each mobile home stand shall not occupy an area in excess of twenty- five (25) percent of the respective lot area. The total area occupied by the mobile home and its accessory structures shall not exceed fifty (50) percent of the respective lot area.

E. The Mobile Home Space

(1) General: The limits of each mobile home space shall be marked on the ground by suitable means. Location of space limits on the ground shall be the same as shown on accepted plans. No space shall be smaller than five thousand (5,000) square feet.

(2) Mobile Home Stands: The mobile home stands shall be improved to provide adequate support for the placement and tie-down of the mobile home. The stand shall not heave, shift or settle unevenly under the weight of the mobile home due to

frost action, inadequate drainage, vibration, wind or other forces acting on the structure. In addition, such stand shall comply with the current FHA Mobile Home Park Standards.

(3) Outdoor Living Area: Each mobile home lot should be provided with an outdoor living and service area. Such area should be improved as necessary to assure reasonable privacy and comfort. The minimum area should be not less than two hundred (200) square feet and shall be paved.

(4) Tenant storage shall be provided for each mobile home at the rear of the mobile home space.

F. Utilities and Other Services

(1) An accessible, adequate, safe and potable supply of water shall be provided in each mobile home development on trunk lines not less than six (6) inches. Where a public supply of water of satisfactory quantity, quality, and pressure is available at the site or at the boundary of the site, connection shall be made thereto and its supply use exclusively.

(2) Each mobile home site shall be provided with the connection to a sanitary sewer line or to a sewage disposal system approved by the appropriate governmental authority.

(3) Solid waste collection stands shall be provided for waste containers for each mobile home. Any central waste container shall be screened from view with access appropriately provided.

(4) Service buildings housing sanitation and laundry facilities shall be permanent structures complying with all applicable ordinances and statutes, regulations, buildings, electrical installations, and plumbing and sanitation systems.

(5) Each mobile home park shall be equipped with fire hydrants spaced no more than five hundred (500) feet apart. The water system shall be capable of providing a required fire flow of five hundred (500) gallons per minute and 20 pounds per square inch residual pressure.

(6) Each mobile home park shall be maintained free of litter and accumulation of any kind of debris which may provide rodent harborage or breeding places for flies, mosquitoes, or other pests.

G. Streets

Entrances to mobile home parks shall have direct connections to a public street and shall be designed to allow free movement of traffic on the adjacent public street. Safe and convenient vehicular access shall be provided from abutting public streets to each mobile home lot. Such access shall be provided by streets or driveways. All internal streets shall be private.

(1) Circulation

The internal street systems should provide convenient circulation by means of properly located streets. Dead-end streets shall be limited in length to five hundred (500) feet and their closed end shall be provided with an adequate turn-around with a minimum diameter of eighty (80) feet.

(2) Pavement Widths

Minimum pavement widths shall be as follows:

Two Way Street with no parking 18 ft. with on-street parking 34 ft.
One-Way Street with no parking 12 ft. with on-street parking 28 ft.

(3) Construction

The internal streets and drives shall be paved in accordance with Ashland City Subdivision Regulations.

H. Walks

All mobile home developments shall be provided with safe, convenient, all- season pedestrian access of adequate width for intended use, durable and convenient to maintain. Sudden changes in alignment and gradient shall be avoided.

A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of three and one-half (3 1/2) feet. All mobile home stands shall be connected to common walks, streets, driveways and parking spaces by individual walks. Such individual walks shall have a minimum width of two (2) feet.

I. Recreation Area

Adequate recreation facilities for the residents of the project shall be provided in locations easily accessible to the living units and where they do not impair the view and privacy of living units. Attractive outdoor sitting areas shall be provided, appropriate in size, type and number to the needs of the residents.

Well-equipped playgrounds of adequate size and number shall be provided where it is anticipated that children will occupy the premises.

J. Buffer and Screening

A landscape buffer shall be provided along the perimeter of the site boundaries not less than fifteen (15) feet in width, except that a minimum buffer area from any public street shall be no less than twenty (20) feet.

Within the landscaped buffer, a continuous fence six (6) to eight (8) feet high or landscaped screen shall be provided. Such fence shall be opaque and such screening shall be a year-round evergreen four (4) feet wide and at least four (4) feet high at the time of planting and expected to achieve a height of six (6) feet within three (3) years. No landscaped screen or fence shall be provided within fifteen (15) feet of any vehicular entrance and/or exit to the park.

K. Site Design

The appearance and character of the site shall be preserved and enhanced by retaining and protecting existing trees and other site features; and additional new plant material shall be added for privacy, shade, beauty of buildings and grounds and to screen out objectionable features. The planting plan shall be submitted with the site development plan.

L. Parking

Off-Street Parking as regulated in Section 5.010

3. Responsibility of Park Management

A. The permittee shall operate the mobile home park in compliance with this ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.

B. The permittee shall notify park occupants of all applicable provisions of this ordinance and inform them of their duties and responsibilities under this ordinance.

C. The permittee shall supervise the placement of each mobile home on its mobile home stand to the satisfaction of the building department, which includes securing its stability to anchor pins and installing all utility connections.

D. The permittee shall maintain a register containing the following information:

(1) The name and address of each mobile home occupant.

(2) The name and address of the owner of each mobile home and motor vehicle by which it was towed.

(3) The make, model, year, and license number of each mobile home and motor vehicle.

(4) The date of arrival and of departure of each mobile home.

E. The mobile home park shall keep the register record available for inspection at all times by law enforcement officers, public health officials and other officials whose duties necessitate acquisition of the information contained in the register.

F. The register record shall not be destroyed for a period of three (3) years following the date of departure of the registrant from the park.

G. The permittee shall notify the health authority immediately of any suspected communicable or contagious disease within the park.

H. The permit to operate shall be conspicuously posted in the mobile home park office at all times.

I. The permittee shall be answerable for the violation of any provision of this section.

4. Responsibilities of Park Occupants

A. The park occupants shall comply with all applicable requirements of this Zoning Ordinance and shall maintain his/her mobile home lot, its facilities and equipment in good repair and in a clean and sanitary condition.

B. The park occupant shall be responsible for proper placement of the mobile home on its mobile home stand and proper installation of all utility connections and anchoring in accordance with the instruction of the park management.

C. Skirtings, awnings, and other additions shall be installed only if permitted and approved by the park management. When installed, they shall be maintained in good repair. The space immediately underneath each mobile home shall be used for storage only if permitted by the park management. If permitted, the following conditions shall be satisfied:

(1) The storage area shall be provided with a base of impervious material.

(2) Stored items shall be located so as not to interfere with the underneath inspection of the mobile home.

(3) The storage area shall be enclosed by skirting.

D. The park occupant shall store and dispose of all rubbish and garbage in a clean, sanitary and safe manner. The garbage container shall be rodent proof, insect proof, and watertight.

E. Fire extinguishers for Class B and C fires shall be kept at the premises and maintained in working condition.

F. All park occupants shall be required to register their pets (dogs and cats) with the park management.

G. All park occupants shall be required to have their pets (dogs and cats) on a leash and shall not be allowed to roam free and unleashed.

H. Park occupants shall not be allowed to construct or place pens for animals on the park premises.

I. No inoperative automobiles, junk, or non-contained trash shall be allowed within the park.

5. Inspections

A. The building official or other designated official is hereby authorized and directed to make annual inspections to determine the conditions of mobile home parks, in order to insure the health and safety of occupants of mobile home parks and of the general public.

B. The building official or other designated official shall have the power to enter upon any private and public property for the purpose of inspecting and investigating conditions relating to the annual inspection as it is related to the enforcement of this section.

C. Penalties

(1) Any person violating any provisions of this section shall be guilty of a misdemeanor and upon conviction shall be fined not less than five dollars ($5.00) nor more than fifty dollars ($50.00) for each offense.

(2) Each day that a violation is permitted to exist shall constitute a separate offense.

(3) Any extension of an existing mobile home park is considered a noncomplying use and is hereby prohibited unless said park is brought up to the standards herein stated.

6. Revocation of Permit

Ashland City may revoke any permit to maintain and operate a park when the permittee has been found guilty by a court of competent jurisdiction of violating any provisions of this section. After such conviction, the permit may be reissued if the circumstances leading to conviction have been remedied and the park is being operated and maintained in full compliance with this section.

7. Prohibited Structures

   A. Cabanas, travel trailers, and other similarly enclosed structures are prohibited.

   B. Trailers with or without toilet facilities that cannot be connected to approved sewer systems shall not be permitted in a mobile home park.

   C. Mobile homes shall not be used for commercial, industrial or other nonresidential uses within a mobile home park, except that one (1) mobile home in the park may be used to house a rental office.

5.090 Development Standards for Automobile Wrecking, Junk, and Salvage Yards

Because of the nature and character of their operations, automobile wrecking and salvage yards, junk yards, and similar uses of land can have a decidedly detrimental effect upon surrounding properties. Salvage and wrecking yards tend to create problems of noise, dust, traffic and health hazards, and may adversely affect property values by their general appearance. The following standards shall be used as a guide in evaluating whether proposed land uses, such as those outlined herein 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. Because of the tendency for salvage yards to promote the breeding of vermin, no such operation shall be permitted closer than five hundred (400) feet from any established residential zoning district.

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

4. All such yards shall be so maintained as to be in a sanitary condition and so as not to be a menace to public health or safety.

5. Off Road Parking: As regulated in Article V, Section 5.010.

6. Ingress and Egress: The number of vehicular access driveways permitted on any single street frontage shall be limited to:

   A. One (1) driveway where the parcel to be used has a maximum road or street frontage of one hundred (100) feet or less.

   B. Two (2) driveways where the road or street frontage of the subject parcel exceeds one hundred (100) feet. Driveways used for ingress and egress shall be limited to twenty-five (25) feet in width maximum, exclusive of curb returns.

   C. Other applicable requirements of Section 4.090 pertaining to access control shall be met.

7. Signage: Signage is regulated by the provisions of the Sign Ordinance for the Town of Ashland City.

8. Application for Automobile Wrecking Junk or Salvage Yard Permit: No person shall own or maintain an automobile wrecking, junk, or salvage yard within Ashland City until he has secured a permit from the Ashland City Board of Zoning Appeals. An application for said permit shall be filed in accordance with Article VIII, Section 8.060, of this ordinance and shall be accompanied by a detailed site plan, a schedule for construction, and any other information herein required. Said application shall be submitted along with any plans and schedules. The Board shall vote to approve or disapprove the application in accordance with the time schedule in Section 8.060.

5.100 Yard Requirements on Corner Lots in Residential Districts

On all corner lots in residential districts there shall be two (2) required front yards, and two (2) required side yards (See definition of side yard in Section 2.020, of Article II, herein). According to the siting of the principal structure on said lot, one of these required side yards will in effect become the rear yard for this lot.

5.110 Minimum Residential Front Yard Requirements on Turn-Arounds of Cul-De-Sac Streets

On any lot which directly adjoins any cul-de-sac or turn around area of any dead-end street, the minimum lot width requirement as measured at the front building setback line may be reduced to two-thirds (2/3) of the minimum lot width requirement, as specified in the applicable zoning district.

5.120 Special Provisions for Residential Occupancy in Connection with Mini-Warehouse Facilities (Self-Storage Facilities)

In all commercial and industrial zoning districts wherein mini-warehouse facilities are allowed, the following standards shall apply:

1. Residential occupancy may be permitted in conjunction with the office facility situated within the mini-warehouse complex or facility on the same zone lot, as an accessory use thereof, in order to facilitate adequate security of the premises according to the following provisions:

   A. No more than one (1) dwelling or rooming unit may be permitted in conjunction with the office facility situated within the complex, located on the same zone lot, limited to two (2) bedrooms of no more than nine hundred (900) square feet.

   B. Any office-dwelling unit or office-rooming unit permitted under the provisions of this section shall be strictly limited to occupancy by two (2) persons employed to manage the office facility on the same zone lot while providing security services to the entire mini-warehouse facility thereon.

   C. Prior to issuing a permit for a special exception for this section, detailed plans must be submitted to the Board clearly demonstrating the location of the office-dwelling unit internal to the site, the specific parking spaces and parking aisles servicing this office-dwelling unit complex, as well as all other required information as cited in Sections 8.060 and 8.061, Subsections A, B, and C, of Article VIII, of this ordinance.

   D. It must be demonstrated that all other fire code and applicable building codes are being met prior to the approval of a special exception by the Board of Appeals, in this regard.

2. The additional supplementary regulations shall also apply to mini-warehouse (self-service storage) facilities:

   A. No self -storage facility shall be approved upon a lot less than two (2) acres in size.

   B. All storage shall be kept within an enclosed building, except propane or a gasoline engine or storage tanks or any boat or vehicle incorporating such components, which shall be stored in designated screened exterior areas. This provision shall not be interpreted to permit the storage of partially dismantled, wrecked, or inoperable vehicles.

   C. A barrier shall be provided around the perimeter of the facility. Said barrier shall be located at the front setback line as well as along the sides and the rear of the project, and shall consist of either the solid facades of the storage buildings or a fence. If the barrier is to be provided by a fence, said fence shall be a minimum of six (6) feet in height and shall be constructed of opaque or semi-opaque materials that will prevent the passage of light and debris, such as brick, stone, architectural tile, masonry units, wood, or similar materials, but expressly prohibiting woven wire.

   D. No business activity other than the rental of storage units and pick-up or deposit of dead storage shall be conducted on the premises. All contracts for rental of self-storage facilities shall include clauses prohibiting the storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals and the use of the property for

any purpose other than dead storage. Examples of prohibited activities include, but are not limited to the following.

(1) Auctions, commercial wholesale or retail sales or miscellaneous or garage sales.

(2) The servicing, repair or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances or other similar equipment.

(3) The operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns or other similar equipment.

(4) The establishment of a transfer or commercial warehouse business.

E. Parking spaces shall be provided based on three (3) percent of the total storage units or five (5) parking spaces, whichever is greater.

F. Driveway aisles shall be a minimum of twenty-four (24) feet in width. A driveway aisle where access to storage units is only on one side of the aisle may be twenty (20) feet in width.

G. The maximum size of a storage unit shall be six hundred (600) square feet, and no more than four thousand (4,000) square feet shall be leased to a single tenant.

H. All outdoor lighting shall be shielded so as to direct light and glare only onto the premises of the self-service storage facility and away from all adjoining property. Such lighting shall be sufficient to discourage vandalism and theft.

5.130 Development Standards Applying to Duplex Residential Dwellings as well as Zero Lot Line Two-Family Dwellings

1. Purpose

The provisions set forth herein are intended to apply to all two-family detached dwellings (duplex and zero-lot line two-family dwellings) as defined by this ordinance regardless of the district in which such uses may be located. It is the express purpose of these regulations to establish design criteria and to provide for the implementation of these provisions by the planning commission in the case of zero-lot line dwellings as discussed in Section 5.070, or by the Board of Zoning Appeals in the review of applications for special exceptions as required in Article VI, Section 6.060, of this ordinance. Moreover, these provisions provide for the implementation of these standards by the planning staff through the review of applications for building permits, or by the planning commission through the review of subdivision plats, when required.

2. Design Criteria

A. All two-family detached units constructed on individual zone lots shall be designed to closely resemble in appearance the other housing units in the neighborhood. Particular attention should be paid to locating only one entrance door servicing the front of the structure.

B. Exterior building materials shall be of the same type and quality of other dwelling units in the neighborhood or on adjoining lots.

C. Each dwelling unit shall be provided with reasonable visual and acoustical privacy. Fences, walks, and landscaping shall be provided for the protection and aesthetic enhancement of the development and privacy of the occupants, as well as the screening of objectionable views or uses, and the reduction of noise, when required by the board of appeals, planning staff, or planning commission, as applicable.

D. The appearance and character of the site shall be preserved, as appropriate, and enhanced by retaining and protecting existing trees and other site features. Additional new plant materials shall be added for privacy, beauty of buildings and grounds, and to screen objectionable features.

E. Appropriate notations verifying these standards shall be placed on application forms for building permits as well as on the applicable subdivision plats. Such notations shall also be placed on the plans to be reviewed by the Board of Zoning Appeals as special exceptions whenever zero lot-line dwellings are involved. Architectural drawings and perspective illustrations may be required to substantiate compliance with the design criteria within this section if required by the appropriate approving person, board, or commission in question.

3. Lots

The minimum lot size required for any such dwelling shall be as stipulated by the development area per dwelling unit as provided in each respective zoning district.

4. Parking

A. These requirements shall supplement the parking provisions contained in Section 5.010, of Article V.

B. No off-street parking areas shall be located in the front of the structure. Every effort shall be made to locate some of the required off-street parking in the rear yard, as well as in the side yard.

5.140 Development Standards as Apply to Multi-Family Developments

1. Purpose

The provisions set forth herein are intended to provide a limited number of basic design standards for multi-family dwellings located on a single zone lot or tract that abuts a public street. Specifically, these provisions are intended to supplement the site plan provisions as cited in Article IV, Section 4.120, or the planned unit development provisions as cited in Article VI, Section 6.060, in an effort to establish safe, attractive, and efficient design patterns.

2. Development Standards

A. No multi-family structure shall contain more than twelve (12) dwelling units per floor in a single building or structure.

B. No two adjoining multi-family structures shall be located at a uniform setback from any front, side or rear property line of the zone lot being developed, unless such zone lot contains severe natural constraints such as very steep topographic slopes, large water bodies, a very narrow, or odd- shaped configuration, etc., as determined by the planning commission. Every effort shall be made to stagger the setback of adjoining structures by no less than ten (10) feet.

C. At a minimum, there shall be a dimension of no less than thirty (30) feet between any two structures containing two (2) stories, as well as between any structure or building and any exterior property line. Under no circumstance shall any structure be placed less than twenty-four (24) feet from any other structure.

D. The spacing of all buildings contained in multi-family dwelling developments shall be as set forth in Article V, Section 5.140.

E. Each dwelling unit shall be provided with reasonable visual and acoustical privacy. Fences, walks, and landscaping shall be provided for the protection and aesthetic enhancement of the development and privacy of the occupants, screening of objectionable views or uses and the reduction of noise.

F. Street sidewalks and on-site walks shall be provided for convenient and safe access to all living units from streets, driveways, parking courts or garages and for convenient circulation and access to all facilities.

G. The appearance and character of the site shall be preserved and enhanced by retaining and protecting existing trees and other site features; and additional new plant material shall be added for privacy, shade, beauty of buildings and grounds and the screen out objectionable features. The planting plan shall be submitted with the site development plan. Existing trees, shrubs, evergreens and ground cover shall be retained to the extent

that they enhance the project, are effective as a screen planting or are useful in protecting slopes.

H. Adequate recreation facilities for the residents of the project shall be provided in locations easily accessible to the living units and where they do not impair the view and privacy of living units.

Attractive outdoor sitting areas shall be provided, appropriate in size, type, and number, to the needs of the residents.

Well-equipped playgrounds of adequate size and number shall be provided where it is anticipated that children will occupy the premises.

I. Access and circulation shall adequately provide for firefighting equipment, service deliveries, furniture moving vans and refuse collection.

J. Off-street parking may be grouped in bays, either adjacent to streets or in the interior of blocks. Such parking areas shall generally be located in close proximity to the dwelling units they are designed to serve. At least one (1) parking space per dwelling unit shall be located so as to provide a maximum walking distance of two hundred (200) feet from the nearest entrance of the dwelling unit the space is to serve. Where appropriate, common driveways, parking areas, walks and steps shall be provided, maintained and lighted for night use. Screening of parking and service areas shall be in accordance with Section 4.140 Landscaping, Screening and Buffering.

5.150 Height Requirements as Applies to Fences

No fence for the purposes of complying with the provisions of this ordinance shall be more than four feet in the front and seven feet in sides and rear in height, except as pertains to the developmental standards cited in Section 5.090, herein.

5.160 Antennas and Satellite (T.V.) Dishes

For the purposes of this ordinance all detached radio and television antennas and satellite dishes shall adhere to all required front yard setbacks. When these uses are situated in side yards, they shall be located no closer than ten (10) feet from side property lines. They shall be no closer than eight (8) feet from applicable side and rear property lines when such uses are located in rear yards. All radio and television antennas taller than the applicable height restriction of the applicable zoning shall be located within the designated rear yard.

5.170 Minimum Design Standards for Transmission and Communication Towers and Stations

It is the intent of this Section to avoid potential damage to property caused by Towers and Telecommunications Facilities by ensuring such structures are soundly and carefully designed,

constructed, modified, and maintained, while ensuring such Towers are compatible with the surrounding land uses. The purpose of this Section is also to promote and encourage shared use/collocation of such towers and Antenna Support Structures as a primary option, rather than the construction of single-use Towers.

5.170.1 Standards for telephone, telegraph, and communications transmitter stations

All transmitter stations, including towers and operating equipment located within Ashland City, shall adhere to the following standards:

1. All towers with a height of one hundred-fifty (150) feet (from base to top) or more shall be constructed in accordance with Electronic Industries Association (EIA) standard 222E-1996 utilizing a wind rating of eighty miles per hour (80 MPH) plus ice loading for Ashland City, Tennessee. Each application for a building permit shall be accompanied by a certification by a professional engineer licensed in the State of Tennessee and competent in such design.

2. All towers shall be set back from all property lines and leasehold lines a distance that is equal to:

   A. For a guyed tower fifty (50) percent of its maximum height, and

   B. For a self-supporting tower one hundred (100) percent of its maximum height.

3. Fencing. The area in either fee-simple ownership or leasehold procurement containing such tower and equipment shall be enclosed with a fence no shorter than six (6) feet in height. Access gates will be locked at all times when the site is not occupied.

4. Screening. Where the tower site abuts or is contiguous to any Residential District, there shall be provided a continuous, solid screening, and it shall be of such plant materials as will provide a reasonable year-round evergreen screening. Screening, as required herein, shall be not less than four (4) feet in height at the time of planting, and shall be permanently maintained by the leaseholder or owner of the subject property. (See definition of planted buffer strip).

5.170.2 Application requirements

An application to develop a Transmission and Communications Tower shall include as minimum the following:

1. All site plan information cited in Section 4.120, of this Ordinance, which is deemed applicable by the Planning Commission.

2. A “Determination of No Hazard” from the Federal Aviation Administration, as well as all required Federal Communications Commission permit information.

3. Documentation that any applicable leasehold is no less than twenty-five (25) years in duration.

4. The names, addresses, and telephone numbers of all owners of other Communications/Transmission Towers or Support Structures within a one-half (1/2) mile radius of the proposed new Tower site, including city-owned property.

5. An affidavit attesting to the fact that the project applicant made diligent, but unsuccessful, efforts to install or collocate the project applicant’s Telecommunications Facilities on city-owned Towers or useable Antenna Support Structures located within a one-half (1/2) mile radius of the proposed Tower site.

6. An affidavit attesting to the fact that the project applicant made diligent, but unsuccessful, efforts to install or collocate the project applicant’s Telecommunications Facilities on Towers or useable Antenna Support Structures owned by other persons located within a one-half (1/2) mile radius of the proposed Tower site.

7. Written technical evidence from an engineer(s) that the proposed Tower or Telecommunications Facilities cannot be installed or collocated on any available Tower or useable Antenna Support Structure located within one-half (1/2) mile radius of the proposed Tower site.

5.180 Standards as Apply to Adult-Oriented Business Establishments

Refer to Section 8.070.13 for specific standards, as such uses are regulated as conditional uses (special exceptions). Refer to Article II for appropriate definitions.

5.190 Standards as Apply to Fire Department Connections in Buildings with Sprinkler Systems

Every fire department connection shall be so located with respect to hydrants, driveways, buildings and landscaping, such that fire apparatus and hose connections to supply the system will not obstruct access to the buildings for other fire apparatus. Where more than one fire department connection serves the same property, all such connections shall be grouped at the same location and clearly marked, unless otherwise approved by the local fire official.

5.200 Standards as Apply to Commercial Campgrounds and Motor Home/Travel Trailer/ Recreational Vehicle Parks

The following standards shall apply. Mobile homes shall not be placed in motor home/travel trailer/ recreational vehicle parks.

1. Application

A. These provisions apply to any campground or recreational vehicle park constructed or established after the adoption of these regulations and to any additional construction on an existing campground or recreational vehicle park and to any alteration to the layout of an existing campground or recreational vehicle park.

B. Where the construction or layout of an existing campground or recreational vehicle park does not conform to the provisions of these regulations, no person shall carry out additional construction or make an alteration to the layout of the campground or recreational vehicle park which would extend the nonconformity.

2. Campground and recreational vehicle park approval permit

A. Permit required. No person shall establish, construct, or alter a campground or recreational vehicle park unless plans and specifications have been approved by Ashland City.

B. Application. All applications for final approval of plans and specifications for a campground or recreational vehicle park shall be made in writing to the Building Inspector and shall contain the information required by this Section.

C. The following additional information shall be shown on all site plans for Campground and Recreational Vehicle Parks:

(1) The number, location, dimensions, and designation of all recreational vehicle spaces or camping spaces, and location and dimensions of all roadways, parking areas, accessory residential use, and common amenity areas;

(2) The dimensions and locations of all accessory buildings and other structures;

(3) Plan and profile drawings for sanitary sewers, showing details of the on-site sanitary sewer system and connection to the publicly-owned system;

(4) The location and details of all on-site garbage and refuse disposal areas;

(5) All watercourses adjacent to the proposed campground or recreational vehicle park;

(6) The location of all proposed fire pits.

D. The Building Inspector may require the applicant to provide additional information deemed necessary as follows:

(1) A professional engineer's report on (1) the effect on soil stability of disturbing natural grade or natural vegetation by developing, using or occupying the land; (2) ground water levels and conditions for as much of the year as is considered necessary; (3) the depth and extent of flooding and the likely frequency of it occurring.

(2) Profiles of every new roadway shown on the plan and such topographical details as may indicate any engineering problems to be dealt with in the construction of roadways shown on the plan.

(3) Sanitary sewer design calculations and a plan outlining all areas included in the calculations.

(4) Storm Sewer calculations and a plan outlining all areas included in the drainage calculations.

3. Campground and recreational vehicle park design and layout standards

A. Access and Roadways

(1) The internal road system located within the boundaries of a campground or recreational vehicle park shall provide access to a public street. In the case of a recreational vehicle park having in excess of one hundred (100) recreational vehicle spaces, the internal road system should provide access to a public street at not less than two (2) points.

