

City of Columbia City Council
Study Session Agenda
September 5, 2024 - 5:30 PM

City Hall Council Chambers
700 North Garden Street
Columbia, TN 38401
Phone: 931-560-1510

Chaz Molder, Mayor
Randy McBroom, Vice Mayor
Council Member DaVena Hardison, Ward 1
Council Member Debbie Wiles, Ed. D., Ward 2
Council Member Anthony Greene, Ward 3
Council Member Kenny Marshall, Ward 4
Council Member Danny Coleman, Ward 5

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Tony Massey, City Manager
C. Tim Tisher, City Attorney
Thad H. Jablonski, City Recorder
Liz Bermudez, Recording Secretary

The City Council of the City of Columbia welcomes your presence and participation at this meeting. If you wish to address Council regarding any item on the Agenda, please sign the sign-up sheet and indicate which agenda item you would like to comment on. You will have the opportunity to comment on an item when it comes up on the Agenda and before Council votes on the item. Once recognized, you may then come to the podium and state your name and address. Anyone requesting accommodations due to disabilities should contact the ADA Coordinator, Wanda McClain, at 931-560-1570 prior to the meeting.

PUBLIC HEARINGS

1. **PUBLIC HEARING ON ORDINANCE NO. 4524 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT E. 13TH AND E. 14TH STREETS, BEING TAX MAP 100L GROUP F PARCELS 21, 8, 9, 9.01, 10 AND 11 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) AND CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 2. - DEVELOPMENT SERVICES DEPARTMENT.**

   RECOMMENDATION: Conduct the Public Hearing.

   INFORMATION: The applicant is requesting to rezone the properties for future development reflecting townhomes on the southern properties with currently no proposed changes on the north property at E. 13th Street per the concept plan provided. This request was reviewed and recommended by the Planning Commission at the August 14, 2024 meeting with a vote of seven to zero. The required notice of Public Hearing was advertised in The Daily Herald on Tuesday, August 27, 2024.

   ATTACHMENTS: Staff Report Ordinance No. 4524 PH, Ordinance No. 4524, Ordinance No. 4524 Exhibit A, Ordinance No. 4524 Exhibit B, Concept Plan, DS Staff Report.

2. **PUBLIC HEARING ON ORDINANCE NO. 4525 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE HONEY FARM PUD MASTER PLAN AT TAX MAP 51 PARCEL 58.00 LOCATED OFF NASHVILLE HIGHWAY AND HONEY FARM WAY - WARD 5. - DEVELOPMENT SERVICES DEPARTMENT.**

   RECOMMENDATION: Conduct the Public Hearing.

   INFORMATION: The applicant is requesting approval for a Preliminary PUD Master Plan that consists of 174 townhome units with 9 additional lots for open and/or civic spaces with supporting infrastructure off Honey Farm Way for a 25.9 acre portion of property

at Tax Map 51 Parcel 58. The proposal was reviewed by the Planning Commission at the August 14, 2024 meeting and was given a recommendation of denial with a vote of seven to zero. The required notice of Public Hearing was advertised in The Daily Herald on Tuesday, August 27, 2024.

ATTACHMENTS: Staff Report Ordinance No. 4525 PH, Ordinance No. 4525, Ordinance No. 4524 Exhibit A, Ordinance No. 4524 Exhibit B, DS Staff Report, Applicant Presentation.

1 CALL TO ORDER/ROLL CALL.

2 INVOCATION BY MIKE MONDARY OF CALVARY CHAPEL COLUMBIA.

3 PLEDGE OF ALLEGIANCE.

4 APPROVAL OF AGENDA.

5 PRESENTATIONS.

5.1. PRESENTATION BY US ARMY CORP OF ENGINEERS (STUDY SESSION ONLY)

6 ORGANIZATIONAL BUSINESS.

6.1. APPROVE THE MINUTES OF THE AUGUST 8, 2024 CITY COUNCIL MEETING - ADMINISTRATION.

RECOMMENDATION: Approve.

ATTACHMENTS: August 8, 2024 City Council Minutes.

6.2. APPROVE THE MAYOR'S APPOINTMENT OF ZACHARY HOOTEN TO THE CITY OF COLUMBIA HISTORIC ZONING COMMISSION TO FILL AN UNEXPIRED TERM ENDING ON OCTOBER 12, 2027.

RECOMMENDATION: Approve.

7 CONSENT AGENDA

7.1. ACKNOWLDGE RECEIPT OF FORM CT-0253, "REPORT ON DEBT OBLIGATION" FOR GENERAL OBLIGATION BONDS, SERIES 2024 - FINANCE.

RECOMMENDATION: Acknowledge receipt of form CT-0253, "Report on Debt Obligation".

INFORMATION: The State of Tennessee requires completion and submission of a "Report on Debt Obligation" form for all debt obligations issued or entered into by any public entity. The requirement also includes that a copy of the report be filed with the governing body and presented at a public meeting. In conjunction with the issuance of $74.53 million in General Obligation Bonds, Series 2024, the related form has been completed and is included with this agenda to meet the State requirements. The form will be filed with the State of Tennessee Division of Local Finance after Council acknowledgment.

ATTACHMENTS: Debt Report - City of Columbia 2024 (updated).

7.2. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND MUSIC CITY PUBLICATIONS IN THE AMOUNT OF $8,500 FOR ADVERTISING IN MAURY COUNTY LIVING & WILLIAMSON COUNTY LIVING MAGAZINES FOR FIVE ISSUES - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Maury County Living & Williamson County Living are popular local magazines where Visit Columbia and Main Street advertise to reach locals and visitors in the middle Tennessee region.

CERTIFICATION: The Chief Financial Officer certifies that $8,500 is budgeted and unencumbered in Tourism - Professional Services.

ATTACHMENTS: Staff Report Maury County Living, Maury County Living & WCL Contract 2024-25.

7.3. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND TRUE OMNI IN THE AMOUNT OF $26,750 FOR AN INTERACTIVE

INDOOR KIOSK THAT INCLUDES HARDWARE, SOFTWARE, AND MAINTENANCE SUPPORT, TO BE LOCATED IN THE COLUMBIA WELCOME CENTER - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: True Omni is the industry leader in interactive software & hardware solutions that engage customers. The interactive kiosk that the city will purchase will provide an integrated, centralized experience for our visitors that includes an itinerary builder, digital guestbook, photo booth, and visitor information, while providing a robust content management system that integrates with our Simpleview website and Crowdriff platform. In the near future, we hope to expand the kiosks to Ridley Sports Complex.

CERTIFICATION: The Chief Financial Officer certifies that $26,750 is budgeted and unencumbered in Tourism - Capital Funds and Software Maintenance.

ATTACHMENTS: Staff Report Omni Kiosk, True Omni Kiosk Proposal.

7.4. AUTHORIZE THE MAYOR TO SIGN AN AMENDMENT TO AN AGREEMENT WITH VULCAN CONSTRUCTION MATERIALS, LLC EXTENDING DEADLINES FOR THE REALIGNMENT OF COLUMBIA ROCK ROAD AND OTHER CONDITIONS OF CONDITIONAL USE PERMIT 22-0183 AS APPROVED BY THE BOARD OF ZONING APPEALS ON JANUARY 19, 2023 AND MODIFIED BY THE BOARD OF ZONING APPEALS ON AUGUST 15, 2024 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: On January 19, 2023, the Board of Zoning Appeals (BZA) unanimously approved a Conditional Use Permit authorizing Vulcan Construction Materials (Vulcan) to expand an existing quarry facility into a low-density residential zone. As a condition of approval, the BZA required Vulcan to make all improvements necessary to realign Columbia Rock Road and install a traffic signal at the intersection of Nashville Highway on or before August 26, 2024. In March 2023, the City Council authorized the Mayor to execute a

Memorandum of Understanding (MOU) memorializing the responsibilities of each party. On August 15, 2024, the BZA approved a modification of its conditions extending the deadline for completion to February 28, 2025, and authorizing the Zoning Administrator to approve further extensions of up to six months related to delayed delivery of traffic signal components. This action amends the MOU accordingly.

ATTACHMENTS: Staff Report Vulcan Amendment, First Amendment to Memorandum of Understanding, Vulcan Documents March 2023.

7.5. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND LIFESTYLE PUBLICATIONS FOR ADVERTISING IN THE NOVEMBER AND MARCH ISSUES OF FRANKLIN LIFESTYLES IN THE AMOUNT OF $2,880. - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Franklin Lifestyle magazine is a popular publication for advertising. This publication comes in print and online. Visit Columbia will purchase a full page ad in the November holiday issue and the March spring issue for $2,880.

CERTIFICATION: The Chief Financial Officer certifies that $2,880 is budgeted and unencumbered in Tourism Enhancement-General Fund - Professional Services.

ATTACHMENTS: Staff Report City Lifestyle, Franklin Lifestyle Ad Contract.

7.6. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND PLACER LABS, INC. IN THE AMOUNT OF $24,000 FOR RESEARCH DATA USING LOCATION METRICS, VISITOR DATA & MARKET INSIGHTS TO GENERATE CUSTOM REPORTS. - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Placer.ai will provide the City of Columbia with proprietary research using location data combined with market insights, a user-friendly interface, and customer support to generate custom statistical data reports on demographics, psychographics, spend habits, and social/web preferences of our visitors as well as pedestrian heat maps, trip origin by market, events, retail leakage and more. This software can be utilized by all departments of the City of Columbia.

CERTIFICATION: The Chief Financial Officer certifies that $24,000 is budgeted and unencumbered in Tourism - Professional Services.

ATTACHMENTS: Staff Report Placer Labs, Placer Labs Inc. Contract.

7.7. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND ALEXANDRA BOOZE OF EAST COAST CONTESSA IN THE AMOUNT OF $3,500 FOR A HOLIDAY 2024 SOCIAL MEDIA INFLUENCER MARKETING CAMPAIGN - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Visit Columbia plans to work more with social media influences as part of the marketing strategy designed to reach travelers through Instagram, the Visit Columbia website, and blog posts to encourage and inspire travel to Columbia while building brand awareness.

CERTIFICATION: The Chief Financial Officer certifies that $3,500 is budgeted and unencumbered in Tourism Enhancement-General Fund - Professional Services.

ATTACHMENTS: Staff Report East Coast Contessa, East Coast Contessa Agreement.

7.8. APPROVE CHANGE ORDER NO. 3 WITH N & S WATERPROOFING, LLC FOR THE CITY OF COLUMBIA PARKING GARAGE REHABILITATION PROJECT, WHICH INCREASES THE CONTRACT AMOUNT BY $40,000 AND ADDS

14 DAYS TO THE CONTRACT TIME - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Change Order No. 3 to Contract E-2023-02 with N & S Waterproofing, LLC.

INFORMATION: City Council Approved Contract No. E-2023-02 with N & S Waterproofing, LLC for the rehabilitation of the City Parking Garage on October 12, 2023, in the amount of $675,790.

Change Order No. 3 consists of additional repairs and replacement of the brick exterior façade of the Police Department. This Change Order increases the contract amount by $40,000 as well as adds 14 days to the completion of the project. This would bring the total contract sum to $1,001,671.37.

CERTIFICATION: The Chief Financial Officer certifies that $1,001,671.37 is budgeted and unencumbered in Capital Projects - Bridges.

ATTACHMENTS: Staff Report Changed Order No. 3 N & S Waterproofing, Change Order #3- Parking Garage Renovations.

7.9. APPROVE THE MAYOR EXECUTING AN AGREEMENT WITH THE UNITED STATES ARMY CORP OF ENGINEERS (USACE) REGARDING PLANNING ASSISTANCE TO STATES (PAS) FLOOD PREPAREDNESS PLAN PHASE 2 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: For Phase 2 of the PAS Flood Preparedness Plan, the City of Columbia wishes to utilize the USACE to produce hydrologic and hydraulic models within the City of Columbia to assess and identify areas of flood risk within the Little Bigby basin, the Morgan Spring basin, and the S High St to E 9th St basin. In addition, the USACE will determine appropriate flood mitigation measures to reduce flood risk for the Phase 1 streams, produce flood preparedness products, and submit information to the Federal Emergency Management Agency (FEMA) to update the Flood Insurance Rate Maps (FIRM) and the Flood Insurance Study (FIS)

for Little Bigby Creek.

The City of Columbia and the Federal Government agree to a total projected cost of $285,000 with a 50% match for each party of $142,500. Phase 2 is expected to take approximately 24 months.

CERTIFICATION: The Chief Financial Officer certifies that $142,500 will be budgeted and available in Development Services - Professional Service in Appropriation Amendment No. 1 - October 10, 2024.

ATTACHMENTS: Staff Report USACE PAS Ph. 2, Columbia Phase 2 PAS Agreement, Columbia Phase 2 Scope FINAL, Certification Lobbying, Certificate Finance, Certification Authority.

7.10. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. IN THE AMOUNT OF $100,000 FOR PROVIDING PROFESSIONAL SERVICES FOR THE ADDITION OF TWO ACCESS POINTS TO ACCOMMODATE TWO (2) PADDLE CRAFT LAUNCHES ALONG THE DUCK RIVER WITHIN RIVERWALK PARK. - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia would like to utilize Kimley-Horn and Associates for professional services to add two access points for paddle craft launching along Duck River within Riverwalk Park by means of the funds from the approved Tourism Enhancement grant in August 2023 (Resolution No. 23-52).

CERTIFICATION: The Chief Financial Officer certifies that $100,000 is budgeted and unencumbered in Grants - Parks Admin - Parks and Rec Facilities.

ATTACHMENTS: Staff Report Kimley-Horn, Kimley-Horn Agreement.

7.11. APPROVE AND AUTHORIZE THE PURCHASE OF (1) 2025 RAM 2500 BIGHORN CREW CAB 4WD FROM COLUMBIA DODGE IN

THE AMOUNT OF $50,789.25 UTILIZING STATE-WIDE CONTRACT - POLICE DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: This entire purchase of this Dodge Ram 2500 Bighorn Crew Cab 4wd will cost the City of Columbia $50,789.25. This vehicle will be used in the Support Services Division which is responsible for all building, equipment and fleet maintenance and projects. This vehicle will be pivotal in accessing sites and carrying equipment in daily functions of the Support Services Division.

CERTIFICATION: The Chief Financial Officer certifies that $50,789.25 is budgeted and unencumbered in Capital Projects - Police Support Services - Vehicles.

ATTACHMENTS: Staff Report Dodge Ram, Quote Dodge Ram Truck, SWC 209.

7.12. APPROVE AND AUTHORIZE EXECUTION OF A 36-MONTH LEASE AGREEMENT WITH SOUTHERN DUPLICATING FOR THREE (3) COLOR COPIERS WITH AN ESTIMATED COST OF $13,704 ANNUALLY - POLICE DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The current lease with Southern Duplicating has expired. The new lease agreement will provide 3 color copiers. The lease agreement will include staple finisher, hole punch and additional paper trays. The service agreement includes parts, labor, travel, toner, drums and developer. Estimated annual cost of the lease and maintenance agreement for the 3 copiers is $13,704.

CERTIFICATION: The Chief Financial Officer certifies that $13,704 is budgeted and unencumbered in various divisions within the Police budget.

ATTACHMENTS: Staff Report Copiers, Southern Duplicating and Leaf Documents.

7.13. APPROVE THE ANNUAL RENEWAL OF CYBER INSURANCE WITH TOKIO MARINE HCC AND PAYMENT OF PREMIUM TO

INSURANCE BROKER IN THE AMOUNT OF $24,143 - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's insurance broker, Redman Davis, solicited quotes and proposals for cyber insurance services. Tokio Marine HCC was identified as the vendor providing a consistent level of coverage at the lowest price compared to alternate proponents.

The premium cost for the 2025 is $24,143. The cost of insurance in 2024 totaled $24,093. The increase on the margin follows from solicitation of comparative quotes reviewed by MIS and broker.

Using MIS data provided to calculate the share of computing devices by fund, a breakdown by fund is as follows:

General Fund	$20,642
Sanitation Fund	$1,811
Wastewater Fund	$1,690
Total	$24,143

The City Council is requested to approve the renewal of City cyber insurance with Tokio and to authorize payment to Redman Davis in the amount of $24,143.

CERTIFICATION: The Chief Financial Officer certifies that following funds are budgeted and unencumbered within the Insurance Premium line items in the General ($20,642), Sanitation ($1,811) and Wastewater ($1,690) funds.

ATTACHMENTS: Staff Report Cyper Insurance, Copy of Invoice dated August 30, 2024.

8 ADMINISTRATION.

9 RESOLUTIONS.

9.1. RESOLUTION NO. 24-61 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING SUMMIT AT CARTERS STATION EAST, PHASE 4 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-61.

INFORMATION: Summit at Carters Station East, Phase 4 consists of 1,172 linear feet of 8" sanitary sewer main. The Developers met all of the qualifications for acceptance. The Wastewater Department has performed the necessary testing and inspections.

ATTACHMENTS: Staff Report Resolution No. 24-61, Resolution No. 24-61, Resolution No. 24-61 Dedication Letter.

9.2. RESOLUTION NO. 24-63 - A RESOLUTION TO RATIFY THE AUTHORIZATION OF THE CITY OF COLUMBIA TO APPLY FOR THE 2024 BLUE CROSS HEALTHY PLACES GRANT, ACCEPT THE GRANT AWARD FOR UP TO $1,000,000 AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-63.

INFORMATION: The City of Columbia applied for the 2024 Blue Cross Healthy Places Grant to fund the construction and installation of pickle ball, tennis and multi-use courts in Ridley Sports Complex as a way to enhance the park for increased community accessibility and entertainment. This grant is up to $1,000,000.

ATTACHMENTS: Staff Report Resolution No. 24-63, Resolution No. 24-63.

9.3. RESOLUTION NO. 24-64 - A RESOLUTION TO RATIFY THE CITY OF COLUMBIA'S APPLICATION FOR THE 2024 HEALTHY BUILT ENVIRONMENT (HBE) GRANT; ACCEPT THE AWARD AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-64.

INFORMATION: The City of Columbia applied for and was awarded the 2024 Healthy Built Environments grant to convening, assessment, and planning for enhancements in East Columbia which promote health and reduce chronic illness. This grant amount is $50,000.

ATTACHMENTS: Staff Report Resolution No. 24-64, Resolution No 24-64, Resolution No. 24-64 HBE Grant Agreement.

9.4. RESOLUTION NO. 24-65 - TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-65.

INFORMATION: The City Recorder is presenting tax corrections through 8/23/2024 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report Resolution No. 24-65, Resolution No. 24-65, Resolution No. 24-65 Exhibit A.

9.5. RESOLUTION 24-66 - A RESOLUTION TO RATIFY THE CITY OF COLUMBIA'S APPLICATION FOR THE 2024 UNDERREPRESENTED COMMUNITIES (URC) GRANT PROGRAM, ACCEPT THE GRANT AWARD NOT TO EXCEED $38,621 AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-66.

INFORMATION: The City of Columbia applied for the 2024 National Park Service (NPS) Underrepresented Communities Grant Program. If awarded, grant funds will be used to comprehensively update and expand the National Register nomination for the Columbia Commercial Historic District ("Downtown") to reflect important historical themes, including the significance of Black-owned businesses and Columbia's role in the Civil Rights movement.

ATTACHMENTS: Staff Report Resolution No. 24-66, Resolution No. 24-66, Resolution No. 24-66 Fact Sheet, Resolution No. 24-66 SHPO Support.

9.6. RESOLUTION NO. 24-68 – A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE STATE OF TENNESSEE "SMALL CITIES" COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM – IMMINENT THREAT, ACCEPT THE AWARD AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT - FIRE & RESCUE.

RECOMMENDATION: Approve Resolution No. 24-68.

INFORMATION: On May 8, 2024, an EF-3 tornado struck Columbia, Tennessee, causing severe damage, one fatality, and numerous injuries. The tornado's high winds, exceeding 140 mph, caught many residents off guard, as they were engaged in various activities like commuting, attending outdoor events, or visiting parks. The absence of an effective early warning system contributed to the high number of casualties and injuries, as many residents were either unaware of the impending disaster or received insufficient warnings.

In response to this event, the City of Columbia recognizes the urgent need for a comprehensive early warning system. Currently, the city lacks a formal warning infrastructure, with only a limited-range siren at Columbia State Community College. Emergency Management recommends a multi-faceted approach to disaster notifications, incorporating tone/voice sirens, wireless emergency alerts, and televised warnings to ensure all residents are adequately informed. The city's large vulnerable population, including those in lower-income neighborhoods and attendees at outdoor events, underscores the necessity of a robust notification system.

The City of Columbia is seeking $420,000 through the Tennessee Department of Economic and Community Development Block Grant Program to establish this early warning system, as it has not identified alternative funding sources. The city plans to contribute its share of the funding if awarded.

CERTIFICATION: The Chief Financial Officer certifies that $525,000 will be budgeted and available via forthcoming appropriation amendment, which will be proposed if funds are awarded.

ATTACHMENTS: Staff Report Resolutions 24-68, Resolution No. 24-68.

10 ORDINANCES.

10.1. 2ND CONSIDERATION ON ORDINANCE NO. 4513 - AN ORDINANCE AMENDING ORDINANCE NO. 4176 BY REPEALING AND REPLACING THE ACCESS MANAGEMENT PLAN WITH A NEW ACCESS MANAGEMENT PLAN - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4513 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend Ordinance 4176, with changes concerning Access Management, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4513, Ordinance No. 4513, Ordinance No. 4513 Exhibit A, Staff Markup.

10.2. 2ND CONSIDERATION ON ORDINANCE NO. 4514 - AN ORDINANCE TO AMEND THE COLUMBIA MUNICIPAL CODE BY DELETING TITLE 14, CHAPTER 4 PERTAINING TO STORMWATER MANAGEMENT REGULATIONS IN ITS ENTIRETY AND REPLACING SUCH SECTION WITH A NEW TITLE 14 CHAPTER 4 PERTAINING TO STORMWATER MANAGEMENT - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4514 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Stormwater Management Ordinance. The

intent of this ordinance is to make the language of the Chapter consistent with the language in the State MS4 Permit and BMP Manuals. Planning Commission recommended approval at the June 5, 2024 meeting by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4514, Ordinance No. 4514, Ordinance No. 4514 Exhibit A.

10.3. 2ND CONSIDERATION ON ORDINANCE NO. 4515 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING ADMINISTRATION, PROCEDURE, & ENFORCEMENT IN ARTICLE 8 BY REPEALING AND REPLACING SUCH ARTICLE 8 WITH A NEW ARTICLE 8 ADMINISTRATION, PROCEDURE, & ENFORCEMENT - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4515 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 8: Administration, Procedure, & Enforcement, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4515, Ordinance No. 4515, Ordinance No. 4515 Exhibit A, Ordinance No. 4515 Marked Changes, Ordinance No. 4515 DS Staff Report.

10.4. 2ND CONSIDERATION ON ORDINANCE NO. 4516 AS AMENDED - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING BUILDING, LOT AND BUILDING SITE STANDARDS IN ARTICLE 4 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 4 WITH A NEW ARTICLE 4 BUILDING, LOT AND BUILDING SITE STANDARDS - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4516 as amended on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 8: Administration, Procedure, & Enforcement, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4516, Ordinance No. 4516 As Amended, Ordinance No. 4516 Exhibit A, Ordinance No. 4516 Exhibit B, Ordinance No. 4516 Marked Changes "A", Ordinance No. 4516 Marked Changes "B", Ordinance No. 4516 DS Staff Report.

10.5. 2ND CONSIDERATION ON ORDINANCE NO. 4517 AS AMENDED - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING DEVELOPMENT PARCEL STANDARDS IN ARTICLE 5 BY REPEALING AND REPLACING SUCH ARTICLE 5 WITH A NEW ARTICLE 5 DEVELOPMENT PARCEL STANDARDS - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance 4517 as amended on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 5: Development Parcel Standards as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4517 as amended, Ordinance No. 4517 As Amended, Ordinance No. 4517 Exhibit A, Ordinance No. 4517 Marked Changes "A", Ordinance No. 4517 DS Staff Report.

10.6. 2ND CONSIDERATION ON ORDINANCE NO. 4518 - AN ORDINANCE AMENDING DEVELOPMENT SERVICES PLANNING FEE SCHEDULE FOR THE CITY OF COLUMBIA, TENNESSEE - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4518 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Planning Fee schedule as attached. Approval was recommended by the Planning Commission at the June 5, 2024 meeting by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4518, Ordinance No. 4518, Ordinance No. 4518 Exhibit A, Ordinance No. 4518 Current Fee Schedule.

10.7. 2ND CONSIDERATION ON ORDINANCE NO. 4519 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING SUPPLEMENTAL STANDARDS IN ARTICLE 6 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 6 WITH A NEW ARTICLE 6, SUPPLEMENTAL STANDARDS - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4519 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 6: Supplemental Standards, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4519, Ordinance No. 4519, Ordinance No. 4519 Exhibit A, Ordinance No. 4519 Marked Changes "A", Ordinance No. 4519 DS Staff Report.

10.8. 2ND CONSIDERATION ON ORDINANCE NO. 4520 AS AMENDED - AN ORDINANCE TO AMEND THE COLUMBIA MUNICIPAL CODE BY REPEALING AND REPLACING TITLE 14, CHAPTER 5 PERTAINING TO ENGINEERING STANDARDS AND SPECIFICATIONS - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4520 as amended on second consideration.

INFORMATION: The Engineering Standards and Specifications is requested to be updated by Development Services Department to coordinate with the changes of the Zoning Ordinance. Planning Commission recommended approval of the proposal at the June 5, 2024 meeting by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4520 as amended, Ordinance No. 4520 As Amended, Ordinance No. 4520 Exhibit A, Ordinance No. 4520 Exhibit A Proposed Amendment, Ordinance No. 4520 Thoroughfares Illustrations, Ordinance No. 4520 Staff Markup.

10.9. 2ND CONSIDERATION ON ORDINANCE NO. 4521 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING ZONING MAP IN ARTICLE 2 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 2 WITH A NEW ARTICLE 2, ZONING MAP - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4521 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 2: Zoning Map, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4521, Ordinance No. 4521, Ordinance No. 4521 Exhibit A, Ordinance No. 4521 Marked Changes "A".

10.10. 2ND CONSIDERATION ON ORDINANCE NO. 4522 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING DEFINITIONS IN ARTICLE 9 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 9 WITH A NEW ARTICLE 9, DEFINITIONS - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4522 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 9: Definitions, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4522, Ordinance No. 4522, Ordinance No. 4522 Exhibit A, Ordinance No. 4522 Marked Changes.

10.11. 1ST CONSIDERATION ON ORDINANCE NO. 4524 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT E. 13TH AND E. 14TH STREETS, BEING TAX MAP 100L GROUP F PARCELS 21, 8, 9, 9.01, 10 AND 11 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) AND CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 2 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4524 on first consideration.

INFORMATION: The applicant is requesting to rezone the

properties for future development reflecting townhomes on the southern properties with currently no proposed changes on the north property at E. 13th Street per the concept plan provided. This request was reviewed and recommended by the Planning Commission at the August 14, 2024 meeting by a vote of seven to zero.

ATTACHMENTS: Staff Report Ordinance No. 4524, Ordinance No. 4524, Ordinance No. 4524 Exhibit A, Ordinance No. 4524 Exhibit B, DS Staff Report, Concept Plan.

10.12. 1ST CONSIDERATION OF ORDINANCE NO. 4525 -AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE HONEY FARM PUD MASTER PLAN AT TAX MAP 51 PARCEL 58.00 LOCATED OFF NASHVILLE HIGHWAY AND HONEY FARM WAY - WARD 5. - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Forward the applicant's request to approve Ordinance No. 4525 on first consideration.

INFORMATION: The applicant is requesting approval for a Preliminary PUD Master Plan that consists of 174 townhome units with 9 additional lots for open and/or civic spaces with supporting infrastructure off Honey Farm Way for a 25.9 acre portion of property at Tax Map 51 Parcel 58. The proposal was reviewed by the Planning Commission at the August 14, 2024 meeting and was given a recommendation of denial with a vote of seven to zero.

ATTACHMENTS: Staff Report Ordinance No. 4525, Ordinance No. 4525, Ordinance No. 4525 Exhibit A, Ordinance No. 4525 Exhibit B, DS Staff Report, Applicant Presentation.

10.13. 1ST CONSIDERATION OF ORDINANCE NO. 4526 – AN ORDINANCE TO AMEND THE FISCAL YEAR 2024-2025 BUDGET ORDINANCE NO. 4503 PROVIDING FOR REVISIONS TO THE GENERAL, STATE STREET AID, DRUG, SANITATION, CAPITAL PROJECTS, GRANTS, AND WASTEWATER FUNDS

AND ESTABLISH THE DATE OF OCTOBER 10, 2024 AS THE DATE OF PUBLIC HEARING - FINANCE.

RECOMMENDATION: Approve Ordinance No. 4526 on first consideration and establish the date of October 10, 2024 as the date of public hearing.

INFORMATION: The proposed ordinance is the first amendment to the FY 2025 Appropriation Ordinance, impacting the Street Aid, Drug, Sanitation, Capital Projects, Grants and Wastewater Funds and several departments within the General Fund.

Within this budget amendment, the following items are included:

- Reappropriation of funds totaling $107,770,141.48 across General, State Street Aid, Drug, Sanitation, Capital Projects, Grants and Wastewater Funds,
- Rebudget/transfer $2,813,008.02 from General to Capital Projects,
- Rebudget/transfer $878,314.70 from General to Grants Fund,
- Budget funds remaining from FY 2024 for Tourism Enhancement Reserves totaling 603,617.12,
- Budget funds remaining from FY 2024 for Firefighters Park Reserves totaling $27,694.54,
- Budget transfer from General Fund in Cap Projects totaling $2,813,008.02,
- Budget transfer from cap Projects to Grants Fund totaling $269,656.67,
- Grants Fund budgeted transfer from General Fund totaling $878,314.70,
- Grants Fund budgeted transfer from Capital Projects totaling $269,656.67.

A detailed schedule of items included within this budget amendment is attached. This amendment increases the City's total budget for FY 2025 by $116,323,412 to $192,160,863.

ATTACHMENTS: Staff Report Ordinance No. 4526, Ordinance No. 4526, Supporting Documentation 9.3.24, Budget Summary Grand Totals 2025 AA1.

11 PUBLIC COMMENT.

12 OTHER BUSINESS.

13 EXECUTIVE SESSION.

14 ADJOURNMENT.

15 UPCOMING EVENTS.

15.1. 9/11 MEMORIAL SERVICE - WEDNESDAY, SEPTEMBER 11, 2024, 9:00 A.M. - COLUMBIA FIRE & RESCUE STATION NO. 3 (BARBARA EARWOOD MCINTYRE)

15.2. COLUMBIA POLICE DEPARTMENT'S 10TH ANNUAL COMMUNITY EVENT - TUESDAY, SEPTEMBER 24, 2024, 5:00-7:00 P.M. - RIVERWALK PARK

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: PUBLIC HEARING ON ORDINANCE NO. 4524 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT E. 13TH AND E. 14TH STREETS, BEING TAX MAP 100L GROUP F PARCELS 21, 8, 9, 9.01, 10 AND 11 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) AND CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 2.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is requesting to rezone the properties for future development reflecting townhomes on the southern properties with currently no proposed changes on the north property at E. 13th Street per the concept plan provided. This request was reviewed and recommended by the Planning Commission at the August 14, 2024 meeting with a vote of seven to zero. The required notice of Public Hearing was advertised in The Daily Herald on Tuesday, August 27, 2024.

CERTIFICATION: N/A

ATTACHMENTS: Ordinance 4524; Exhibit A; Exhibit B; Concept Plan; Staff Report.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT E. 13TH AND E. 14TH STREETS, BEING TAX MAP 100L GROUP F PARCELS 21, 8, 9, 9.01, 10 AND 11 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) AND CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT)

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the properties herein described from SD-LI (Light Industrial Special District) and CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).

Section 2: Said properties to be rezoned, being Tax Map 100L Group F Parcels 21, 8, 9, 9.01, 10, and 11, off E. 13th and E. 14th Streets, are located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from SD-LI (Light Industrial Special District) and CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval on the 14th day of August, 2024, and after a public hearing held on the 12th day of September, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;
B. It has been determined that the legal purposes for which zoning exists are not contravened; and
C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 10th day of October, 2024.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____
ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration:_____

PARCEL 21.00
LEGAL DESCRIPTION

PARCEL 21.00 LEGAL DESCRIPTION (E. 13TH STREET)

BEGINNING at the northwest corner of Map 100L, Group F, Parcel 21.00 on the south side of E. 13th Street ROW;

THENCE BEGINNING SOUTH 82 DEGREES 49 MINUTES 49 SECONDS EAST – 239.66 FEET; THENCE SOUTH 7 DEGREES 08 MINUTES 24 SECONDS WEST – 179.63 FEET; THENCE NORTH 82 DEGREES 41 MINUTES 39 SECONDS WEST – 250.00 FEET; THENCE NORTH 10 DEGREES 26 MINUTES 35 SECONDS EAST – 179.33 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 43,908.7 SQFT (1.01 AC).

PARCEL 11.00
LEGAL DESCRIPTION

The following is a legal description of lot 16 (105 E 14th Street, Columbia, TN), Tax Map 100L, Group F, Parcel 11.00, Deed Book R2767, Page 1346, Plat Book 1, Page 163), 9th Civil District of Maury County, Tennessee. Being more particularly described as follows:

Beginning at an iron pin (found) in the North margin of E 14th Street (50' ROW), point being the Southeast corner of this described property and the Southwest corner of the LNR Capital LLC (Tax Map 100L, Group F, Parcel 10.00, Deed Book R2767, Page 163, Plat Book 1, Page 163, lot 17, R.O.M.C.), point also being 200' East of the intersection of E 14th St. and Main St.; thence with the North N82°22'49"W a distance of 55.19' to an iron pin (found),point being the Southwest corner of this described property and the Southeast corner of the Yu Chen property (Tax Map 100L, Group F, Parcel 12.00, Deed Book R2159, Page 192, Plat Book 1, Page 163, R.O.M.C.); thence leaving the North margin of E 14th St. and following Chen's East line N12°50'30"E a distance of 58.06' to an iron pin (found); thence following Chen's North line N82°22'11"W a distance of 17.20' to an iron pin (set) in the East line of the Phyllis J. Scribner property (Tax Map 100L, Group F, Parcel 14.00, Deed Book R2913, Page 842, Plat Book 1, Page 163, R.O.M.C.); thence leaving Chen's North line and following Scribner's East lien N12°18'52"E a distance of 68.88' to an iron pin (set) in the South line of the James l. & Sondra J. Stofel property (Tax Map 100L, Group F, Parcel 15.00, Deed Book R1465, Page 849, Plat Book 1, Page 163, R.O.M.C.), point being the Northwest corner of this described property; thence leaving Scribner's East line and following Stofel's South line S82°22'11"E a distance of 17.20' to an iron pin (found); thence S12°18'52"W a distance of 6.00' to an iron pin (found); thence S81°50'01"E a distance of 44.67' to an iron pin (found) in the West line of the LNR Capital LLC property, point being the Northeast corner of this described property; thence leaving Stofel's South line and following LNR's West line S07°34'43"W a distance of 120.07' to the point of beginning containing 7169.9 square feet, 0.16 acres more or less according to a survey by Tracy K. Seiber, RLS2397, dated 3/17/2023.

This property is subject to any and all easements, recorded and unrecorded which may affect this property.

All bearings and distances are based on the Tennessee NAD-83 Grid Coordinate System.

Tracy Seiber, RLS#2397
102 Avalon Drive
Columbia, TN 38401
Seibersurveying@gmail.com
(931)446-6677

The following is a legal description of lot 17 (107 E 14th Street, Columbia, TN), Tax Map 100L, Group F, Parcel 10.00, Deed Book R2767, Page 1346, Plat Book 1, Page 163), 9th Civil District of Maury County, Tennessee. Being more particularly described as follows:

Beginning at an iron pin (found, WES) in the North margin of E 14th Street (50' ROW), being the Southwest corner of this described property and the Southeast corner of the LNR Capital LLC property (Tax Map 100L, Group F, Parcel 11.00, Deed Book R2767, Page 1346, Plat Book 1, Page 163, R.O.M.C.), point also being 200' East of the intersection of E 14th st. and Main St.; thence with LNR Capital's East line N07°34'43"E a distance of 120.07' to an iron pin (found,WES), point being the LNR Capital's Northeast corner and the Southeast corner of the James L. & Sondra J. Stofel property (Tax Map 100L Group F, Parcel 15.00, Deed Book R1465, Page 849, Plat Book 1, Page 163, R.O.M.C.); thence with Stofel's East line N07°34'43"E a distance of 57.87' to an iron pin (set) in the South line of the Sara W. Farris property (Tax Map 100L, Group F, Parcel 20.00, Deed Book R2457, Page 1313, Plat Book 1, Page 163, R.O.M.C.); thence S82°44'09"E a distance of 50.16' to an iron pin (set) in the South line of the Burchell Properties LLC property (Tax Map 100L, Group F, Parcel 21.00, Deed Book R2897, Page 254, Plat Book 1, Page 163, R.O.M.C.); thence with the West line of lot 18 S06°03'29"W a distance of 178.24' to an iron pin (found,WES) in the North margin of E 14th St.; thence with the North margin of E 14th St. N82°27'46"W a distance of 54.89' to the point of beginning containing 9353.1 square feet, 0.21 acres more or less according to a survey by Tracy K. Seiber, RLS2397, dated 3/17/2023.