(2) Where access to a highway is gated, egress from a campground or recreational vehicle park by its occupants at any time shall be ensured by the owner.

(3) All campground and recreational vehicle spaces, storage areas, amenity areas, principal buildings, accessory buildings and all other facilities shall have access by an internal roadway only.

(4) Roadways in a recreational vehicle park shall be constructed to Ashland City Standards and have the following dimensions:

a) All two-lane roadways shall have a minimum paved width of twenty (20) feet.

b) All other roadways shall have a minimum paved width of twelve (12) feet.

c) Dead end roadways shall have a cul-de-sac with a turning circle minimum radius of (80) feet (paved surface) and shall not exceed three hundred (300) feet in length.

d) Roadways shall be adapted to the topography and shall have a maximum gradient of (6) percent on access roadways and (10) percent on all other roadways.

e) All roadways shall be well drained and maintained.

f) Internal roadway intersections shall be at right angles. Offsets at intersections and intersections of more than two (2) roadways at one (1) point shall not be permitted.

B. Water Supply

(1) The owner of a campground or recreational vehicle park shall provide potable water distribution system connected to the public water system.

(2) The water distribution system shall be designed by a professional engineer and constructed in accordance with Ashland City's current Engineering Standards and Specifications.

(3) Where a campground or recreational vehicle park is connected to the public water system, potable water shall be distributed to: Service Buildings, Accessory Use Buildings, Standpipes and Hydrants.

(4) No camping or recreational vehicle space without an individual water connection shall be located more than two hundred (200) feet from a water standpipe.

(5) All water outlets shall be provided with a suitable receptacle for adequate drainage and shall be provided with an adequate backflow preventer or anti–siphoning device.

C. Fire Protection

Where a campground or recreational vehicle park is connected to the public water system, fire hydrants meeting the requirements of Ashland City shall be installed and connected to the internal water supply such that no recreational vehicle or camping space is more than five hundred (500) feet from a fire hydrant, as measured along the internal and/or external roadway system.

D. Sewage Disposal

(1) The owner of a campground or recreational vehicle park shall provide for the disposal of all wastewater and all human waste generated within the campground or recreational vehicle park by causing all sewage and wastewater to be discharged into a public sewer system.

(2) The on-site sewage collection system shall be designed and sealed by a professional engineer in accordance with current Engineering Standards and Specifications.

(3) A recreational vehicle space in a recreational vehicle park may be serviced by an individual sewer connection. The sewer connection shall be provided with a suitable fitting so that a watertight connection can be made between the trailer drain and the sewer connection. The connection shall be so constructed that it can be closed when not linked to a recreational vehicle to prevent escape of odors.

(4) A camping space in a campground shall not be serviced by an individual sewer connection.

E. Sewage Disposal Station

(1) The owner of a campground or recreational vehicle park shall provide a sewage-disposal station conveniently located off a roadway and with adequate ingress and egress for recreational vehicles where a campground or recreational vehicle park contains camping or recreational vehicle spaces intended for recreational vehicle use without direct connection to a public sewer system.

(2) The owner of a campground or recreational vehicle park shall prohibit the discharge of sewage or liquid wastes onto the ground by any user of the campground or recreational vehicle park.

F. Storm Sewer

(1) The owner of a recreational vehicle park shall provide for the disposal of all storm water by a storm sewer system designed and sealed by a professional engineer. The storm sewer shall allow for drainage of:

a) Each recreational vehicle space.

b) Accessory use buildings.

c) Amenity areas.

(2) The owner of a campground shall provide for the disposal of storm water in accordance with current engineering practice.

G. Service Buildings

(1) Where a campground or recreational vehicle park is connected to the public water system and the public sewer system, the campground or recreational vehicle park

shall contain at least one (1) service building equipped with facilities as required in this section.

(2) Service buildings shall:

a) Be located not less than fifteen (15) feet and not more than five hundred (500) feet from any recreational vehicle space or camping space not serviced with a sewer and water connection.

b) Be of permanent construction and adequately illuminated for use at night.

c) Have walls, floors and partitions that can be easily cleaned.

d) Have all rooms well ventilated, with all openings effectively screened.

(3) Service facilities shall include:

a) Laundry facilities in the ratio of one (1) laundry unit for every thirty (30) camping or recreational vehicle spaces and shall be in a separate room of a service building or in a separate building.

b) The minimum number of required toilets, urinals, washbasins and showers shall be provided as set out in the following table:

	Toilets		**Urinals**	**Lavatories**		**Showers**	
Number of camping spaces/RV spaces without direct sewer and water connections.	Male	Female	Male	Male	Female	Male	Female
1-15	1	1	0	1	1	1	1
16-30	1	2	1	2	2	1	1
31-45	2	2	1	3	3	1	1
46-60	2	3	2	3	3	2	2
61-80	3	4	2	4	4	2	2
81-100	4	5	2	4	4	3	3

In the absence of urinals, the ratio of toilets for men and women shall be the same.

c) For recreational vehicle parks having more than one hundred (100) recreational vehicle spaces without having direct sewer and water connections, or a campground having more than one hundred (100) camping spaces, there shall be provided one (1) additional toilet and washbasin per sex for each additional twenty-five (25) camping or recreational vehicle spaces; one (1) additional shower per sex for each additional forty (40) camping or recreational vehicle spaces.

d). Toilet tissue and covered, fire-resistant waste containers shall be provided.

e) Service facilities with toilet, bathing, and lavatory facilities shall be provided for motor homes, travel trailers, truck campers, and tent campers which do not have sewage holding tanks.

H. Street Lighting

(1) Within a recreational vehicle park, street lighting shall be provided and designed by a professional engineer in accordance with good engineering practice to ensure the safety of vehicular and pedestrian traffic and so arranged as to direct light away from recreational vehicle spaces.

(2) Street lighting shall be installed and maintained to adequately illuminate the traveled portion of the roadway at the intersection of access roadways and highways.

I. Garbage – The owner of a campground or recreational vehicle park shall:

(1) Provide within one hundred (100) feet of each camping or recreational vehicle space a container that is durable, fly-tight, watertight and animal-proof for the disposal of all garbage.

(2) Maintain the containers so that they shall not become foul smelling, unsightly, unsafe or breeding places for insects and rodents.

(3) Provide for the collection and disposal of all garbage and refuse at least one (1) time per week. All such material shall be collected and transported to an approved disposal site.

J. Design Standards

(1) Each camping or recreational vehicle space shall be clearly identified by a numbered sign or similar designation.

(2) Each camping or recreational vehicle space shall have a minimum setback of twenty-five (25) feet from any public road.

(3) Each camping or recreational vehicle space shall contain at a minimum one (1) enclosed fire pit and one (1) parking space.

(4) Each camping or recreational vehicle space shall contain a minimum of thirty-two hundred (3,200) square feet. (A space shall consist of vehicle or tent space, parking space, and fire pit.)

(5) Each campground or recreational vehicle park shall provide a vegetation screen or ornamental fence which will substantially screen the campsites from view of public rights- of-ways and neighboring properties.

(6) Each campground or recreational vehicle park shall reserve at least twenty-five (25) percent of its total area as natural open space excluding perimeter screening. Such open space may include recreation and water areas.

K. Supervision

(1) The owner of a campground or recreational vehicle park shall maintain the campground or recreational vehicle park in a clean, safe and sanitary condition.

(2) The owner of a campground or recreational vehicle park shall maintain a register at the facility. Such register shall contain each camper's name, address, telephone number, and camping dates.

5.210 Standards Applying to Cemeteries

No building or structure shall be erected within fifteen (15) feet of the perimeter or outer boundary of any cemetery or graveyard.

5.220 Standards Applying to Swimming Pools

The following regulations shall apply to all swimming pools:

A. No swimming pool or part thereof, excluding aprons and walks, shall protrude into any required front yard in the Residential Districts.

B. The swimming pool area shall be walled or fenced so as to prevent uncontrolled access by children and pets from the street or adjacent properties. Said fence or wall shall not be less than four (4) feet in height and maintained in good condition.

C. Fencing and Guardrail Opening Limitations: Intermediate dividers such as horizontal slats, vertical slats, spindles, wrought iron, wire fencing, etc. shall have spacing which does not allow the passage of an object of four (4) inches or more in diameter.

5.230 Screening of Propane Tanks and Dumpsters

As a requirement of site plan approval, all propane tanks and solid waste dumpsters shall be opaquely screened from view. Such screening or fencing shall be no less than six (6) feet in height unless specifically authorized otherwise by the planning commission.

5.230.1 Propane tanks - placement

All propane tanks shall not be placed in front of the primary use structure.

5.240 Standards Applying to Bed and Breakfast Home Residences

Reference Section 8.070.16 for specific standards as such uses are regulated as conditional uses (special exceptions).

5.250 Minimum Standards for Land Disturbing Activities

5.250.1 Purpose and Definitions

The purpose of this article is to establish procedures and standards to evaluate and regulate the effect a proposed development will have on fill, stormwater runoff, soil erosion, and channel erosion from such developments and surrounding areas, and to require, if necessary, that certain proposed developments be provided with adequate preparation, stormwater retention and detention.

The land disturbing, stormwater retention and detention rules of this article shall apply to any proposed development of land where a building permit is required.
The regulations of this article are supplemental to any other law that pertains to the development of land including buildings, structures, parking lots and other similar improvements. If there is a conflict between this article and any other law, the more stringent requirement shall apply.

Definitions:

Best Management Practices: Practices and control measures intended to minimize pollutants from property or facility stormwater runoff and the provision for long term responsibility for management control and of the same.

Detention: The holding of stormwater onsite until the existing drainage system can accommodate the runoff.

Dredging: The removal or displacement by any means of soil, sand, gravel, shell or other like material from coastal wetlands, submerged lands, marshlands, or water bottoms.

Excavate: Dig out, scoop out, hollow out or otherwise make a hole or cavity by removing soil, sand, gravel or other material from any property so as to change the grade of such property.

Fill: (1) The placing upon or the building up of property with earth, sand, gravel, rock, or other material, (2) the earth, sand, gravel, rock, or other material used for such purpose (as the context may indicate).

Retention: The slowing of stormwater runoff from leaving a site so that flow into the existing drainage system can be maintained at a reasonable level.

5.250.2 Sediment and Erosion Control

Installation of improvements must be done in such a manner as to provide for the most effective control of erosion and sediment. Developers shall follow the standards and best management practices as outlined in the Tennessee Department of Environment and Conservation (TDEC) Soil and Erosion Handbook. Practical combinations of the following technical principles must be used

1. The smallest practical area of land must be exposed at any one-time during development.

2. All fill material must be compacted to prevent the occurrence of sink holes, erosion and sediment loss from the developed property, and cannot be comprised of construction or demolition materials regulated by TDEC for disposal in a landfill.

3. When land is exposed during development, the exposure is to be kept to the shortest practical period of time.

4. Temporary vegetation and/or mulching must be used to protect critical area exposed during development.

5. Sediment basins (debris basins, desilting basins, or silt-traps) must be installed and maintained to remove sediment from waters from land undergoing development.

6. Provisions must be made to effectively accommodate runoff caused by changed soil conditions during and after development.

7. Permanent final vegetation and structures must be installed as soon as practical in the development.

8. The development plan must be fitted to the topography and soils so as to create the least possible erosions.

9. Wherever feasible, natural vegetation must be retained and protected.

5.250.3 Application Review

The Building Official and/or other designated official shall review every application for a land disturbing permit to which this article applies and evaluate the proposed development to determine whether it will increase stormwater runoff. This determination will be based on the following factors:

1. Location and size of the development.

2. Slope and soil conditions.

3. Use of fill materials.

4. Existing drainage systems and facilities.

5. Any other considerations which may pertain to the discharge of stormwater from the development site.

5.250.4 Stormwater Runoff

1. No owner of any parcel of land, whether with or without a structure thereupon, shall permit the erosion or escape of soil, sand, gravel or similar material from said parcel onto any public street or into any drainage channel that receives stormwater runoff from said parcel as to harm said public street or drainage channel.

2. In the development of any site, including single-family houses and duplexes, the developer shall not construct the development so as to cause the discharge of stormwater runoff into either a newly constructed or existing drainage channel receiving runoff from the site in such a manner as to cause erosion of such channel.

5.250.5 Inspection of Development

The Building Official and/or other designated official shall inspect each development once the site plan is approved and a building permit issued. A failure to construct the development in accordance with the approved site plan, or in violation of any of this article, shall result in a revocation of the building permit and the refusal to issue a certificate of occupancy.

5.250.6 Permit

1. It shall be unlawful for any person to fill or excavate a parcel of land if the grade or elevation of such parcel will be changed enough to result in an increase or decrease in the volume or rate of surface water flow from or onto the land of another unless such person shall have first obtained a permit issued in accordance with this article.

2. It shall be unlawful for any person to alter or relocate any ditch, canal, drain or watercourse which drains or affects the drainage of land other than that of said person without having first obtained a permit issued under this article.

3. Filling or excavating in the minimum amount required for the preparation of the foundation for a building or structure shall not require a permit under this article; nevertheless, any other permit or permits required by this ordinance or other laws of the City shall be obtained before beginning foundation preparation.

4. Fill material shall not consist of construction/demolition debris as defined in 7 (d) 1 or customarily disposed in landfills regulated by the Tennessee Department of Environment and Conservation as defined in 7 (d) 2, including.

5. "Construction/demolition wastes" means wastes, other than special wastes, resulting from construction, remodeling, repair and demolition of structures and from road building. Such wastes include but are not limited to bricks, concrete and other masonry materials, soil, rock and lumber, road spoils, rebar, paving material.

6. TDEC Classification of Disposal Facilities SOLID WASTE PROCESSING AND DISPOSAL CHAPTER 1200-1-7 (Rule 1200-1-7-.01, August, 2006 (Revised).

   A. Class I Disposal Facility refers to a sanitary landfill which serves a municipal, institutional, and/or rural population and is used or to be used for disposal of domestic wastes, commercial wastes, institutional wastes, municipal solid wastes, bulky wastes, landscaping and land clearing wastes, industrial wastes, construction/demolition wastes, farming wastes, shredded automotive tires, dead animals, and special wastes.

   B. Class II Disposal Facility refers to a landfill which receives waste which is generated by one or more industrial or manufacturing plants and is used or to be used for the disposal of solid waste generated by such plants, which may include industrial wastes, commercial wastes, institutional wastes, farming wastes, bulky wastes, landscaping and land clearing wastes, construction/demolition wastes, and shredded automotive tires. Additionally, a Class II disposal facility may also serve as a mono fill for ash disposal from the incineration of municipal solid waste.

   C. Class III Disposal Facility refers to a landfill which is used or to be used for the disposal of farming wastes, landscaping and land clearing wastes, demolition/construction waste, shredded automotive tires, and/or certain wastes having similar characteristics and approved in writing by the Department.

   D. Class IV Disposal Facility refers to a landfill which is used or to be used for the disposal of demolition/construction wastes, shredded automotive tires, and

certain wastes having similar characteristics and approved in writing by the Department.

5.250.7 Application Required

1. A person seeking a permit required by this article shall file a written application and site plan thereof with the Building Official and/or other designated official.

2. Required Information: The application shall contain:

   A. Name and address of the applicant.

   B. A legal description of the parcel of land to be filled or excavated or upon which the ditch, canal, drain or watercourse to be altered or relocated is situated.

   C. If required by the Building Official and/or other designated official, a topographical map of the land to be filled or excavated or of the ditch, canal, drain or watercourse to be altered or relocated and the surrounding area for such distance as the Building Official and/or other designated official may direct.

   D. A description of the work to be done.

   E. A description of the fill material, if any, to be used.

   F. The estimated time needed for completion of the work.

   G. Any other relevant information as may be reasonably required by the Building Official and/or other designated official.

   H. Construction Site Runoff Controls Checklist (if applicable to permit request).

5.250.8 Maintenance of Facilities and Grant of Easements

1. Maintenance of Facilities.

   A. All improvements, including post construction best management practices and landscaping, shall be maintained in perpetuity and cannot be developed for any other use which would limit or cause to limit the use of the improvements. Responsibility and maintenance of these improvements shall follow the Ownership of the property.

   B. Each property owner shall be liable, within the contents of his deed, for the maintenance of the improvements. A special note to this effect shall appear on any final plat of subdivision.

C. When problems arise due to inadequate maintenance, the City Inspector may inspect the improvements and compel the correction of the problem by written notice. If it is impracticable for the property owner to make the correction, the property owner may contract with the City for the correction of the problem if such service is available, provided the City is adequately reimbursed.

2. Grant of Easement

As a condition of issuing the permit if required for the protection of the public or other landowners, the Board may require the applicant to:

A. Grant the City a drainage easement or easements across the land involved in the permit application and any adjacent land owned by the applicant.

B. Construct and maintain such drainage ditch or ditches as may be necessary. A Certificate of Post Construction Best Management Practice Perpetual Responsibility and Maintenance must be provided in order to obtain a Certificate of Occupancy.

5.250.9 Exhibit A – Town of Ashland City Construction Site Runoff Controls Checklist

This checklist is to be filled out before construction begins for all developments which anticipate land disturbance during construction. The checklist shall accompany the Building Permit Application. The purpose of the checklist is to monitor compliance with the Town of Ashland City Zoning Ordinance, Stormwater Regulations of the Environmental Protection Agency and the Stormwater Regulations of the Tennessee Department of Environment and Conservation.

1. What is the land area disturbed by the construction of this project? _____ acres

2. Is the land area greater than one (1) acre? ☐ Yes ☐ No

3. If the land area is greater than one (1) acre, has compliance with the requirements of the Tennessee Department of Environment and Conservation TDEC) and/or the United States Environmental Protection Agency been attained? ☐ Yes ☐ No

4. Provide a complete site plan meeting the regulations for Ashland City.

5.260 Minimum Standards for Land Disturbing Activities

Smoke shops, tobacco stores, and vape shops shall be permitted uses only in Industrial zoning districts I-1 and I-2. No such use shall be established in any other zoning district. All such uses shall comply with the following standards:

5.260.1 Location and Buffer Standards

1. No smoke shop, tobacco store, or vape shop shall be located within one thousand (1,000) feet, measured property line to property line, from a school (public or private), family day care home, child care facility, youth center, community center, recreational facility, park, church or religious institution, hospital, or other similar uses where children regularly gather.

2. No smoke shop, tobacco store, or vape shop shall be located within five hundred (500) feet, measured property line to property line, from another smoke shop, tobacco store, or vape shop.

5.260.2 Operational Standards

1 It shall be unlawful for any smoke shop, tobacco store, or vape shop to knowingly allow or permit a minor, not accompanied by his or her parent or legal guardian, to enter or remain on the premises.

2. Every smoke shop, tobacco store, or vape shop shall post clear signage stating that minors may not enter the premises unless accompanied by a parent or legal guardian. At least one such sign shall be placed in a conspicuous location near each public entrance. It shall be unlawful to fail to display and maintain such signage.

3. No smoking or vaping shall be permitted on the premises at any time.

4. No sales may be solicited or conducted on the premises by minors.

5. No self-service product or paraphernalia displays shall be permitted.

6. No distribution of free or reduced-cost products, paraphernalia, or coupons for such items shall be permitted.

5.260.3 Non-Conforming Uses

Smoke shops, tobacco stores, and vape shops that are legally existing on the effective date of this ordinance may continue to operate as legal nonconforming uses in accordance with Article VII, Section 7.010, Non-Conforming Uses, and shall not be required to relocate to an industrial district. However, any change or expansion of such legal nonconforming use shall require compliance with this section

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5.270 Shipping Containers Used for Storage (Permanent)

5.270.1 Purpose

The purpose of this section is to establish standards for the placement and use of shipping containers for storage to ensure compatibility with surrounding properties, protect public safety, and prevent placement in flood-prone areas.

5.270.2 Definition

Shipping Container: A standardized metal freight container originally designed for the transport of goods by ship, rail, or truck and constructed to ISO specifications.

5.270.3 Permitted Districts

Shipping Containers used for storage shall be permitted only in the following zoning districts:

C-1 Central Business
C-2 Highway Service
C-3 Neighborhood Service Business
P-O Professional Office
I-1 Light Industrial
I-2 Light Industrial
I-3 Heavy Industrial

Shipping Containers shall not be permitted as permanent accessory storage in:

R-1, R-2 Low Density Residential
R-3 Medium Density Residential
R-4, R-5 High Density Residential
H-1 Historic District
RPUD or CPUD unless approved as part of an adopted master plan

5.270.4 Permit Required

A zoning compliance permit shall be required prior to placement.

5.270.5 Placement and Setbacks

1. Shipping containers shall comply with required side and rear yard setbacks of the zoning district.

2. Shipping containers shall not be located within required buffers, drainage easements, or utility easements.

5.270.6 Number of Containers

1. One (1) container shall be permitted on lots under one (1) acre.

2. Up to three (3) containers shall be permitted on lots between one (1) and five (5) acres.

3. Additional containers may be permitted subject to Planning Commission approval.

5.270.7 Height

Shipping containers shall not exceed two (2) containers stacked unless approved by the Planning Commission.

5.270.8 Appearance and Maintenance

Shipping containers shall be painted or finished in neutral colors, maintained in good condition, and shall not display corporate logos visible from public rights of way.

5.270.9 Screening

Shipping containers shall be screened when visible from adjacent residential property or public right of way. Screening may include fencing, landscaping, or placement behind structures.

5.270.10 Prohibited Uses
Shipping containers shall not be used for human habitation, retail activity, or office use.

5.270.11 Flood Hazard Restriction

Shipping containers shall not be placed within any designated flood hazard area, including FEMA mapped floodplains, floodways, or locally identified flood-prone areas. This restriction applies regardless of duration.

5.280 Temporary Storage Containers

5.280.1 Purpose

The purpose of this section is to allow temporary storage containers for short-term use such as moving or renovation while minimizing impacts on surrounding properties and protecting public safety.

5.280.2 Permitted Districts

Temporary storage containers shall be permitted in all zoning districts as a temporary use.

5.280.3 Permit Required

A zoning compliance permit shall be required prior to placement.

5.280.4 Number

More than one (1) temporary storage container may be permitted when reasonably necessary for moving, renovation, or similar activity.

5.280.5 Duration

1. Temporary storage containers may remain on site for up to thirty (30) days.

2. The Building Official may approve an extension up to sixty (60) days.

5.280.6 Placement and Setbacks

1. Temporary storage containers shall comply with side and rear yard setbacks to minimize impact on adjacent properties.

2. Temporary storage containers shall not obstruct sidewalks, driveways, or access.

3. Temporary storage containers shall not be located in easements or drainage areas.

5.280.7 Condition

Temporary storage containers shall be maintained in good condition and free of debris.

5.280.8 Flood Hazard Restriction

Temporary storage containers shall not be placed within any designated flood hazard area regardless of duration.

5.280.9 Administration

The Building Official shall issue permits, determine visibility hazards, approve extensions, and enforce removal of containers not in compliance.

5.290 Development Standards for Data Centers

A Data Center, as defined in Section 2.020, is permitted only in the I-3, Heavy Industrial District, and only upon approval of a Special Exception by the Board of Zoning Appeals under Section 8.060 and

separate review and approval of a site plan by the Planning Commission. A Data Center shall comply with all of the following standards, in addition to all other applicable requirements of this Ordinance.

1. Application and Submittal Requirements

An applicant for a Data Center Special Exception shall submit the following in addition to the standard application materials required under Section 8.060:

A. A narrative describing the proposed facility, including its general function, anticipated phasing, anticipated power draw at full build-out, and number of full-time employees.

B. A site plan showing all existing and proposed structures, equipment pads, screening, fencing, access points, parking, loading, and the location of all residential districts, residential uses, schools, licensed childcare facilities, and places of worship within one-half mile (2,640 feet) of the facility's perimeter.

C. An acoustical study, prepared by a qualified acoustical engineer, describing the anticipated noise level of the facility at all property lines and any proposed mitigation.

D. A lighting plan demonstrating compliance with subsection F below.

E. A landscape and buffer plan demonstrating compliance with subsection E below.

F. Written verification from the applicable electric utility provider addressing the matters required under subsection H below.

G. A water use narrative addressing the matters required under subsection I below.

2. Minimum Lot Size and Building Size

A. A Data Center shall be located on a lot of not less than fifty (50) acres.

B. The maximum gross floor area of a Data Center, including all phases, shall not exceed 50,000 square feet unless the Board of Zoning Appeals, upon recommendation of the Planning Commission, finds that a larger facility can meet the standards of this Section without undue impact on surrounding uses and infrastructure.

C. Maximum building height shall not exceed forty-five (45) feet, measured as otherwise provided in this Ordinance.

3. Minimum Distance from Residential and Sensitive Uses

A. No Data Center building shall be located closer than one thousand (1,000) feet from the boundary of any residential zoning district or any lot developed with a residential use.

B. All ground-mounted equipment associated with the facility, including generators, cooling equipment, and electrical substations, shall be located not less than three hundred (300) feet from the boundary of any residential zoning district or any lot developed with a residential use, or shall be fully separated from such boundary or lot by the principal Data Center building.

C. No Data Center building or associated ground-mounted equipment shall be located within one-half mile (2,640 feet) of any school, licensed child care facility, or place of worship, measured from the nearest point of the facility's perimeter to the nearest point of the applicable use.

D. No Data Center building shall be located within one hundred (100) feet of a collector or local roadway. The applicant shall provide a sight-line study confirming that equipment and structures are screened from adjacent roads and properties.

4. Building Design

A. Principal building façades facing a public street shall avoid undifferentiated surfaces by incorporating at least two of the following: a change in building height, step-backs or recesses, a change in building material or pattern, or use of an architectural accent material.

B. Not less than fifty (50) percent of each building elevation facing a public street shall be finished in brick, stone, or a comparable accent material, consistent in design and treatment across the elevation.

C. Chain link fencing shall not be visible from any public street or from any abutting residential lot. All fencing visible from a public street shall be decorative, subject to approval by the Zoning Administrator.

D. Ground-level and rooftop mechanical equipment and loading areas shall be screened from view of adjacent roads and properties. Rooftop screening shall be provided by a parapet on the principal building. Ground-level equipment shall be screened by a solid wall constructed of materials compatible with the principal building.

5. Buffering and Landscaping

A. A landscaped buffer not less than forty (40) feet wide shall be provided along the entire perimeter of the site, in addition to and not in lieu of any buffer otherwise required under

Article IV, Section 4.140. Along any boundary shared with a residential zoning district, the buffer shall meet or exceed the planting density of Buffer Screen Two as described in Section 4.140.