This property is subject to any and all easements, recorded and unrecorded which may affect this property.

All bearings and distances are based on the Tennessee NAD-83 Grid Coordinate System.

Tracy Seiber, RLS#2397
102 Avalon Drive
Columbia, TN 38401
Seibersurveying@gmail.com
(931)446-6677

PARCEL 10.00
LEGAL DESCRIPTION

The following is a legal description of lot 18 (109 E 14th Street, Columbia, TN), Tax Map 100L, Group F, Parcel 10.00, Deed Book R2767, Page 1346, Plat Book 1, Page 163), 9th Civil District of Maury County, Tennessee. Being more particularly described as follows:

Beginning at an iron pin (found, WES) in the North margin of E 14th Street (50' ROW), being the Southwest corner of this described property and the Southeast corner of lot 17, point being 254.89' East of the intersection of E 14th St, & Main St.; thence with the east line of lot 17 N06°03'29"E a distance of 178.24' to an iron pin (set) in the South line of the Burchell Properties LLC property (Tax Map 100L, Group F, Parcel 21.00, Deed Book R2897, Page 254, Plat Book 1, Page 163, R.O.M.C.); thence with Burchell's South line S82°44'09"E a distance of 50.61' to an iron pin (found, HFS), said point is the Northeast corner of this described property and the Northwest corner of the James G. Dugger property (Tax Map 100L, Group F, Parcel 9.00, Deed Book R2793, Page 906, Plat Book 1, Page 163, R.O.M.C.); thence with Dugger's West line S06°15'23"W a distance of 178.63' to an iron pin (found) in the North Margin of E 14th St.; thence with the North margin of E 14th St. N82°16'27"W a distance of 50.00' to the point of beginning containing 8974.0 square feet, 0.21 acres more or less according to a survey by Tracy K. Seiber, RLS2397, dated 3/17/2023.

This property is subject to any and all easements, recorded and unrecorded which may affect this property.

All bearings and distances are based on the Tennessee NAD-83 Grid Coordinate System.

Tracy Seiber, RLS#2397
102 Avalon Drive
Columbia, TN 38401
Seibersurveying@gmail.com
(931)446-6677

PARCEL 9.00
LEGAL DESCRIPTION

PARCEL 9.00 LEGAL DESCRIPTION (E 14TH STREET)

BEGINNING at the northwest corner of Map 100L, Group F, Parcel 9.00 at the Southwest corner of said property and Southeast corner of Parcel 10.00;

THENCE NORTH 7 DEGREES 49 MINUTES 25 SECONDS EAST – 178.62 FEET;

THENCE SOUTH 82 DEGREES 54 MINUTES 08 SECONDS EAST – 39.46 FEET;

THENCE SOUTH 7 DEGREES 35 MINTUES 54 SECONDS WEST – 179.45 FEET;

THENCE NORTH 81 DEGREES 42 MINUTES 47 SECONDS WEST – 40.16 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 7,127.3 SQFT (0.16AC).

PARCEL 9.01
LEGAL DESCRIPTION

BK/PG: R2904/431-432
23002440

2 PGS:AL-WARRANTY DEED
NANCY BATCH: 298844 02/28/2023 - 11:20 AM

VALUE	42500.00
MORTGAGE TAX	0.00
TRANSFER TAX	157.25
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	170.25

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Burchell Properties, LLC	Same as New Owner
P O Box 454	
Columbia, TN 38402-0454	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Eric Smith** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Burchell Properties, LLC, a Tennessee limited liability company** *(herein called "Grantee")* the following described property situated and located in Maury County, Tennessee, to wit:

Being a certain tract of land within the limits of the City of Columbia, Maury County, State of Tennessee, described as follows:

Beginning at a capped "Sharondale Nashville" iron pin set in the north margin of East 14th Street located at Tennessee State Plane (NAD 83) Grid Coordinate North 464,265.73, East 1,660,380.98, said iron pin being South 82 degrees 16 minutes 41 second West, 360.00 feet from the point of intersection of the north margin of East 14th Street with the ease margin of South Main Street; thence, North 7 degrees 35 minutes 40 seconds East 179.72 feet to a capped "Sharondale Nashville" iron pin set; thence South 82 degrees 16 minutes 47 seconds East, 50.00 feet to a capped "Sharondale Nashville" iron pin set; thence South 7 degrees 35 minutes 40 seconds West, 179.72 feet to a capped "Sharondale Nashville" iron pin set in the north margin of East 14th Street; thence with the north margin of East 14th Street, North 82 degrees 16 minutes 41 seconds West, 50.00 feet to the point of beginning, containing 8,986 square feet (0.206 acres) according to the boundary survey dated April 13, 2022 by Frank V. Neeley, Tennessee Registered Land Surveyor, License #1493, Sharondale Surveying Inc., 161 Martin Road, Bon Aqua, Tennessee, 37025, Phone: 615-513-0032.

BEING the same property conveyed to Eric Smith by warranty deed from James G. Dugger, Jr. dated May 2, 2022 of record in Book R2839 at page 895 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel #100L-F-9.01

NOTE: The above described real property is UNIMPROVED.

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, of record in the Maury County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

PARCEL 8.00
LEGAL DESCRIPTION

TRACT 1:

SITUATE in the NINTH (9TH) Civil District of Maury County, Tennessee and being more particularly described as follows:

Bounded on the North by Leona Gilbreath and the Elks Club; East by Bridge Street; South by East 9th Street; West by Luther Brittan, and being more particularly described as follows:

Beginning at an existing iron pin in the West margin of Bridge Street (20 feet from center) and in the North margin of East 9th Street (21 feet from center), THENCE with the North margin of East 9th Street North 82 degrees 38' West, 147.29 feet to an iron rod set; thence with Luther Brittan North 08 degrees 05' 40" East, 92.45 feet to an existing iron pin; thence with Leona Gilbreath North 00 degrees 59' 36" East, 7.71 feet to an existing iron pin; thence with the same and with the Elks Club South 82 degrees 38' 36" East, 142.83 feet to an iron rod set in the West margin of Bridge Street (24 feet from center); thence with said margin South 05 degrees 00' West, 100.22 feet to the point of beginning; containing by survey 0.33 acres, more or less.

The above description is taken from a survey plat dated June 5, 2000 made by Everett E. Campbell, Tn RLS #1488.

309 East 9th Street

Tax Parcel # 099H-A-099H-8.00

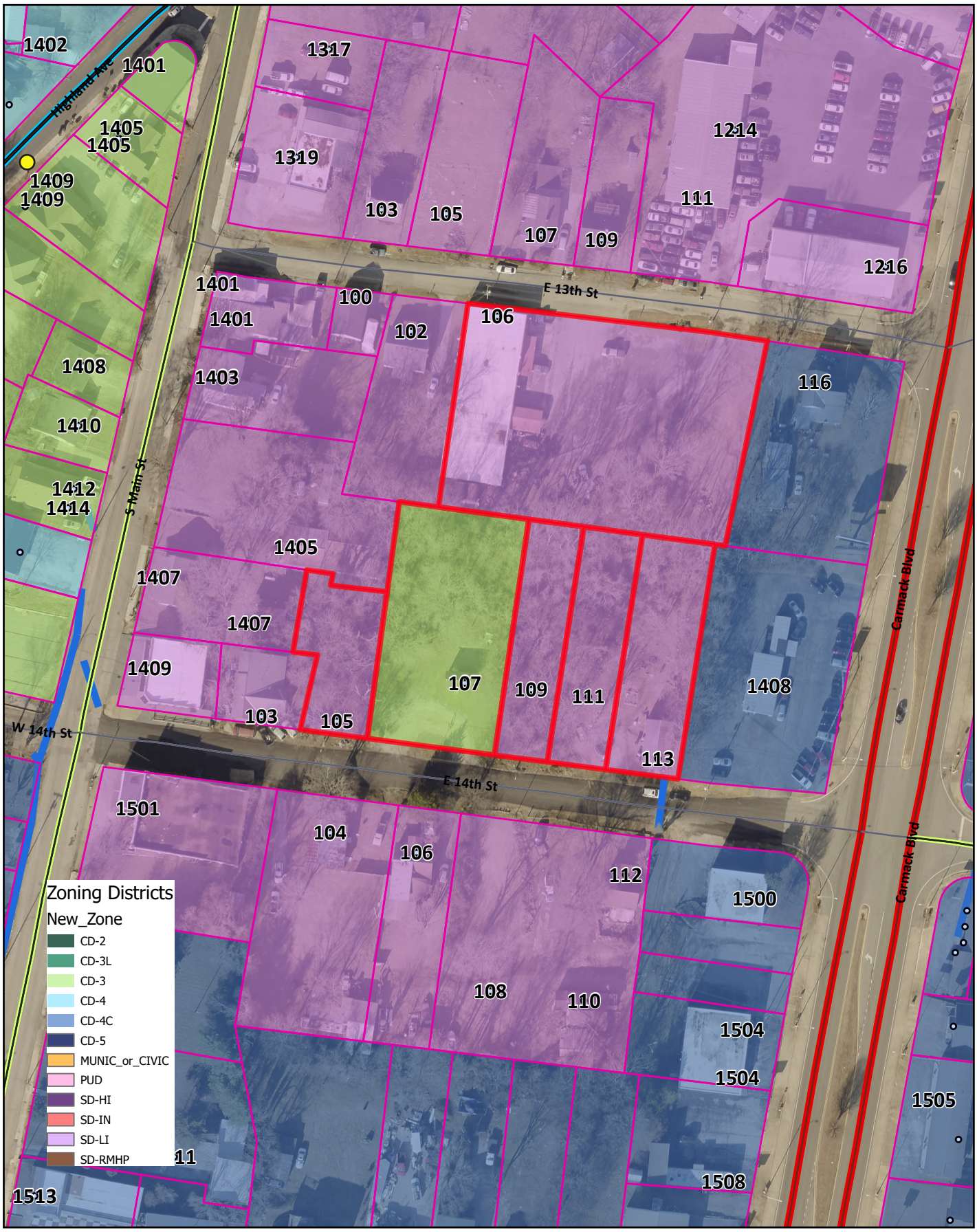
TRACT 2:

SITUATE in the NINTH (9TH) Civil District of Maury County, Tennessee, and in the Third (3rd) Ward of the City of Columbia, and being more particularly described as follows:

Being the Eastern part of Lot 7 of the Johnson's Addition, as shown by a map of record in Plat Book 2 at page 29 in the Maury County, Tennessee Register of Deeds office. Fronting 49 feet on the Southerly side of Midway Avenue and extending back Southwardly between almost parallel lines 120 feet on the East side and 110.5 feet on the West side, more or less and the back line has a length of 42 feet.

624 Midway Avenue

Tax Parcel # 099G-D-099H-26.00



Ordinance No. 4524 - Exhibit B

East 13th & 14th Streets

TM 100L Group F Parcels 8, 9, 9.01, 10, 11, & 21

CITY OF COLUMBIA
Development Services
700 N. Garden St.
Columbia, TN 38401
www.columbiatn.gov
(931) 560-1560

REZONING / CONCEPT PLAN
FOR
E. 14TH & E. 13TH STREET

E. 14TH & 13TH STREET
COLUMBIA, TN 38401

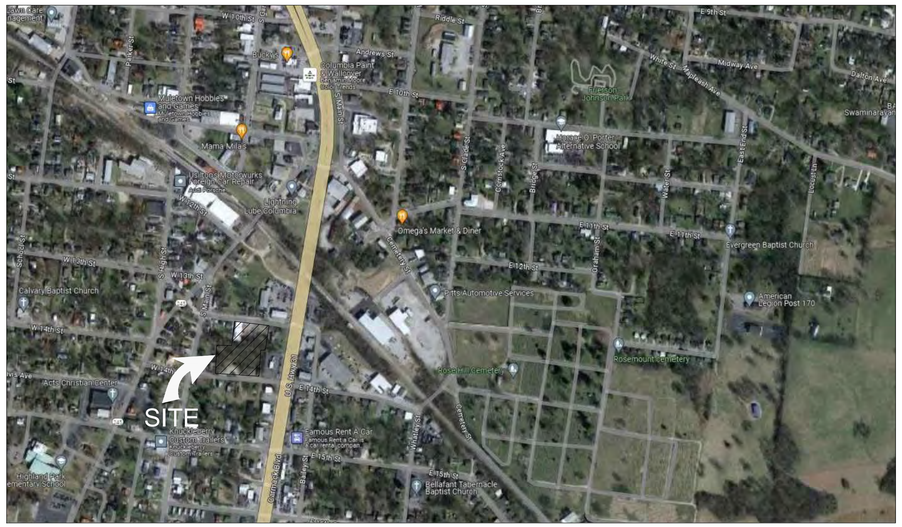
Property Information:
Developer: Burchell Properties LLC
Columbia, Tennessee 38401
Map 100L, Parcel Numbers 8.00, 9.00, 9.01, 10.00, 11.00, & 21.00

Civil Engineer:
TKC ARCHITECTURE AND ENGINEERING LLC
Cole Newton, PE, LEED AP
cole@tkc-ae.com
615.617.7477
www.tkc-ae.com

Surveyor:
CARROLL LAND SURVEYING
Kenneth Carroll
csurvey@bellsouth.net
931.796.1654

Topographic Boundary Survey, including property lines, legal description, existing utilities, site topography with spot elevations, outstanding physical features and existing structure locations was provided by the OWNER / CARROLL LAND SURVEYING. TKC ARCHITECTURE AND ENGINEERING LLC and its associates will not be held responsible for its accuracy or for design errors or emissions resulting from potential survey inaccuracies.

Contractor to contact civil engineer with any discrepancies with these drawings and actual field conditions.



N.T.S.

LOCATION MAP

Total Site Data			
BASE SITE DATA: 2.21 +/- ACRES			
	EXISTING	PROPOSED (E. 13TH)	PROPOSED (E. 14TH)
TOTAL PROPERTY ACREAGE	2.21 AC (TOTAL)	1.01 +/- AC	1.20 +/- AC
PROPERTY USE	TWO BUILDINGS, GRAVEL PARKING & OPEN SPACE	6,770 SQFT BUILDING WITH GRAVEL PARKING LOT	10 TOWNHOMES
ZONING	SD-LI & CD-3	CD-4	CD-4
SETBACKS			
FRONT	25' (CD-3) & 40' (SD-LI)	6' MIN. 20' MAX	6' MIN. 20' MAX
SIDE	8' (CD-3) & 10' (SD-LI)	6' MIN.	6' MIN.
REAR	25' (CD-3) & 20' (SD-LI)	3' MIN.	3' MIN.

Sheet Schedule

C-0.0 Cover Sheet
C-1.0 Existing Conditions
C-2.0 Concept Plan

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
2004 CARMACK BLVD. SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
EAST 14th & 13th STREET REZONE
14TH & 13TH STREET EAST
COLUMBIA, TN 38401

PRELIMINARY DRAWINGS

Revision		
No.	Date	Description

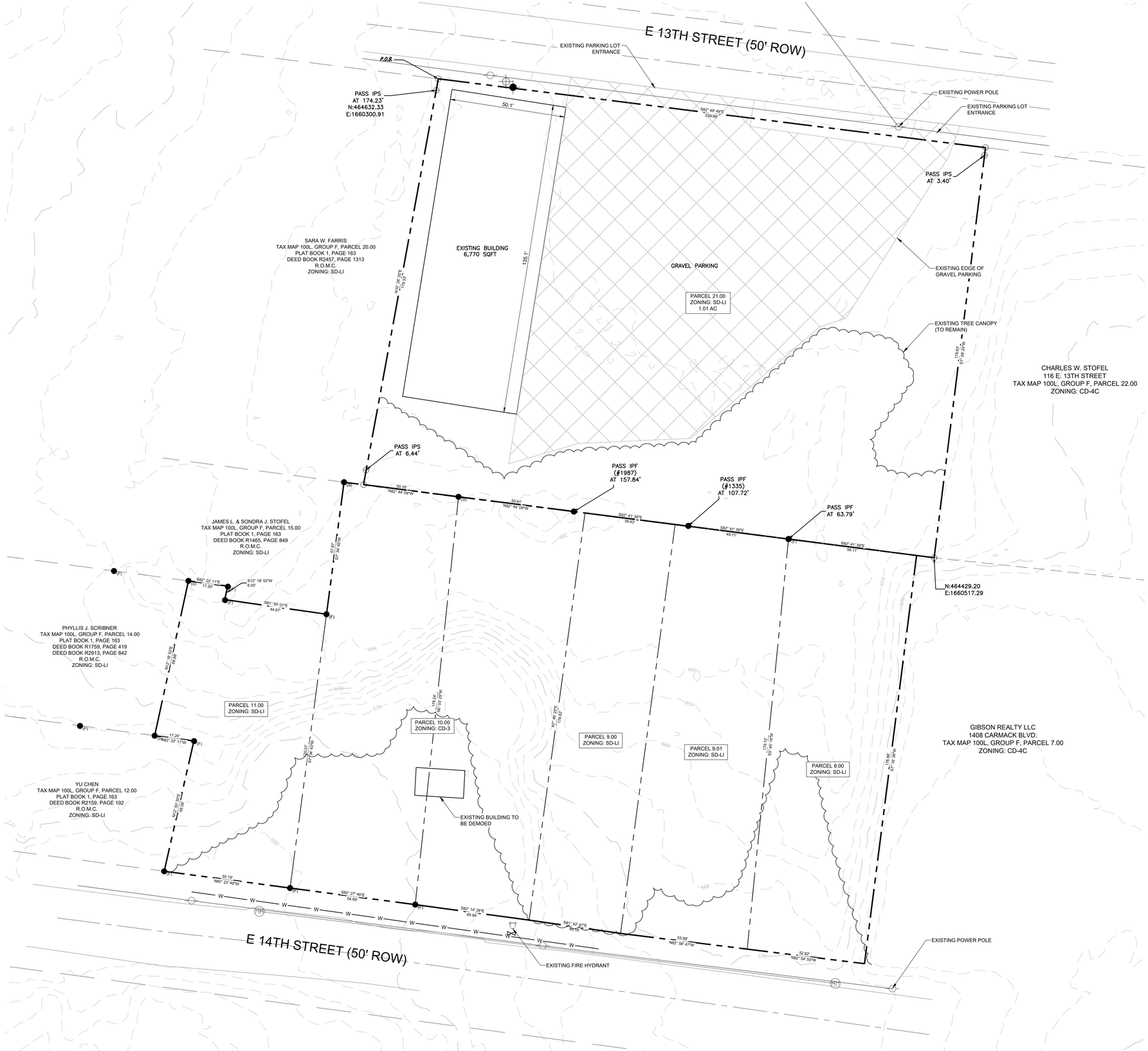
THIS DRAWING IS THE PROPERTY OF TKC ARCHITECTURE & ENGINEERING (TKC A&E). ANY UNAUTHORIZED REPRODUCTION OR USAGE WITHOUT THE PRIOR WRITTEN CONSENT OF TKC A&E IS PROHIBITED.

NOT FOR CONSTRUCTION

SHEET TITLE:
COVER SHEET

Rezone
DATE: 10/19/2023
DRAWN BY: RT
PROJECT NO.: 2347

SHEET NO.:
C - 0.0



GRAPHIC SCALE

(IN FEET)

0 10 20 40

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE CANOPY
- GRAVEL PARKING AREA

TKC
ARCHITECTURE | INTERIORS | CIVIL SITE
2904 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
EAST 14th & 13th STREET REZONE

14TH & 13TH STREET EAST
COLUMBIA, TN 38401

PRELIMINARY DRAWINGS

Revision		
No.	Date	Description

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NOT FOR CONSTRUCTION

SHEET TITLE:
EXISTING CONDITIONS

Rezone

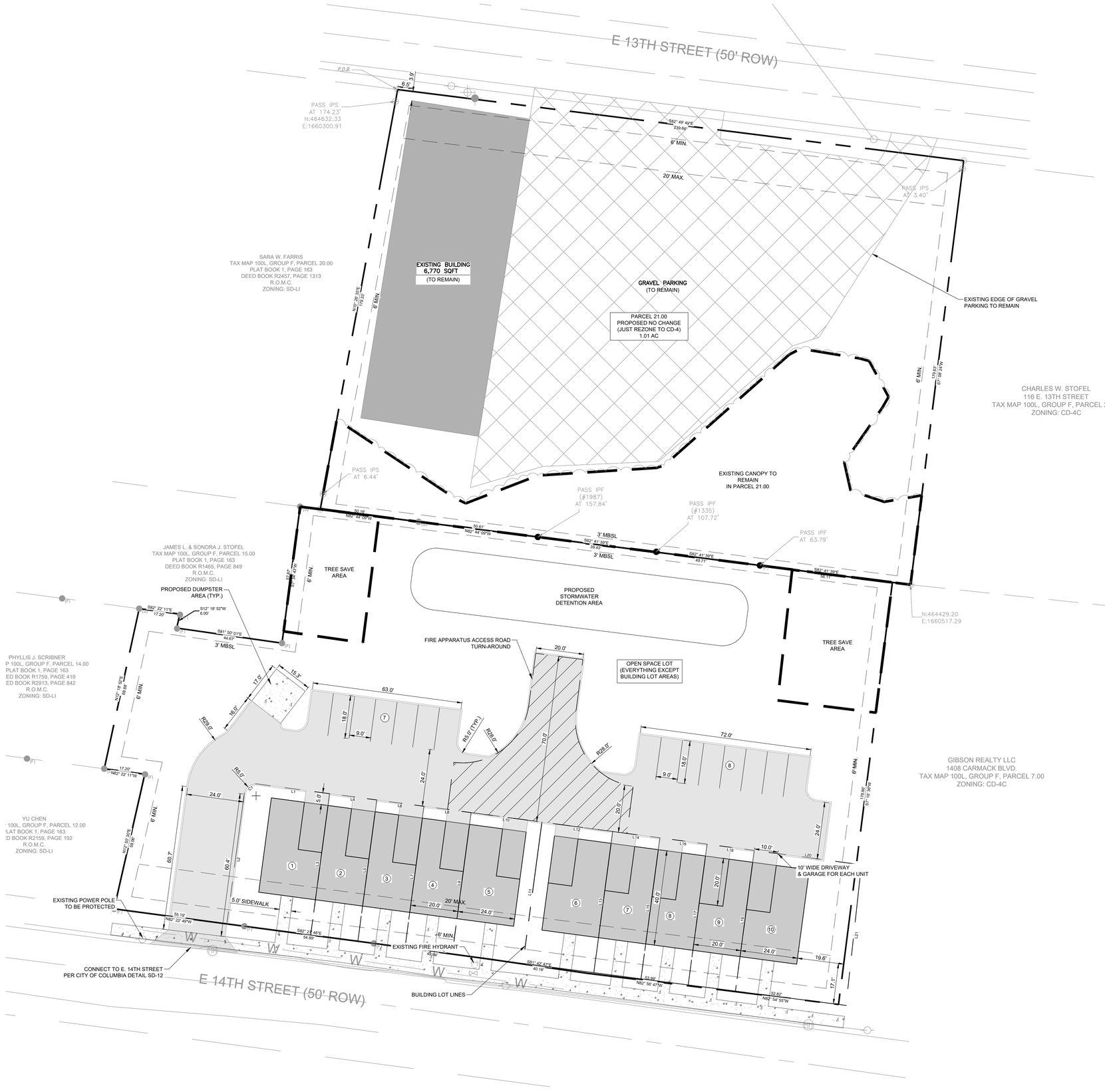
DATE: 10/19/2023

DRAWN BY: RT

PROJECT NO.: 2347

SHEET NO.:

C - 1.0



N

GRAPHIC SCALE

(IN FEET)

0 10 20 40

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- TREE SAVE AREA (MIN. OF 0.093 AC)
- BUILDING LOT LINES

SITE DATA		
SITE	E. 13th STREET	E. 14th STREET
ACREAGE	1.01 ACRES	1.20 ACRES
EXISTING ZONING	SD-LI	SD-LI (PARCEL 11.00, 9.00, 9.01 & 8.00) CD-3 (PARCEL 10.00)
PROPOSED ZONING	CD-4 (GENERAL URBAN CHARACTER DISTRICT)	CD-4 (GENERAL URBAN CHARACTER DISTRICT)
SETBACKS		
FRONT	6' MIN., 20' MAX.	6' MIN., 20' MAX.
SIDE	6' MIN.	6' MIN.
REAR	3' MIN.	3' MIN.
BUILDING HEIGHT	3 STORIES MAX.	3 STORIES MAX.
PARKING REQUIRED	1 PER 1,000 SQ. FT. OF USABLE SPACE (7 SPACES)	1.5 SPACES PER DWELLING UNIT (15 SPACES)
PARKING PROPOSED	NO CHANGE FROM EXISTING	26 SPACES (10 GARAGE SPACES - 16 NORMAL SPACES)
TREE SAVE	EXISTING 0.25 AC OF TREES (NO CHANGE TO EXISTING CANOPY)	EXISTING 0.93 AC OF TREES 10% TOTAL TO BE SAVED: MIN. OF 0.093 AC (0.094 AC SAVED)
TOWNHOME DENSITY	N/A	8.33 UNITS/AC < 12 UNITS/AC (MAX.)
IMPERVIOUS SURFACE	NO CHANAGE	40.5% < 80% (MAX.)

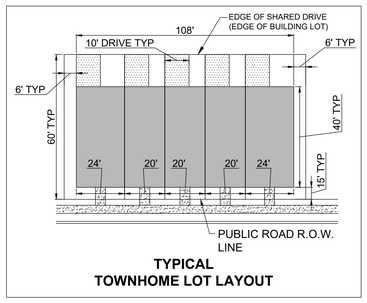
NOTES:

1. UNDER 10 ACRES - NO CIVIC SPACE REQUIRED
2. EACH GARAGE SHALL BE A MIN. OF 10' X 20' (INTERIOR DIMENSIONS)
3. OFF-STREET PARKING SURFACE SHALL BE ASPHALT OR CONCRETE.
4. NO CHANGE TO E. 13TH STREET PROPERTY (PARCEL 21.00) JUST PROPOSING REZONING

Parcel Line Table		
Line #	Length	Direction
L1	30.50	N82° 22' 30.76"W
L2	55.00	S7° 37' 29.24"W
L3	59.96	N7° 37' 29.24"E
L4	20.00	N82° 22' 30.76"W
L5	59.93	N7° 37' 29.24"E
L6	20.00	N82° 22' 30.76"W
L7	59.93	N7° 37' 29.24"E
L8	20.00	N82° 22' 30.76"W
L9	59.97	N7° 37' 29.24"E
L10	30.00	N82° 22' 30.76"W
L11	59.97	N7° 37' 29.24"E

Parcel Line Table		
Line #	Length	Direction
L12	30.00	N82° 22' 30.76"W
L13	59.86	N7° 37' 29.24"E
L14	20.00	N82° 22' 30.76"W
L15	59.78	N7° 37' 29.24"E
L16	20.00	N82° 22' 30.76"W
L17	59.71	N7° 37' 29.24"E
L18	20.00	N82° 22' 30.76"W
L19	59.63	N7° 37' 29.24"E
L20	45.43	S82° 22' 30.76"E
L21	59.45	S6° 15' 22.84"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.85	5.00	90.00	S52° 37' 29"W	7.07



TYPICAL TOWNHOME LOT LAYOUT

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CONSULTANTS:

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SHEET TITLE:
CONCEPT PLAN

Rezone
DATE: 10/19/2023
DRAWN BY: RT
PROJECT NO.: 2347

SHEET NO.:
C - 2.0

E. 14th Street

Project #:	24-0283	Location:	Map 100L F Parcels 8,9,9.01, 10,11,21
Applicant:	Cole Newton	Case Type(s):	Rezoning
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Townhomes

PROJECT SUMMARY

The applicant requests to rezone a -six properties totaling 2.1 acres between East 13th Street and East 14th Street to CD-4 (General Urban Neighborhood Character District). One property is currently zoned CD-3 (Neighborhood Character District); the balance of the properties are zoned SD-LI (Special District Light Industrial).

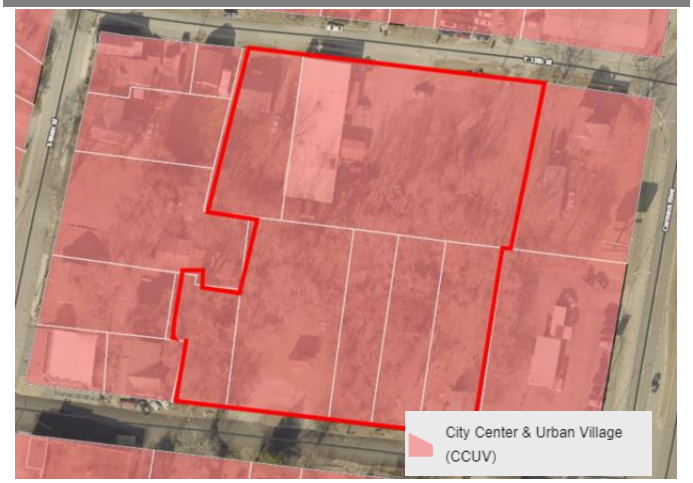
- The requested zoning is consistent with the City Center Urban Village (CCUV) future land use classification in Connect Columbia. It is also within the South Corridor Special Area.
- The applicant has provided a concept plan depicting development of the property fortownhomes on the southern portion of the property with existing improvements to remain on the northern portion of the property.
- Subsequent development and division of the property will require review and approval by the Planning Commission or the Zoning Administrator.
- The Planning Commission is a **recommending body** for rezoning requests; City Council is the decision-making authority.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-3/SD-LI	Commercial	Vacant House/Commercial Building	+/- 2.1 acre



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	CCUV	CD-3/SD-LI	Vacant/Commercial
North	CCUV	SD-LI	Single Family
South	CCUV	SD-LI	Single Family
East	CCUV	SD-LI	Automotive Sales
West	CCUV	CD-4C	Single Family

CONSISTENCY WITH CONNECT COLUMBIA

City Center Urban Village: The requested rezoning is consistent with the future land use map. The future land use of the subject site is CCUV. The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points (Connect Columbia, p. 35). It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. The future land use classification is implemented by the CD-4 and CD-5character districts, as well as CV and PUDs. In some cases, the Planning Commission may determine that CD-3 and CD-4C are also appropriate implementing zones.

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts

Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center – Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD PUD-MU
Civic CV

Implementing Standards

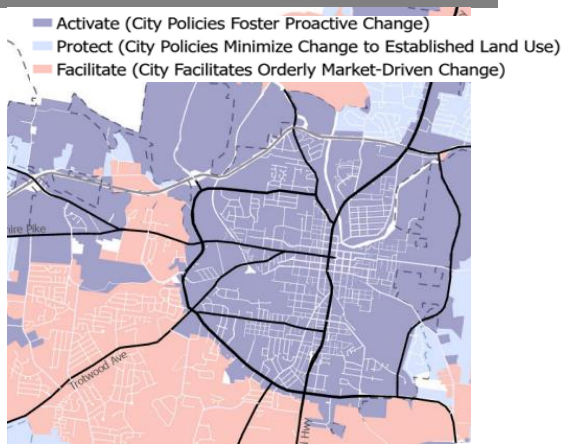
General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways





AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *Activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

As required by **§ 8.5.19.F.3** of the Zoning Ordinance, the applicant provided a concept plan (i.e. "Sketch Development Plan"). The current request establishes the applicable standards for future reviews. The concept plan is not a plan of development and approval of the rezoning request does not establish a vested right.

- **The concept demonstrates that it is possible to develop the site in conformity with the bulk and design standard of the Ordinance at Table 4.3.1-D.**
    - The plan depicts development of the southern portion of the property as a 10-unit townhome development.
    - The plan depicts the existing non-conforming buildings remaining on the property.
- Development of the property may require some modification of the concept plan.
- Fire access and turnaround for fire apparatus may require modification to the concept plan.
- If the rezoning is successful and the site develops, Planning staff will perform zoning compliance review to determine conformity with the standards of the Ordinance.

EVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its July 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance. The City Council is the decision-making authority.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;
b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [, are not contravened];

c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;
d. 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;
e. It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;
f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its July 2024 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** directed the applicant to provide a narrative response to criterion at **§ 8.5.19.H.4(e)** explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment.
- Planning asked the applicant to provide complete legal descriptions of the subject property.
- The **Fire Marshal** provided additional advisory comments on the concept plan.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested CD-4 zoning is consistent with Connect Columbia. As discussed above, the subject site's future land use classification is City Center Urban Village (CCUV) and South Corridor Special District The requested district implements the future land uses. The Area of Change Policy for the property is *Activate*, indicating that the City encourages beneficial changes to the land use pattern in the area.

The existing improvements on the northern portion of the site are non-conforming. The existing structures on the property are nonconforming. It is possible to develop the site in conformity with the CD-4 standards in the future. Renovations, casualty, or change of use could require the buildings to come into conformity with the CD-4 standards.

SAMPLE MOTIONS

Recommend to Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning *[, subject to technical comments and other conditions presented by planning staff*].

Recommend to Deny:

Move to recommend denial of the requested rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: PUBLIC HEARING ON ORDINANCE NO. 4525 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE HONEY FARM PUD MASTER PLAN AT TAX MAP 51 PARCEL 58.00 LOCATED OFF NASHVILLE HIGHWAY AND HONEY FARM WAY - WARD 5.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is requesting approval for a Preliminary PUD Master Plan that consists of 174 townhome units with 9 additional lots for open and/or civic spaces with supporting infrastructure off Honey Farm Way for a 25.9 acre portion of property at Tax Map 51 Parcel 58. The proposal was reviewed by the Planning Commission at the August 14, 2024 meeting and was given a recommendation of denial with a vote of seven to zero. The required notice of Public Hearing was advertised in The Daily Herald on Tuesday, August 27, 2024.

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Ordinance 4525, Exhibit A, Exhibit B, DS Staff Report, Applicant Presentation.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE HONEY FARM PUD MASTER PLAN AT TAX MAP 51 PARCEL 58.00 LOCATED OFF NASHVILLE HIGHWAY AND HONEY FARM WAY.

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by revising the Honey Farm PUD Master Plan for property off Nashville Highway and Honey Farm Way, at Tax Map 51 Parcel 58.00.

Section 2: Said revised Planned Unit Development Master Plan is located in the Third Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia. The PUD Master Plan, which is attached hereto and incorporated herein by reference, is identified as Exhibit "A". The façade elevations for the PUD Master Plan, which are attached hereto and incorporated herein by reference, are identified as Exhibit "B".

Section 3 This Ordinance is passed after review by the Columbia Municipal Planning Commission with a recommendation of denial on the 14th day of August, 2024, and after a public hearing held on the 12th day of September, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following findings:

a. The proposed PUD Master Plan is in agreement with the Comprehensive plan and any applicable local area plans;

b. It has been determined that the legal purposes for which zoning exists have not been contravened;

c. The proposed PUD Master Plan will have no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

.

Section 5: That ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF THE CITY OF COLUMBIA, TENNESSEE, This the 10th day of October, 2024.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____
ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration:_____

24-0205 PLANNED UNIT DEVELOPMENT

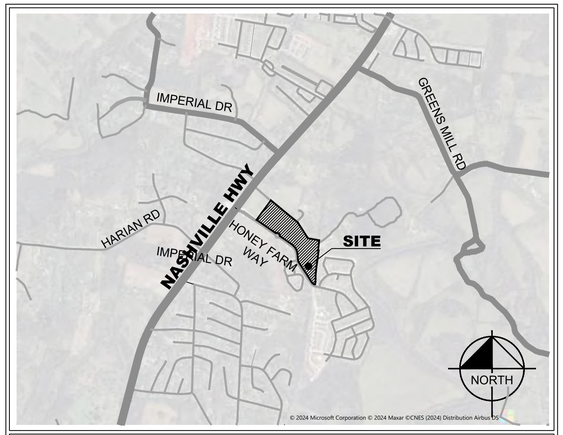
HONEY FARM CROSSING

2248 NASHVILLE HIGHWAY
COLUMBIA, TN

INITIAL SUBMITTAL: MAY 20, 2024
RESUBMITTAL: JUNE 21, 2024
RESUBMITTAL: JULY 15, 2024
RESUBMITTAL: JULY 26, 2024

SITE DATA TABLE		
SITE ADDRESS	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401	
TAX MAP	MAP 051 PARCEL 058.00	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	25.9 AC	25.9 AC
DISTURBED AREA	N/A	25.0 AC
DEDICATED R.O.W. AREA	N/A	6.8 AC
IMPERVIOUS AREA	0 AC	18.7 AC
PERVIOUS AREA	25.9 AC	7.2 AC
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT: NORTH	N/A	15 FT
REAR: SOUTH	N/A	20 FT
SIDE: EAST	N/A	7.5 FT
SIDE: WEST	N/A	7.5 FT

EXISTING PROPERTY SUMMARY	
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN
MAP AND PARCEL ID:	MAP 051, PARCEL 058.00
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Number	Title
C0-00	COVER
C0-02	SURVEY BY GEOSURVEY
C0-03	SURVEY BY GEOSURVEY
C2-00	SITE LAYOUT - OVERALL
C2-10	SITE LAYOUT - ENLARGEMENT
C2-11	SITE LAYOUT - ENLARGEMENT
C2-12	TABULAR DATA
C2-50	PARKING EXHIBIT
C2-51	PARKING EXHIBIT
C4-00	GRADING AND DRAINAGE PLAN - OVERALL
C4-10	SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT
C4-11	SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT
C4-12	RETAINING WALL - ENLARGEMENT
C4-13	RETAINING WALL - ENLARGEMENT
C4-14	FIRE ACCESS PLAN
C4-15	FIRE ACCESS PLAN
C4-50	ELEVATION EXHIBIT
C4-51	ELEVATION EXHIBIT
C5-00	UTILITY PLAN - OVERALL
C5-10	UTILITY PLAN - ENLARGEMENT
C5-20	UTILITY PLAN - ENLARGEMENT
C6-00	PUD VARIANCE EXHIBIT
L0-00	TREE CANOPY EXHIBIT
L1-00	LANDSCAPE PLAN
L1-10	LANDSCAPE PLAN - ENLARGEMENT
L1-11	LANDSCAPE PLAN - ENLARGEMENT
L1-20	FOUNDATION PLANTING PLAN
L1-21	FOUNDATION PLANTING PLAN
L1-50	LANDSCAPE DETAILS
A1-00	ARCHITECTURAL PERSPECTIVE - FRONT
A1-01	ARCHITECTURAL FLOOR PLAN - MITCHELL
A1-02	ARCHITECTURAL FLOOR PLAN - PORTSMOUTH
A1-03	ARCHITECTURAL ELEVATION - FRONT
A1-04	ARCHITECTURAL ELEVATIONS - SIDE & REAR
A1-05	ARCHITECTURAL ELEVATION EXHIBIT

PUD VARIANCE REQUEST

Variance Request 1

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R, Setback/Yards, Side Setback/Yard, 10 ft. min., 24' max.