B. Existing native vegetation shall be preserved within the required buffer to the maximum extent practicable, and may count toward the buffer's planting requirement.

C. Security fencing required under subsection J shall be located outside the required landscaped buffer wherever feasible so that plantings screen the fencing from adjacent properties and public rights-of-way.

6. Lighting

A. All exterior lighting shall be full cutoff and fully shielded, directing light downward and into the interior of the site and away from adjacent roads and properties.

B. Lighting levels shall not exceed the minimum necessary for safety and security, as demonstrated on the lighting plan submitted under subsection A.

7. Noise

A. Prior to Planning Commission approval of the site plan, the applicant shall submit an acoustical study demonstrating that the facility, as designed, will not exceed sixty (60) dBA at any residential property line, sixty-five (65) dBA at any commercial property line, or seventy (70) dBA at any industrial property line, measured at the property line, with these limits reduced by ten (10) dBA between the hours of 10:00 p.m. and 7:00 a.m. for any receiving residential property.

B. Within ninety (90) days of commencing operations, the owner shall submit a post-construction acoustical study, prepared by a qualified acoustical engineer, verifying compliance with the limits in subsection G(1) under normal full-load operating conditions. The Zoning Administrator may require additional independent verification at the owner's expense if there is a substantiated complaint of excessive noise.

C. Any equipment necessary for cooling, ventilating, or otherwise operating the facility shall be fully enclosed unless the Zoning Administrator determines enclosure is not mechanically feasible, in which case the equipment shall be screened by a solid wall or comparable barrier.

8. Utility Capacity

A. Prior to issuance of any building permit, the applicant shall provide written verification from the applicable electric utility provider confirming that adequate capacity exists on the applicable supply lines and substation to serve the facility without adversely affecting

the utility's ability to serve existing customers, and that the proposed use will not cause electrical interference or voltage fluctuations affecting neighboring properties.

B. Prior to any electrical work associated with the facility, the applicant shall provide a copy of the applicable electrical permit and written verification that the electrical work has passed final inspection.

9. Water Use

A. An applicant proposing to use the City's potable water system for facility cooling shall submit a water use narrative estimating average and peak daily water demand and identifying the proposed cooling technology.

B. A Data Center that proposes to draw more than 50,000 gallons per day, on average, from the City's potable water system for cooling shall demonstrate that it has evaluated closed-loop, non-evaporative, or non-potable cooling alternatives, and shall obtain a water service agreement with the City addressing capacity, cost responsibility for any required infrastructure upgrades, and curtailment during water shortages, prior to site plan approval.

C. Nothing in this subsection obligates the City to provide water or sewer service capacity to a Data Center, and site plan approval does not guarantee the availability of such capacity.

10. Security Fencing and Signage

A. Security fencing shall not exceed ten (10) feet in height and shall be effectively screened by the landscaped buffer required under subsection E.

B. No signage shall be permitted on the perimeter security fence other than one sign, not to exceed thirty-two (32) square feet, displaying the facility name, address, and emergency contact information, together with signage required by applicable fire or safety codes.

11. Abandonment

A. Any structure or equipment associated with the facility that is not operated for a continuous period of three hundred sixty-five (365) days shall be considered abandoned. The owner shall notify the City of any such abandonment and shall remove all abandoned structures and equipment within ninety (90) days of notice from the City.

B. If the owner fails to remove abandoned structures or equipment within ninety (90) days, the City may remove them and recover its costs from the owner. If the owner cannot be located or is no longer in business, this responsibility falls to the owner of the property on which the structure or equipment is located.

12. Notification

At least thirty (30) days prior to the Board of Zoning Appeals hearing on a Data Center Special Exception, the applicant shall provide written notice of the application to all owners of property in the Town of Ashland City Limits, by mail, in addition to any notice otherwise required for a special exception under Section 8.060. The applicant shall submit an affidavit of mailing to the Zoning Administrator prior to the hearing.

5.300 Standards Applying to Alternative Financial Services Establishments

Cash advance, check cashing, payday loan, pawnshop, and title loan establishments shall be classified as Alternative Financial Services Establishments under the Financial, Insurance, Real Estate, and Consultive Services activity type, Section 3.070.9, and shall be permitted only in those zoning districts in which that activity type is otherwise permitted. All such uses shall comply with the following standards:

5.300.1 Separation Requirements

No alternative financial services establishment shall be located within one thousand three hundred twenty (1,320) feet, measured property line to property line, from another alternative financial services establishment.

5.300.2 Building and Size Standards

Alternative financial services establishments shall be limited to free-standing buildings, and shall not exceed two thousand five hundred (2,500) square feet of gross floor area per establishment.

5.300.3 Non-Conforming Uses

Alternative financial services establishments legally existing on the effective date of this ordinance may continue to operate as legal nonconforming uses in accordance with Article VII, Section 7.010, Non-Conforming Uses. To be considered a legal nonconforming use, the business must have acquired a Certificate of Occupancy prior to the enactment of this zoning change. Any change or expansion of such a legal nonconforming use shall require compliance with this section, including the separation requirement in Section 5.300.1.

ARTICLE VI ZONING DISTRICTS

SECTION

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6.060 Planned Unit Development Overlay District
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6.010 Classification Of Districts

For the purpose of this ordinance, the following districts are hereby established in the Town of Ashland City, Tennessee.

Zoning District	District
Low Density Residential	R-1
Low Density Residential	R-2
Medium Density Residential	R-3
High Density Residential	R-4
High Density Residential	R-5
Central Business	C-1
Highway Service	C-2
Neighborhood Service Business	C-3
Professional Office	P-O
Multiple Residential Professional and Office	MR-PO
Downtown Overlay	DOD
Light Industrial	I-1
Intermediate Industrial	I-2
Heavy Industrial	I-3
Overlay Districts	
Residential Planned Unit Development	RPUD
Commercial Planned Unit Development	CPUD

6.020 Zoning Map

The location and boundaries of the zoning districts established by this ordinance are bounded and defined as shown on the map designated as the Official Zoning Map of Ashland City, Tennessee. The Zoning Map and any amendment thereto shall be dated with the effective date of the ordinance that adopts same. Certified prints of the adopted Official Zoning Map and amendments thereto shall be maintained in the office of the City Clerk and shall be available for inspection by the public at all reasonable times, as long as this ordinance remains in effect.

6.030 Zoning District Boundaries

Unless otherwise indicated, the district boundary lines are centerlines of streets or blocks or such lines extended, lot lines, corporate limit lines or the centerline of the main tracks of a railroad, and the center of streams when applicable. Such lines drawn as to appear on these lines are hereby on these lines. Where district boundary lines approximately parallel a street or other right-of-way, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimensions shall be determined by use of the scale and said zoning map. Questions concerning the exact locations of district boundaries shall be determined by the Ashland City Board of Zoning Appeals.

Where a district boundary line divides a lot which was in single ownership at the time of passage of this ordinance, the Board of Zoning Appeals may permit the extension of the regulations for either portion of the lot not to exceed three hundred (300) feet beyond the district line into the remaining portion of the lot

6.040 Zoning of Annexed Territory

All territory which may hereafter be annexed to the Town of Ashland City shall be zoned "Low-Density Residential, R-1." Such annexed territory shall retain such zoning classification until such time as the necessary studies are made by the planning commission and the Official Zoning Map is amended in the manner provided in Article VIII, Section 8.090

6.050 Specific District Regulations

The following regulations shall apply in all zoning districts established in this ordinance:

6.051 Residential Districts

The Residential Districts established by this ordinance are designed to promote and protect public health, safety, comfort, convenience, prosperity, and other aspects of the general welfare. These general goals include, among others, the following specific purposes:

1. To provide sufficient space in appropriate locations for residential development to meet the housing needs of the city's present and expected future population, with due allowance for the need for a choice of sites and building types.

2. To protect residential areas, as far as possible, against heavy traffic and against through traffic of all kinds.

3. To protect residential areas against congestion, by regulating the density of population and the bulk of buildings in relation to the land around them and to one another, and by providing for off-street parking spaces.

4. To require for the provision of open space and a maximum conservation of natural sites in residential areas, and to encourage the provision of additional open space by permitting planned developments with concomitantly higher standards of open space, in order to provide large open areas with greater utility for rest and recreation; and to encourage the development of more attractive and economic and less monotonous building forms, by providing greater freedom of architectural and site design.

5. To provide for access of light and air to windows and for privacy, by the establishment of controls over the spacing and height of buildings and other structures.

6. To provide appropriate space for public and private educational, recreational, health, and similar facilities which serve the needs of nearby residents, which generally perform their own activities more effectively in a residential environment, and which do not create objectionable influences.

7. To promote the most desirable use of land and direction of building development in accord with a well-considered plan, to promote stability of residential development, to protect the character of the district and its peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the city's tax revenues.

6.051.1 R-1, Low Density Residential District

1. District Description

   This district is designed to provide suitable areas for low density residential development characterized by an open appearance. Most generally this district will consist of single-family detached dwellings. This district also includes community facilities, public utilities, and open uses which specifically serve the residents of the district, or which are benefited by and compatible with a residential environment. Further, it is the intent of this ordinance that this district be located so that the provision of appropriate urban services and facilities will be physically and economically facilitated. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exception uses and home occupations specifically provided for in these regulations for this district shall be considered as not having such characteristics, if they otherwise conform to the provisions of this ordinance.

2. Permitted Customary Accessory Uses and Structures

   A. Customary accessory buildings or structures, including private garages and non-commercial workshops, provided they are located in the rear yard and not closer than eight (8) feet to any lot line.

   B. Customary incidental home occupation as regulated in ARTICLE V, SECTION 5.040.

   C. Signs as regulated by City Ordinance.

3. Uses Prohibited

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

4. Parking Space Requirements - As regulated in ARTICLE V, SECTION 5.010.

5. Landscaping, Screening, and Buffering – As required in ARTICLE IV, SECTION 4.140

6.051.2 R-2, Low Density Residential District

1. District Description

   This district is designed to provide suitable areas for low-density residential development where complete urban services and facilities are provided or where the extension of such services and facilities will be physically and economically installed.

   Most generally this district will be characterized by single family detached dwellings and such other structures as are accessory thereto. This district is intended also to permit community facilities and public utility installations, which are necessary to specifically service the residents of the district, or which are benefited by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics and not planned as an integral part of a total residential environment, whether operated for profit or otherwise, except that special exception uses and home occupations specifically provided for in these regulations for this district shall be considered as not having such characteristics, if they otherwise conform to the provisions of this ordinance.

2. Permitted Customary Accessory Uses and Structures

   A. Customary accessory buildings or structures, including private garages and non-commercial workshops, provided they are located in the rear yard and not closer than eight (8) feet to any lot line.

   B. Customary incidental home occupation as regulated in ARTICLE V, SECTION 5.040.

   C. Signs as regulated by City Ordinance.

3. Uses Prohibited

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

4. Parking Space Requirements - As regulated in ARTICLE V, SECTION 5.010.

5. Landscaping, Screening, and Buffering – As required in ARTICLE IV, SECTION 4.140

6.051.3 R-3, Medium Density Residential District

1. District Description

This district is designed to provide suitable areas for medium density residential development where complete urban services and facilities are provided or where the extension of such services and facilities will be physically and economically facilitated.

Most generally this district will be characterized by single-and two-family (duplex) detached dwellings and such other structures as are accessory thereto. As well, multi-family dwellings developed at a medium density as planned developments may also be allowed. This district is intended also to permit community facilities and public utility installations which are necessary to service and do service specifically the residents of the district, or which are benefited by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics and not planned as an integral part of a total residential environment, whether operated for profit or otherwise, except that special exception uses and home occupations specifically provided for in these regulations for this district shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.

2. Permitted Customary Accessory Uses and Structures

   A. Customary accessory buildings or structures, including private garages and non-commercial workshops, provided they are located in the rear yard and not closer than eight (8) feet to any lot line.

   B. Customary incidental home occupation as regulated in ARTICLE V, SECTION 5.040.

   C. Signs as regulated by City Ordinance.

3. Uses Prohibited

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

4. Parking Space Requirements - As regulated in ARTICLE V, SECTION 5.010.

5. Landscaping, Screening, and Buffering – As required in ARTICLE IV, SECTION 4.140

<u>6.051.4 R-4, High Density Residential District</u>

1. District Description

This district is designed to provide suitable areas for high density residential developments where sufficient urban facilities are available or where such facilities will be available prior to development. This district is primarily characterized by residential structures each containing a multiple number of dwelling units, as well as two-family (duplex) detached dwellings. This district is intended also to permit community facility and public utility installations which are necessary to service and do specifically service the residents of the district, or which facilities and services are benefited by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics and not planned as an integral part of a total residential development, whether operated for profit or otherwise, except that special exception uses and home occupations specifically provided for in these regulations for this district shall be considered as not having such characteristics, if they otherwise conform to the provisions of this ordinance.

2. Permitted Customary Accessory Uses and Structures

   A. Customary accessory buildings or structures, including private garages and non-commercial workshops, provided they are located in the rear yard and not closer than eight (8) feet to any lot line.

   B. Customary incidental home occupation as regulated in ARTICLE V, SECTION 5.040.

   C. Signs as regulated by City Ordinance.

3. Uses Prohibited

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

4. Parking Space Requirements - As regulated in ARTICLE V, SECTION 5.010.

5. Landscaping, Screening, and Buffering – As required in ARTICLE IV, SECTION 4.140

6.051.5 R-5, High Density Residential District

1. District Description

   This district is designed to provide suitable areas for high density residential developments where sufficient urban infrastructure is available, or will be made available prior to development. This district is characterized by residential structures such as mobile homes situated on individual zone lots, as well as by mobile home parks developed at higher densities. Within such parks, individual mobile homes are

developed for rental purposes on sites containing at least two (2) acres. Specific design standards are cited therewith, in Section 4.080, in order to achieve quality developments, as well as to protect property values within the district. This district is intended also to permit community facility and public utility facilities and services which are necessary to specifically service the residents of the district, or which installations are benefited by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics and not planned as an integral part of a total residential environment, whether operated for profit or otherwise, except that special exception uses and home occupations specifically provided for in these regulations for this district shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.

2. Permitted Customary Accessory Uses and Structures

   A. Customary accessory buildings or structures, including private garages and non-commercial workshops, provided they are located in the rear yard and not closer than eight (8) feet to any lot line.

   B. Customary incidental home occupation as regulated in ARTICLE V, SECTION 5.040.

   C. Signs as regulated by City Ordinance.

3. Uses Prohibited

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

4. Parking Space Requirements - As regulated in ARTICLE V, SECTION 5.010.

5. Landscaping, Screening, and Buffering – As required in ARTICLE IV, SECTION 4.140

6.052 Commercial Districts

The Commercial Districts established by this ordinance are designed to promote and protect the health, safety, morals, convenience, order, prosperity and other aspects of the general welfare. These goals include, among others, the following:

1. To provide sufficient space, in appropriate locations in proximity to established residential areas, for local retail and service trades catering specifically to the recurring shopping needs of the occupants of nearby residences.

2. To protect both retail and service developments and nearby residences against fire, explosions, toxic and noxious matter, radiation, and other hazards, and against offensive noise, vibration, smoke, dust and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences.

3. To protect both retail and service developments and nearby residences against congestion, by regulating the intensity of retail and service developments consistent with their marketing functions, by restricting those types of establishments which generate heavy traffic, and by providing for off-street parking and loading facilities.

4. To provide sufficient space in appropriate locations for commercial districts to satisfy functional needs of Ashland City, and in particular the need for medical services, and the needs of the general public traveling along major highways.

5. To provide sufficient space in appropriate locations for the mixture of compatible high density residential and restricted commercial developments where standards for development will provide protection for the environmental essentials for both types of land uses.

6. To provide sufficient space in appropriate locations for all types of commercial and miscellaneous service activities.

7. To enhance the central business district and to promote and protect its service attributes, to lessen congestion in the district, to provide for a high intensity of land use consistent with land valuation, and to protect its intended functional aspects against encroachment by detrimental influences.

8. To promote the most desirable use of land and direction of building development in accordance with a well-considered plan, to promote stability of commercial development, to strengthen the economic districts and their peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect Ashland City's tax revenues.

6.052.1 C-1, Central Business District

1. District Description

   This district is designed to provide for a wide range of retail, office, amusement, and service uses, and light industrial processes involving high performance standards. In addition, this district provides for governmental uses, and community facilities and utility services necessary to serve the district, or which are required for the general community welfare. These regulations are structured to permit maximum freedom of pedestrian movement. Relatively high density and intensity of use is permitted in this district.

2. Permitted Customary Accessory Uses and Structures

Signs as regulated by City Sign Ordinance.

3. Uses Prohibited

Industrial uses; warehousing and storage uses; except those which are located within and incidental to permitted uses; automobile wrecking, junk, and salvage yards; uses not specifically permitted or uses not permitted upon approval as a special exception.

4. Parking Space Requirements - As regulated in ARTICLE V, SECTION 5.010.

5. Landscaping, Screening, and Buffering – As required in ARTICLE IV, SECTION 4.140

6.052.2 C-2, Highway Service District

1. District Description

This district is designed to provide adequate space in appropriate locations for uses which serve the needs of the motoring public. Automobile and other vehicular service establishments, transient sleeping accommodations, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts, or those which are necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize compatibility with lesser intense uses of land or buildings in proximate residential districts. Appropriate locations for these districts are along major thoroughfares. Such districts should be situated near major transportation interchanges in clustered developments patterns, and not patterns of striped commercial development extending in a continuous manner along such major thoroughfares.

2. Permitted Customary Accessory Uses and Structures

Signs as regulated by City Sign Ordinance.

3. Uses Prohibited

Industrial uses; warehousing and storage uses; with the exception of mini-warehousing containing inside storage and industrial uses; except those which are located within and incidental to permitted uses; truck terminals; junkyard, including

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

4. Parking Space Requirements - As regulated in ARTICLE V, SECTION 5.010.

5. Landscaping, Screening, and Buffering – As required in ARTICLE IV, SECTION 4.140

6.052.3 C-3, Neighborhood Service Business District

1. District Description

This district is designed to provide for uses to serve the recurring household needs and personal service requirements of the occupants of nearby residential areas. The permitted establishments are those which provide for regular local shopping and which, therefore, are visited frequently by customers. These districts are characteristically small, and are distributed widely for convenient accessibility by residential area occupants. They should adjoin collector or arterial streets. Bulk regulations are established within these districts to provide for maximum compatibility between the commercial activity in these districts and adjacent residential activity, and to lessen the concentration of vehicular traffic as compared to other commercial districts providing goods and services for a more extensive marketing area.

2. Permitted Customary Accessory Uses and Structures

Signs as regulated by City Sign Ordinance.

3. Uses Prohibited

In the C-3, Neighborhood Service Business District, all uses, except those uses or their accessory uses specifically permitted are prohibited, including retail liquor and package stores.

4. Parking Space Requirements - As regulated in ARTICLE V, SECTION 5.010.

5. Landscaping, Screening, and Buffering – As required in ARTICLE IV, SECTION 4.140

6.052.4 P-O, Professional and Office District

1. District Description

This district is designed to provide adequate space in appropriate locations suitable for accommodating the population needs of medical, personal services, are uses broadly ancillary thereto; and to provide for financial services as well as

professional offices. In addition, limited commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting this district.

Community facilities and utilities necessary to serve this district, or necessary for the general community welfare are also permitted. Bulk limitations required of uses in this district, in part, are designed to maximize compatibility with lesser intense use of land or building in proximity residential districts.

2. Permitted Customary Accessory Uses and Structures

Signs as regulated by City Sign Ordinance.

3. Uses Prohibited

Outdoor storage of goods or materials or equipment; warehousing or indoor storage of goods or material or equipment, beyond that normally incident to the above permitted uses; uses not specifically permitted or uses not permitted upon approval as a special exception.

4. Parking Space Requirements - As regulated in ARTICLE V, SECTION 5.010.

5. Landscaping, Screening, and Buffering – As required in ARTICLE IV, SECTION 4.140

6.052.5 MR-PO, Multiple Residential Professional and Office District

1. District Description

This class of district is intended to provide adequate and suitable space in appropriate locations for medium to high-density residential uses and for medical and personal services, including limited commercial uses that are mutually compatible. Commercial uses, having a minimum of characteristics objectionable to residential uses, are permitted. In addition, use of buildings and land is permitted for community welfare. This class of district is appropriately located between districts characterized by lower density residential development and areas of more intensive commercial use, or extensions along major traffic arteries from areas used for more intensive commercial purposes.

2. Permitted Customary Accessory Uses and Structures

A. Accessory off-street parking and loading facilities as required in Article 5.010.

B. Accessory uses associated with and maintained primarily for the uses permitted in this zoning district and for the benefit and use of the occupants.

C. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same premises and are not otherwise prohibited.

D. Signs as regulated by City Ordinance.

3. Uses Prohibited

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

4. Other Requirements

A. Exterior storage of goods and materials of any kind is prohibited. The placement of waste disposal facilities shall be in the rear of buildings with the exception of temporary placement of garbage cans for city pick-up.

B. In the event that any permitted uses other than residential should occupy a house, no change shall be made in the exterior appearance or architecture of the building except as may be required for public safety and as specified by the building officials.

C. On all commercial sites, any operation producing glare shall be conducted so that direct and indirect light from the source shall not cause illumination in excess of one half (.5) foot candle when measured on the property line of an adjacent residential use.

5. Parking Space Requirements - As regulated in ARTICLE V, SECTION 5.010.

6. Landscaping, Screening, and Buffering – As required in ARTICLE IV, SECTION 4.140

6.052.6 DOD, Downtown Overlay District

1. District Description

This district is intended to establish an urban core with an identifiable city center. The design features and standards included in this district are not only to create a memorable and positive impression upon entering the core area, but also to establish an image and character that is uniquely Ashland City.

2. Application

The standards of the DOD shall be applied to those parcels and lots within the commercial base zoning and PUD districts as indicated as being within the DOD on the official zoning map and shall supersede any requirements that are in conflict herewith.

3. Use Provisions

Within the Downtown Overlay District (DOD), properties and/or structures facing Main Street, Cumberland Street, Frey Street and Mulberry Street shall only have retail commercial uses on the main floor of any building. In addition to the permitted uses of the underlying zone districts, residential uses are permitted only on the basement and second or higher stories of buildings with a commercial use on the main floor, as well as:

Dwelling – Multi-Family
Dwelling – One-Family Detached
Dwelling – Semi-Detached
Dwelling – Townhouse
Dwelling – Upper Story

4. Bulk, Lot, and Open Space Requirements – Reference Bulk, Yard, and Density Table

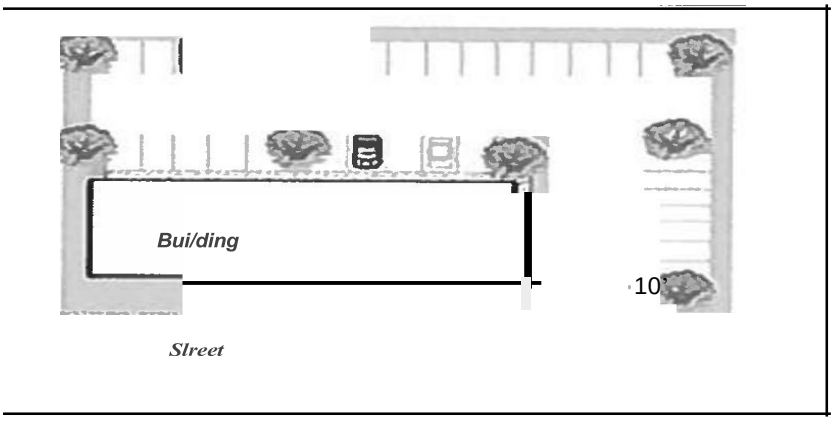
5. Parking Lot Design

No parking lot shall extend closer to the street on which the building fronts than the front wall of the building and shall not occupy more than ½ of the width of the building lot. Parking lots are encouraged to be located in the rear of the principal building. The parking requirements of any use may be reduced by a proportional number of spaces if such spaces are permanently available in either shared or public parking lots located within two hundred fifty (250) feet of the affected lot.

See Illustration Below

A minimum open area of five (5) feet shall be maintained between the paved area of the lot and any side or rear property line. Such area shall be landscaped as specified.

The use of common driveways providing access to more than one (1) lot is encouraged.



6. Site Planning

Buildings shall be located on a lot to abut the front setback line, with the exception of recessed entryways, and directly face the street. Pedestrians shall have direct access to first floor uses from the street. A pattern of small-scale shops and uses should be encouraged by requiring 25-feet or 50-feet building or storefronts within larger buildings that face the street.

On corner lots, front setback and building requirements should apply on both frontages, with either public or private streets. However, the corner of the building shall be recessed up to a maximum of ten (10) feet in order to create: 1) pedestrian entrances with plazas or prominent entrances; 2) increased site distances; 3) enhanced designs for the entrance; and 4) more architecturally-interesting buildings.

7. Building Facades

Building facades shall be designed with windows, doors, walls and other elements that proportionately fit together and are humanly scaled. Recessed doorways should be used, and where the door is not recessed, door canopies or awnings should be incorporated into the design.

Transparent windows shall make up a minimum of sixty (60) percent of the length of the first floor facade facing the street. Opaque and reflective windows tints and glazes are prohibited.

Corner buildings should be designed with special architectural features including corner entries at ground level and projecting windows, towers, turrets and cupolas on the corners of the upper floors.

8. Façade Materials

A minimum of fifty (50) percent of the exterior building material placed on any building shall be varying shades of brick. Other acceptable building materials include stone, stone accents, HardiPlank or similar cementitious material, painted stucco (EFIS, Dryvit), and painted or stained western Cedar.

9. Signs

All signs shall be either wall signs, projecting signs or ground signs and are subject to the requirements of the Ashland City Sign Ordinance.

10. Landscaping, Screening, and Buffering

The requirements of Section 4.140 Landscaping, Screening, and Buffering shall generally not be applied within the DOD except as specifically referenced. The following sections shall apply:

Parking Areas – Islands

Parking Areas - Street Fronts (This section shall also apply to any required open area between paved areas and side or rear lot lines.)
Grass or Ground Cover

Flowers in planter or window boxes shall be used to enhance the appearance of the walls that face a public street or a residential use.

11. Lighting

Exterior lighting fixtures, standards and exposed accessory lighting shall meet Nashville Electric Services Street Design Manual standards and any subsequent amendments to this manual, be compatible with the building design and shall be designed to direct the light downward unless decorative standards are utilized. All lighting plans must be individually approved by the Ashland City Planning Commission. However, "shoe box" type fixtures may be used. The maximum height of a fixture shall be twenty (20) feet.

12. Utilities

All utility service connections shall be underground and shall commence at the property line unless otherwise approved by the Ashland City Planning Commission. All utility plans must be approved by the Ashland City Planning Commission.

13. Sidewalks

The development of each site shall include a sidewalk along the street frontage with a minimum width of six (6) feet. Sidewalks wider than six (6) feet are encouraged within the Downtown Overlay District.

6.053 Industrial Districts

The Industrial Districts established by this ordinance are designed to promote and protect the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare. These goals include, among others, the following specific purposes:

1. To provide sufficient space, in appropriate locations to meet the needs of the area of Ashland City's expected economic expansion for all types of distributives, industrial and related activities, with due allowance for the need for choice of suitable sites.

2. To protect distributive, industrial and related activities, as well as residential and related activities by providing for the separation of these uses, and, as far as possible, providing for the appropriate space needs of such distributive and industrial activities.

3. To encourage industrial development which is free from danger of fire, explosions, toxic or noxious matter, radiation, smoke, dust or other particulate matter, and other hazards, and from offensive noise, vibration, odorous matter, heat, humidity, glare, and other objectionable influences, by permitting such development areas where this ordinance restricts the emission of such nuisances, without regard to the industrial products and processes involved.

4. To protect adjacent residential and commercial areas, and to protect the labor force in other establishments engaged in less offensive types of industrial and related activities, by restricting those industrial activities which involve danger of fire, explosions, toxic or noxious matter, radiation, smoke, dust, or other particulate matter, and other hazards, or create offensive noise, vibration, heat, humidity, glare, and other objectionable influences, by limiting such development to areas where this ordinance restricts the emission of such nuisances, without regard to the industrial products or processes involved.

5. To protect industrial activities and related development against congestion, as far as is possible and appropriate in each area, by limiting the bulk of buildings in relation to the land around them and to one another, and by requiring space off public ways for parking and loading facilities associated with such activities.

6. To promote the most desirable use of land and direction of building development, to promote the stability of the industrial base and related development, to strengthen the economic base of the Ashland City area, to protect the character of these districts and

their peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect Ashland City's tax revenues.

6.053.1 I-1, Light Industrial District

1. District Description

   This district is primarily designed to accommodate existing industrial areas within the community that are relatively limited in their amount of developable acreage, due to the pre-existing layout of streets and blocks within such areas. Within this district therefore, the necessary yard requirements are less restrictive than those cited within the I-2 and I-3, Industrial Districts. The I-1 District is designed for a wide range of industrial and related uses which conform to a high level of performance standards. Industrial establishments of this type, within completely enclosed buildings, provide a buffer between Commercial Districts and other more intensive industrial uses which involve more objectionable nuisances. Community facilities which provide needed services to industrial developments are permitted.

2. Permitted Customary Accessory Uses and Structures

   Signs as regulated by City Sign Ordinance.

3. Uses Prohibited

   Uses not specifically permitted or uses not permitted upon approval as a special exception. A Data Center, as defined in Section 2.020, is not a permitted use in this District under any circumstance, including as a special exception.

4. Parking Space Requirements - As regulated in ARTICLE V, SECTION 5.010.

5. Landscaping, Screening, and Buffering – As required in ARTICLE IV, SECTION 4.140

6.053.2 I-2, Intermediate Industrial District

1. District Description

   This district, like the I-1, District is designed for a wide range of industrial and related uses which conform to a relatively high level of performance standards. Industrial establishments of this type, provide a buffer between Commercial Districts and other industrial uses which involve more objectionable nuisances. Community facilities which provide needed services to industrial developments are permitted.

2. Permitted Customary Accessory Uses and Structures

Signs as regulated by City Sign Ordinance.

3. Uses Prohibited

Uses not specifically permitted or uses not permitted upon approval as a special exception. A Data Center, as defined in Section 2.020, is not a permitted use in this District under any circumstance, including as a special exception.

4. Parking Space Requirements - As regulated in ARTICLE V, SECTION 5.010.

5. Landscaping, Screening, and Buffering – As required in ARTICLE IV, SECTION 4.140

6.053.3 I-3, Heavy Industrial District

1. District Description

This district is designed to accommodate industrial uses which involve more objectionable influences and hazards, and which, therefore, cannot be reasonably expected to conform to a high level of performance standards, but which are essential for the economic viability of the Ashland City area.

2. Permitted Customary Accessory Uses and Structures

Signs as regulated by City Sign Ordinance.

3. Uses Prohibited

Uses not specifically permitted or uses not permitted upon approval as a special exception. Data Center, as a Special Exception only, subject to the development standards of Article V, Section 5.290.

4. Parking Space Requirements - As regulated in ARTICLE V, SECTION 5.010.

5. Landscaping, Screening, and Buffering – As required in ARTICLE IV, SECTION 4.140

6.060 Planned Unit Development Overlay District

These regulations are designed to promote flexibility in design and permit planned diversification in the location of structures; to promote efficient use of land that will facilitate a more economic arrangement of buildings; circulation systems, land use, and utilities; to preserve as much as possible existing landscape features and utilize them in a harmonious fashion; to encourage the total planning of tracts of land; and to provide a mechanism for the ownership of land, utilities, streets, and facilities in common as well as the maintenance and disposition thereof.

Planned unit development overlay districts may overlay any of the following residential and commercial districts:

R-1	C-1
R-2	C-2
R-3	
R-4	

When a Planned Unit Development Overlay District is proposed, permitted uses and density calculations are taken from the underlying base district. However, minimum lot sizes, yards and other dimensional requirements shall be designated by the regulations of the given planned unit development

6.060.1 General Provisions

1. Master Plan Required. No application for PUD zoning shall be considered without a master plan meeting the requirements set forth in this ordinance.

2. Ownership and Division of Land. No tract of land may be considered for or approved as a planned development unless such tract is under single ownership. The holder(s) of a written option to purchase, any governmental agency, or a redeveloper under contract shall be considered land owners for purposes of this section. Unless otherwise provided as a condition of approval of a PUD, the landowner of an approved PUD may divide and transfer parts of such development. The transferee shall complete each such unit, and use and maintain it in strict conformance with the adopted final master plan. Prior to the transfer of any section, a subdivision plat shall be filed with the Planning Commission.

3. Relationship to Subdivision Regulations. The uniqueness of each proposal for a planned unit development may require that specifications for the width and surfacing of streets, public ways, public utility rights-of-way, curbs, and other standards be subject to modification from the specifications established in the subdivision regulations adopted by the Planning Commission. Modifications may be incorporated only with the approval of the master plan for a PUD and granted as a variance in the preliminary approval of the subdivision which must be concurrent with the final approval of the master plan by the Planning Commission.

4. Development Period, Staging Schedule. The expeditious construction of any PUD shall be undertaken to assist in the assurance of the full completion of the development in accordance with the approved master plan.

   Within one (1) year after the date of approval, actual construction shall have commenced in such development. In the event that construction has not been started, the Planning

Commission may conduct a hearing on the review of the PUD and may proceed to cancel or extend such final master plan depending on the circumstances of each case.

The Planning Commission may permit the development to be constructed in stages so that the completion is achieved in a logical manner. The following provisions shall govern the staging schedule:

A. In a residential planned unit development, the ratio of gross floor area of commercial activity to residential activity in the plan as initially approved or amended shall not be exceeded at any given stage of construction.

B. Each stage be so planned and so related to existing surroundings and available facilities and services that failure to proceed to the subsequent stages will not have an adverse impact on the PUD or its surroundings at any stage of the development.

5. Common Open Space and Facilities. Any common open space or public facilities shall be subject to the following provisions.

A. The location, shape, size, and character of common open space shall be reviewed in detail, and it must be used for amenity or recreational purposes. The uses authorized for the common open space must be appropriate to the scale and character of the planned development considering its size, density, expected population, topography, and the number and type of dwellings or structures to be provided.

B. Common open space just be suitably improved for its intended uses but common open space containing natural features worthy of preservation may be left unimproved. The buildings, structures, and improvements which are permitted in the common open space must be appropriate to the uses which are authorized for common open space and must conserve and enhance the amenities of the common open space with regard to its topography and unimproved condition.

C. The Planning Commission may require that the landowner provide for and establish and organization for the ownership and maintenance of any common open space and facilities and such organization shall not be dissolved nor shall it dispose of any common open space, by scale or otherwise (except to an organization conceived and established to own and maintain the common open space), without first offering to dedicate the same to an appropriate public agency and said dedication by approved by the Planning Commission. However, the conditions of any transfer shall conform to the adopted final master plan.

D. In the event that the organization established to own and maintain the common open space, or any successor organization, shall at any time after the establishment of the planned unit development fail to maintain the common open space in

reasonable order and condition in accordance with the adopted master plan, the Building Inspector may serve written notice upon such organization and/or the owners or residents of the planned unit development and hold a public hearing. After thirty (30) days when deficiencies of maintenance are not corrected, the Building Inspector shall call upon any public or private agency to maintain the common open space for a period of one (1) year. When the Building Inspector determines that the organization is not prepared for the maintenance of the common open space such agency shall continue maintenance for yearly periods.

E. The cost of such maintenance by such agency shall be assessed proportionally against the properties within the planned unit development that have a right of enjoyment of the common open space, and shall become a lien on said properties.

F. If the common open space is deeded to a Homeowners' Association, the developer shall file a declaration of covenants and restrictions that will govern the association, to be submitted with the application for preliminary approval. The provisions shall include, but not be limited to the following:

(1) The Homeowners' Association must be set up before the homes are sold.

(2) Membership must be mandatory for each home buyer and any successive buyer.

(3) The open space restrictions must be permanent, not just for a period of years.

(4) The association must be responsible for liability insurance, local taxes, and the maintenance of recreational and other facilities.

(5) Homeowners must pay their pro rata share of the cost and the assessment levied by the association can become a lien on the property.

(6) The association must be able to adjust the assessment to meet changing needs.

(7) The Municipal Planning Commission and the Board may, as a condition of approval in accordance with the master development plan, require that suitable areas for streets, public rights-of-way, schools, parks, or other public areas be set aside, improved, and/or dedicated for public use.

6.060.2 Administrative Procedure

The provisions of this section govern the procedure for approval for all PUDs as provided herein.

1. Preliminary Approval. Application for preliminary approval shall be made by the landowner of the affected property or his/her authorized agent to the Building Inspector

in accordance with such written general rules regarding general procedure, form of application, and required information as the Planning Commission may determine, provided they are not inconsistent herewith. The application for preliminary approval shall be accompanied by:

A. The preliminary master plan for the proposed planned unit development shall be a general concept which shall include such items as the Planning Commission by general rule shall specify in order to disclose:

(1) The location and size of the area involved;

(2) Transportation routes including streets, driveways, sidewalks, and pedestrian ways, and off-street parking and loading areas;

(3) Location and approximate dimensions of structures including approximate height and bulk and the utilization of structures including activities and the number of living units;

(4) Estimated population and density and extent of activities to be allocated to parts of the project;

(5) Reservation for public uses including schools, parks, and other open spaces;

(6) Other major landscaping features; and

(7) The general means of the disposition of sanitary wastes and storm water.

B. A tabulation of the land area to be devoted to various uses and activities and overall densities.

C. The nature of the landowner's interest in the land proposed to be developed and a written statement or concurrence from all parties having a beneficial interest in the affected property.

D. The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings, and structures including proposed easements for public utilities.

E. A stage development schedule, setting forth when the landowner intends to commence construction and a completion period.

F. When it is proposed that the final master development plan will be submitted in stages, a schedule of submission thereof.

2. Zoning Amendment. After review of the preliminary master plan, the Planning Commission shall make recommendations on the amendment to the Board reclassifying the proposed PUD to the appropriate planned unit development overlay district. The request for the zoning amendment submitted to the Board will include the recommended preliminary master plan. A zoning amendment to increase density for residential districts will coincide with the zoning request for a planned unit development overlay district. For example, R-1 property may be rezoned to an R-3, PU Overlay District, in a single action. If the Board approves the amendment, the landowner may submit a final master plan to the Planning Commission, and the Planning Commission is authorized to proceed with all future details of the project.

3. Application for Final Approval. Upon approval of the preliminary master plan and accompanying zone change, the landowner may make application to the Planning Commission for final approval, provided that the proposed master development plan and other elements associated with the planned unit development are in substantial compliance with the substance of the preliminary approval of the Planning Commission. The application shall include all aspects of the preliminary application, the proposed final master development pan, other required drawings, specifications, covenants, easements, and conditions and forms of surety as were set forth by the Planning Commission ordinance of preliminary approval. Copies of all legal documents required for dedication or reservation of group or common open space and/or for the creation of a nonprofit association shall also be submitted. When appropriate, this application shall contain the stated development schedule.

4. Final Approval of Stages. The application for final approval and the final approval by the Planning Commission may be limited to each stage as appropriate in a large planned unit development, in compliance with Section 6.060.1, 4, above.

5. Final Master Development Plan of a Planned Unit Development. The final master plan of a PUD for the entire development, or as submitted in stages if authorized, shall be substantially consistent with the approved preliminary master development plan receiving preliminary approval plus the following:

   The location of water, sewerage, and drainage facilities; detailed building and landscaping plans and elevations; character and location of signs; plans for street improvements; and grading and earth moving plans showing existing and proposed topography. The final master development plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development.

6. Amendments to the Planned Unit Development. The terms, conditions, and the final master development plan of a PUD may be changed from time to time by official action of the Planning Commission. Any such amendments must remain in compliance with the appropriate zoning regulations and comply with the following:

The landowner, the residents and/or owners of or in the PUD may apply to the Planning Commission for an amendment to the master development plan. The Planning Commission may approve such amendment so long as the original intent is not abrogated, and the change does not in any way damage any part of the PUD nor any adjoining properties. Minor changes in the location, site, and height of the buildings may be authorized by the Planning Commission if required by engineering or other circumstances of the location not foreseen at the time of final approval. Major changes, as determined by the planning commission, such as changes in use, rearrangement of lots, blocks, or building tracts, provisions for open space, or any other major change must be forwarded to the board after the planning commission has made its recommendations.

7. Subdivision Plat Required. A PUD may be subdivided and sold. When this is to be the case at the time of submission of the final master development plan, a final plat shall also be submitted meeting the requirements for a final plat to be recorded in the office of the Cheatham County Registrar.

   When the subdivision includes attached dwellings in either a horizontal or vertical relationship, the final plat shall also contain an "as- built" building and boundary survey showing the complete and accurate dimensions and angles of the boundary of the parcel(s) on which the unit is located. In a vertical relationship (for example a second-floor apartment) the plat must contain a datum plane of other suitable location reference. In meeting this requirement, it is necessary that the upper and lower limits of each level of each dwelling unit be identified specifically in relation to the vertical reference.

8. Building Reconstruction. In the event a building is substantially damaged or destroyed by fire or natural disaster, such building may be reconstructed in exact compliance with the approved master development plan. No change in any dimension or location shall be permitted without an official amendment approved by the Planning Commission.

9. Zoning Considerations. When an area is submitted for PUD approval, the Planning Commission in its deliberations shall consider the character of the proposed development in relationship to the surrounding area. No such development shall be approved where the streets providing access cannot handle the additional traffic load nor where the water system is incapable of meeting the fire flow requirements.

   The development shall be planned, designed, and constructed so as to avoid undue traffic congestion in the surrounding area and provide a satisfactory relationship of land use of the PUD with the surrounding area, making use of landscaping, screening, open space, and building placement where required and in keeping with accepted land planning principles.

6.060.3 RPUD, Residential Planned Unit Development Districts

1. Permitted Uses. With an approved RPUD overlay district, the following uses and their accessory structures shall be taken from the underlying base district.

2. Commercial Activities. In RPUDs of one hundred (100) acres or larger, convenience commercial activities may be permitted to serve the regular recurring needs of the residents, provided that such commercial areas shall not exceed five (5) percent of the total acreage of the RPUD, and no individual establishment shall exceed two thousand (2,000) square feet of gross floor area.

   All such commercial areas shall meet the following additional requirements:

   A. Access from public streets shall be from arterial or collector streets as shown on the most recent major road plan.

   B. The building design shall be compatible with the remainder of the RPUD.

   C. No outside storage shall be permitted, and trash disposal facilities shall be completely enclosed by walls or materials that compliment all other buildings.

   D. Off-street parking areas shall be paved and landscaped. A permanently landscaped front yard shall be maintained at a minimum of fifteen (15) feet wide which shall not be used for parking and with only driveways crossing said yard. Permanently landscaped side and rear yards at least ten (10) feet side shall also be maintained.

   E. All signs advertising the nature or names of the businesses shall be constructed flat against the walls of the building and shall not extend above or beyond any wall of the building. One such sign shall be permitted for each business located therein provided further that such sign shall not exceed thirty (30) square feet in size. All signs shall be either nonilluminated or any lighting must be indirect. Portable signs of any kind are prohibited.

   F. Any loading service area shall be in the rear of the building.

   G. The Planning Commission may attach other landscaping or design requirements as needed in order to protect any adjoining or neighboring uses

3. Dimensional Requirement. All RPUDs shall comply with the following area regulations:

   A. Front Yard

      (1) There shall be a front yard setback for all buildings of thirty (30) feet.

(2) Where the RPUD fronts on a street with other houses on adjacent properties also fronting on such street which have front yards greater than thirty (30) feet, then no building shall be closer to the street line than the minimum setback established by the existing buildings.

B. Periphery Boundary. All buildings shall maintain a minimum setback from the peripheral boundary of the RPUD of not less than thirty (30) feet.

C. Other Yard Requirements. Within the boundary of the RPUD, no yard requirements are established. The Planning Commission shall specify internal yards as part of the approval of the final master development plan based upon the type of buildings and nature of the RPUD.

D. Lot Area and Frontage. In the case of detached dwellings, no lot shall be approved with an area of less than eight thousand (8,000) square feet and a street frontage of less than seventy-five (75) feet at the building setback line.

E. Maximum Height of Buildings. No building shall exceed four (4) stories in height, except as provided in ARTICLE VII, SECTION 7.040.

4. Density of Development. The maximum overall density shall be specified in terms of the number of the dwelling units per gross acres of the acreage of the entire development. The maximum density are taken from the underlying base district and shall be as follows:

MAXIMUM DENSITY			
(DWELLING UNITS PER GROSS ACRE)			
	RPUD Containing Only Single-Family Detached Dwellings	RPUD Containing Duplex Dwellings	RPUD Containing Multi-Family Dwellings
R-1	2.90	NA	NA
R-2	3.63	NA	NA
R-3	4.35	5.81	8.71
R-4	NA	7.26	14.52

5. Required Improvements. All RPUDs shall comply with the schedule of improvements required in this section.

A. Internal Streets. Within any RPUD, streets may be public or private. Streets may be privately constructed and maintained either by the landowner/developer or deeded to the Homeowners' Associations. Specifications and procedures of the subdivision regulations for a paved street shall apply regardless if the streets are public or private. The following general specifications shall conform to the minimum standards for streets within a Residential PUD.

(1) Curb and gutters are required on all streets.

(2) Minimum pavement widths shall be as follows:

Collector Street	22 ft.
Minor Street	20 ft.
One-Way Street or Alley	12 ft.

(3) Dead-end streets shall be avoided when possible, however, when necessary, dead-end streets shall be provided with adequate turn-around.

(4) There shall be a clear delineation between any street (public or private) and parking areas. This can be accomplished by the use of different materials, curbs, or other physical separations as appropriate.

B. Off-Street Parking. All automobile storage areas shall be off-street with a minimum of two (2) spaces per dwelling unit. All off-street parking areas shall be paved, marked, and landscaped. Large expanses of pavement shall not be permitted to dominate a site, and the Planning Commission may require a variety of design and landscaping techniques to achieve this. Parking for other buildings shall be defined in Section 5.010, of this ordinance.

C. Sidewalks. Sidewalks are required on at least one side of all streets within RPUDs except for alleys. Sidewalks shall be set back a minimum of five (5) feet behind the street curbs. Sidewalks shall be a minimum of five (5) feet wide and be constructed of concrete, brick, textured pavers, or a combination of these materials, and shall be raised above the adjacent street level. Pedestrian street crossings at intersections may be raised above the adjacent street level as a traffic-calming measure.

D. Street Lighting. Street lighting will be considered on a case-by-case basis. When required, street lighting shall be decorative.

E. Utilities. The development shall be serviced with a public sanitary sewer system or an alternative sewage disposal system approved by the appropriate approving agency. The water systems shall be capable of providing needed fire flows for the development as well as a domestic water supply. Fire hydrants shall be installed to ensure adequate fire flow is available to protect all buildings and structures.

F. Waste Disposal. If any central waste disposal containers are provided, they shall be completely enclosed and screened from view.

G. Recreation and Open Space. Recreation uses provided as part of a RPUD may include community buildings, swimming pools, golf courses, tennis courts, playgrounds, and similar activities. Where an RPUD includes multi-family buildings, recreation and open space is required. Where a RPUD contains only single family detached

dwellings, only open space is required. In both instances, the amount of land established for permanent usable open space and recreational use shall be a minimum of fifteen (15) percent of the gross acreage.

6.060.4 CPUD, Commercial Planned Unit Development Districts

1. Permitted Uses. With an approved CPUD overlay district, the following uses and their accessory structures shall be taken from the underlying base district.

2. Dimensional Requirement. All CPUDs shall comply with the following area regulations:

   A. Front Yard. The front setback for buildings shall be forty (40) feet with a permanently landscaped front yard of ten (10) feet exclusively of driveways.

   B. Periphery Boundary All buildings shall maintain a minimum setback from the peripheral boundary of the CPUD of not less than forty (40) feet. A minimum side and read yard of ten (10) feet shall be maintained in a permanently landscaped manner.

   C. Other Yard Requirements. Within the boundary of the CPUD, other than the required yard above, no yard requirements are established. The Planning Commission shall specify internal yards as part of the approval of the final master development plan based upon the type of buildings and nature of the CPUD.

   D. Maximum Height of Buildings. No building shall exceed four (4) stories in height, except as provided in ARTICLE VII, SECTION 7.040.

   E. Maximum Lot Coverage. The area occupied by all structures shall not exceed forty (40) percent of the total area of the CPUD.

3. Required Improvements. All CPUDs shall comply with the schedule of improvements required in this section.

   A. Internal Streets. Within any CPUD, streets may be public or private. Streets may be privately constructed and maintained either by the landowner/developer. Specifications and procedures of the subdivision regulations shall apply regardless if the streets are public or private. The following general specifications shall conform to the minimum standards for streets within a Commercial PUD.

      (1) Curb and gutters are required on all streets.

      (2) Minimum pavement widths shall be as follows:

      Collector Street 24 ft.

Minor Street	20 ft.
One-Way Street or Alley	12 ft.

(3) Dead-end streets shall be avoided when possible, however, when necessary, dead-end streets shall be provided with adequate turn-around.

(4) There shall be a clear delineation between any street (public or private) and parking areas. This can be accomplished by the use of different materials, curbs, or other physical separations as appropriate.

B. Off-Street Parking and Loading. The off-street parking and loading requirements contained in Sections 5.010 and 5.020 shall apply. All off-street parking areas shall be paved, marked, and landscaped. Large expanses of pavement shall not be permitted to dominate a site, and the Planning Commission may require a variety of design and landscaping techniques to achieve this.

C. Sidewalks. Sidewalks are required on at least one side of all streets within CPUDs except for alleys. In commercial areas with small setbacks, it may be appropriate for sidewalks to be adjacent to street curbs. Depending on the type and size of development, the space between sidewalk and street curb will be addressed on a case by case basis. Sidewalks shall be a minimum of five (5) feet wide and be constructed of concrete, brick, textured pavers, or a combination of these materials, and shall be raised above the adjacent street level. Pedestrian street crossings at intersections may be raised above the adjacent street level as a traffic-calming measure.

D. Utilities. The development shall be serviced with a public sanitary system or an alternative sewage disposal system approved by the appropriate approving agency. The water systems shall be capable of providing needed fire flows for the development as well as a domestic water supply. Fire hydrants shall be installed to ensure adequate fire flow is available to protect all buildings and structures.

E. Waste Disposal. If any central disposal containers are provided, they shall be completely enclosed and screened from view.

F. Signs. Signs in CPUDs shall comply with the provisions of Ashland City's Sign Ordinance contained in the Municipal Code, Title 20, Chapter 1.

G. Landscaping, Screening, and Buffering. At least, fifteen (15) percent of the total area of the CPUD shall be landscaped to enhance site appearance. Included in the fifteen (15) percent shall be the front, rear, and side yards of ten (10) feet around the periphery of the CPUD. Yards which directly abut agricultural or residential districts shall be buffered as provided in Section 4.110. The nature of the buffering shall be

specified by the Planning Commission as part of the approval of the final master development plan, based on the type of buildings and the nature of the CPUD.

ARTICLE VII **EXCEPTIONS, MODIFICATIONS, AND PROVISIONS GOVERNING NON-CONFORMING USES AND NON-COMPLYING BUILDINGS OR OTHER STRUCTURES**

SECTION

7.010 Non-Conforming Uses
7.020 Non-Complying Buildings or Other Structures
7.030 Non-Complying Lots of Record
7.040 Exceptions to Height Limitations
7.050 Exception to Lot Width Requirements

7.010 Non-Conforming Uses

The provisions of this section are applicable to all uses which are not permitted within the districts in which they are located.

1. Continuation of Non-conforming Use

   Any non-conforming use which existed at the time of enactment of this ordinance and which remains non-conforming, or any use which shall become non-conforming upon enactment of this ordinance, or any subsequent amendments thereto may be continued subject to the provisions, contained in this chapter. Provided however, that nothing herein shall be construed to authorize the continuation of any illegal or non-conforming use which was illegal prior to the adoption of this ordinance.

2. Repairs and Alterations

   Nothing in this chapter shall prevent the strengthening or restoring to a safe condition any part of any building or structure declared unsafe by proper authority.

   A. Incidental Alterations. Incidental alterations as defined by this ordinance, may be made to a building or other structure occupied by a non-conforming use, or in connection with a permitted change of a non-conforming use.