Proposed Variance: Side Setback/Yard, 7.5 ft. min., 24' max.

Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 6 ft. min. setback, the requested reduction to a 7.5 ft. min. side setback allows for adequate spacing between project buildings while also accomplishing the desired street frontage character.

Variance Request 2

Ordinance Requirement: Table 4.3.11.H.-1 Lot/Building Site/Parcel Buffer, PUD-R / 75' Buffer Width, Min. 90% opacity 3 ft. from ground and up; Evergreen plants > 2.5 in. caliper measured 3 ft from ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted < 10 ft. o.c.

Proposed Variance: Buildings shall be placed no closer than 90' to the property line where the 75' buffer is required. Site improvements including retaining walls, sidewalks, trash enclosures, and alley/driveway paving may encroach into the outside 20' of the buffer. Utility easements are allowed in the buffer area. Landscaping for the buffer may consist of the existing preserved trees along the property line and intermittently spaced clusters of evergreen tree plantings in project open space and civic space areas.

Justification: A minimum 75' buffer to project buildings is provided. The proposed variance accomplishes the intent of the ordinance buffer requirement by placing buildings proposed for the development more than 100' from the property line along the buffer frontage, by situating the development at a lower elevation from the surrounding properties, and by providing a layered vegetative buffer incorporating the existing trees along the property line and the planting of evergreen tress in the open space and civic spaces fronting the buffer area.

Variance Request 3

Ordinance Requirement: 5.2.2.E. Thoroughfares and Internal Drive Standards, Network/Connections, Thoroughfares and Internal Drives shall terminate at other Thoroughfares or Internal Drives.

Proposed Variance: Alley E is allowed to terminate with a dead end condition at the Honey Farm Way frontage.

Justification: The connection of the alley to Honey Farm Way would create an unsafe and undesirable traffic pattern. Access to the alley is provided on the opposite side of the building adjacent to Honey Farm Way.

Variance Request 4

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R, Setback/Yards, Rear Setback, 10 ft. min.

Proposed Variance: Rear Setback, 5 ft. min.

Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 3 ft. min. rear setback, the requested reduction to a 5 ft. min. rear setback allows for adequate separation from the alley while also accomplishing the desired street frontage character.

Variance Request 5

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R; Building Standards, Building Composition, Finished Floor Level Min. 18 in. above finished grade at Façade.

Façade, Façade window sill height, 5 ft. min. above average grade at Façade.

Proposed Variance: Finished Floor Level Min. 12 in. above finished grade at Façade, façade window sill height, 4 ft. min. above average grade at facade.

Justification: The proposed town home product construction type is slab on grade which is limited to a maximum 12 in. turn down at the front grade elevation making the finished floor level 12 in. above finished grade min/max. Common window sill height for residential construction is 36" making the total proposed height from finished grade to window sill 4 ft.

Variance Request 6

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R; Private Landscaping and Fencing Standards, Walls & Fencing (not including screens), Height 3.5-4 ft. at frontage; otherwise, 6' max; height measured from avg. undisturbed grade of adjacent property at property line.

Proposed Variance: At Building frontage Max Height of 6.5 ft., Retaining wall max height of 9.5 ft.

Justification: Due to topography on site the max retaining wall heights need to be increased to achieve building frontage requirements to public thoroughfares.

PROJECT DESIGN TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TENNESSEE 37067
CONTACT: GRAY HARRISON, P.E.
PHONE: (615) 564-2701

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TENNESSEE 37067
CONTACT: JOSH ROWLAND, P.E.
PHONE: (615) 564-2701

SURVEY
GEOSURVEY
1660 BARNES MILL ROAD
MARIETTA, GEORGIA
CONTACT: TRENTON D. TURK
PHONE: (770) 795-9900

DEVELOPER
FORESTAR GROUP
402 BNA DRIVE, SUITE 409
NASHVILLE, TENNESSEE 37217
CONTACT: TYLER STAMM
PHONE: (615) 603-8702

DEVELOPER

FORESTAR

FORESTAR GROUP
402 BNA DRIVE, SUITE 409
NASHVILLE, TN 37217

PLANS PREPARED BY

Kimley»Horn

4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TENNESSEE 37067
Main: (615) 564-2701 | www.kimley-horn.com

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PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118621000	C0-00	35

ENGINEER'S SEAL



811 Know what's below. Call before you dig.

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C0-00 COVER.dwg C0-00 COVER Jul 26, 2024 12:50pm by: william.irby

Honey Farm Crossing - 021 project phase

C0-02 - SURVEY BY GEOSURVEY
DATED 06/23/2022 - N.T.S.

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 47119C0190E, AND THE DATE OF SAID MAP IS 4/16/2007. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE "VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)–STATE PLANE COORDINATE SYSTEM OF TENNESSEE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "RM1–PUD" (HIGH DENSITY RESIDENTIAL & COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICTS) AS SHOWN ON THE ZONING MAP OF CITY OF COLUMBIA.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

A SUBDIVISION PLAT IS REQUIRED FOR THIS SITE.

SURVEY REFERENCES

1> PLAT OF SURVEY FOR FIRST FARMERS AND MERCHANTS NATIONAL BANK (TRUST DEPARTMENT) OF GLEN H. STEVENSON, ESTATE, PREPARED BY EVERETT E. CAMPBELL, RLS #455, AND RECORDED IN PLAT BOOK 16, PAGE 251, MAURY COUNTY RECORDS, MAY 6, 2006.

2> HONEY FARM PHASE 1, SECTION 1, PREPARED BY WEBB ENGINEERING, RLS #2671, AND RECORDED IN PLAT BOOK 18, PAGE 191, MAURY COUNTY RECORDS, NOVEMBER 25, 2008.

3> HONEY FARM PHASE 1, SECTION 2, PREPARED BY O'LEARY & ASSOCIATES LAND SURVEYING, RLS #1987, AND RECORDED IN PLAT BOOK 20, PAGE 157, MAURY COUNTY RECORDS, AUGUST 8, 2014.

4> HONEY FARM PHASE 1, SECTION 3, PREPARED BY WEBB ENGINEERING, RLS #2671, AND RECORDED IN PLAT BOOK 21, PAGE 109, MAURY COUNTY RECORDS, SEPTEMBER 28, 2016.

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20220763CTN, EFFECTIVE DATE APRIL 12, 2022.

10. Subject to all matters shown on the Plan of record in Plat Book P16, Page 251–252; Plat Book P18, Pages 191–192, Plat Book P20, Page 157–158 and Plat Book P21, Page 109, Register's Office for Maury County, Tennessee.
SAID PLATS ESTABLISH EASTERN PROPERTY LINE AND RIGHT–OF–WAY OF HONEY FARM WAY. NO NEW EASEMENTS OR SETBACKS CREATED BY SAID PLATS.

11. Applications for Greenbelt Assessment – Agricultural of record in Book R2179, Pages 777 and 778, in the Register's Office for Maury County, Tennessee.
NOT A SURVEY MATTER

12. Joint Driveway Agreement of record in Book 1370, Page 694, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT.

13. Grant of Easement of record in Book 1197, Page 481, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN

14. Deed restrictions, easements and rights as set out in Deed of record in Book 747, Page 371, in the Register's Office for Maury County, Tennessee.
MATTERS AFFECTING SITE ARE DEPICTED ON SURVEY

15. Right of Way Easement of record in Book 219, Page 536, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE. BLANKET EASEMENT

16. Right–of–Way or Easement of record in Book R2026, Page 1182, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT

17. Storm Water Detention Agreement of record in Book R2001, Page 247, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE. BLANKET EASEMENT

18. Inspection and Maintenance Agreements of Private Stormwater Management Facilities of record in Book R2033, Page 1413 and Book R2415, Page 1427, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT.

19. Easement(s) as shown in Deed of record in Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

20. Easements of record in Notice of Taking of record in Book 779, Page 508, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

21. Honey Farm Homeowners Association, Inc., Charter of record in Book 1, Page 366, in the Register's Office for Maury County, Tennessee.
NOT A SURVEY MATTER.

22. Any dedication of the Land or part thereof, for cemetery or burial purposes and public or private rights created thereby, including but not limited to the rights of others in and to the cemetery of record in Book 747, Page 371 and Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
CEMETERY AND BURIAL RIGHTS DO NOT AFFECT.

23. Possible encroachment by a "lane" of record in Book 747, Page 371; and rights of others in and to said "lane" as shown in aforesaid Book 747, Page 371 and in Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

PROPERTY DESCRIPTION

RESIDENTIAL TRACT:
All that tract or parcel of land lying and being in the Third Civil District of Maury County, Tennessee, and being more particularly described as follows:

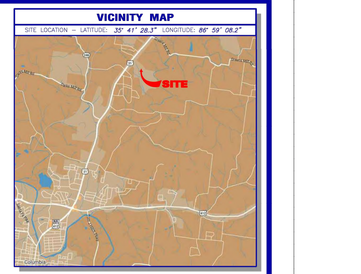
COMMENCING at a 1/2–inch rebar found at the intersection of the southeasterly right–of–way line of Nashville Highway (variable right–of–way) with the northeasterly right–of–way line of Honey Farm Way (variable right–of–way); Thence along said northeasterly right–of–way line of Honey Farm Way South 53 degrees 26 minutes 48 seconds East for a distance of 44.38 feet to a 1/2–inch rebar found; Thence along the arc of a curve to the left an arc length of 55.71 feet, said curve having a radius of 160.00 feet and being subtended by a chord of 55.43 feet bearing South 63 degrees 22 minutes 30 seconds East to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 83.46 feet, said curve having a radius of 240.00 feet and being subtended by a chord of 83.04 feet bearing South 63 degrees 11 minutes 32 seconds East to a 1/2–inch rebar found; Thence South 53 degrees 39 minutes 04 seconds East for a distance of 95.90 feet to a 5/8–inch rebar set; Thence South 51 degrees 43 minutes 09 seconds East for a distance of 152.63 feet to a nail set; Thence South 55 degrees 07 minutes 01 seconds East for a distance of 89.78 feet to a 5/8–inch rebar set, said point being the TRUE POINT OF BEGINNING; Thence departing said right–of–way line North 36 degrees 32 minutes 46 seconds East for a distance of 616.84 feet to a nail set in the center of a paved lane; Thence with the centerline of said lane South 50 degrees 28 minutes 06 seconds East for a distance of 883.23 feet to a 1/2–inch rebar found to the center of a gravel lane; Thence with the centerline of said lane South 32 degrees 39 minutes 21 seconds East for a distance of 479.97 feet to a 1/2–inch rebar found; Thence South 79 degrees 57 minutes 38 seconds East for a distance of 289.61 feet to a 1/2–inch rebar found; Thence departing said lane South 05 degrees 52 minutes 43 seconds West for a distance of 262.24 feet to a 1/2–inch rebar found; Thence South 82 degrees 33 minutes 59 seconds East for a distance of 14.84 feet to a 5/8–inch rebar set; Thence South 07 degrees 54 minutes 24 seconds West, a distance of 96.17 feet to a 1/2–inch rebar found; Thence South 07 degrees 48 minutes 35 seconds West, a distance of 77.44 feet to a 1/2–inch rebar found; Thence South 07 degrees 42 minutes 38 seconds West for a distance of 107.03 feet to a 1/2–inch rebar found; Thence South 07 degrees 37 minutes 27 seconds West for a distance of 143.40 feet to a 1/2–inch rebar found; Thence South 07 degrees 42 minutes 47 seconds West for a distance of 84.92 feet to a 1/2–inch rebar found; Thence South 05 degrees 44 minutes 16 seconds West for a distance of 41.21 feet to a 1/2–inch rebar found; Thence South 05 degrees 30 minutes 25 seconds West for a distance of 38.38 feet to a 1/2–inch rebar found; Thence South 01 degrees 38 minutes 24 seconds West for a distance of 19.09 feet to a 1/2–inch rebar found; Thence South 01 degrees 27 minutes 54 seconds West for a distance of 105.85 feet to a 5/8–inch rebar set; Thence South 01 degrees 44 minutes 21 seconds West, a distance of 79.62 feet to a 5/8–inch rebar set; Thence South 07 degrees 52 minutes 42 seconds West, a distance of 75.86 feet to a 1/2–inch rebar found on the northeasterly right–of–way line of Honey Farm Way; Thence continuing with said right–of–way line along the arc of a curve to the right an arc length of 30.39 feet, said curve having a radius of 175.00 feet and being subtended by a chord bearing of North 47 degrees 31 minutes 58 seconds West, for a distance of 30.39 feet to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 89.74 feet, with a radius of 175.00 feet, being subtended by a chord bearing of North 47 degrees 59 minutes 16 seconds West, for a distance of 88.76 feet to a 1/2–inch rebar found; Thence North 31 degrees 37 minutes 15 seconds West, a distance of 166.27 feet to a 5/8–inch rebar set; Thence North 33 degrees 22 minutes 49 seconds West, a distance of 409.64 feet to a 1/2–inch rebar found; Thence along a curve to the right having an arc length of 83.44 feet, with a radius of 170.00 feet, being subtended by a chord bearing of North 19 degrees 16 minutes 18 seconds West, for a distance of 82.60 feet to a 1/2–inch rebar found; Thence North 05 degrees 12 minutes 29 seconds West, a distance of 147.31 feet to a 5/8–inch rebar set; Thence along a curve to the left having an arc length of 287.52 feet, with a radius of 350.00 feet, being subtended by a chord bearing of North 30 degrees 10 minutes 23 seconds West, for a distance of 278.51 feet to a 1/2–inch rebar found; Thence North 55 degrees 08 minutes 10 seconds West for a distance of 348.87 feet to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 49.90 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.69 feet bearing North 33 degrees 10 minutes 56 seconds West to a 1/2–inch rebar found; Thence along the arc of a curve to the left an arc length of 102.73 feet, said curve having a radius of 67.00 feet and being subtended by a chord of 92.96 feet bearing North 55 degrees 10 minutes 25 seconds West to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 49.83 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.62 feet bearing North 77 degrees 07 minutes 31 seconds West to a 1/2–inch rebar found; Thence North 55 degrees 07 minutes 01 seconds West for a distance of 564.95 feet to a 5/8–inch rebar set, said point being the TRUE POINT OF BEGINNING.

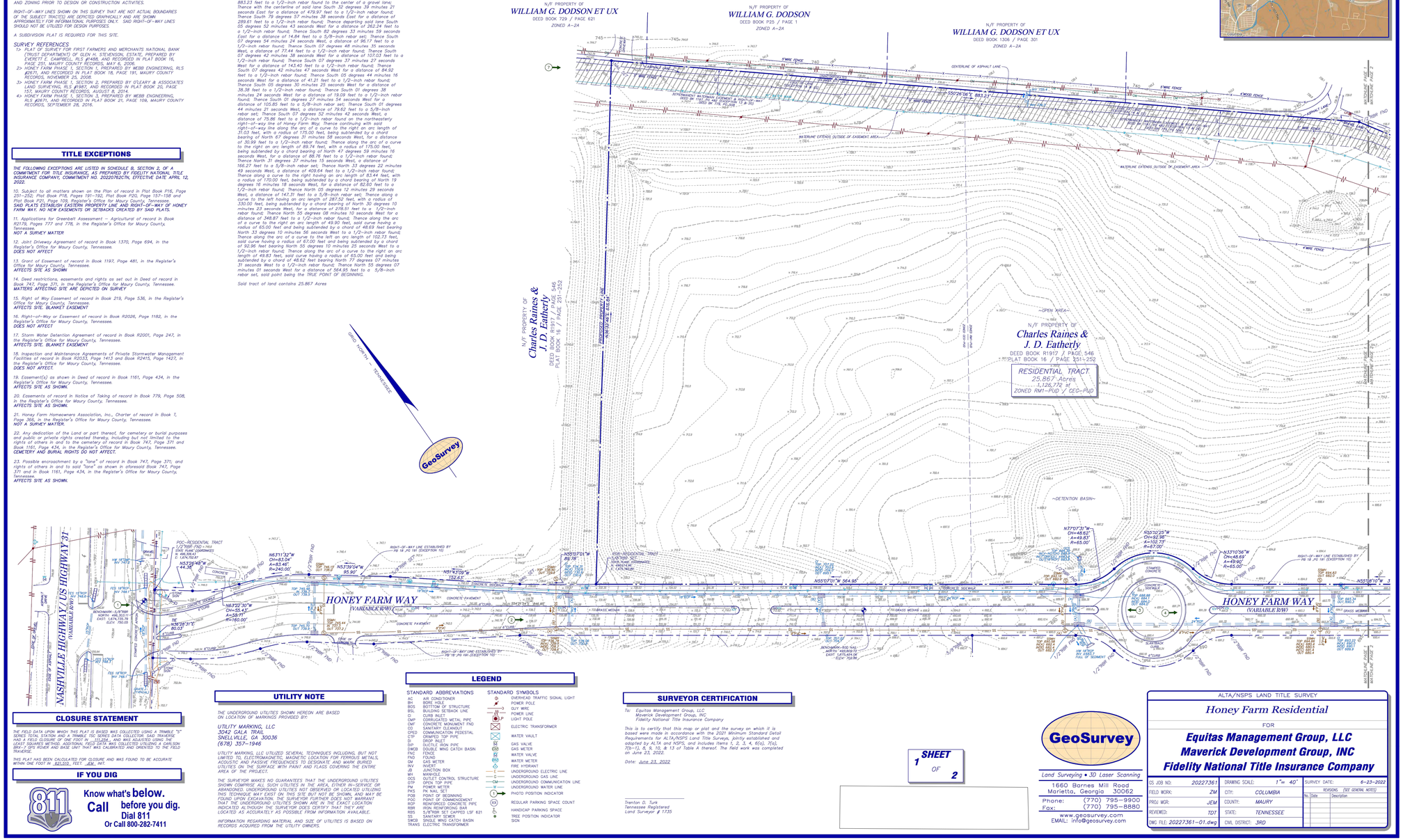
Said tract of land contains 25.867 Acres

SITE PHOTOGRAPHS



VICINITY MAP





CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TRIMBLE "S" SERIES TOTAL STATION AND A TRIMBLE TSC SERIES DATA COLLECTOR. SAID TRAVERSE HAD A FIELD CLOSURE OF ONE FOOT IN 111,254+, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. ADDITIONAL FIELD DATA WAS COLLECTED UTILIZING A CARLSON BRX–7 GPS ROVER AND BASE UNIT THAT WAS CALIBRATED AND ORIENTED TO THE FIELD TRAVERSE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 421,103+ FEET. JM INIT.