   B. Alterations Other Than Incidental Alterations. No alterations other than incidental alterations shall be made to a building or other structure occupied by a non-conforming use, except as provided below or when made:

      (1) In order to comply with requirements of law regarding fire protection, safety of the structure, etc., or

      (2) In order to conform to the applicable district regulations or performance standards.

C. Alteration of Commercial and Industrial Uses. Any commercial or industrial use subject to the provisions of this section shall be allowed to continue in operation and to make such alterations as may prove necessary for the continuation of said use. However, no alteration may be made which would result in a change from one non-conforming use to another and further provided that any such alteration permitted hereunder shall take place only upon the zone lot(s) on which said use was operating as of the effective date of this ordinance.

3. Expansion

The non-conforming use or part of a building or structure, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located, may be extended throughout the building or structure in which said use is presently located, but no changes or structural alterations which increase the bulk of the building or structure shall be made unless such changes or structural alterations and the use thereof conform to all the regulations of the district in which the building or structure is located.

A. Expansion of Commercial and Industrial Uses. Any commercial or industrial use subject to the provisions of this section shall be allowed to continue in operation and to expand provided that no expansion permitted under this section:

(1) Shall result in a change of one non-conforming use to another non-conforming use which increases the degree of non-conformity;

(2) Shall infringe, or increase the extent of any infringement existing at the time of adoption of this ordinance, upon any open space required by this ordinance;

(3) Shall take place beyond the zone lot(s) on which said use was operating as of the effective date of this ordinance.

4. Change of Use

For the purpose of this chapter, a change in use is a change to another use either under the same activity type or any other activity type that constitutes a reduction in the degree of non-conformity; however, a change in ownership shall not, by itself, constitute a change of use.

A non-conforming use may be changed to any conforming use, and the applicable bulk regulations and accessory off-street parking requirements shall apply to such change of use or to alterations made in order to accommodate such conforming use.

5. Damage or Destruction

Any commercial, industrial, or single-family residential use subject to the provisions of this section shall be allowed to reconstruct new facilities necessary to the conduct of such operation, provided that no destruction or rebuilding:

A. Shall result in a change of one non-conforming use to another non-conforming use which increases the degree of non-conformity;

B. Shall infringe upon, or increase the extent of any infringement existing at the time of this ordinance, upon any open space, bulk and lot requirements established by this ordinance;

C. Shall take place only upon the zone lot (s) on which said use was operating as of the effective date of this ordinance, and shall be reconstructed within one (1) year.

6. Discontinuance

When a non-conforming use in any building or other structure or tract of land is discontinued for a period of thirty (30) continuous months, then the land or building or other structure shall thereafter be used only for a conforming use. Intent to resume a non-conforming use shall not affect the foregoing provisions.

7. Special Provisions Governing Non-conforming buildings Within Floodplain Districts

A. General Provisions. In all districts or portions thereof, which extend into the Floodplain Districts as established within the Town of Ashland City, any building or other structure or use which is not permitted in the floodplain district provisions shall become non-conforming upon the effective date of this ordinance, or subsequent amendment as applicable.

B. Enlargements of Buildings Within the Floodplain. A building or other structure which is non-conforming by reason of location within the floodplain shall not be enlarged or expanded but may be altered, or repaired as set forth in Section (b) above, or as may be expressly authorized by the Board of Appeals in order to incorporate flood proofing measures provided that such alteration will not increase the level of the 100-year flood or extend the normal life of such non-conforming building or structure.

C. Special Provisions Governing Reconstruction of Buildings or Structures Located within the floodway Portion of FP Floodplain Districts. Within any designated floodway, any building or structure in existence prior to the effective date of this ordinance that is hereafter destroyed or substantially damaged by any means may be reconstructed and used as before only if the following requirements are met:

(1) The reconstruction does not exceed the volume and external dimensions of the original structure or does not offer any greater obstruction to the flow of floodwaters than did the original structure.

(2) Nonresidential structures may be reconstructed only if the lowest floor (including basement) elevation is at least one (1) foot above the level of the 100-year flood or the structure is flood proofed to a height of at least one (1) foot above the level of the 100-year flood.

(3) Residential structures may be reconstructed only if the lowest floor (including basement) of the structure is elevated to a point at least one (1) foot above the level of the 100-year flood.

(4) The level of the 100-year flood shall not be increased above that shown.

7.020 Non-Complying Buildings or Other Structures

The provisions of this section shall control buildings and other structures, including signs, which do not meet the bulk or any other provisions applicable in the districts in which they are located except those provisions which pertain to activity or use.

1. Continuation of Use

   The use of a non-complying building or other structure or parcel may be continued, except as otherwise provided in this section.

2. Repairs and Alterations

   Repairs, incidental alterations, or structural alterations may be made in non-complying buildings or other structures subject to the provisions contained herein.

3. Enlargement or Conversions

   A non-complying building or other structure may be enlarged or converted, provided that no enlargement or conversion may be made which would either create a new non-compliance or increase the degree of non-compliance of a building or other structure or parcel or any portion thereof.

4. Damage or Destruction

   In all districts, when a non-complying building or other structure is damaged by any involuntary means to the extent of fifty (50) percent or more of its total floor area, such building or other structure may be reconstructed only in accordance with the applicable bulk regulations and other provisions of this ordinance. Provided however, that any residential development which was approved and completed with valid certificates of occupancy having been issued under provisions then in effect may be permitted to reconstruct the same number of buildings and dwelling units that existed prior to the damage or destruction.

7.030 Non-Complying Lots of Record

A non-complying lot of record may be used for building purposes provided that a variance for the non-compliance may be granted by the board of appeals. Such variance shall be the minimum variance required to provide for use of the lot.

7.040 Exceptions to Height Limitations

The height limitations of this ordinance shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy; monuments, water towers, transmission towers, windmills not in residential zones, chimneys, smokestacks, conveyors, flag poles, public and semi-public radio towers, masts and aerials. Height exceptions for radio towers and windmills in residential zoning districts shall be allowed only when approved by the Board of Zoning Appeals.

7.050 Exceptions to Lot Width Requirements

Reference Section 5.110.

ARTICLE VIII ADMINISTRATON AND ENFORCEMENT

SECTION

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8.010 Administration of the Ordinance

Except as otherwise provided, no structure or land shall after the effective date of this ordinance be used and no structure or part thereof shall be erected, altered, or moved unless it is in conformity with the regulations herein specified for the district in which it is located. In their interpretation and

application, the provisions of this ordinance 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, resolutions, or regulations heretofore adopted or which may be adopted hereafter impose greater restrictions than those specified herein, compliance with such other ordinances, resolutions, or regulations is mandatory.

8.020 The Enforcement Officer

The provisions of this ordinance shall be administered and enforced by the City Building Inspector. In performance of administering and enforcing this ordinance, he shall:

1. Issue all Building Permits and make and maintain records thereof.

2. Issue all Certificates of Occupancy and make and maintain records thereof.

3. Issue and renew, where applicable, all Temporary Use Permits and make and maintain records thereof.

4. Maintain and keep current zoning maps and records of amendments thereto.

5. Receive, file and forward to the Board of Zoning Appeals all applications for variances or other matters on which the Board is required to act under the provisions of this ordinance.

6. Conduct inspections as required in this ordinance and such other inspections as are necessary to ensure compliance with the various other general provisions of this ordinance. The Building Inspector shall possess the right to enter upon any premises for the purpose of making inspections of buildings or premises necessary to carry out his authorized duties.

8.030 Building Permits

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; or to commence the filling of land without a permit thereof, issued by the Building Inspector. If said excavation or construction is begun without a proper building permit, the building permit fee shall be doubled, or twice the original cost of the permit, if legal compliance has not been obtained as is required herein.

No Building Permit shall be issued by the Building Inspector except in conformity with the provisions of this ordinance, unless there is received a written order from the Board of Zoning Appeals in the form of an administrative review, special exception, or variance as provided by this ordinance

1. <u>Application</u>

Application for a Building Permit shall be made in writing to the Building Inspector on forms provided for that purpose. All applications for Building Permits shall be accompanied by a plan or a plat in duplicate, drawn to scale, and showing the following:

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 buildings or other structures already on the lot, as well as the elevation of the building site.

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, and such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of this ordinance are being observed.

E. Water and sewer line locations and sizes.

F. Location and size of existing and proposed drainage structures.

G. Distance to nearest street intersection from front corner of the lot.

2. Fee

The Mayor and City Council shall establish a schedule of fees and a collection procedure for Building Permits. This schedule of fees shall be posted in the office of the Building Inspector as well as in another public place within the City Hall. Only the City Council may alter or amend the fee schedule. Until the appropriate fee has been paid in full, no action shall be taken on any application.

3. Issuance of Permit

If the proposed excavation, construction, moving, or alteration as set forth in the application is in conformity with the provisions of this ordinance, 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 a waiving of any provisions of this ordinance.

4. Construction Progress

Any Building Permit issued becomes invalid if work authorized by it is not commenced within six (6) months of the date of issuance, or if the work authorized by the permit is suspended or discontinued for a period of six (6) months.

8.040 Temporary Use Permits

It shall be unlawful to commence construction or development of any use of a temporary nature unless a permit has been obtained from the City Building Inspector, as provided for in ARTICLE V, SECTION 5.030 of this ordinance. Application for a Temporary Use Permit shall be made in writing to the Building Inspector on the form provided for that purpose. A schedule of fees shall be established by the Mayor and City Council. Such schedule shall be posted in the office of the Building Inspector as well as on a public bulletin board at City Hall. Until the appropriate fee has been paid in full, no action shall be taken on any application.

8.050 Certificate of Occupancy

No land or building or other structure or part thereof hereafter erected, moved, or altered in its use shall be used until the Building Inspector shall have issued a Certificate of Occupancy stating that such land, structure, or part thereof is found to be in conformity with the provisions of this ordinance. Within three (3) days after notification that a building or premises or part thereof is ready for occupancy or use, it shall be the duty of the Building Inspector to make a final inspection thereof, and to issue a Certificate of Occupancy if the building or premises or part thereof is found to conform with the provisions of this ordinance, or, if such certificate is refused, to state the refusal in writing giving the cause for such refusal.

8.060 Procedure for Authorizing Special Exceptions

The following procedure is established to provide procedures for review of a proposed use as a conditional use or special exception by the Board of Zoning Appeals. The procedure shall be the same whether review is required under Section 13-7-206, of the Tennessee Code Annotated, by this ordinance, 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, existing land uses within two hundred (200) feet, as well as all pertinent information as cited within Section 4.120.1. of this ordinance which is necessary to properly evaluate the effect that the request will have on adjacent and nearby properties, as per the various criteria cited herein in Section 8.060-3. All such applications shall be presented to the office of the building inspector no later than twenty (20) days prior to the next regularly scheduled meeting of the Board of Zoning Appeals, if said request is to be officially entertained by the board of zoning appeals at its next regularly scheduled meeting. All plans submitted as a part of this application shall be prepared by a licensed surveyor or, architect, or engineer certified to do business in the State of Tennessee.

2. General Requirements

A conditional use permit (a special exception) shall be granted provided the Board finds that it:

A. Is so designed, located, and proposed to be operated so 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 "Special Exceptions" as set forth in this ordinance.

D. Conforms to all applicable provisions of this ordinance for the district in which it is to be located as well as the provisions cited in Sections 8.060 and 8.070, and is necessary for public convenience in the location planned.

3. Criteria for Review

Prior to the issuance of a special exception, the Board shall make written findings certifying compliance with the specific rules governing individual special exceptions (Section 7.061), and that satisfactory provisions and arrangements have been made concerning all the following where applicable:

A. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

B. Off-street parking and loading areas where required, with particular attention to the items in Item 1 above, and the economic, noise, vibrational, glare and/or, or odor effects of the special exception on adjoining properties, and properties generally in or nearby.

C. Refuse and service areas, with particular reference to the Items in 1, and 2, above.

D. Utilities, with reference to location, availability, and compatibility.

E. Screening and buffering with reference to type, dimensions and character.

F. Signs, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, as well as the compatibility and harmony with properties in the district.

G. Required yards and other open space.

H. General compatibility with adjacent properties and other property in the district.

I. The following additional rules apply for upper story residential development proposals:

(1) All upper story residential development proposals shall require a certified statement demonstrating a firm agreement for parking reserved exclusively for the use of the upper story residential development.

(2) All upper story residential development proposals shall be in compliance with all Building, Utility, and Housing Codes within the Ashland City Municipal Code.

J. The ability to provide adequate fire protection to the site.

4. Restrictions

In the exercise of its approval, the Board may impose such conditions upon the proposed uses of buildings or land as it may deem advisable in the furtherance of the general purposes of this ordinance.

5. Validity of Plans

All approved plans, conditions, restrictions, and rules made a part of the approval process of the Board shall constitute certification on the part of applicant that the proposed use shall conform to such regulations at all times.

6. Time Limit

All applications reviewed by the Board shall be decided within sixty (60) days of the date wherein such application is officially entertained by the Board, and the applicant shall be provided with either a written notice of approval or denial.

8.070 Conditional Use Permits

In addition to the requirements of the applicable district and the general requirements set forth above in Section 8.060-3, a conditional use permit shall be granted for the activities specified herein, only when the following standards established are met as part of the condition for issuing the permit in the applicable zone districts.

It shall be unlawful to issue any building permit or conditional use permit under Sections 8.030 and 8.060, of this ordinance, to any use of land, if such a request for said permit is officially made after a period of twelve (12) months has lapsed between the date wherein the plans for said conditional use (special exception) were officially approved, and the date wherein a building permit for said use is officially requested. After this period of time has elapsed, all previously approved plans shall be considered null and void. Thereafter, a new set of plans prepared by either a licensed professional surveyor, architect, or engineer certified to practice in Tennessee, shall be prepared utilizing the current date, which must be resubmitted to the board of appeals under the requirements of Sections 8.060 and 8.070, for approval. No applicable permits shall be issued concerning said request until

approval of such plans is obtained from the board of zoning appeals. Performance bonds or letters of credit for such plans shall be provided according to the following provisions:

1. All plans presented for review and approval as conditional uses (special exceptions) to the Ashland City Board of Zoning Appeals shall subsequently be guaranteed by way of a performance bond or letter of credit or other form of acceptable surety, as per provision 4, below. This surety instrument shall cover improvements shown on the site in the amount of one hundred and ten (110) percent of cost of said improvements.

2. Said improvements shown on such plans may include, but are not limited to, existing road improvements, buffer strips, landscaping requirements, proposed road construction, parking aisles, parking spaces, driveways, sewer and water extensions or connections, tiles, culverts, drainage ways including catch basins, and/or any other improvements required by the Board of Zoning Appeals before such plans are approved.

3. The performance bond or letter of credit or other surety must be payable to the Ashland City Mayor and City Council.

4. The performance bond or letter of credit or other surety may be retained for a period of one year from the date wherein the building permit is issued for the structure/site requiring previous site plan approval as a conditional use (special exception). If improvements have been made within the one year period, the Mayor and City Council shall release the surety after the inspection of all required improvements, and approval of those improvements by the board of zoning appeals, or its authorized representative. If improvements have not been installed in a satisfactory manner, the Mayor and City Council of the Town of Ashland City shall retain and cash the surety to facilitate the completion of such improvements.

8.070.1 Special conditions for education facilities:

1. No such facilities shall be permitted on a zone lot unless such lot contains the acreage recommended for such facilities by the appropriate state agency.

2. The traffic generated by such facility shall be safely accommodated along the streets which will provide access to the site. In this respect, educational facilities shall be located either on major arterial or collector streets.

3. The location and design of such facilities shall not have an adverse effect upon surrounding properties.

4. The off-street parking requirements of this ordinance in Article V, Section 5.010 shall apply.

8.070.2 Special conditions for religious facilities:

1. No such facilities shall be permitted on a zone lot unless it contains twice the lot area requirements of the district.

2. The location, size, and design of such facilities shall be situated so that the proposed facility shall be compatible with the development within the surrounding area, thus reducing the impact upon such area.

3. Such facilities shall be located only on major arterial or collector streets.

4. All bulk regulations of the district shall be met.

5. The off-street parking requirements of this ordinance in Article V, Section 5.010, shall apply.

8.070.3 Special conditions for cultural and recreational services:

1. No such activity shall be permitted on a zone lot unless it contains twice the lot area requirements of the zone district, except art galleries, libraries, or museums in which the primary activity is to be carried out indoors.

2. All bulk regulations of the zone district shall apply.

3. The off-street parking requirements of this ordinance shall apply.

4. Fencing, screening, and landscaping shall be provided as appropriate to protect the surrounding area.

5. The location and operation of such facility shall be in keeping with the character of the surrounding area and shall not have an adverse effect on the properties within the surrounding area.

6. The site and architectural plans shall first be approved by the planning commission taking into account the above conditions.

8.070.4 Special conditions for administrative services:

1. All of the bulk regulations of the zone district shall apply.

2. The location of such facility shall be determined such that the most efficient services to the community are provided.

3. The location of such facility shall not materially increase traffic on surrounding streets.

4. The location of such facility shall not have an adverse effect on surrounding properties. Fencing, screening, and landscaping, may be required as appropriate to protect the surrounding residential area.

5. The site plan for such facility is first approved by the planning commission taking into account the above factors as well as any other pertinent factors.

8.070.5 Special conditions for intermediate and extensive impact facilities:

1. The location, size, and design of such facilities shall be such that the proposed development shall be compatible with the development within the surrounding area, thus reducing the impact upon the surrounding area.

2. The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets.

3. The proposed facility shall provide a basic community function or essential service necessary for a convenient and functional living environment.

4. The off-street parking requirements shall be based upon a recommendation from the planning commission.

5. The site plan for such facilities shall first be approved by the planning commission taking into account the above conditions, as well as any other pertinent factors related to the use and operation of such facility.

8.070.6 Special conditions for essential public transport, communication, and utility services:

1. The location of such facility shall be within an area in order to provide the most efficient service to the community.

2. All of the bulk regulations of the zone district shall apply.

3. The location of such facility shall not materially increase traffic on surrounding streets.

4. The location of such facility shall not have an adverse effect on surrounding properties.

5. There shall be provided along the entire site boundaries fencing, screening, and landscaping, as appropriate to protect the surrounding residential area.

6. The site plan for such facility is first approved by the Planning Commission taking into account the above conditions as well as any other pertinent factors.

8.070.7 Special conditions for special personal and group care facilities:

1. Family Child Day Care Homes:

   A. No such facility shall be permitted on a zone lot unless it contains a minimum of 10,000 square feet, or twice the lot area requirements of the zone district whichever is greater.

   B. All bulk and setback regulations of the district shall be met.

   C. One accessory off-street parking space for each five children accommodated in this child care facility shall be provided.

   D. Special passenger loading and unloading facilities shall be provided on the same zone lot for vehicles to pick-up or deliver passengers. Such facilities shall provide for driveways that do not require any back-up movements by vehicles to exit the zone lot.

   E. All regulations of the State of Tennessee that pertain to the use shall be met.

   F. The facility shall be located so as to be compatible with the surrounding area and provide safety to those using such facility.

   G. Fencing, screening, and landscaping shall be provided as appropriate to protect the surrounding area.

2. Special Conditions for All Other Uses in this Category:

   Associations for physically or mentally handicapped persons, family, and group care facilities, nursing homes, retirement or rest homes:

   A. No such facility shall be permitted on a zone lot unless it contains a minimum of 10,000 square feet, or twice the lot area requirements of the zone district whichever is greater.

   B. All bulk and setback regulations of the district shall be met.

   C. The requirement of the accessory off-street parking regulations of this ordinance in Article V, Section 5.010, shall apply.

   D. All regulations of the State of Tennessee shall be met.

   E. All public utilities and sewage disposal shall be available to the site, and shall be subject to approval by the Department of Water and Sewer, and site and

architectural plans for such a facility shall be approved by the planning commission taking into account the above conditions as well as any other pertinent factors.

8.070.8 Special conditions for scrap operation activity (junk yard, salvage yard, etc.) in the I-3 District:

1. The location and topography of the site shall be situated so that fencing, screening, and landscaping can be provided as appropriate.

2. The scrap operation shall not include any open burning activity on the site.

3. The bulk regulations and performance standards of this ordinance shall apply.

4. Insect and rodent control measures shall be provided as approved by the County Health Department.

5. All required fences and landscaped screens shall be maintained in a neat and attractive manner.

6. The operation of such facility shall not have an adverse effect on the properties in the surrounding area.

7. The operation and location of such facility shall not produce damaging pollution to surrounding streams.

8.070.9 Special conditions for group assembly activities:

1. The location, size, and design of such facilities shall be situated so that the proposed development shall be compatible with the development within the surrounding area, thus reducing the impact upon the surrounding area.

2. The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets.

3. The off-street parking requirements shall be based upon a recommendation from the planning commission.

4. The site plan for such facilities shall be approved by the planning commission taking into account the above conditions as well as any other pertinent factors related to the use and operation of such facilities.

5. When an application for a Group Assembly permit includes amusement parks, sports arenas, fairgrounds, racetracks, and similar recreational pursuits, the following requirements shall apply:

   A. The minimum size site shall be twenty-five (25) acres.

   B. The minimum setback of all structures from all public roads shall be one hundred (100) feet.

   C. Such facility shall be situated so that no residential use is located closer than five hundred (500) feet from building entrance of the principal use at the time of approval.

   D. Access to such facility shall be by a paved public road and such road shall be either a major arterial or major collector. Traffic shall not be directed through residential streets.

   E. Off-street parking shall be provided at a minimum of one (1) space for each four (4) patrons or seats. For those facilities which are not utilized on a regular and frequent basis, parking may be provided on adjacent parcels of land provided further that any parcel so used is located no more than five hundred (500) feet from the lot boundary.

   F. Any lighting provided at such facilities shall be designed so that no direct light falls on adjacent residential property.

   G. Accessory uses may be permitted in conjunction with the principal use of the property provided that such uses are physically designed as a part of or within the principal structure. Such uses may include food sales, beverage sales, gift or souvenir shops, and similar activities.

   H. Accessory structures may be permitted which are incidental and subordinate to the principal structure. Such structures may not be located within any required setback or buffer area.

   I. A comprehensive traffic impact study must be prepared by a licensed engineer, in order that any necessary signalization improvements, or public way access improvements be facilitated.

<u>8.070.10 Special conditions for feedlots and stockyards:</u>

1. The location of such activity shall be in an area sparsely developed during the length of time the use as a stockyard or feedlot is anticipated.

2. No such facilities shall be permitted on a zone lot unless it contains twice the lot area requirements of the district; provided, however, that if such activity includes outdoor animal pens the minimum lot area shall be four (4) acres.

3. Any permit issued hereunder shall be based on a site plan or other documents submitted with an application that shall indicate the following:

   A. Existing contours of the site and at least one hundred (100) feet beyond the site boundary. Contours shall be at two (2) foot intervals.

   B. Location of the area in which the proposed keeping of animals is to be conducted.

   C. Location of all proposed buildings, animal pens, roadways and other facilities proposed on the site.

   D. Proposed method of drainage of the animal pens.

   E. Proposed fencing of the site.

   F. Insect, rodent, and odor control measures shall be provided to the satisfaction of the Board of Appeals.

4. The owner shall establish to the satisfaction of the board that the operation of such facility shall not have an adverse effect on the properties in the surrounding area.

5. In any instance where sales of any type are to be conducted at the site, the board shall be shown that adequate parking is available.

8.070.11 Special conditions for mining quarrying activity:

1. The location of such activity shall be in an area sparsely developed during the length of time the mining or quarrying activity is anticipated.

2. Any permit issued hereunder shall be based on a site plan or other documents submitted with an application which shall provide for the following:

   A. Existing contours of the site and at least one hundred (100) feet beyond the site boundary. Contours shall be at two (2) foot intervals.

   B. Location of the area in which the proposed quarrying activity is to be conducted.

   C. Location of all proposed buildings, crusher and screening equipment, roadways and other facilities proposed on the site.

D. Proposed method of drainage of the quarry area.

E. Proposed fencing of the quarry area. Fencing shall be provided around all open excavations.

F. Methods proposed for blasting. Open blasting commonly referred to as "pop shots" shall be prohibited.

G. Methods proposed to control noise, vibration and other particulate matter in order to meet the performance standards as set out in this ordinance.

H. Finished contours of the site after the quarrying operation has been terminated. The site shall be graded and/or filled so as to be in substantial conformity with the topography of the surrounding lands. All fill material shall be non-toxic, non-flammable, and non- combustible solids. All areas that are back-filled shall be left so that adequate drainage is provided.

I. A comprehensive traffic impact study of both volume and vehicle weight impacts as they relate to the existing and proposed street system. This study must be prepared by a licensed traffic engineer.

3. Approval for Mining and quarrying activity may also include accessory concrete batching plants, asphaltic cement mixing plants and/or rock crushing activities on the same zone lot or adjoining zone lots which may have directly opposing frontages on the same public street. If such accessory activities are included on the quarry site, the total site must meet all the special condition requirements for mining and quarrying activities; however, in conditions of multiple zone lots, the outer perimeter of the site shall be considered the lot line.

4. Before issuing a permit the board shall require the owner of the quarry facility to execute a surety not less than one thousand dollars ($1,000) or more than two thousand dollars ($2,000) per acre of active quarry throughout a five (5) year period to restore the lands in the manner prescribed herein, including the removal of all structures and machinery.

5. Any permit issued hereunder shall not be for a period exceeding five (5) years. After the expiration date of such special permit, the board may review and grant an extension of time in the manner and procedure as prescribed for an original application.

6. The site plan as required in ARTICLE IV, SECTION 4.120, herein, is first approved by the planning commission taking into account the above conditions as well as any other factors related to the use and operation of such facilities.

8.070.12 Special conditions for intermediate manufacturing (commercial storage of explosives, etc.):

1. The location of such an activity shall be in an area likely to be sparsely developed for reason of topography, lack of existing or planned utilities, accessibility, or for similar cause.

2. Such facility shall not be located on a site having an area of less than fifty (50) acres.

3. All regulations of the State Fire Marshall and the Ashland City Fire Department relating to the storage of potential and/or octane explosives shall be met.

4. Any special permit issued hereunder shall be for a period not exceeding five (5) years. After the expiration date of such special permit, the board may review and grant an extension of time in the same manner and procedure as prescribed for an original application.

5. The site plan shall be approved by the planning commission taking into account the above conditions as well as any other factors related to the use and operation of such facilities.

8.070.13 Special conditions for location of First Amendment protected adult-oriented entertainment business:

1. The First Amendment and other provisions of the United States Constitution, as interpreted by the United States Supreme Court and other courts, require that Adult Oriented Entertainment Businesses, as defined by this resolution, are entitled to certain protections. Therefore, an Adult-Oriented Establishment shall be a conditional use in the I-3 Heavy Industrial District and shall be a prohibited use in any other zoning district. The Adult Oriented Establishment may locate in the specified district only if all the requirements of this section and the applicable zoning district regulations are met.

2. Adult-oriented entertainment businesses shall be located:

   A. At least one thousand (1,000) feet from any residential district line where a single-family residence is a principal use, playground lot line, public park lot line, or publicly owned recreation area.

   B. At least two thousand (2,000) feet from any structure used as a residence, place of religious worship, public or private school, or “Youth-Facility” as defined in this resolution.

   C. At least one thousand (1,000) feet from any other structure housing an Adult-Oriented Establishment.

D. At least one thousand (1,000) feet from any structure housing an establishment which holds an alcohol beverage license.

3. Distance requirements are to be measured in a straight line in any direction regardless of intervening structures, from the structure housing the Adult Oriented Establishment to the residential district boundary lines, to the lot line of any lot used for park, playground, or any structure listed in 2 A-D above.

4. The measurements from a structure shall be taken from the farthest point a structure extends in the direction of the measurement, including overhanging roofs or similar projections.

5. For Adult Oriented Entertainment Businesses located in conjunction with other buildings such as in a shopping center, and clearly separate from other establishments, measurements shall be taken from the boundaries of the space occupied by the Adult Oriented Establishment.

6. For any Adult Oriented Establishment located above ground level in a multi-story structure and clearly separate from other establishments within the structure, the distance measurements shall be taken from the ground floor public entrance/exit nearest the Adult Oriented Establishment (excluding emergency exits).

7. Subsequent location of any establishments described in 2 A-D within the applicable distance requirement of an existing Adult Oriented Establishment does not constitute a violation of this resolution by the Adult Oriented Establishment.

8.070.14 Special conditions for special institutional care facilities:

In those districts where authorized as a conditional use, the following supplementary regulations shall apply to all uses classified in the special institutional care activity type:

1. The location, size, and design of such facilities shall be such that the proposed development shall be compatible with the development within the surrounding area, thus reducing the impact upon the surrounding area.

2. The traffic generated by such facility shall be safely accommodated along, designated arterial or collector streets as shown on the official major thoroughfare plan without traversing local minor streets.

3. The purpose(s) of the facility must be clearly established by the agency responsible and the appropriate staff services must be provided to achieve the stated purpose(s).

4. The facility providing residence facilities shall have resident twenty-four (24) hour staff and appropriate professional services shall be supplied.

5. The off-street parking requirements shall be determined by the Board of Appeals.

6. The minimum side and rear yards shall be one hundred (100) feet for a one (1) and two (2) story building, increased by ten (10) feet for each additional story.

7. All public utilities including a central sewage collection and treatment system (as defined by this ordinance) shall be available to the site.

8. No facility permitted under the provisions of this section shall be located within one thousand (1,000) feet of any church, child day care center, nursery school or public park. The distance shall be measured by a straight line from the nearest corner of the building of a potential licensee to the nearest corner of the main entrance of the church, child day care center, nursery school or public park, where the centerline intersects with the margin of the public road.

8.070.15 Special conditions for outdoor firearms training facilities, excluding skeet shooting, subject to the following additional restrictions:

In those districts where authorized as a conditional use, the following language shall apply:

The purpose of these facilities is to safely train individuals in the proper handling and use of firearms in a rural setting with minimal impact to adjacent properties.

For purposes of defining outdoor shooting ranges, a shooting range shall be defined as a firing range with targets for firearms practice. A firing range shall be defined as a practice range for target practice.

Outdoor shooting ranges and related activities shall meet the following conditions:

1. The location of such an activity shall be subject to the following conditions:

    A. The parcel must be ten (10) acres or greater in size.

    B. A berm shall be present at least twenty (20) feet high in height at the rear of the berm, at least eight (8) feet in height at the sides of the berm, four (4) feet wide at the top of the berm. Any man-made berm must be designed and certified by an engineer licensed by the State of Tennessee, as adequate.

    C. The point of discharge of any firearm shall meet the following minimum distance from all occupied structure, public, or private roads.

        (1) “Rear” of the shooting range (direction of the line of fire) - One Thousand (1,000) feet.

(2) Two Hundred Fifty (250) feet in all other directions.

D. All projectile and shot shall fall within the property of the shooting range.

E. There shall be an evergreen buffer of a minimum of fifty (50) feet wide on three sides of the firing range provided by the owner/developer if a natural buffer does not exist.

F. The development, operation, and maintenance of firearms training facilities shall be in conformance with "The Range Manual" as published by the National Rifle Association (NRA).

2. The operation of the firearms training facility and related activity shall be subject to the following conditions:

A. The hours of operation shall be limited to daylight hours only (daylight hours of operation to be determined by the Board of Zoning Appeals).

B. Decibel levels measured at the property lines shall not exceed seventy (70) dB.

C. The owner/developer shall provide two (2) parking spaces per firing point or firing lane, plus one (1) additional space for each employee.

D. The owner of the facility shall provide on-premises documentation that all Federal and State regulations have been met.

E. A site plan shall be required pursuant to the site plan requirements listed in ARTICLE IV, SECTION 4.120. In addition, to the site plan, the owner/developer shall submit a sound abatement plan and a safety plan. The Board of Zoning Appeals may require additional fencing, buffering, baffles, or may deny the request if the site plan does not or cannot meet the above-mentioned purposes, standards, and requirements, or if other significant health and safety issues are present.

3. Before initial business startup, the soil shall be tested for lead content. Further tests shall be done every two (2) years to keep lead concentration in the soil below 250 ppm, as recommended by the State Division of Solid Waste Management. All testing shall be performed by the developer and at his own expense. This information shall be kept on file with the Ashland City Building Inspector.

4. Accessory uses, such as snack bars, offices, maintenance facilities, refreshment stands or retail sales excluding gun sales (designed and intended primarily for the use of patrons) shall be allowed.

5. Sanitary bathroom facilities adequate to serve the anticipated patron load shall be provided on site.

8.070.16 Special conditions for bed and breakfast home residences and short-term rentals:

In those districts where authorized as a conditional use or special exception, the following supplementary regulations shall apply to all uses classified in the Bed and Breakfast Home Residence and Short-Term Rental activity types.

For the purposes of this section, Short-Term Rentals shall be classified as Owner-Occupied, Primary Residence, or Non-Owner-Occupied in accordance with the definitions provided in Article II, Definitions, and such classifications shall control the applicable zoning permissions and standards

1. Bed and breakfast residences shall be established only within preexisting single-family residences. Short-term rentals shall be located within a residential dwelling unit.

2. Bed and breakfast residences shall continuously maintain current licenses and permits as required by local and state agencies.

3. Bed and breakfast residences shall be solely operated by members of the family residing in the residence.

4. Owner-Occupied Short-Term Rentals shall be permitted as a special exception in R-1, R-2, and R-3 zoning districts and shall be permitted by right in C-1, C-2, and C-3 zoning districts.

5. Primary Residence Short-Term Rentals shall be permitted as a special exception in R-1, R-2, and R-3 zoning districts and shall be permitted by right in C-1, C-2, and C-3 zoning districts.

6. Non-Owner-Occupied Short-Term Rentals shall be permitted only in C-1, C-2, and C-3 zoning districts and shall require approval by the Board of Zoning Appeals.

7. The only meal to be provided to guests in a bed and breakfast residence shall be breakfast, and it shall only be served to guests taking lodging in the facility.

8. No food preparation or cooking for guests shall be conducted within any bedroom made available for rent.

9. Rooms used for sleeping shall be part of the primary residential structure. Detached structures shall not be used for guest lodging unless otherwise permitted by the zoning ordinance.

10. Bed and breakfast residences and short-term rentals shall be limited to a single on-premises sign which shall be no greater than four (4) square feet in size and shall be located no closer to the street right-of-way line than fifteen (15) feet.

11. One (1) off-street parking space shall be provided for each rentable room or bedroom in addition to the required parking for the single-family residence. All such spaces shall be screened from view from adjoining property and shall not be located within any required front yard unless otherwise permitted.

12. If food is prepared or cooked and a price is charged therefor, a food server's license must be obtained from the Tennessee Department of Health.

13. A smoke detector shall be installed in each sleeping room, and a fire extinguisher (ABC) ten (10) pounds in size or larger shall be installed and made easily accessible on the floor or story.

14. An evacuation plan must be approved by the City's building/fire official prior to the issuance of a use and occupancy permit.

15. Minimal outward modification of the structure or grounds may be made only if such changes are compatible with the character of the area or neighborhood, and the intent of the zoning district in which it is located.

16. Prior to the issuance of a certificate of occupancy for any bed and breakfast residence or short-term rental not connected to the public sewer system, certification shall be provided by the county health department approving the subsurface disposal system as being adequate to serve the total number of bedrooms.

17. Short-term rentals shall be limited to occupancy of two (2) guests per bedroom, not to exceed ten (10) guests total per dwelling unit.

18. No use shall create excessive noise, traffic, or nuisance conditions that negatively impact surrounding properties.

19. The operator shall be responsible for the conduct of occupants and guests and for compliance with all applicable local regulations.

20. The Board of Zoning Appeals may impose additional conditions as necessary to ensure compatibility with surrounding properties and to protect the public health, safety, and welfare.

<u>8.070.17 Accessory Dwelling Units (ADUs)</u>

1. Purpose and Intent

The purpose of this section is to regulate the establishment of Accessory Dwelling Units (ADUs) within Ashland City to:

A. Provide additional housing opportunities while maintaining neighborhood character.

B. Allow for flexible living arrangements for family members.

C. Ensure ADUs remain subordinate to the principal dwelling.

2. Definition

An Accessory Dwelling Unit (ADU) is a secondary, self-contained residential unit, either attached or detached from the principal dwelling, that provides complete independent living facilities, including a kitchen, bathroom, and sleeping area, located on the same lot as a single-family home.

3. General Provisions

ADUs shall be permitted as a special exception in all residential zoning districts, subject to the following regulations:

4. Ownership and Occupancy

A. The property owner must reside in either the primary dwelling or the ADU as their permanent residence.

B. The ADU should be occupied by family members.

C. ADUs may not be sold separately from the principal dwelling.

5. Size and Location

A. The maximum size of an ADU shall be 750 square feet or 50% of the primary dwelling's floor area, whichever is less.

B. Detached ADUs must be located in the rear or side yard and must maintain a minimum setback of 10 feet from the rear lot line and 5 feet from side lot lines.

C. Attached ADUs must follow the same setback and height restrictions as the principal dwelling.

D. ADUs shall not be located in front of the principal dwelling.

6. Design and Appearance

A. The ADU must be designed to maintain the appearance of a single-family home and complement the principal dwelling.

B. The ADU must share the same driveway access as the primary dwelling.

C. The ADU must use similar exterior materials and roof pitch as the principal dwelling.

D. Separate utility meters are not required, but separate connections may be permitted.

7. Parking Requirements

A. One additional off-street parking space is required for the ADU.

B. Parking spaces must be located within the existing driveway or a designated parking area on the property.

8. Approval Process

A. A property owner seeking to establish an ADU must apply for a special exception from the Board of Zoning Appeals (BZA).

B. The application must include a site plan, building elevations, and proof of owner occupancy.

C. Upon approval, a restrictive covenant must be recorded with the property deed before obtaining a building permit.

9. Nonconforming and Illegal ADUs

A. Any existing ADU that does not conform to these regulations must be brought into compliance within 12 months of the adoption of this amendment.

B. Illegal ADUs may be subject to penalties as outlined in the Ashland City Zoning Ordinance.

8.080 Board of Zoning Appeals

In accordance with 13-7-205, Tennessee Code Annotated, a Board of Zoning Appeals, consisting of five members, is hereby established. All members of such Board shall be appointed by the Mayor and City Council.

1. Term of Office of Board Members, Removal and Vacancies

   The members of the Board of Zoning Appeals, shall serve for a three (3) year term, or until their respective successors are appointed and qualified. The Board first appointed shall serve respectively for the following terms: one for (1) year, two for (2) years, and two for (3) years. All members of the Board of Zoning Appeals shall serve with such compensation as may be fixed by the Mayor and City Council and may be removed from membership on the Board of Zoning Appeals for continued absence or just causes. Any member being so removed shall be provided, upon his/her request, a public hearing upon the removal decision. Vacancies of said Board of Zoning Appeals shall be filled for the unexpired term of those members whose position has become vacant in the manner provided herein for the appointment of such member.

2. 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 and action taken thereon which shall be public records.

3. Appeals to the Board

   An appeal to the Ashland City Board of Zoning Appeals may be taken by any person, firm, or corporation aggrieved by, or by any governmental office, department, board, or bureau affected by, any decision of the Building Inspector based in whole or in part upon the provisions of this ordinance. 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, given public notice thereof, as well as due notice to the parties in interest, and decided the same within a reasonable time. Upon the hearing, any person or party may appear in person, by agent, or by attorney.

4. Stay of Proceedings

   An appeal stays all legal proceedings in furtherance of the action appealed from, unless the building inspector certifies to the Board of Zoning Appeals, after such notice of appeal shall

have been filed, that by reason of facts stated in the certificate such stay would cause eminent peril to life or property. In such instance, the proceedings shall not be stayed otherwise than by a restraining order, which may be granted by the Board or by a court of competent jurisdiction on application, on notice to the Building Inspector, and on due cause shown.

5. Appeal to the Court

Any person or persons or any board, taxpayer, department, or bureau of the City aggrieved by any decision of the Board may seek review by a court of competent jurisdiction of such decision in a manner provided by the laws of the State of Tennessee.

6. Powers of the Board

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 or enforcement of any provision of this ordinance.

B. Special Exceptions. To hear and decide applications for special exceptions as specified in this ordinance, 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 this ordinance.

8.090 Variances

The purpose of this variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow, or steep lots, 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 this ordinance.

1. Application

After written denial of a permit, a property owner may make application for a variance, using the proper form which is required for requests before by the Board of Zoning Appeals.

All applications must contain all pertinent information as cited in Section 4.120-1, within this ordinance necessary to clearly ascertain the relationship of the applicable land use to its subject property, as well as to all adjacent properties, along with any necessary supporting information as required, in order that the board be able to clearly analyze and evaluate said variance

request. Furthermore, said request or application shall be presented to the office of the building inspector no later than twenty (20) days prior to the next regularly scheduled meeting of the Board of Zoning Appeals, if said request is to be officially entertained by the board of zoning appeals at its next regularly scheduled meeting.

2. Fee

A fee of fifty dollars ($50.00) payable to the Town of Ashland City shall be charged to cover partial review and processing of each application for a variance, except that the fee shall be waived for a governmental agency.

3. Hearings

Upon receipt of an application and fee, the Board shall hold a hearing to decide whether a variance to the ordinance provisions is, in fact, necessary to relieve unnecessary hardships which act to deprive the property owner of the reasonable use of his land. The Board shall consider and decide all applications for variances within sixty (60) days of such hearing and in accordance with the standards provided below.

4. Standards for Variances

The board shall not grant a variance unless it makes findings based upon evidence presented to it as follows:

A. The particular physical surroundings, shape, and topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this ordinance were carried out must be stated.

B. The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district.

C. The variance will not authorize activities in a zone district other than those permitted by this ordinance.

D. Financial returns only shall not be considered as a basis for granting a variance.

E. The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of this ordinance.

F. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same districts.

G. The variance is the minimum that will make possible the reasonable use of the land, building, or structure.

H. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located.

I. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.

J. Variances may be issued for the reconstruction rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places upon a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building, and provided the proposed reconstruction, rehabilitation or restoration will not result in the structure losing its historic designation.

8.100 Amendments to the Ordinance

The regulations, restrictions, and boundaries set forth in this ordinance may from time to time be amended, supplemented, changed, or repealed by the Mayor and City Council of the Town of Ashland City. Any member of the Mayor and City Council may introduce such legislation, or any official, board, or any other person may present a petition to the Mayor and City Council requesting an amendment or amendments to this ordinance. These amendments must be in relation to the Comprehensive Plan and the general welfare of the community.

An application by an individual for an amendment shall be accompanied by a fee of one hundred ($100.00) dollars payable to the Town of Ashland City, and shall also be accompanied by maps, drawings, and data necessary to demonstrate that the proposed amendment is in general conformance with the general plan of the area and that public necessity, convenience, and general welfare, require the adoption of the proposed amendment. An accurate legal description, and scale drawing of the land illustrating topographic contours at five (5) foot intervals and existing buildings shall be submitted with said application no later than the end of the working day twenty (20) days prior to the regularly scheduled meeting date of the planning commission.

The planning commission shall review and make recommendations to the Mayor and City Council on all proposed amendments to this ordinance.

The planning commission in its review and recommendation and the Mayor and City Council in its deliberation shall make specific findings with regard to the following grounds for an amendment and shall note that the same in the official record as follows:

1. The amendment is in agreement with the general plan for the area.

2. It has been determined that the legal purposes for which zoning exists are not contravened.

3. It has been determined that there will not be adverse effect upon adjoining property owners unless such adverse effect can be justified by the overwhelming public good or welfare.

4. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

Before enacting the zoning ordinance or any amendment thereof, the chief legislative body shall hold a public hearing thereon, at least fourteen (14) calendar days' notice of the time and place of which shall be published in the official municipal journal or in a newspaper of general circulation in the municipality. This notice shall specify the location, current and proposed zoning classification, and it may contain a graphic illustration area.

No change in or departure from the text or maps as certified by the planning commission shall be made, unless such change or departure be first submitted to the planning commission and approved by it, or, if disapproved, shall receive the favorable vote of a majority of the entire membership of the chief legislative body.

In addition, at least fourteen (14) days prior to the date of the scheduled hearing, the building inspector shall place a free-standing notification sign, visible and readable to persons of ordinary vision from the abutting street, on property that is the subject of the re-zoning hearing by the board.

Such sign shall state the date, time and place of the hearing by the board and shall briefly state the existing zoning classification of the property and the requested re-zoning classification. The sign shall remain in place until the hearing. Such sign shall at all times remain the property of the city.

Upon enactment of an amendment to the zoning map which is part of the Title, the building inspector shall cause such amendment to be placed upon the zoning map noting thereon the ordinance number and effective date of such amendatory ordinance.

Whenever an application for an amendment to the text of this ordinance or for change in the zoning classification of any property is denied, the application for such amendment, shall not be eligible for reconsideration for one year following such denial, except in the following cases:

1. Upon initiation by the Mayor and City Council, or Planning Commission.

2. When the new application, although involving all or a portion of the same property, is for a different zoning district than that for which the original application was made.

3. When the previous application was denied for the reason that the proposed zoning would not conform with the general plan, and the general plan has subsequently been amended in a manner which will allow the proposed zoning.

8.110 Penalties

Any persons violating any provision of this ordinance shall be guilty of a misdemeanor, and shall be fined not less than twenty-five (25) dollars nor more than fifty (50) dollars for each offense. Each day such violations continue shall constitute a separate offense.

8.120 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 this ordinance, the City Attorney, 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 an injunction, mandamus, or other appropriate action or proceeding to prevent such unlawful erection, construction, or reconstruction, alteration, repair, conversion, maintenance, or use; or to correct or abate such violation; or to prevent occupancy of such building, structure, or land.

8.130 Separability

Should any section, clause, portion or provision of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect the validity of the ordinance as a whole or any part thereof which is not specifically held invalid or unconstitutional.

8.140 Interpretation

In case of conflict between this Ordinance or any part thereof, and the whole or part of any existing or future Ordinance of Ashland City, Tennessee, the most restrictive shall in all cases apply.

			APPENDIX A						TABLE I							
				LAND USE ACTIVITY MATRIX												
									ZONING DISTRICTS							
ACTIVITY				R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	P-O	MRPO	I-1	I-2	I-3
	PERMANENT RESIDENTIAL															
Dwelling, Single Detached				P	P	P	P						P			
Dwelling, Two-Family Detached (Duplex)						P	P						P			
Dwelling, Zero Lot Line													P			
Dwelling, Multi-Family							S						P			
Dwelling, Upper Story									S							
Dwelling, Planned Development					S	S	S		S	S		S				
Dwelling, Mobile Home								P								
Mobile Home Park								S								
Assisted Living Center							S	S								
Bed and Breakfast Home Residence						S	S						S			
	COMMUNITY FACILITY ACTIVITIES															
Family Child Day Care Home				S	S	S	S									
Government Administrative Services				S	S	S	S	S	P	P			P	S	S	
Community Assembly				S	S	S	S	S	P	P			P			
Educational Facilities				S	S	S	S	S		P			P			
Cultural and Recreation Services				S	S	S	S	S	P	P			P			
Essential Public Transport, Comm., Utility Services				S	S	S	S	S	P	P	P	P	P	P	P	P
Extensive Impact Facilities																S
Health Care Facilities							S		P	P		P				
Intermediate Impact Facilities				S	S	S	S	S		P			P	S	S	
Special Personal & Group Care Facilities				S	S	S	S	S		P			P			
Religious Facilities				S	S	S	S	S		P			P			
Special Institutional Care Facilities														S	S	S
	COMMERCIAL ACTIVITIES															
Adult Oriented Business																S
Animal Care & Veterinarian Services										P		S (7)		P	P	P
Automotive Parking									P							
Automotive Service and Repair										P						
Building Materials and Farm Equipment Sales										P (1)				P	P	P
Consumer Repair Services									P	P				S	S	
Construction Sales & Services										P (2)				S	S	
Convenience Commercial									P	P	P					
Entertainment & Amusement Services									P	P			P (8)	S	S	
P=Permitted Use S=Special Exception Blank=Not Permitted																

			APPENDIX A						TABLE I							
				LAND USE ACTIVITY MATRIX												
									ZONING DISTRICTS							
ACTIVITY				R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	P-O	MRPO	I-1	I-2	I-3
	COMMERCIAL ACTIVITIES															
Financial, Insurance, Real Estate, Consultive Services									P	P		P	P			
Firearms Training Facility - Indoor										S						
Firearms Training Facility - Outdoor															S	
Food & Beverage Services									P	P		S	P	S	S	
Food Service Take-Out										P				S	S	
General Business Services									P	P			P (9)			
General Personal Services									P	P	P	P	P			
General Retail Trade									P	P						
Group Assembly									P	S (3)				S	S	S
Mini-Warehouse									P	S (4)				S	P	P
Professional Services - Medical									P	P		P	P			
Professional Services – Non-Medical									P	P		P	P			
Propane Storage																S
Transient Habitation – Hotels, Motels, Tourist Homes									P	P						
Transient Habitation – Commercial Campgrounds										S						
Vehicular, Marine Craft & Related Equipment Sales									P (5)	P				P	P	P
Warehousing, Goods Transport and Storage														P	P	P
Wholesale Sales										P (6)				P	P	P
	MANUFACTURING ACTIVITIES															
Limited									S (7)	P (7)				P	P	P
Intermediate														P	P	P
Extensive																S
	AGRICULTURAL AND EXTRACTIVE ACTIVITIES															
Agricultural Activities				P										P	P	P
Crop and Animal Raising														P	P	P
Feed Lots and Stockyards																S
Mining & Quarrying																S
Plant and Forest Nurseries										S				P	P	P
P=Permitted Use S=Special Exception Blank=Not Permitted																

(1)Provided there is no outdoor storage, with the exception of farm equipment vehicles (2)Provided there is no outdoor storage
(3)Other than race tracks and drag strips (4)Containing inside storage only
(5)Excluding aircraft dealers, boat dealers, and recreational and utility trailer dealers
(6)Provided there is less than fifty (50) percent of the total on-site square footage utilized as storage and no outdoor storage
(7)Conducted in completely enclosed buildings
(8)Limited to riding stables, art galleries, indoor recording studios and TV production studios
(9)Excluding motor vehicle rental or leasing

Appendix B

TABLE I

BULK, YARD AND DENSITY REGULATIONS

RESIDENTIAL DISTRICTS

	R1	R2	R3	R4	R5	MR-PO	RPUD
Minimum Lot Size						25,000	8,000
Single Fami	15,000	12,000	10,000	8,000	10,000		
Duplex			15,000	12,000	NA		
Multi-Family				15,000	NA		
Planned Developments					NA		
Mobile Home Single Lot					10,000		
Mobile Home Park					2 Acres		
Minimum Lot Area Per Family*						4,000	
Single Family Detached							
	15,000	12,000	10,000				
Single Wide - Single Lot					10,000		
Single Wide - MH Park					4,000		
Double Wide - MH Park					6,400		
Duplex				6,000			
(Detached)			7,500				
Multi-Family			5,000	3,000		25,000	
Multi-Use						25,000	
Planned Developments			5,000	3,000			
Minimum Lot Width** (in feet)					70***		
W/Public Water	100	90	80/50****	75/37.5*****			75
Maximum Lot Coverage - Principal and Accessory Bldgs							
	35%	35%	40%	40%	40%	60%	
Maximum Height	35'	35'	35'	4 Stories	30'	4 Stories	4 Stories
Minimum Yard Requirements (in feet)							
Front	40	40	35	35	35/30/10	35	30/0
Side	15	12	12	12 Duplex	10/15/2010	20	
				15 MultiFam			
Rear	25	20	20	20 Duplex	20/15/10	25	
				30 MultiFam			
							30
Accessory Structures******							
	8	8	8	8	8		

* May also be used as "density" for calculating dwelling units per acre

** Lot width shall be measured at the minimum front setback line as specified above

*** Single Lot - Mobile Home Park

**** 80 Feet Minimum Width - Zero Lot Line Develoments May Have a Minimum Lot Width of 50 Feet

***** 75 Feet or 37.5 Feet for Zero Lot Line Dwelling

****** Accessory Structures are to be located in the rear yard and not closer than 8 feet to any lot line

Refer to Article V for Residential Planned Unit Development Requirements

Residential Planned Unit Development Densities are shown in Section 5.090.D

TABLE II										
BULK, LOT AND OPEN SPACE REQUIREMENTS										
COMMERCIAL DISTRICTS										
			C-1	C-2	C-3	P-O	MR-PO	DOD		
Minimum Lot Size (in square feet)			None	15,000	10,000	20,000	20,000*	5000/2500**		
	Minimum Area per Dwelling						4,000			
Minimum Street Frontage (in feet)								50		
Maximum Floor Area Ratio								1		
Maximum Lot Coverage (all buildings)			None	70%	60%	60%	60%	50%		
Maximum Height (in stories)			4 (60'***)	4	4	4	4	10 or 120'****		
Minimum Setback (in feet)										
Front			25	35	30	35	35	15		
Side				15	20	20	20	5		
Rear			20	20	20	25	25	30		
Maximum Front Setback (in feet)								20		
Minimum Yard Regulations										
	Minimum Front Yard						10			
	Minimum Side Yard						12			
	Minimum Rear Yard						10			
* 25,000 sf Minimum Lot Area for Multi-Family and Multi-Use										
** 5,000 for First Unit, 2,500 for each additional unit										
*** Building height may increase 1.5 feet for each foot the building is setback from the streetline to a maximum of 60 feet.										
**** For each story above 2, the side and rear setbacks shall increase 5 feet.										
C1 - Front Yard - If adjacent building is less than 20' in depth, then average adjacent yard is required										
C1 - Side Yard - None. However, if open area extending along side lot line is provided, then 10' unobstructed										
Refer to Article V for Commercial Planned Unit Development Requirements										

TABLE III								
BULK, LOT AND OPEN SPACE REQUIREMENTS								
INDUSTRIAL DISTRICTS								
					I-1	I-2	I-3	
Minimum Lot Size					None	None	None	
Maximum Lot Coverage (all buildings)					60%	50%	50%	
Maximum Height (in feet)					40*	40**	40**	
Minimum Setback Requirements (in feet)								
Front					40	60	100	
Side					25	30	50	
Rear					30	35	50	
* May be 50' if on-site facilities are approved by fire department								
** May be 60' if on-site facilities are approved by fire department								

TABLE IV

Fee Schedule

Planning Commission	**Application Fee**	**Public Notice Signage**	**Certified Letters**	**Archive Fee**
Rezone Application				
Site Plan Application				
Plat Amendment Application				
Minor Subdivision Application				
Major Subdivision Application				
Board of Zoning Appeals				
All Applications to the BZA				
Construction Board of Appeals				

Appendix C

ORDINANCE NO. 547

MUNICIPAL FLOODPLAIN ZONING ORDINANCE

AN ORDINANCE ADOPTED FOR THE PURPOSE OF AMENDING THE TOWN OF ASHLAND CITY, TENNESSEE MUNICIPAL ZONING ORDINANCE REGULATING DEVELOPMENT WITHIN THE CORPORATE LIMITS OF ASHLAND CITY, TENNESSEE, TO MINIMIZE DANGER TO LIFE AND PROPERTY DUE TO FLOODING, AND TO MAINTAIN ELIGIBILITY FOR PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM.