IF YOU DIG

811 Know what's **below.** **Call** before you dig. Dial 811 Or Call 800-282-7411

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILITY MARKING, LLC
3042 GALA TRAIL
SNELLVILLE, GA 30036
(678) 357–1946

UTILITY MARKING, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN–SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BOS	BOTTOM OF STRUCTURE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPCD	CAPPED CONCRETE PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PM	POWER METER
PP	POWER POLE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"IRON SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

	OVERHEAD TRAFFIC SIGNAL LIGHT
	POWER POLE
	GUY WIRE
	POWER LINE
	LIGHT POLE
	ELECTRIC TRANSFORMER
	WATER VAULT
	GAS VALVE
	GAS METER
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	UNDERGROUND COMMUNICATION LINE
	UNDERGROUND WATER LINE
	PHOTO POSITION INDICATOR
	REGULAR PARKING SPACE COUNT
	HANDICAP PARKING SPACE
	TREE POSITION INDICATOR
	SIGN

SURVEYOR CERTIFICATION

To: Equitas Management Group, LLC
Maverick Development Group, INC
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b–1), 8, 9, 10, & 13 of Table A thereof. The field work was completed on June 23, 2022.

Date: June 23, 2022

Trenton D. Turk
Tennessee Registered
Land Surveyor # 3735

SHEET 1 OF 2

GeoSurvey
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795–9900
Fax: (770) 795–8880
www.geosurvey.com
EMAIL: info@geosurvey.com

ALTA/NSPS LAND TITLE SURVEY

Honey Farm Residential

FOR

Equitas Management Group, LLC
Maverick Development Group, INC
Fidelity National Title Insurance Company

GS JOB NO:	20227361	DRAWING SCALE:	1" = 40'
FIELD WORK:	ZM	CITY:	COLUMBIA
PROJ MGR:	JEM	COUNTY:	MAURY
REVIEWED:	TDT	STATE:	TENNESSEE
DWG FILE:	20227361–01.dwg	CML DISTRICT:	3RD

SURVEY DATE: 6–23–2022

REVISIONS (SEE GENERAL NOTES)

No.	Date	Description
1		
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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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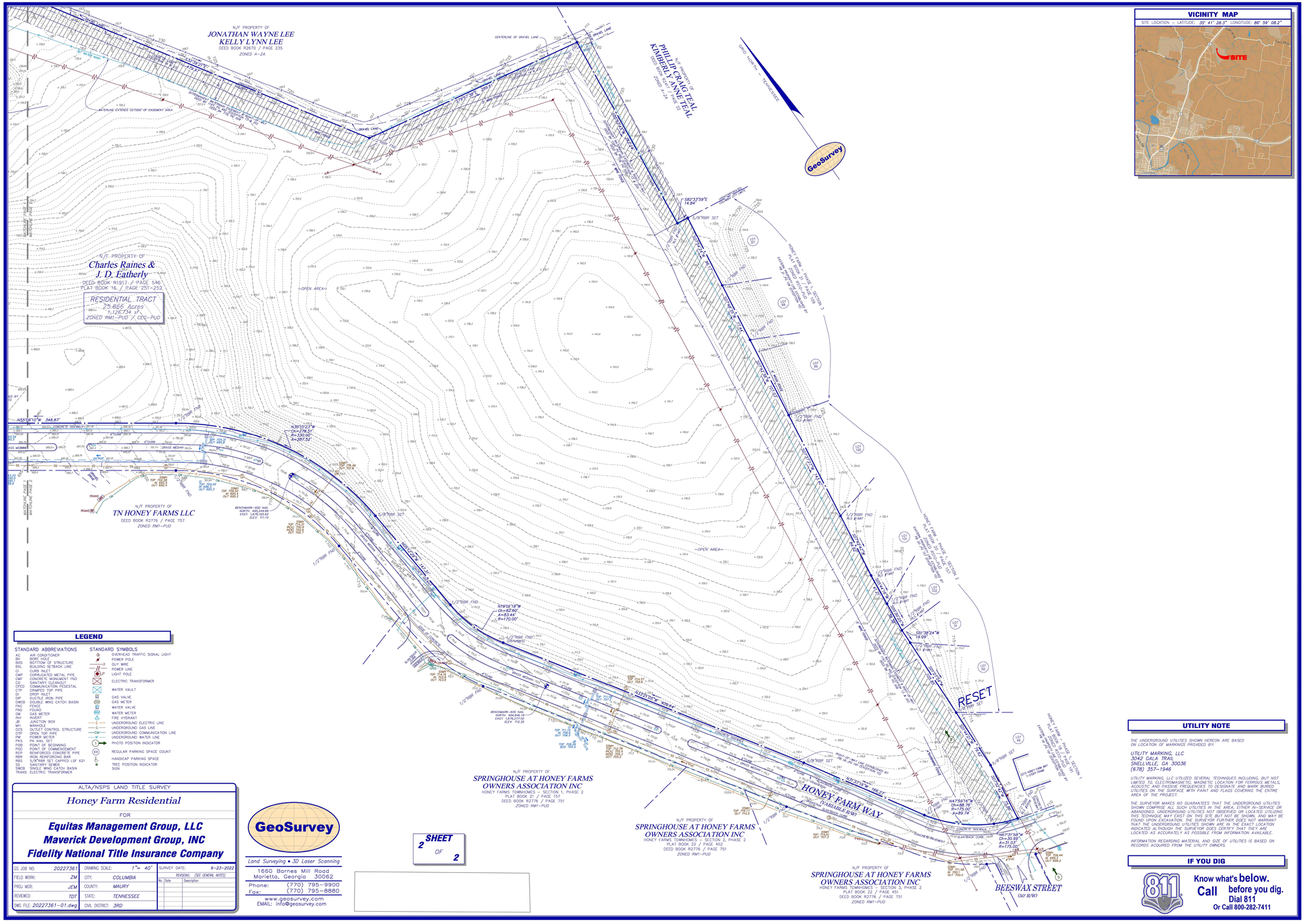
HONEY FARM CROSSING

DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 05/20/2024
KIMLEY-HORN PROJECT NO. 118621000

SURVEY BY GEOSURVEY

SHEET NUMBER
C0-02

C0-03 - SURVEY BY GEOSURVEY
DATED 06/23/2022 - N.T.S.



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HONEY FARM CROSSING

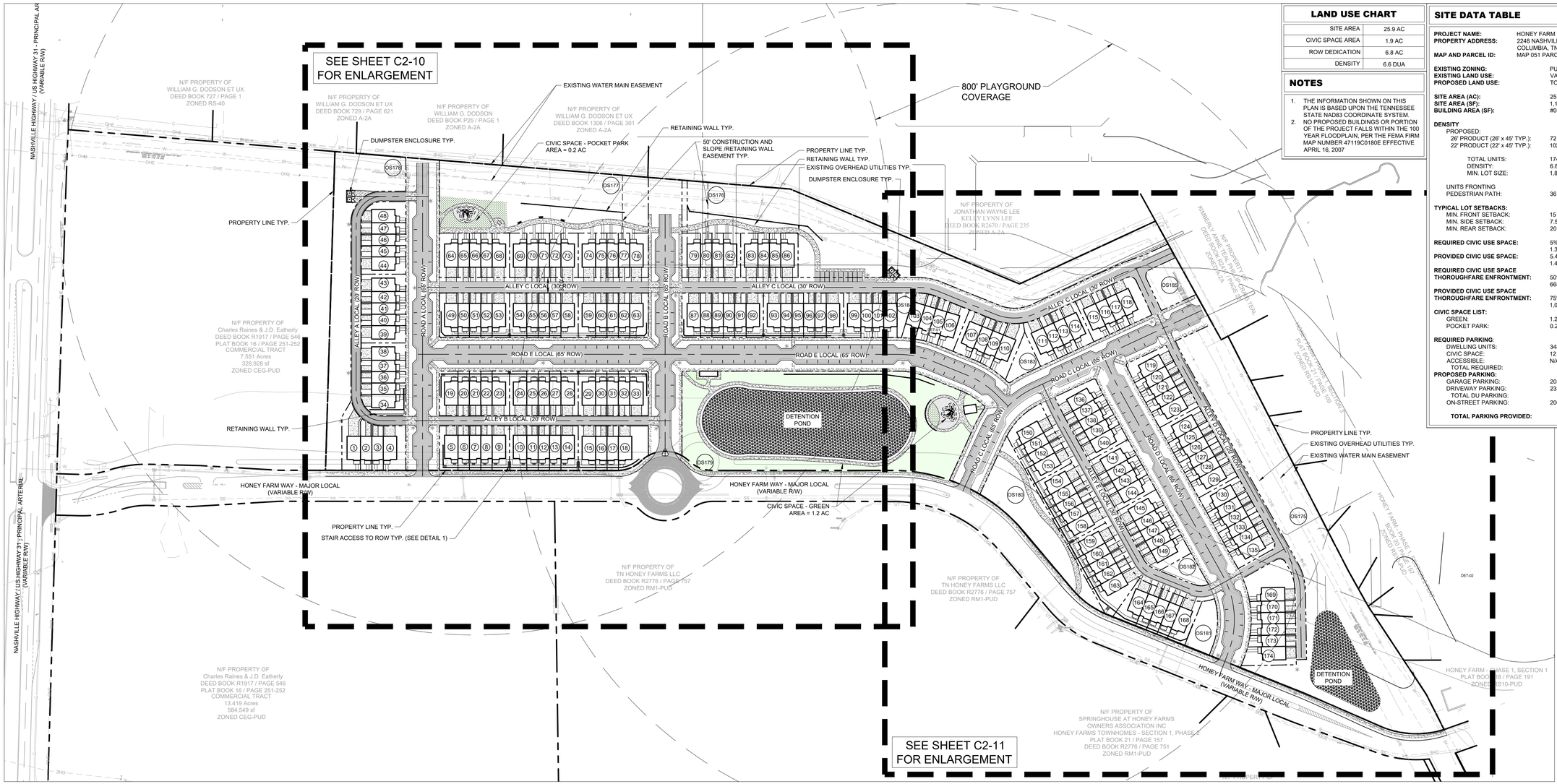
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DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 05/20/2024
KIMLEY-HORN PROJECT NO. 118621000

SURVEY BY GEOSURVEY

SHEET NUMBER
C0-03

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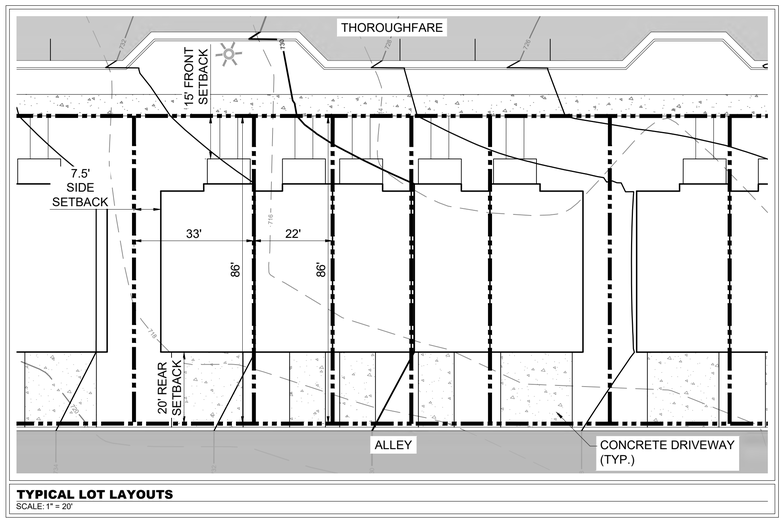
LAND USE CHART	
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.6 DUA

NOTES

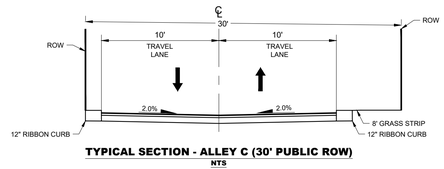
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

SITE DATA TABLE

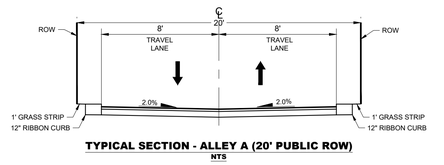
PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**



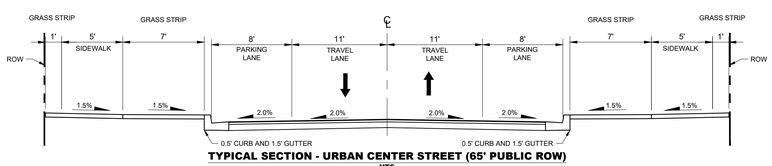
TYPICAL LOT LAYOUTS
SCALE: 1" = 20'



TYPICAL SECTION - ALLEY C (30' PUBLIC ROW)
NTS



TYPICAL SECTION - ALLEY A (20' PUBLIC ROW)
NTS



TYPICAL SECTION - URBAN CENTER STREET (65' PUBLIC ROW)
NTS

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 137919
STATE OF TENNESSEE
05/20/2024

No	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

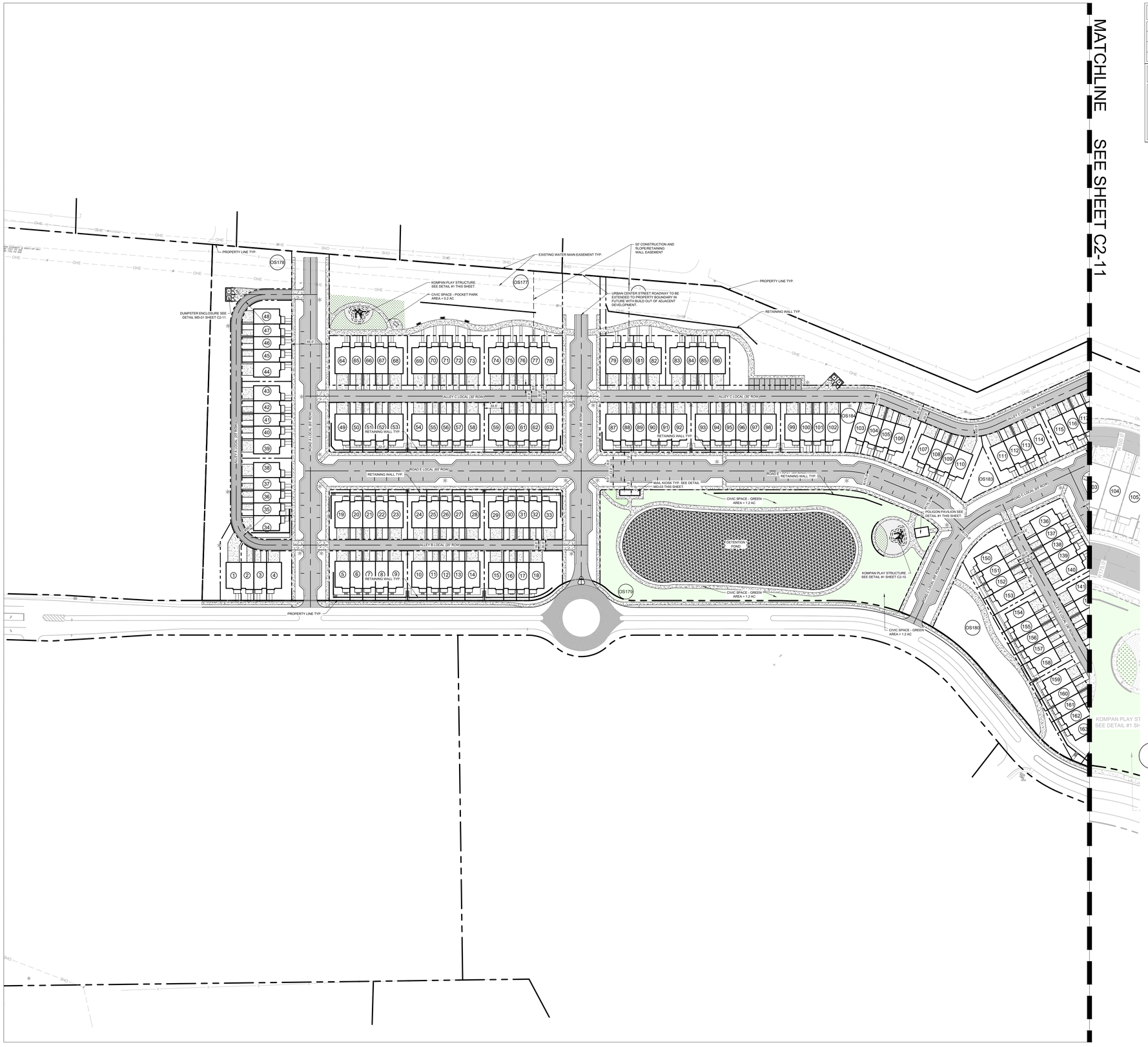
SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C2-00 SITE LAYOUT - OVERALL.dwg C2-00 SITE LAYOUT - OVERALL Jul 26, 2024 12:51pm by: william.irby

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MATCHLINE SEE SHEET C2-11



LAND USE CHART	
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**



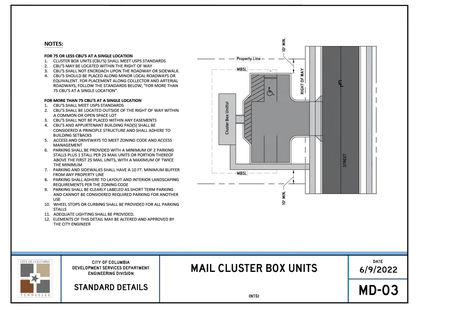
PRODUCT SPECIFICATIONS

MANUFACTURER: **KOMPAN**
PRODUCT: **YELLOWSTONE WITH SHADE**
SIZE: **23'7"X17'10"X15'9"**
COLOR: **TBD**
OPTIONS: **N/A**
DETAIL NOTE: **INSTALL PER MANUFACTURER SPECIFICATIONS**
QUANTITY: **1**