ARTICLE I. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES

Section A. Statutory Authorization

The Legislature of the State of Tennessee has in Sections 13-7-201 through 13-7-210, Tennessee Code Annotated 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 Town of Ashland City, Tennessee, Mayor and the Ashland City Council, do ordain as follows:

Section B. Findings of Fact

1. The Town of Ashland City, Tennessee, Mayor and its City Council 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.

2. Areas of the Town of Ashland City, 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.

3. 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.

Section C. 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:

1. Restrict or prohibit uses which are vulnerable to flooding or erosion hazards, or which result in damaging increases in erosion, flood heights, or velocities;

2. Require that uses vulnerable to floods, including community facilities, be protected against flood damage at the time of initial construction;

3. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters;

4. Control filling, grading, dredging and other development which may increase flood damage or erosion;

5. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

Section D. Objectives

The objectives of this Ordinance are:

1. To protect human life, health, safety and property;

2. To minimize expenditure of public funds for costly flood control projects;

3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

4. To minimize prolonged business interruptions;

5. 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;

6. To help maintain a stable tax base by providing for the sound use and development of floodprone areas to minimize blight in flood areas;

7. To ensure that potential homebuyers are notified that property is in a floodprone area;

8. To maintain eligibility for participation in the NFIP.

ARTICLE II. 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.

"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:

1. Accessory structures shall only be used for parking of vehicles and storage.

2. Accessory structures shall be designed to have low flood damage potential.

3. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.

4. Accessory structures shall be firmly anchored to prevent flotation, collapse, and lateral movement, which otherwise may result in damage to other structures.

5. Utilities and service facilities such as electrical and heating equipment shall be elevated or otherwise protected from intrusion of floodwaters.

"Addition (to an existing building)" means any walled and roofed expansion to the perimeter or height of a building.

"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.

"Area of Shallow Flooding" means a designated AO or AH Zone on a community's Flood Insurance Rate Map (FIRM) with one percent or greater annual chance of flooding to an average depth of one to three feet 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.

"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.

"Area of Special Flood Hazard" see **"Special Flood Hazard Area"**.

"Base Flood" means the flood having a one percent chance of being equaled or exceeded in any given year. This term is also referred to as the 100-year flood or the one (1)-percent annual chance flood.

"Basement" means any portion of a building having its floor subgrade (below ground level) on all sides.

"Building" see "**Structure"**.

"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.

"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.

"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.

"Erosion" means the process of the gradual wearing away of land masses. This peril is not "per se" covered under the Program.

"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.

"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.

"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.

"Existing Structures" see **"Existing Construction"**.

"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).

"Flood" or "Flooding"
(a) A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters.

2. The unusual and rapid accumulation or runoff of surface waters from any source.

3. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (a)(2) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

(b) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or 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 flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

"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 or greater chance of occurrence in any given year.

"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.

"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.

"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.

"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.

"Floodplain" or **"Floodprone Area"** means any land area susceptible to being inundated by water from any source (see definition of "flooding").

"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.

"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.

"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.

"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.

"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.

"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.

"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.

"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.

"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.

"Highest Adjacent Grade" means the highest natural elevation of the ground surface, prior to construction, adjacent to the proposed walls of a structure.

"Historic Structure" means any structure that is:

1. 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;

2. 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;

3. 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

4. Individually listed on the Town of Ashland City, Tennessee inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:

    a. By the approved Tennessee program as determined by the Secretary of the Interior or

    b. Directly by the Secretary of the Interior.

"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.

"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.

"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.

"Manufactured Home" means a structure, transportable in one 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".

"Manufactured Home Park or Subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Map" means the Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM) for a community issued by FEMA.

"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.

"National Geodetic Vertical Datum (NGVD)" means, as corrected in 1929, a vertical control used as a reference for establishing varying elevations within the floodplain.

"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.

"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.

"North American Vertical Datum (NAVD)" means, as corrected in 1988, a vertical control used as a reference for establishing varying elevations within the floodplain.

"100-year Flood" see **"Base Flood"**.

"Person" includes any individual or group of individuals, corporation, partnership, association, or any other entity, including State and local governments and agencies.

"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.

"Recreational Vehicle" means a vehicle which is:

1. Built on a single chassis;

2. 400 square feet or less when measured at the largest horizontal projection;

3. Designed to be self-propelled or permanently towable by a light duty truck;

4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"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.

"Regulatory Flood Protection Elevation" means the "Base Flood Elevation" plus the "Freeboard". In "Special Flood Hazard Areas" where Base Flood Elevations (BFEs) have been determined, this elevation shall be the BFE plus 1 foot. In "Special Flood Hazard Areas" where no BFE has been established, this elevation shall be at least three (3) feet above the highest adjacent grade.

"Riverine" means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

"Special Flood Hazard Area" is the land in the floodplain within a community subject to a one percent 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, AO, AH, A1-30, AE or A99.

"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, AO, A1-30, AE, A99, or AH.

"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 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.

"State Coordinating Agency" the Tennessee Emergency Management Agency, State NFIP 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.

"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.

"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.

"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 (1) the appraised value of the structure prior to the start of the initial improvement, or (2) in the case of substantial damage, the value of the structure prior to the damage occurring.

The term does not, however, include either: (1) 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; (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

"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.

"Variance" is a grant of relief from the requirements of this Ordinance.

"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.

"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.

ARTICLE III. GENERAL PROVISIONS

Section A. Application

This Ordinance shall apply to all areas within the incorporated area of the Town of Ashland City, Tennessee.

Section B. Basis for Establishing the Areas of Special Flood Hazard

The Areas of Special Flood Hazard identified on the Town of Ashland City, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) dated February 26, 2021 and Flood Insurance Rate Map (FIRM), Community Panel Numbers 47021C0165E, 47021C0170E, 47021C0234E, 47021C0235E, 47021C0251E, 47021C0253E, dated February 26, 2021, along with all supporting technical data, are adopted by reference and declared to be a part of this Ordinance.

Section C. Requirement for Development Permit

A development permit shall be required in conformity with this Ordinance prior to the commencement of any development activities.

Section D. 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.

Section E. 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.

Section F. Interpretation

In the interpretation and application of this Ordinance, all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the governing body and; (3) deemed neither to limit nor repeal any other powers granted under Tennessee statutes.

Section G. 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 ASHLAND CITY, 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.

Section H. 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 Town of Ashland City, Tennessee from taking such other lawful actions to prevent or remedy any violation.

ARTICLE IV. ADMINISTRATION

Section A. Designation of Ordinance Administrator

The Building Inspector is hereby appointed as the Administrator to implement the provisions of this Ordinance.

Section B. 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:

1. Application stage

    a. 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.

    b. 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.

    c. 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 Article V, Sections A and B.

    d. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

    e. A final Finished Construction Elevation Certificate (FEMA Form 086-0-33) is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities.

    f. In order to determine if improvements or damage meet the Substantial Improvement or Substantial Damage criteria, the applicant shall provide to the Floodplain Administrator a detailed cost to repair all damages and/or cost of improvements which includes the complete costs associated with all types of work necessary to completely repair or improve a building. These include the costs of

all materials, labor, and other items necessary to perform the proposed work. These must be in the form of:

- An itemized costs of materials, and labor, or estimates of materials and labor that are prepared by licensed contractors or professional construction cost estimators

- Building valuation tables published by building code organizations and cost-estimating manuals and tools available from professional building cost-estimating services.

- A qualified estimate of costs that is prepared by the local official using professional judgement and knowledge of local and regional construction costs.

- A detailed cost estimate provided and prepared by the building owner. This must include as much supporting documentation as possible (such as pricing information from lumber companies, plumbing and electrical suppliers, etc). In addition, the estimate must include the value of labor, including the value of the owner's labor.

2. 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. Finished Construction Stage

For all new construction and substantial improvements, the permit holder shall provide to the Administrator a final Finished Construction Elevation Certificate (FEMA Form 086-

0-33). A final Finished Construction Elevation Certificate is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Administrator will keep the certificate on file in perpetuity.

Section C. Duties and Responsibilities of the Administrator

Duties of the Administrator shall include, but not be limited to, the following:

1. 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.

2. 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 U.S.C. 1334.

3. Notify adjacent communities and the Tennessee Emergency Management Agency, State NFIP Office, prior to any alteration or relocation of a watercourse and submit evidence of such notification to FEMA.

4. For any altered or relocated watercourse, submit engineering data/analysis within six (6) months to FEMA to ensure accuracy of community FIRM's through the Letter of Map Revision process.

5. Assure that the flood carrying capacity within an altered or relocated portion of any watercourse is maintained.

6. 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 Article IV, Section B.

7. 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 Article IV, Section B.

8. When floodproofing is utilized for a nonresidential structure, obtain certification of design criteria from a Tennessee registered professional engineer or architect, in accordance with Article IV, Section B.

9. 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.

10. 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 Town of Ashland City, Tennessee FIRM meet the requirements of this Ordinance.

11. 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.

12. A final Finished Construction Elevation Certificate (FEMA Form 086-0-33) is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to Certificate of Compliance/Occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy. The Finished Construction Elevation Certificate certifier shall provide at least 2 photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and diagram number provided in Section A. To the extent possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least 2 additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents. All photographs must be in color and measure at least 3" × 3". Digital photographs are acceptable.

ARTICLE V. PROVISIONS FOR FLOOD HAZARD REDUCTION

Section A. General Standards

In all areas of special flood hazard, the following provisions are required:

1. New construction and substantial improvements shall be anchored to prevent flotation, collapse and lateral movement of the structure;

2. 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.

3. New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;

4. New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;

5. 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;

6. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

7. 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;

8. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;

9. 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;

10. 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;

11. 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 U.S.C. 1334;

12. All subdivision proposals and other proposed new development proposals shall meet the standards of Article V, Section B;

13. 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;

14. 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.

Section B. <u>Specific Standards</u>

In all Areas of Special Flood Hazard, the following provisions, in addition to those set forth in Article V, Section A, are required:

1. <u>Residential Structures</u>

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 (1) foot 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 (3) feet above the highest adjacent grade (as defined in Article II). 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"

2. 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 (1) foot 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 (3) feet above the highest adjacent grade (as defined in Article II). 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 Article IV, Section B.

3. 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.

a. 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.

   1) Provide a minimum of two openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;

   2) The bottom of all openings shall be no higher than one (1) foot above the finished grade;

3) Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.

b. The enclosed area shall be the minimum necessary to allow for parking of vehicles, storage or building access.

c. 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 Article V, Section B.

4. Standards for Manufactured Homes and Recreational Vehicles

a. All manufactured homes placed, or substantially improved, on: (1) individual lots or parcels, (2) in expansions to existing manufactured home parks or subdivisions, or (3) in new or substantially improved manufactured home parks or subdivisions, must meet all the requirements of new construction.

b. All manufactured homes placed or substantially improved in an existing manufactured home park or subdivision must be elevated so that either:

1) 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 (1) foot above the level of the Base Flood Elevation or

2) 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 (3) feet in height above the highest adjacent grade (as defined in Article II).

c. Any manufactured home, which has incurred "substantial damage" as the result of a flood, must meet the standards of Article V, Sections A and B.

d. All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

e. All recreational vehicles placed in an identified Special Flood Hazard Area must either:

1) Be on the site for fewer than 180 consecutive days;

2) 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;

3) The recreational vehicle must meet all the requirements for new construction.

5. 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.

a. All subdivision and other proposed new development proposals shall be consistent with the need to minimize flood damage.

b. 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.

c. All subdivision and other proposed new development proposals shall have adequate drainage provided to reduce exposure to flood hazards.

d. 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 50 lots or 5 acres, whichever is the lesser, include within such proposals Base Flood Elevation data (See Article V, Section E).

Section C. Standards for Special Flood Hazard Areas with Established Base Flood Elevations and With Floodways Designated

Located within the Special Flood Hazard Areas established in Article III, Section B, 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:

1. Encroachments are prohibited, including fill, new construction, substantial improvements or other development within the adopted regulatory floodway. Development may be permitted however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment shall not result in any increase in flood levels or floodway widths during a base flood discharge. A registered professional engineer must provide supporting technical data and certification thereof;

2. A community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the applicant first applies for a conditional letter of map revision (CLOMR) and floodway revision, fulfills the requirements for such revisions as established under the provisions of § 65.12, and receives the approval of FEMA;

3. ONLY if Article V, Section C, provisions (1) through (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article V, Sections A and B.

Section D. 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 Article III, Section B, where streams exist with base flood data provided but where no floodways have been designated (Zones AE), the following provisions apply:

1. Require until a regulatory floodway is designated, that no new construction, substantial , or other development, including fill shall be permitted within Zone AE on the community's FIRM, unless

it is demonstrated through hydrologic and hydraulic analyses performed 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 (1) foot at any point within the community.

2. A community may permit encroachments within within Zones AE on the community's FIRM, that would result in an increase in the water surface elevation of the base flood, provided that the applicant first applies for a conditional letter of map revision (CLOMR) and floodway revision, fulfills the requirements for such revisions as established under the provisions of § 65.12, and receives the approval of FEMA;

3. ONLY if Article V, Section D, provisions (1) through (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article V, Sections A and B.

Section E. **Standards for Streams without Established Base Flood Elevations and Floodways (A Zones)**

Located within the Special Flood Hazard Areas established in Article III, Section B, where streams exist, but no base flood data has been provided and where a Floodway has not been delineated, the following provisions shall apply:

1. 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 2 below), as criteria for requiring that new construction, substantial improvements, or other development in approximate A Zones meet the requirements of Article V, Sections A and B.

2. Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals Base Flood Elevation data.

3. 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 (3) feet above the highest adjacent grade (as defined in Article II). All applicable data including elevations or floodproofing certifications shall be recorded as set forth in Article IV, Section B. Openings sufficient to facilitate automatic equalization of hydrostatic flood forces on exterior walls shall be provided in accordance with the standards of Article V, Section B.

4. 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 (1) foot at any point within the Town of Ashland City, Tennessee. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.

5. New construction and substantial improvements of buildings, where permitted, shall comply with all applicable flood hazard reduction provisions of Article V, Sections A and B. Within approximate A Zones, require that those subsections of Article V Section B dealing with the alteration or relocation of a watercourse, assuring watercourse carrying capacities are maintained and manufactured homes provisions are complied with as required.

Section F. Standards For Areas of Shallow Flooding (Zone AO)

Located within the Special Flood Hazard Areas established in Article III, Section B, are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. In addition to Article V, Sections A and B, all new construction and substantial improvements shall meet the following requirements:

1. The lowest floor (including basement) shall be elevated at least as high as the depth number specified on the Flood Insurance Rate Map (FIRM), in feet, plus a freeboard of one (1) foot above the highest adjacent grade; or at least three (3) feet above the highest adjacent grade, if no depth number is specified.

2. Non-residential structures may, in lieu of elevation, be floodproofed to the same level as required in Article V, Section F(1) so that the structure, together with attendant utility and sanitary facilities, below that level shall be watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required in accordance with Article 4, Section B(1) (c) and Article V, Section B(2).

3. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

Section G. Standards For Areas of Shallow Flooding (Zone AH)

Located within the Special Flood Hazard Areas established in Article III, Section B, are areas designated as shallow flooding areas. These areas are subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are one (1) to three (3) feet. Base Flood Elevations are derived from detailed hydraulic analyses are shown in this zone. In addition to meeting the requirements of Article V, Sections A and B, all new construction and substantial improvements shall meet the following requirements:

1. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

Section H. Standards For Areas Protected by Flood Protection System (A-99 Zones)

Located within the Areas of Special Flood Hazard established in Article III, Section B, 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 Article IV and Article V shall apply.

Section I. Standards for Unmapped Streams

Located within the Town of Ashland City, Tennessee, are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams, the following provisions shall apply:

1. 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 (1) foot at any point within the locality.

2. 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 Articles IV and V.

ARTICLE VI. VARIANCE PROCEDURES

Section A. Municipal Board of Zoning Appeals

1. Authority

The Town of Ashland City, Tennessee Municipal Board of Zoning Appeals shall hear and decide appeals and requests for variances from the requirements of this Ordinance.

2. 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 City Council.

3. 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 ($75.00) 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 (30) 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.

4. Powers

The Municipal Board of Zoning Appeals shall have the following powers:

a. 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.

b. Variance Procedures

In the case of a request for a variance the following shall apply:

1) The Town of Ashland City, Tennessee Municipal Board of Zoning Appeals shall hear and decide appeals and requests for variances from the requirements of this Ordinance.

2) 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.

3) 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:

   a) The danger that materials may be swept onto other property to the injury of others;

   b) The danger to life and property due to flooding or erosion;

   c) The susceptibility of the proposed facility and its contents to flood damage;

   d) The importance of the services provided by the proposed facility to the community;

   e) The necessity of the facility to a waterfront location, in the case of a functionally dependent use;

   f) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;

   g) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

   h) The safety of access to the property in times of flood for ordinary and emergency vehicles;

   i) 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;

j) 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.

4) 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.

5) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

Section B. Conditions for Variances

1. Variances shall be issued upon a determination that the variance is the minimum relief necessary, considering the flood hazard and the factors listed in Article VI, Section A.

2. 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.

3. 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 $25 for $100) coverage, and that such construction below the Base Flood Elevation increases risks to life and property.

4. The Administrator shall maintain the records of all appeal actions and report any variances to FEMA upon request.

ARTICLE VII. LEGAL STATUS PROVISIONS

Section A. Conflict with Other Ordinances

In case of conflict between this Ordinance or any part thereof, and the whole or part of any existing or future Ordinance of the Town of Ashland City, Tennessee, the most restrictive shall in all cases apply.

Section B. Severability

If any section, clause, provision, or portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this Ordinance which is not of itself invalid or unconstitutional.

Section C. Effective Date

This Ordinance shall become effective February 26, 2021, in accordance with the Charter of the Town of Ashland City, Tennessee, and the public welfare demanding it.

Approved and adopted by the Town of Ashland City, Tennessee, Mayor and the Ashland City Council this the 9th day of November 2020.

First Reading: 10-13-2020
Second Reading: 11-10-2020
Public Hearing: 11-10-2020

_____
Mayor of Ashland City, Tennessee

Attest: _____
City Recorder

Appendix D
Town of Ashland City
Building & Codes Department

233 Tennessee Waltz Parkway Suite 103
Ashland City TN 37015
(615) 792-6455

PLANNING COMMISSION SITE PLAN CHECKLIST

NAME OFSITE_____

LOCATION _____ ZONING DISTRICT_____

OWNER_____

ENGINEER _____

1. Three (3) copies of the site plan at a scale no smaller than 1"=60'. Please indicate at time of application if you would like any of the remaining copies after your case is heard and voted on.

2. Three (3) copies and an electronic PDF of revised site plans made available to the Building and Codes Department – according to planner/engineer comments. Also written response to all comments to match what was changed on revised site plans.

3. Location map of the site at a scale of not less than 1” = 2000’ (USGS map is acceptable). Map must show the following:
    a. Approximate site boundary
    b. Public streets in the vicinity
    c. Types of development of surrounding parcels
    d. Public water and sewer lines serving the site
    e. Map # and Parcel # of site location

4. Site boundary, stamped and signed by a registered surveyor.

5. The number of stories of all proposed structures on the site (residential and commercial structures three (3) or more stories in height must have their plans approved by the State Fire Marshall's Office).

6. The number of dwelling units per acre, if applicable.

7. The shape, size, and location of all existing buildings on the lot.

8. The existing zoning and existing and intended use of the lot and of structures on it. If residential, give the number of dwelling units per building.

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9. Topographic survey of the entire site development with contour intervals at no greater than 2' intervals (no less than 10' beyond the limits of proposed grading), stamped and signed by a registered surveyor.
10. Location of all driveways and entrances with dimensions from the centerline of the drive to the nearest property corner and to the nearest intersection (if the intersection is closer than 200 feet).
11. All required building setbacks and other yard requirements.
12. List minimum parking requirements and parking provided.
13. Dimensioned layout and location of all parking spaces including handicapped spaces and statement that plans meet all applicable handicap rules and regulations.
14. Indication/Notation of any major design criteria utilized in development and aiding in design intent of the site plans.
15. Dimensioned layout and location of on-site and off-street loading bays, docks and maneuvering areas.
16. Location and area of open space.
17. A table showing the ground coverage, total floor area and building heights.
18. Location, dimension and heights of all fences and walls with materials specified.
19. Location, type and amount of landscaping demonstrating compliance with Town regulations.
20. Proposed means of surface drainage, including locations and sizes of all culverts, ditches and detention structures, storm-water system to be designed as per the requirements of the Ashland City Planning Commission.
21. Provide all finished floor elevations for all structures as required by Ordinance #547 Ashland City Municipal Floodplain Zoning Ordinance.
22. Provide detail sheet for items, including, but not limited to: site features, headwalls, detention structures, pavement, curb, sidewalk width and thickness, and landscape plantings, etc.
23. Openings for ingress and egress to public streets.
24. Location of the centerline, right(s)-of-way, and the edge of pavement of existing streets, as well as the location of existing curbing where applicable.

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25. Total square footage of all on-site paved areas.

26. Dimensioned location of all easements and right-of-ways.

27. Location of all portions of the site that are within the floodway and the 100-year floodplain. A note will be included which gives the FEMA map number from which this information was developed. In addition, if portions of the site are within the 100-year floodplain and/or the floodway, the 100-year flood elevation(s) at the site will be listed on the plan

28. Location, size, and distance to all public utilities serving the site including all existing and proposed fire hydrants (dimension to nearest existing). Include all proposed private-side utility installations necessary for the site development. Details shall be included in accordance with the applicable servicing public utility.

29. Any offsite utility installations (public or private) that may be required as part of the site development and resultant capacity analyses provided by the utility providers.

30. Location, by type and size of all proposed signs, (Please note: signs larger than 50 sq. ft. are not permitted per the sign ordinance for the Town of Ashland City).

31. Location and details about all lighting proposed on the site and to be attached to building(s).

32. Location and screening methods of dumpsters.

33. Vegetation, show at minimum the following:
    a. Existing tree masses and hedgerows
    b. General description of the tree types and sizes within the tree masses
    c. Location and identification of trees 18” in caliper (measured 4’ above the ground) or larger
    d. Description of landscaping requirements for the site based upon surrounding land uses (see Zoning Ordinance Section 3.140)

34. Identification of slopes greater than 15% and identification of those soils (SCS soil mapping is acceptable) on those slopes.

35. Location and types of all erosion control and tree protection methods in accordance with applicable Town and State requirements.

36. Sidewalks in accordance with Ordinance #527

37. Site plan application fee $100

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38. Additional engineering review etc., site inspection charges are subject to Section 14-301 of the Ashland City Municipal Code per Ordinance #165.
39. Three (3) sets of the construction plans for the site.
40. Submittal must be made at least 20 working days prior to the Planning Commission meeting to be heard.
41. If applicant is requesting a variance, application is to be submitted to the Building Official in accordance with Section 7.080 of the Ashland City Zoning Ordinance.

Appendix E

Historic District. It is the intent of this district to preserve the historic sites and structures of the Town of Ashland City. The requirements of the district are designed to protect and preserve historic and/or architectural value; create an aesthetic atmosphere; strengthen the economy; protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided; and promote the education and patriotic heritage of the present and future citizens of the community.

A. Regulations Established.

In order to achieve the intent of the Historic District, the following regulations shall apply:

1. Any use permitted by the existing zoning classification is also permitted by the Historic District.

2. The Historic District classification may be superimposed as an overlay zone in addition to the existing zoning classification where the following criteria shall be determined to exist by the Historic District Commission.