CONTACT: **615.426.8760**
WEBSITE: **https://www.kompan.com/en/us**

1 PLAY STRUCTURE

NTS PO-TBH-WIL-29



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
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9			
10			

DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO. 118621000

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-10

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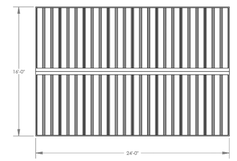
LAND USE CHART	
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

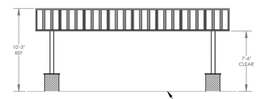
NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

SITE DATA TABLE

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PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
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EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
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PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
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MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
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CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
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TOTAL PARKING PROVIDED:	**644 SPACES**

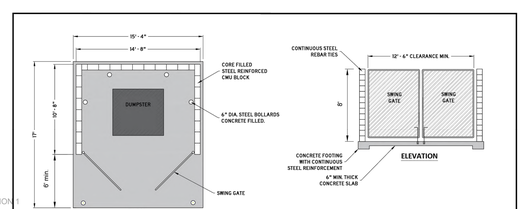




1 POLIGON SHELTER 16' X 24'

NTS

PO-ST5-02



NOTES:

1. MATERIALS, CONSTRUCTION AND QUANTITY CONTROL OF MASONRY SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE (IBC).
2. MATERIALS USED SHOULD BE CONSISTENT WITH THOSE USED IN THE CONSTRUCTION OF AND ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING. SHALL BE COMPLIANT WITH THE ZONING ORDINANCE AND ALL OTHER APPLICABLE REGULATIONS
3. CONCRETE SLAB: MONOLITHIC, MIN. 6" THICKNESS W/IMBEDDED 6"X6"/ 10X10 WELDED WIRE FABRIC (W.W.F.), CLASS A 3000 P.S.I. CONCRETE FILLED CELLS: WITH 1-#5 VERTICAL REBAR TIED TO FOOTER STEEL AT EACH CORNER AND EVERY 4' O.C.
4. BOLLARD: 3'-6" HIGH, 6" DIAMETER STEEL PIPE BOLLARD FILLED WITH CONCRETE, PAINTED TRAFFIC YELLOW
5. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	DUMPSTER PAD AND ENCLOSURE	DATE 6/9/2022
STANDARD DETAILS	(NTS)	MD-01

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127919 — STATE OF TENNESSEE — 5/20/2024

No	REVISIONS	DATE	BY
1			
2			
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9			
10			

DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-11

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LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
1	4231.90	0.10
2	2070.86	0.05
3	1911.87	0.04
4	3739.38	0.09
5	3097.65	0.07
6	1892.09	0.04
7	1892.24	0.04
8	1892.39	0.04
9	2881.06	0.07
10	2881.41	0.07
11	1893.01	0.04
12	1893.16	0.04
13	1893.31	0.04
14	2882.36	0.07
15	2896.94	0.07
16	1893.92	0.04
17	1894.07	0.04
18	4384.90	0.10
19	3094.09	0.07
20	1892.00	0.04

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
21	1892.00	0.04
22	1892.00	0.04
23	2880.17	0.07
24	2880.17	0.07
25	1892.00	0.04
26	1892.00	0.04
27	1892.00	0.04
28	2880.07	0.07
29	2880.07	0.07
30	1892.00	0.04
31	1892.00	0.04
32	1892.00	0.04
33	3091.04	0.07
34	3182.64	0.07
35	1892.00	0.04
36	1892.00	0.04
37	1892.00	0.04
38	2881.00	0.07
39	2879.43	0.07
40	1892.00	0.04

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
41	1892.00	0.04
42	1892.00	0.04
43	2882.56	0.07
44	2879.19	0.07
45	1891.99	0.04
46	1891.99	0.04
47	1891.99	0.04
48	3182.42	0.07
49	3093.11	0.07
50	1892.00	0.04
51	1892.00	0.04
52	1892.00	0.04
53	2880.17	0.07
54	2880.17	0.07
55	1892.00	0.04
56	1892.00	0.04
57	1892.00	0.04
58	2880.07	0.07
59	2880.07	0.07
60	1892.00	0.04

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
61	1892.00	0.04
62	1892.00	0.04
63	3092.03	0.07
64	3095.78	0.07
65	1892.00	0.04
66	1892.00	0.04
67	1892.00	0.04
68	2880.17	0.07
69	2880.17	0.07
70	1892.00	0.04
71	1892.00	0.04
72	1892.00	0.04
73	2880.07	0.07
74	2880.07	0.07
75	1892.00	0.04
76	1892.00	0.04
77	1892.00	0.04
78	3096.22	0.07
79	3094.29	0.07
80	1892.00	0.04

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
81	1891.99	0.04
82	2881.04	0.07
83	2880.98	0.07
84	1892.00	0.04
85	1891.99	0.04
86	2881.21	0.07
87	3092.65	0.07
88	1891.99	0.04
89	1892.00	0.04
90	1892.00	0.04
91	1892.00	0.04
92	2881.03	0.07
93	2881.05	0.07
94	1891.99	0.04
95	1892.00	0.04
96	1892.00	0.04
97	1892.00	0.04
98	2881.03	0.07
99	2881.05	0.07
100	1891.99	0.04

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
101	1892.00	0.04
102	2236.00	0.05
103	2351.08	0.05
104	1963.63	0.05
105	1911.98	0.04
106	3189.40	0.07
107	2984.61	0.07
108	1895.13	0.04
109	1967.62	0.05
110	3688.06	0.08
111	3118.01	0.07
112	1892.00	0.04
113	1891.99	0.04
114	2881.01	0.07
115	2881.07	0.07
116	1892.00	0.04
117	1891.99	0.04
118	3919.44	0.09
119	3196.17	0.07
120	1892.06	0.04

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
121	1892.09	0.04
122	1892.09	0.04
123	2880.91	0.07
124	2873.53	0.07
125	1892.00	0.04
126	1892.00	0.04
127	1892.01	0.04
128	1892.00	0.04
129	2881.00	0.07
130	2880.68	0.07
131	1892.00	0.04
132	1892.30	0.04
133	1892.01	0.04
134	1892.01	0.04
135	2996.16	0.07
136	3272.95	0.08
137	1892.41	0.04
138	1892.00	0.04
139	1892.00	0.04
140	2882.81	0.07

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
141	2880.52	0.07
142	1892.00	0.04
143	1892.00	0.04
144	2880.52	0.07
145	2880.52	0.07
146	1892.00	0.04
147	1892.00	0.04
148	1892.00	0.04
149	3347.91	0.08
150	3952.30	0.09
151	1892.03	0.04
152	1892.00	0.04
153	2881.00	0.07
154	2881.00	0.07
155	1892.00	0.04
156	1892.00	0.04
157	1892.00	0.04
158	2881.40	0.07
159	2880.62	0.07
160	1892.42	0.04

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
161	1892.03	0.04
162	1891.93	0.04
163	4268.68	0.10
164	3235.43	0.07
165	1892.01	0.04
166	1892.00	0.04
167	1892.00	0.04
168	3149.12	0.07
169	6153.48	0.14
170	1912.61	0.04
171	1888.59	0.04
172	1916.11	0.04
173	1996.12	0.05
174	3583.27	0.08
175	98698.27	2.27
176	73618.92	1.69
177	50269.42	1.15
178	30786.87	0.71
179	104602.31	2.40
180	19719.32	0.45

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
181	4352.87	0.10
182	2853.28	0.07
183	2904.66	0.07
184	1828.56	0.04
185	5770.31	0.13

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
05/20/2024

No.	REVISIONS	DATE	BY
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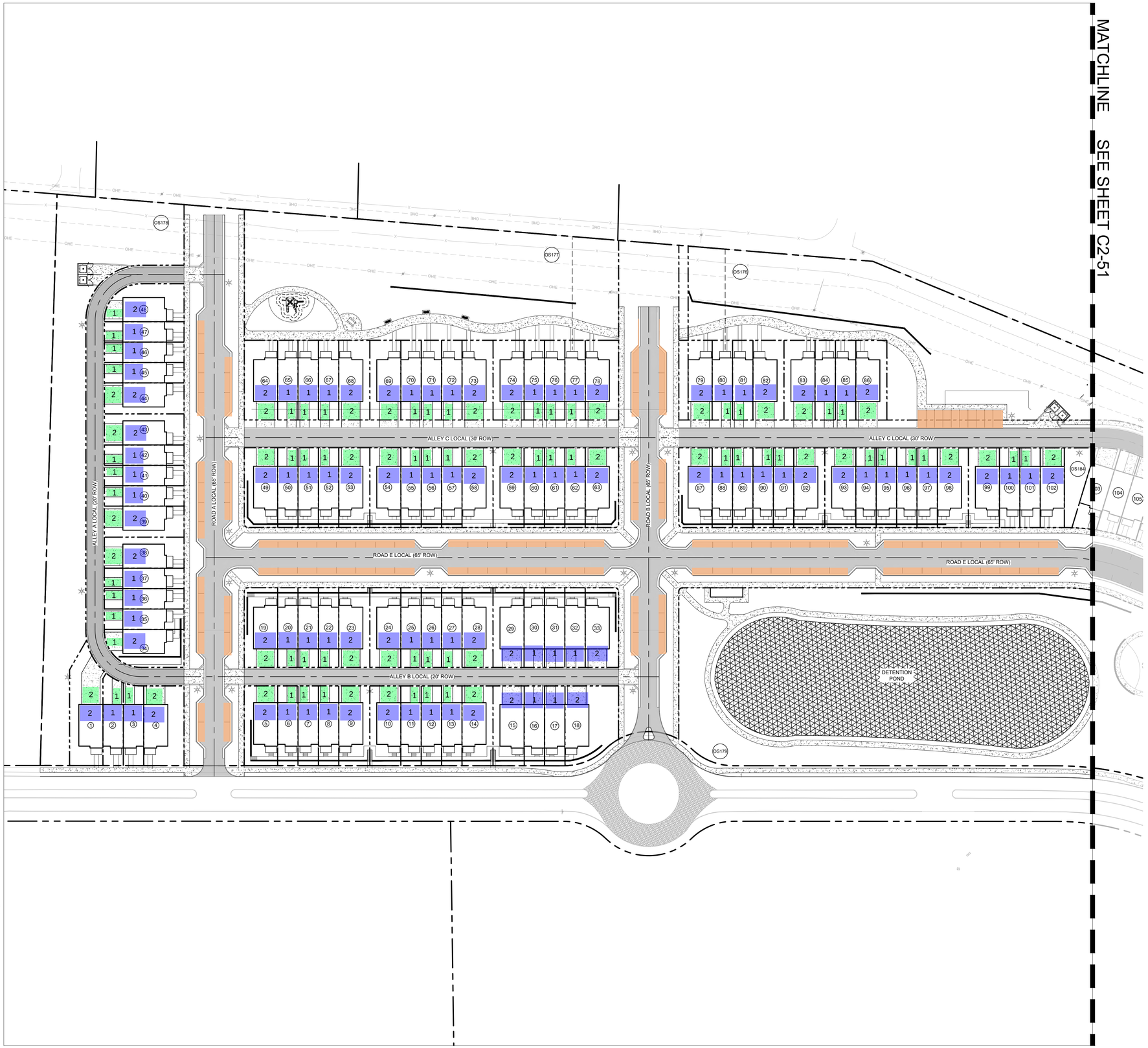
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO. 118621000

TABULAR DATA

SHEET NUMBER
C2-12

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SITE PARKING LEGEND

REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
ON-STREET PARKING:	206 SPACES
TOTAL DU PARKING:	**438 SPACES**
TOTAL PARKING PROVIDED:	**644 SPACES**

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCE
No. 127918
STATE OF TENNESSEE

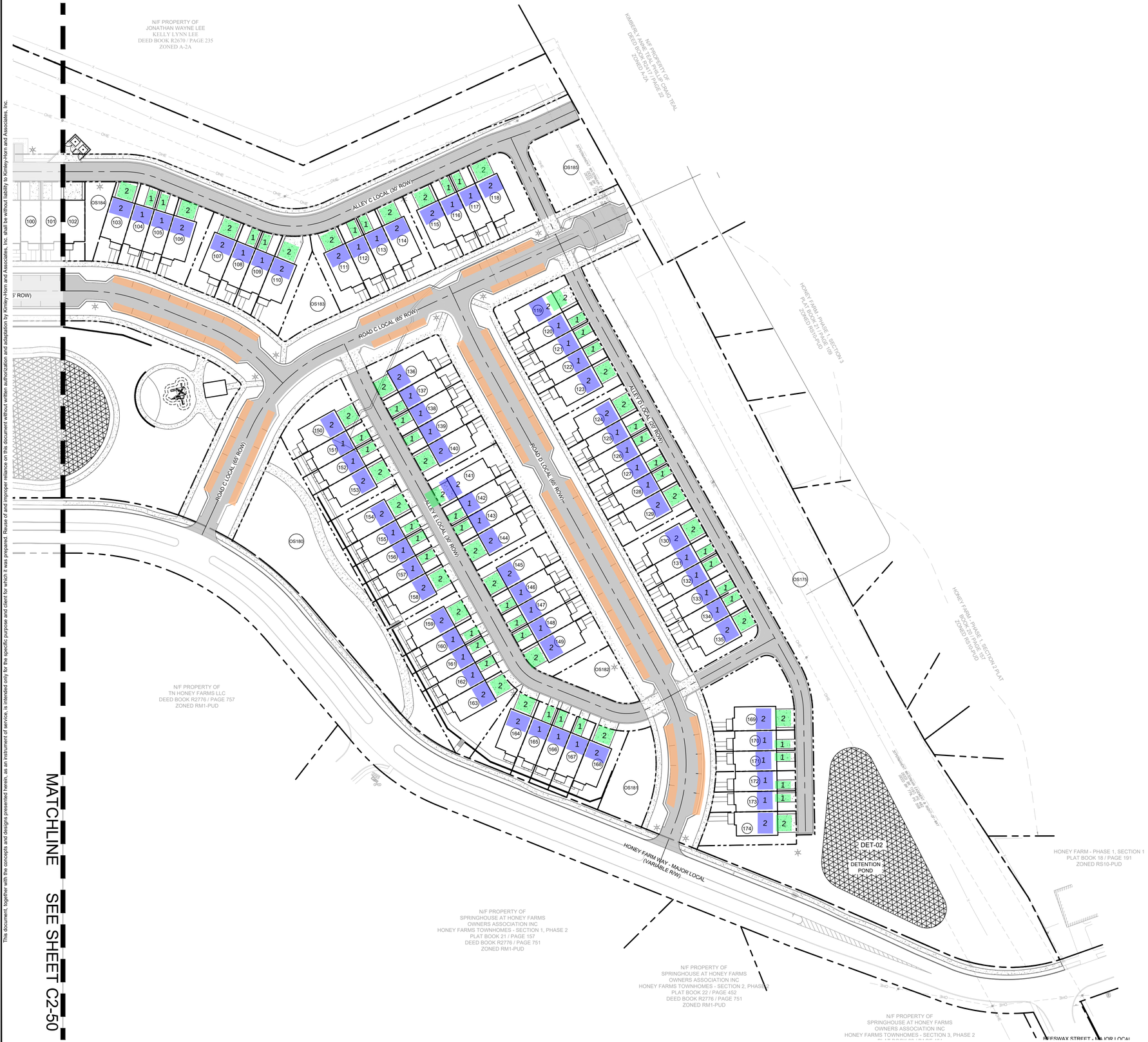
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

PARKING EXHIBIT

SHEET NUMBER
C2-50

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C2-50 PARKING EXHIBIT.dwg C2-50 PARKING EXHIBIT Jul 26, 2024 12:53pm by: william.irby



SITE PARKING LEGEND

REQUIRED PARKING:

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MATCHLINE SEE SHEET C2-50

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137919
STATE OF TENNESSEE
05/20/2024

No.	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

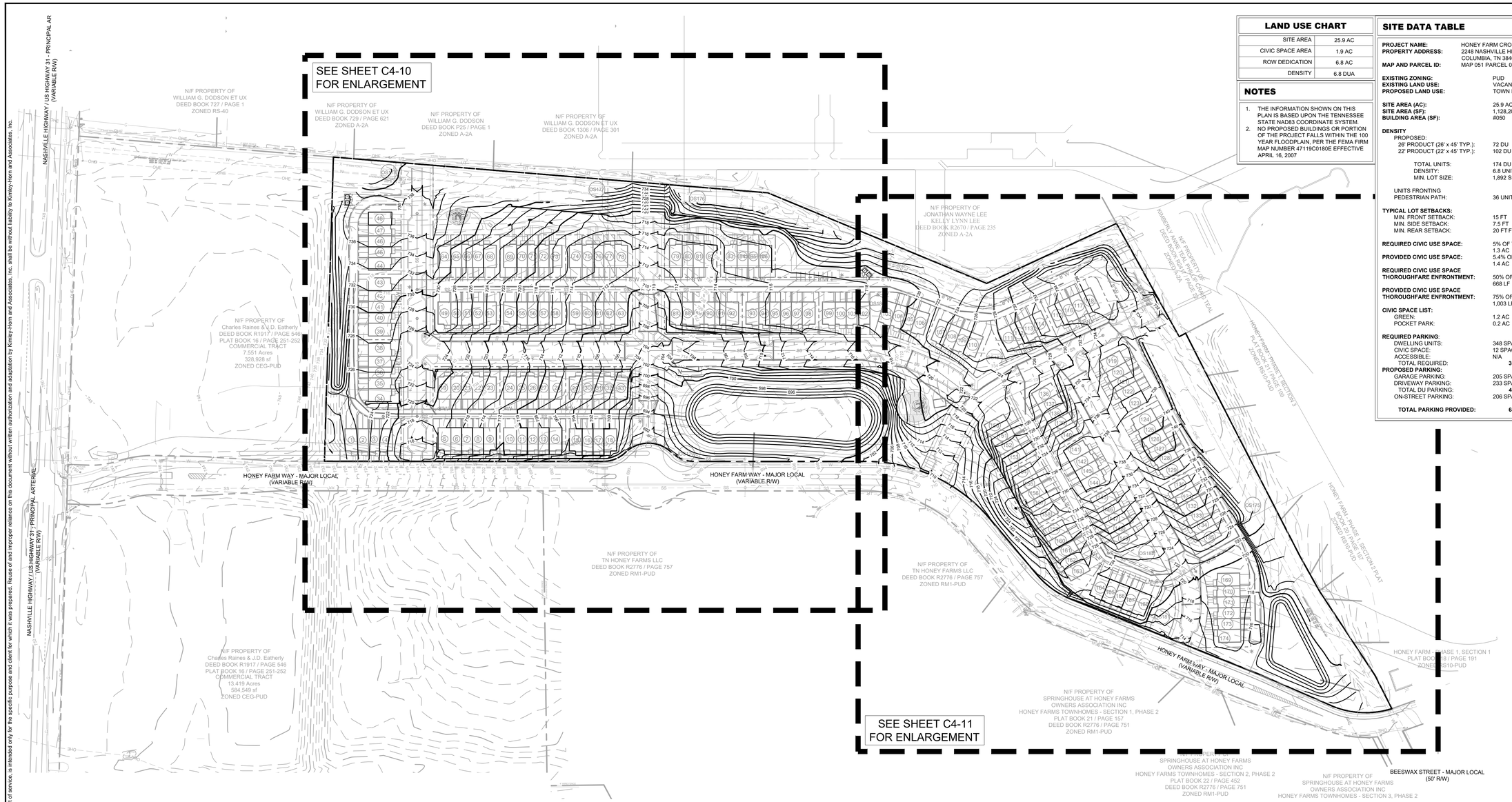
KIMLEY-HORN PROJECT NO.
118621000

PARKING EXHIBIT

SHEET NUMBER
C2-51

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Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C2-50 PARKING EXHIBIT.dwg C2-51 PARKING EXHIBIT Jul 26, 2024 12:53pm by: william.irby