   The quality of significance in American History, architecture, archeology, and culture is present in districts, sites, buildings, and structures that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

   a. that are associated with events that have made a significant contribution to the broad patterns of our history; or

   b. that are associated with the lives of persons significant in our past; or

   c. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a matter, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

   d. that have yielded, or may be likely to yield, archaeological information.

B. Definitions

ADAPTIVE USE: For the purposes of historical zoning, rehabilitation of a historic structure for use other than its original use such as a residence converted into offices.

ADDITION: For the purposes of historical zoning, new construction added to an existing building or structure.

ALTERATION: For the purposes of historical zoning, work which impacts any exterior architectural feature including construction, reconstruction, repair, or removal of any building element.

CERTIFICATE OF APPROPRIATENESS: For the purposes of historical zoning, a document awarded by a preservation commission allowing an applicant to proceed with a proposed alteration, demolition, or new construction in a designated area or site, following a determination of the proposal's suitability according to applicable criteria.

DEMOLITION: For the purposes of historical zoning, any act which destroys in whole or in part a building or structure.

DEMOLITION BY NEGLECT: For the purposes of historical zoning, the destruction of a building or structure through abandonment or lack of maintenance.

DESIGN GUIDELINES: For the purposes of historical zoning, criteria developed by preservation commissions to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings and districts.

DUE PROCESS: For the purposes of historical zoning, the established procedure by which legal action is carried out.

HISTORIC DISTRICT: For the purposes of historical zoning, a geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations. The significance of a district may be recognized through listing in a local, state, or national landmarks register and may be protected legally through enactment of a local historic district ordinance administered by a historic district board or commission.

LANDMARK: For the purposes of historical zoning, a building, structure, object, or site which is identified as a historic resource of particular significance.

PRESERVATION: For the purposes of historical zoning, generally, saving from destruction or deterioration old and historic buildings, sites, structures, and objects and providing for their continued use by means of restoration, rehabilitation, or adaptive use.

RECONSTRUCTION: For the purposes of historical zoning, the act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as is appeared at a specific period of time.

REHABILITATION: For the purposes of historical zoning, the actor process of returning a property or building to usable condition through repair, alteration, and/or preservation of it features which are significant to its historical, architectural, and cultural values.

RESTORATION: For the purposes of historical zoning, the act or process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.

RETAIN: For the purposes of historical zoning, to keep secure and intact. In the guidelines, "retain" and "maintain" describe the act of keeping an

element, detail, or structure and continuing the same level of repair to aid in the preservation of elements, sites and structures.

RE-USE: For the purposes of historical zoning. To use again. An element, detail, or structure might be reused in historic districts.

C. Administration

1. No building permit for construction, major alteration or rehabilitation, moving, or demolition to be carried on within the Historic District shall be issued by the Building Inspector until it is submitted to and receives approval in writing by the Historical District Commission.

2. Administration shall be by the office of the Building Inspector and the Historical District Commission and all items regulated within the Historic District shall be submitted to the Historical District Commission (through the office of the Building Inspector) for its review.

3. Building Permit Required.

All alterations, additions, or new construction which, previous to the establishment of this Historic District, required that application be made for a Building Permit, and approval obtained before the work on such alterations, additions, or new construction can begin. In addition, it shall be required that application be made in the same manner for any work, including but not limited to, alterations, additions, demolition, removal or new construction which alters or contributes to the exterior appearance of existing structures.

4. It shall be the responsibility of the Historic District Commission to prepare and submit to the Ashland City Council design review guidelines which shall be used by the Historical District Commission in the consideration of any application for certificate of appropriateness applied for under this ordinance. No application may be considered by the Historic District Commission until such time as said guidelines have received approval of the City Council.

5. Building Permit Procedures

(a) Applications for building permits within the Historic District shall be made to the office of the Building Inspector and all such applications shall be referred directly to the Historic District Commission. The Historic District Commission shall have broad powers to request detailed construction plans and related data pertinent to a thorough review of any application.

(b) Upon receiving an application for a Building Permit the Historic District Commission shall, within thirty (30) days following the availability of sufficient data, issue to the office of the Building Inspector a letter stating its approval with or without attached conditions or disapproval with the grounds for disapproval stated in writing.

(c) The office of the Building Inspector shall additionally review applications for Building Permits (which have received written approval from the Historic District Commission) in the same manner review is made of Building Permit applications outside of the Historic District, and final issuance or rejection shall additionally be based upon the requirements

of the basis zoning district, as well as the adopted Building Codes of the Town of Ashland City. The fee charged for Building Permits within the Historic District shall conform to existing fee schedules for Building Permits, as utilized in any other zoning district within the Town of Ashland City.

D. Historic District Commission

1. Creation and Appointment

In accordance with Tennessee Code Annotated, 13-7-401, a Historic District Commission is hereby established. The Mayor and City Council shall create a five (5) member Historic District Commission which shall consist of a representative of a local patriotic or historical organization; an architect, if available; a member of the Planning Commission, at the time of his appointment; and the remaining members shall be appointed from the community in general. Historic District Commission members shall be appointed by the Mayor, subject to confirmation by the City Council. Appointments to membership on the Historic District Commission shall be arranged so that the term of one member shall expire each year and his successor shall be appointed in the like manner in terms of five (5) years. All members shall serve without compensation. The members of the Commission shall elect a Chairman from among themselves to preside over meetings.

2. Procedure

Meetings of the Historic District Commission shall be held at the call of the Chairman or by the majority of the membership. All meetings of the Commission shall be open to the public. The Commission shall give notice of the place, date, and time of any public hearings which they hold under the provisions of this ordinance, by publication in an official newspaper or a newspaper of general circulation at least seven days immediately prior thereto. At least four (4) members of the Commission shall constitute a quorum for the transaction of its business. The concurring vote of three (3) members of the Commission shall constitute final action of the Commission on any matter before it. The Commission shall keep minutes of its procedures showing the vote of each member upon each question; or if absent or failing to vote, indicating such fact.

3. Powers and Duties

The Historic District Commission shall have the following powers:

(a) To request detailed construction plans and related data pertinent to thorough review of any proposal before the Commission.

(b) The Historic District Commission shall within thirty (30) days following availability of sufficient data, direct the granting of a building permit with or without conditions, or direct the refusal of a building permit providing the grounds for refusal are stated in writing.

(c) Upon review of the application for a building permit, the Historic District Commission shall give prime consideration to:

(1) historic and/or architectural value of present structure;

(2) the relationship of exterior architectural features of such structures to the rest of the structures of the surrounding area;

(3) the general compatibility of exterior design, arrangement, texture and materials proposed to be used;

(4) to any other factor, including aesthetic, which is deemed pertinent.

(d) Additional powers and duties:

(1) It shall be the duty of the Historic District Commission to make the following determination with respect to the historic district;

i. Appropriateness of altering or demolishing any building or structure within the Historic District. The Commission may require interior and exterior photographs, architectural measured drawings of the exterior, or other notations of architectural features to be used for historical documentation as a condition of any permission to demolish a building or structure, such photographs, drawings, etc. shall be at the expense of the applicant.

ii. Appropriateness of the exterior architectural features including signs and other exterior fixtures of any new buildings and structures to be constructed within the Historic District.

iii. Appropriateness of exterior design of any new extension of any existing building or structure within the historic district.

iv. Appropriateness of front yards, side yards, rear yards, off-street parking spaces, location of entrance drives into the property, sidewalks along the public right -of- way, which might affect the character of any building or structure within the historic district.

v. The general compatibility of exterior design, arrangement, texture, and material of the building or other structure in question and the relation of such factors to similar features of buildings in the immediate surroundings. However, the Historic District Commission shall not consider interior arrangement or design, nor shall it make any requirements except for the purpose of preventing extensions

incongruous to the historic aspects of the surroundings.

(2) Right of Entry upon Land

The Commission, its members and employees, in the performance of its work, may enter upon any land within its jurisdiction and make examinations and surveys and place or remove public notices as required by this ordinance, but there shall be no right of entry into any building without the consent of the owner.

(3) Liability of Historic District Commission Members

Any Historic District Commission member acting within the powers granted by the ordinance is relieved from all personal liability for any damage and shall be held harmless by the city government. Any suit brought against any member of the Commission shall be defended by a legal representative furnished by the city government until the termination of the procedure.

(4) Jurisdiction

The Historic District Commission shall have exclusive jurisdiction relating to historic matters. Anyone who may be aggrieved by any final order or judgment of the Commission may have said order or judgment reviewed by the courts by the procedures of statutory certiorari as provided for in the Tennessee Code Annotated, Sections 27-9- 102 and 27-4-103.

(5) Conflict of Interest

Any member of the Historic District Commission who shall have a direct or indirect interest in any property which is the subject matter of, or affected by, a decision of said Commission shall be disqualified from participation in the discussion, decision, or proceedings of the Historic District Commission in connection therewith.

E. Maintenance and Repair of Improvements

Every person in charge of an improvement in a historic district shall keep in good repair all of the exterior portions of such improvements and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to deteriorate, decay, or become damaged or otherwise to fall into a state of disrepair.

F. Remedying of Dangerous Conditions

In any case where a city enforcement agency shall order or direct the construction, removal, alteration, or demolition of any improvement in a historic district for the purpose of remedying conditions determined to be

dangerous to life, health, or property, nothing contained in this chapter shall be construed as making it unlawful for any person, without prior issuance of a letter of approval pursuant to this ordinance, to comply with such order of direction. However, the enforcement agency shall give the Commission notice of any proposed order or direction which affects or may affect the exterior appearance of any structure, or site, on or in the environs of a historic district. The Commission shall be afforded adequate opportunity to review and provide written comments upon any action proposed by an enforcement agency within a historic district prior to the initiation of any said action.

G. Injunctive Powers and Penalties

(1) Where it appears that the owner or person in charge of an improvement on a landmark site or preservation site threatens or is about to do or is doing any work in violation of the ordinance, the City Attorney for the Town of Ashland City shall, when directed by the Mayor or City Council, forthwith apply to an appropriate court for an injunction against such violation of this ordinance. If an order of the court enjoining or restraining such violation does not receive immediate compliance, the City Attorney shall forthwith apply to an appropriate court to punish said violation pursuant to law.

(2) A violation of this ordinance is punishable by a fine of not less than two dollars ($2.00) and not exceeding fifty dollars ($50.00) or by imprisonment not exceeding ninety (90) days, or by both such fines and imprisonment. Every day of violation may be held to constitute a separate offense.

ORDINANCE NO. 660

AN ORDINANCE TO ESTABLISH VENDOR, FOOD TRUCK, ELECTRICAL SERVICE, AND RELATED FEES FOR TOWN-SPONSORED SPECIAL EVENTS, INCLUDING SUMMERFEST AND MUSIC ON MAIN

WHEREAS, the Town of Ashland City sponsors community events, including Summerfest and Music on Main, for the benefit and enjoyment of residents and visitors; and

WHEREAS, the Town incurs expenses associated with planning, operating, and providing services for these events, including electrical service, event setup, cleanup, public safety, and other operational costs; and

WHEREAS, the Town Council finds it appropriate to establish reasonable vendor and service fees for participation in Summerfest, Music on Main, and other Town Sponsored Special Events; and

WHEREAS, the establishment of a clear fee schedule will provide consistency and transparency for vendors and other participants for any special event held by the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE, AS FOLLOWS:

SECTION 1. FEES FOR MUSIC ON MAIN AND OTHER TOWN SPONSORED SPECIAL EVENTS

Vendor or Service	Fee
10' x 10' Vendor Space	$50.00
Electrical Service	$25.00
Food Truck, without Electrical Service	$100.00

SECTION 2. SUMMERFEST FEES AND OTHER TOWN SPONSORED SPECIAL EVENTS

Vendor or Service	Fee
10' x 10' Presentation Space	$100.00
10' x 10' Vendor Space	$200.00
Electrical Service	$50.00
Food Truck, Including Electric and Water	$500.00
Food Truck, Without Electric and Water	$400.00

SECTION 3. PAYMENT AND PARTICIPATION

All applicable fees shall be paid to the Town of Ashland City by the deadline established for the applicable event.

Payment of a fee does not guarantee acceptance into an event. Vendor participation shall remain subject to space availability, event rules, application requirements, health and safety requirements, and approval by the Town or its authorized representative.

SECTION 4. AVAILABILITY OF SERVICES

Electrical and water services shall be provided only at locations where such services are available and when approved by the Town.

Payment of an electrical service fee or a food truck fee that includes electric and water does not guarantee that a particular connection or service will be available at every vendor location.

Vendors shall provide the Town with accurate information regarding their electrical and water service needs at the time of application.

SECTION 5. VENDOR SPACE AND LOCATION

The Town reserves the right to assign vendor and food truck locations based on the needs of the event, the availability of utilities, public safety considerations, accessibility, traffic flow, and available space.

Vendors shall not move, expand, or relocate their assigned spaces without prior approval from the Town or its authorized representative.

SECTION 6. COMPLIANCE WITH EVENT REQUIREMENTS

All vendors and participants shall comply with applicable federal and state laws, Town ordinances, event rules, permit requirements, health and safety requirements, and instructions issued by authorized Town representatives.

Food trucks and other food vendors shall be responsible for obtaining and maintaining all licenses, permits, inspections, and approvals required by applicable law.

SECTION 7. REFUNDS

Vendor and service fees shall be nonrefundable unless the entire event is canceled by the Town of Ashland City.

If the entire event is canceled by the Town of Ashland City, the Town may issue refunds or credits for vendor and service fees paid for that event.

No refund shall be provided due to a vendor's cancellation, failure to attend, removal from the event for failure to comply with event requirements, or cancellation of only a portion of the event.

SECTION 8. TOWN AUTHORITY

The Mayor, or an authorized designee may establish reasonable administrative and operational requirements necessary for the safe, efficient, and orderly conduct of Summerfest, Music on Main, and other Town sponsored special events.

Any administrative requirements established under this section shall be consistent with the fees and provisions established by this ordinance.

SECTION 9. SUPERSEDING CONFLICTING PROVISIONS

All prior resolutions, policies, fee schedules, or portions thereof that conflict with this ordinance are hereby superseded to the extent of the conflict.

SECTION 10. SEVERABILITY

If any section, subsection, paragraph, sentence, clause, phrase, or provision of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such determination shall not affect the validity of the remaining portions of this ordinance.

SECTION 11. EFFECTIVE DATE

This ordinance shall take effect immediately upon its final passage, the public welfare requiring it.

Passed First Reading: _____

Passed Second and Final Reading: _____

_____	**_____**
Gerald Greer, Mayor	**Violet Black, City Recorder**

TOWN OF ASHLAND CITY, TENNESSEE

REQUEST FOR PROPOSALS

TENNIS & PICKLEBALL COURT RESURFACING PROJECT

100 Preacher Poole Lane • Ashland City, Tennessee 37015

RFP No.	[TO BE COMPLETED BY TOWN]
Mandatory Site Visit	[TO BE COMPLETED BY TOWN]
Questions Due	[TO BE COMPLETED BY TOWN]
Proposal Due	[TO BE COMPLETED BY TOWN]
Anticipated Notice of Award	[TO BE COMPLETED BY TOWN]
Required Completion	[TO BE COMPLETED BY TOWN]

Issued by the Town of Ashland City, Tennessee

Procurement Contact: [Violet Black / City Recorder / 615-792-4211 ext. 5225

vblack@ashlandcitytn.gov

1. Invitation and Project Overview

The Town of Ashland City, Tennessee (the "Town") invites sealed proposals from qualified contractors to repair and resurface four existing standard-size outdoor tennis courts located at 100 Preacher Poole Lane, Ashland City, Tennessee 37015. Four courts are to be striped for tennis, will be configured and striped for both tennis and pickleball play.

The Town intends to select a responsible contractor that demonstrates relevant athletic-court resurfacing experience, a clear repair and coating approach, quality materials, a practical schedule, appropriate warranty coverage, and competitive pricing. Award, if made, will be based on the proposal determined to provide the best overall value to the Town and will be subject to applicable Town procurement requirements.

2. Mandatory Pre-Proposal Site Visit

ATTENDANCE IS MANDATORY. A pre-proposal site visit will be held on [DATE] at [TIME] at the tennis courts located at 100 Preacher Poole Lane, Ashland City, Tennessee 37015.

All prospective proposers must attend the site to visit and sign the Town's attendance sheet. Proposals from firms that do not attend and sign in will be considered nonresponsive and will not be evaluated.

The site visit is intended to allow contractors to inspect existing surface conditions, cracking, depressions or ponding areas, fencing and access, existing nets/posts and court layout, and the tennis/pickleball configurations; take measurements; and account for visible or reasonably identifiable site conditions in their proposals.

Questions arising from the site visit must be submitted in writing to Violet Black / vblack@ashlandcitytn.gov

no later than [QUESTION DEADLINE]. Only written addenda issued by the Town may modify the RFP. Verbal statements at the site visit are not binding on changes to the solicitation.

3. Scope of Work

The contractor shall furnish all labor, supervision, equipment, tools, materials, mobilization, protection, cleanup, and incidentals necessary for a complete resurfacing project. At a minimum, the work shall include:

1. Inspect all four courts and document areas requiring crack repair, patching, leveling, or other surface preparation before coating begins.
2. Clean the existing court surfaces and remove dirt, mildew, loose coatings, vegetation, debris, and other contaminants that could prevent proper adhesion.
3. Prepare and repair cracks using a repair system compatible with the proposed outdoor acrylic athletic-court surfacing system. The proposal must describe the crack-repair method and materials.
4. Patch and level depressions, birdbaths, spalled or deteriorated areas, and other surface irregularities as required to produce a consistent playing surface. Any conditions that require work beyond the proposed base scope must be brought to the Town's attention before extra work proceeds.
5. Apply to the manufacturer's recommended acrylic resurface/leveling coats as required by existing conditions and the proposed system.

6. Apply a complete outdoor acrylic color-coating system designed for tennis and pickleball court use. The proposal must identify the manufacturer, product line, proposed number of coats, surface texture system, and available color selections.
7. Stripe two courts for regulation of tennis play.
8. Stripe two courts for regulation of tennis and pickleball play, with pickleball lines in a clearly contrasting color from the tennis lines. Final colors shall be approved by the Town before application.
9. Apply playing lines in accordance with current governing playing dimensions applicable to the intended tennis and pickleball use and the selected surfacing manufacturer's installation requirements.
10. Protect adjacent fencing, sidewalks, landscaping, fixtures, and facilities from overspray, coating, damage, and construction of debris.
11. Maintain a safe work area and restrict public access to active work zones as necessary.
12. Remove waste, unused materials, containers, equipment, and debris and leave the site clean and ready for use following the required curing period.

4. Materials and Workmanship

- All resurfacing and color-coating products shall be professional-grade materials specifically intended for exterior athletic courts and compatible as a complete system.
- The contractor shall follow the surfacing manufacturer's published requirements for substrate preparation, mixing, application, temperature, weather, cure time, and recoat intervals.
- The contractor shall not apply materials when weather or surface conditions are outside manufacturer requirements, or when rain, freezing conditions, excessive moisture, or other conditions could compromise the work.
- Color selections and contrasting pickleball line color will be confirmed by the Town before application.
- Work shall be performed by personnel experienced in athletic-court repair, resurfacing, coating, and striping.

5. Existing Conditions and Additional Repairs

Proposers are responsible for evaluating visible conditions during the mandatory site visit. The base proposal shall clearly state what crack repair, patching, leveling, and preparation are included. The contractor shall not perform additional compensable work without prior written authorization from the Town.

To help the Town compare proposals and address unforeseen deterioration, proposers shall provide the unit prices requested in the Proposal Form. Unit prices will apply only when the Town authorizes additional work in writing.

6. Alternates

The Town may accept or reject any alternate independently of the base proposal. Pricing shall include complete installation and disposal of removed materials where applicable.

- Alternate No. 1: Replace existing tennis nets, as directed by the Town.
- Alternate No. 2: Replace tennis net posts and associated hardware, as directed by the Town.
- Alternate No. 3: Replace or provide pickleball nets and associated hardware for the two dual-use courts, as directed by the Town.
- Alternate No. 4: Additional crack-repair work beyond the base proposal, priced per linear foot using the proposed repair method.

7. Contractor Qualifications

Each proposer shall provide sufficient information for the Town to evaluate its ability to perform the work, including:

- Legal business name, address, primary contact, telephone number, and email address.
- A brief description of the firm's experience with comparable tennis and/or pickleball court resurfacing projects.
- At least three references for comparable projects completed within the past five years, when available.
- Identification of the proposed surfacing manufacturer and system.
- Identification of any subcontractors expected to perform a material portion of the work.
- Confirmation that the proposer can meet applicable licensing, registration, insurance, and legal requirements for work in Tennessee and within the Town of Ashland City.

8. Project Schedule and Coordination

The proposer shall state the earliest available start date, anticipated number of working days required, and any weather-related scheduling assumptions. Work shall begin only after written authorization from the Town. The selected contractor shall coordinate site access, staging, closures, and reopening with the Town's designated project representative.

The contractor shall provide the Town with the manufacturer's required cure time and recommended reopening date. Courts shall remain closed until the Town authorizes reopening.

9. Warranty

The proposal shall clearly describe all contractor workmanship warranties and manufacturer material warranties applicable to the project, including duration, exclusions, claim procedures, and any maintenance conditions. The proposer shall specifically identify how repaired cracks are treated under the warranty, recognizing that crack recurrence may depend on movement or failure in the underlying pavement/substrate.

10. Insurance and Safety

Before beginning work, the selected contractor shall provide certificates of insurance acceptable to the Town and maintain coverage required by the Town and applicable law throughout the project. The Town may require evidence of commercial general liability, automobile liability, workers'

compensation/employers' liability, and other coverage appropriate to the work. Final coverage limits and additional insured requirements, if any, will be stated by the Town before contract execution.

The contractor is responsible for jobsite safety, protection of workers and the public, compliance with applicable safety requirements, and securing the work area during construction and curing.

11. Proposal Submission Requirements

Each proposal should be organized in the following order:

13. Cover letter signed by an authorized representative.
14. Completed Proposal Form, including base price, alternates, and unit pricing.
15. Detailed description of the proposed preparation, crack-repair, resurfacing, color-coating, and striping system.
16. Manufacturer/product information and proposed number of coats.
17. Project schedule and anticipated duration.
18. Warranty information.
19. Contractor qualifications and references.
20. List of exceptions, exclusions, assumptions, and proposed substitutions, if any.
21. Evidence of required licensing and insurance capability.

12. Proposal Delivery

Proposals must be received by the Town no later than [DATE] at [TIME, TIME ZONE]. Proposals received after the deadline may be rejected. Submit proposals in the manner specified below:

- Delivery location / electronic submission method: [INSERT]
- Attention: [INSERT NAME AND TITLE]
- Proposal identification: "Tennis & Pickleball Court Resurfacing Project"

Proposers are responsible for confirming receipt when using any delivery method where timely receipt could be uncertain.

13. Questions and Addenda

All procurement questions shall be submitted in writing to [CONTACT NAME / EMAIL] by [QUESTION DEADLINE]. The Town may issue a written addenda to clarify or modify this RFP. Proposers are responsible for acknowledging all addenda in their proposals. No interpretation or modification is binding unless issued by the Town in writing.

14. Evaluation and Award

The Town intends to evaluate responsive proposals based on best overall value. Factors may include, without limitation:

- Understanding the existing court conditions and proposed technical approach.
- Quality and suitability of the proposed surfacing and crack repair systems.
- Relevant contractor experience and references.

- Project schedule and ability to complete the work within the required timeframe.
- Warranty terms and post-completion support.
- Base price, alternates, unit prices, and overall value to the Town.

The Town reserves the right, to the extent permitted by applicable law and Town procurement requirements, to reject any or all proposals; waive informalities or irregularities; request clarification; negotiate permitted terms; accept or reject alternates; and award in the manner determined to be in the Town's best interest. Issuance of this RFP does not obligate the Town to award a contract or reimburse proposal preparation costs.

15. General Requirements

- The contractor shall obtain permits or approvals required for its work, if any.
- The contractor shall be responsible for damage caused by its operations and shall restore affected Town property to an acceptable condition.
- The contractor shall promptly notify the Town of any concealed or unforeseen condition that materially affects the work and shall await written direction before performing extra work.
- No assignment or material subcontracting of the work shall relieve the selected contractor of full responsibility for contract performance.
- Final payment may be conditioned on completion of punch-list items, site cleanup, delivery of warranties/product information, and Town acceptance of the work.

Proposal Form

Tennis & Pickleball Court Resurfacing Project | 100 Preacher Poole Lane, Ashland City, TN 37015

Company Name	
Contact Person	
Address	
Phone	
Email	

Pricing Item	Description	Price
Base Proposal	Complete repair, preparation, resurfacing, coating and striping of four courts as specified	$_____
Alternate 1	Replace tennis nets	$_____
Alternate 2	Replace tennis net posts/hardware	$_____
Alternate 3	Replace/provide pickleball nets/hardware	$_____
Unit Price	Additional crack repair per linear foot	$_____ / LF

Proposed surfacing manufacturer/system:

_____

Number/type of resurfacer and color coats:

_____

Earliest available start date:

_____

Estimated working days to complete:

_____

Workmanship warranty: _____

Manufacturer warranty: _____

Proposal Acknowledgments

☐ Proposer attended the mandatory pre-proposal site visit.

☐ Proposer has examined the site and included visible or reasonably identifiable conditions in its proposal.

☐ Proposer has listed all exclusions, assumptions, substitutions, and exceptions.

☐ Proposer acknowledges receipt of Addenda Nos.: _____

Authorized Signature: _____ Date: _____

Printed Name / Title: _____

Contractor Reference Form

Reference 1

Owner / Agency: _____

Project Name & Location:

_____

Contact Name: _____

Phone / Email: _____

Year Completed: _____

Approximate Contract Value:

_____

Scope of Work: _____

Reference 2

Owner / Agency: _____

Project Name & Location:

_____

Contact Name: _____

Phone / Email: _____

Year Completed: _____

Approximate Contract Value:

_____

Scope of Work: _____

Reference 3

Owner / Agency: _____

Project Name & Location:

_____

Contact Name: _____

Phone / Email: _____

Year Completed: _____

Approximate Contract Value:

_____

Scope of Work: _____

Mandatory Pre-Proposal Site Visit Sign-In Sheet

Project: Tennis & Pickleball Court Resurfacing Project
Location: 100 Preacher Poole Lane, Ashland City, Tennessee 37015
Date/Time: [DATE / TIME]

Company	Representative	Phone	Email	Signature	Arrival