LAND USE CHART	
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
05/20/2024

No.	DATE	REVISIONS	BY
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DESIGNED BY:	BFG
DRAWN BY:	BFG
CHECKED BY:	WGH
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

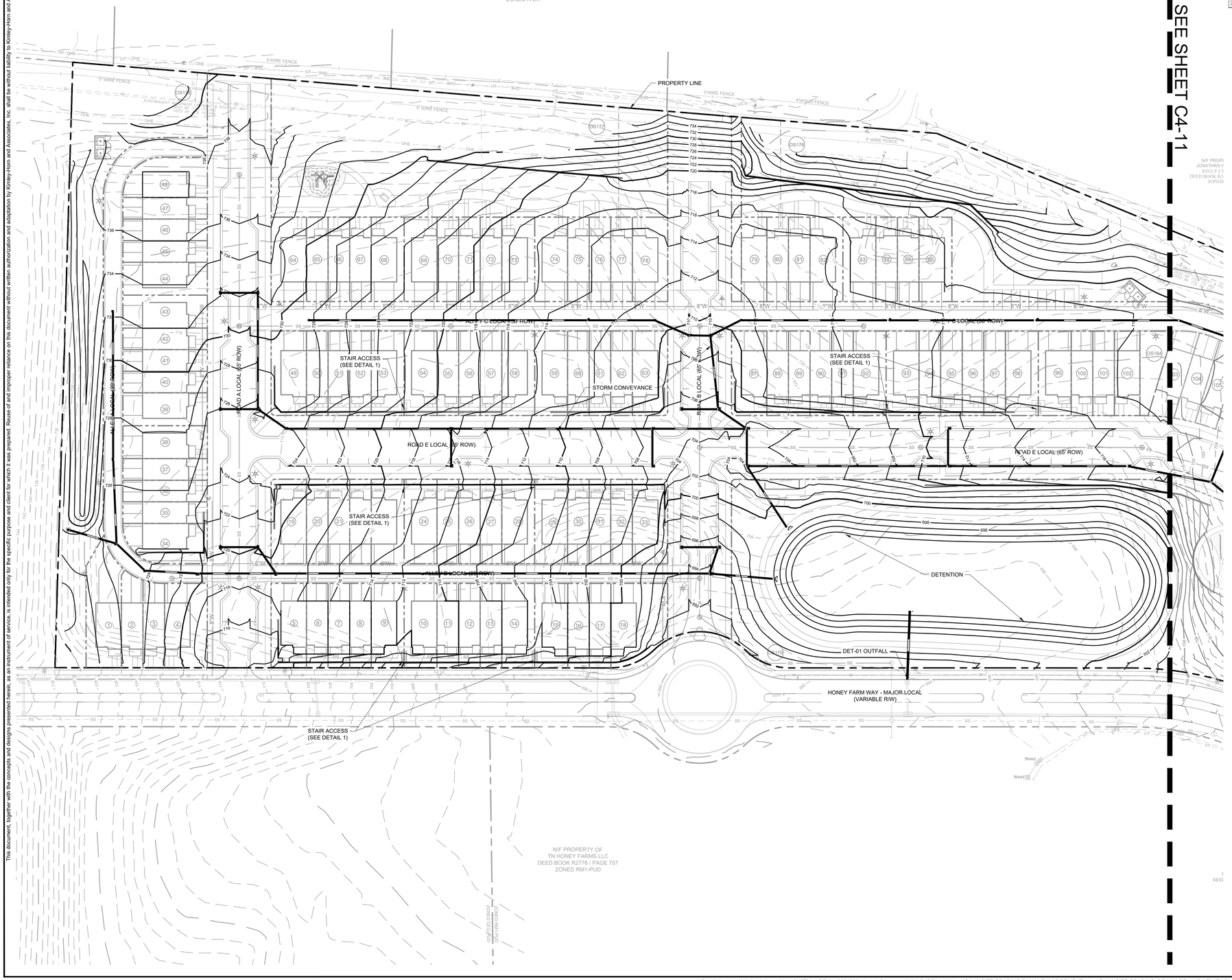
GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
C4-00

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MATCHLINE SEE SHEET C4-11



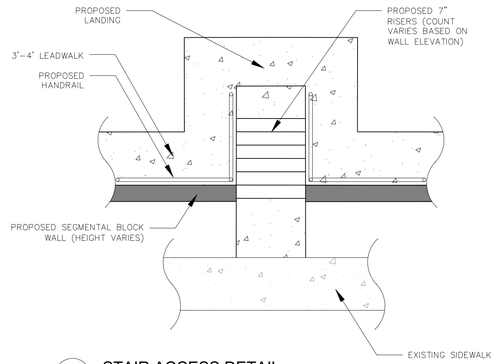
LAND USE CHART	
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**



1 STAIR ACCESS DETAIL
NOT TO SCALE

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCE
No. 127919
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 05/20/2024
KIMLEY-HORN PROJECT NO. 118621000

SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

SHEET NUMBER
C4-10

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MATCHLINE SEE SHEET C4-10

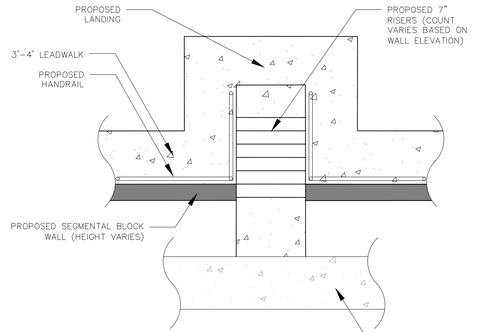
LAND USE CHART	
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
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MIN. LOT SIZE:	1,892 SF
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CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
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ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**



1 STAIR ACCESS DETAIL
NOT TO SCALE

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 137919
STATE OF TENNESSEE
05/20/2024

No.	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

SHEET NUMBER
C4-11

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C4-10 SITE GRADING PLAN - ENLARGEMENT.dwg C4-11 SITE GRADING DRAINAGE AND UTILITY PLAN - ENLARGEMENT Jul 26, 2024 12:54pm by: william.irby

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MATCHLINE SEE SHEET C4-13

GENERAL NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN 10 YEAR FLOODPLAIN, PER FEMA FIRM MAP NUMBER 47119C0280E EFFECTIVE APRIL16, 2007

GRADING PLAN LEGEND

- 476.17 — SPOT ELEVATION (TW TOP OF WALL, BW BOTTOM OF WALL)
- FFE ### — FINISH FLOOR ELEVATION
- PROPOSED RETAINING WALL (4' OR HIGHER)
- PROPOSED RETAINING WALL (3' OR SHORTER)

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURAL — No. 137219 — STATE OF TENNESSEE — 05/20/2024

No.	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

RETAINING WALL - ENLARGEMENT

SHEET NUMBER
C4-12

GRAPHIC SCALE IN FEET
0 25 50 100

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GENERAL NOTES

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GRADING PLAN LEGEND

- 476.17 — SPOT ELEVATION (TW TOP OF WALL, BW BOTTOM OF WALL)
- FFE ### — FINISH FLOOR ELEVATION
- PROPOSED RETAINING WALL (4' OR HIGHER)
- PROPOSED RETAINING WALL (3' OR SHORTER)

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 137919
STATE OF TENNESSEE
05/20/2024

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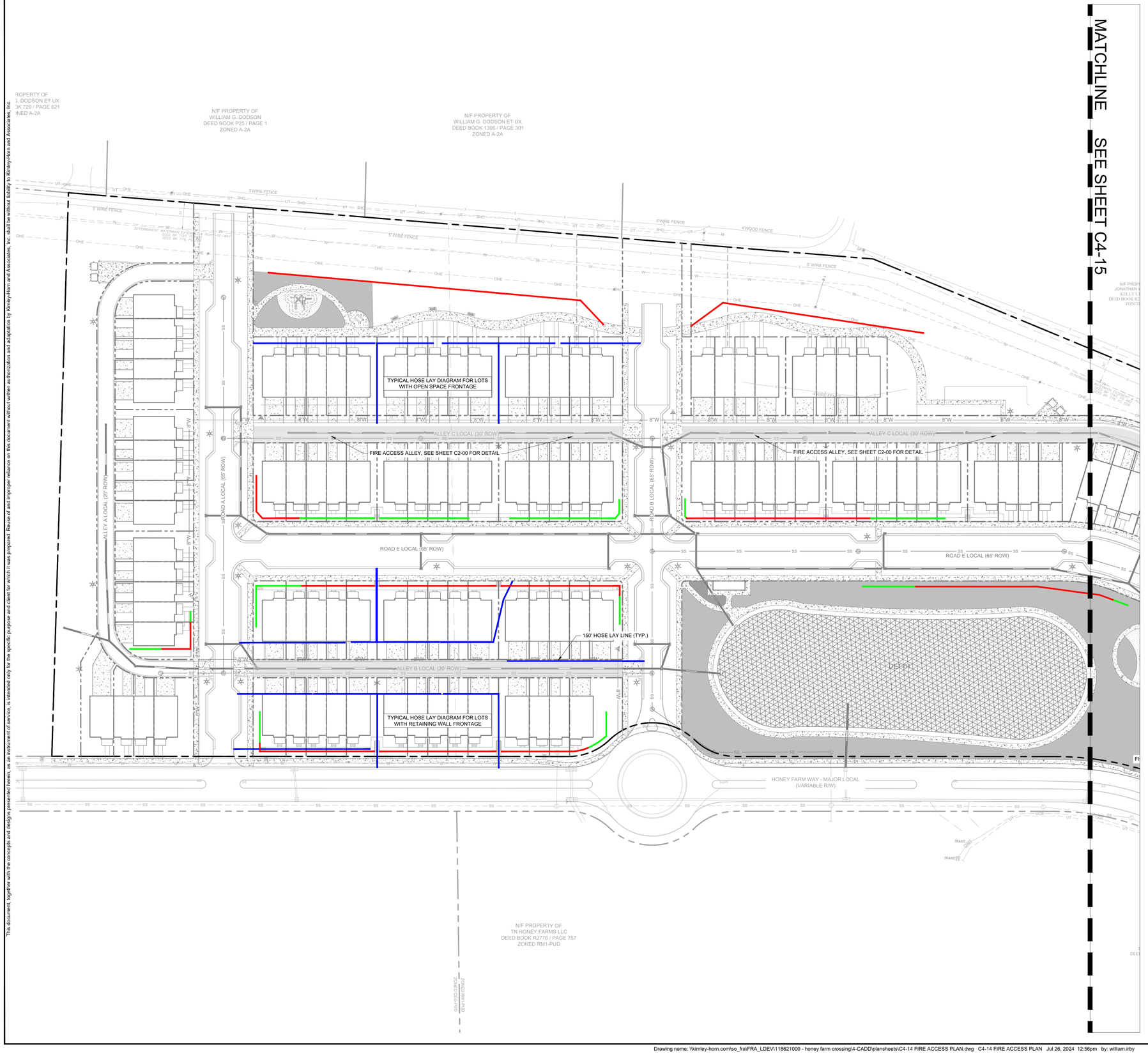
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

RETAINING WALL - ENLARGEMENT

SHEET NUMBER
C4-13

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C4-12 SITE GRADING PLAN - RETAINING WALL ENLARGEMENT.dwg C4-13 SITE GRADING DRAINAGE AND UTILITY PLAN - ENLARGEMENT Jul 26, 2024 12:55pm by: william.irby

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2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN 10 YEAR FLOODPLAIN, PER FEMA FIRM MAP NUMBER 47119C0280E EFFECTIVE APRIL16, 2007

LINETYPE LEGEND

- FIRE HYDRANT HOSE LAYOUT (MAX 150')
- PROPOSED RETAINING WALL (4' OR HIGHER)
- PROPOSED RETAINING WALL (3' OR SHORTER)

KEYNOTE LEGEND

A	CITY OF FRANKLIN FRONT LOADER GARBAGE TRUCK

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & ENVIRONMENTAL
No. 127919
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO. 118621000

FIRE ACCESS PLAN

SHEET NUMBER
C4-14

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C4-14 FIRE ACCESS PLAN.dwg C4-14 FIRE ACCESS PLAN Jul 26, 2024 12:56pm by: william.irby

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LINETYPE LEGEND

- FIRE HYDRANT HOSE LAYOUT (MAX 150')
- PROPOSED RETAINING WALL (4' OR HIGHER)
- PROPOSED RETAINING WALL (3' OR SHORTER)

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 137918
STATE OF TENNESSEE
05/20/2024

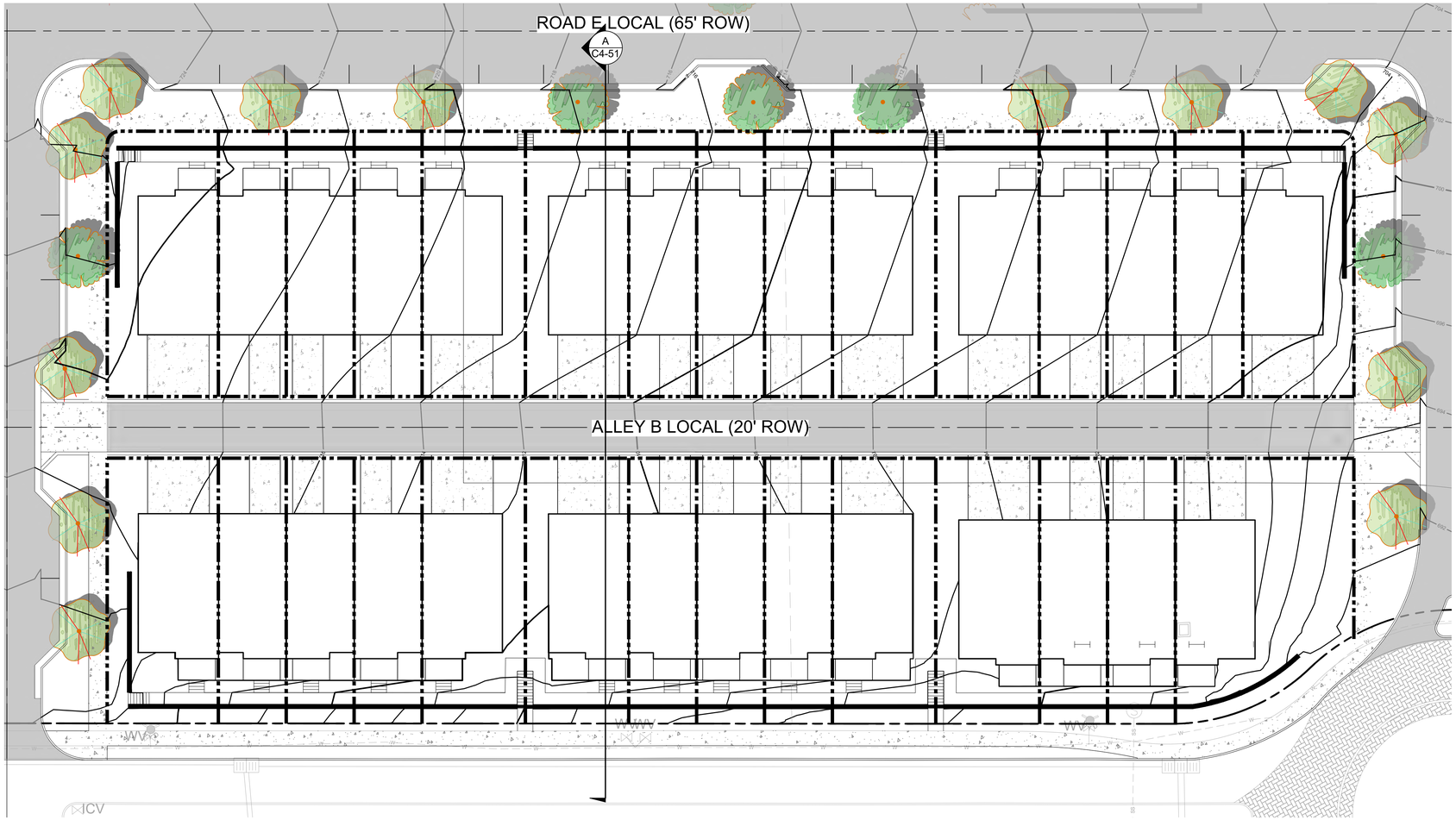
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

FIRE ACCESS PLAN

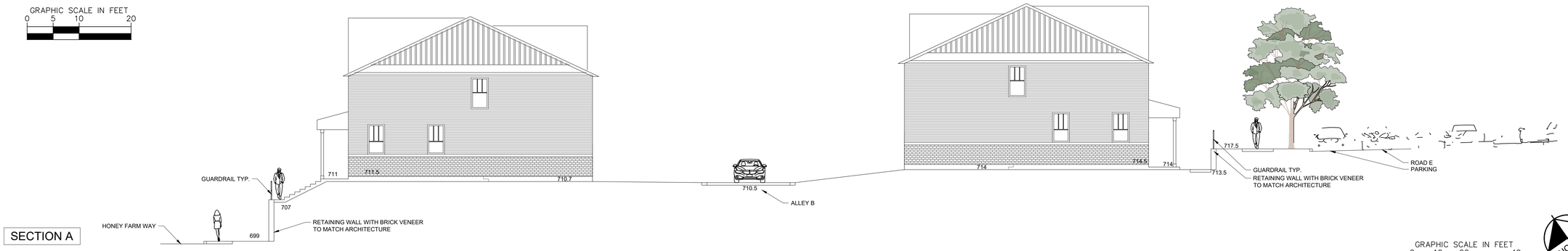
SHEET NUMBER
C4-15

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GRAPHIC SCALE IN FEET
0 5 10 20



SECTION A

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

HONEY FARM CROSSING

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WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE

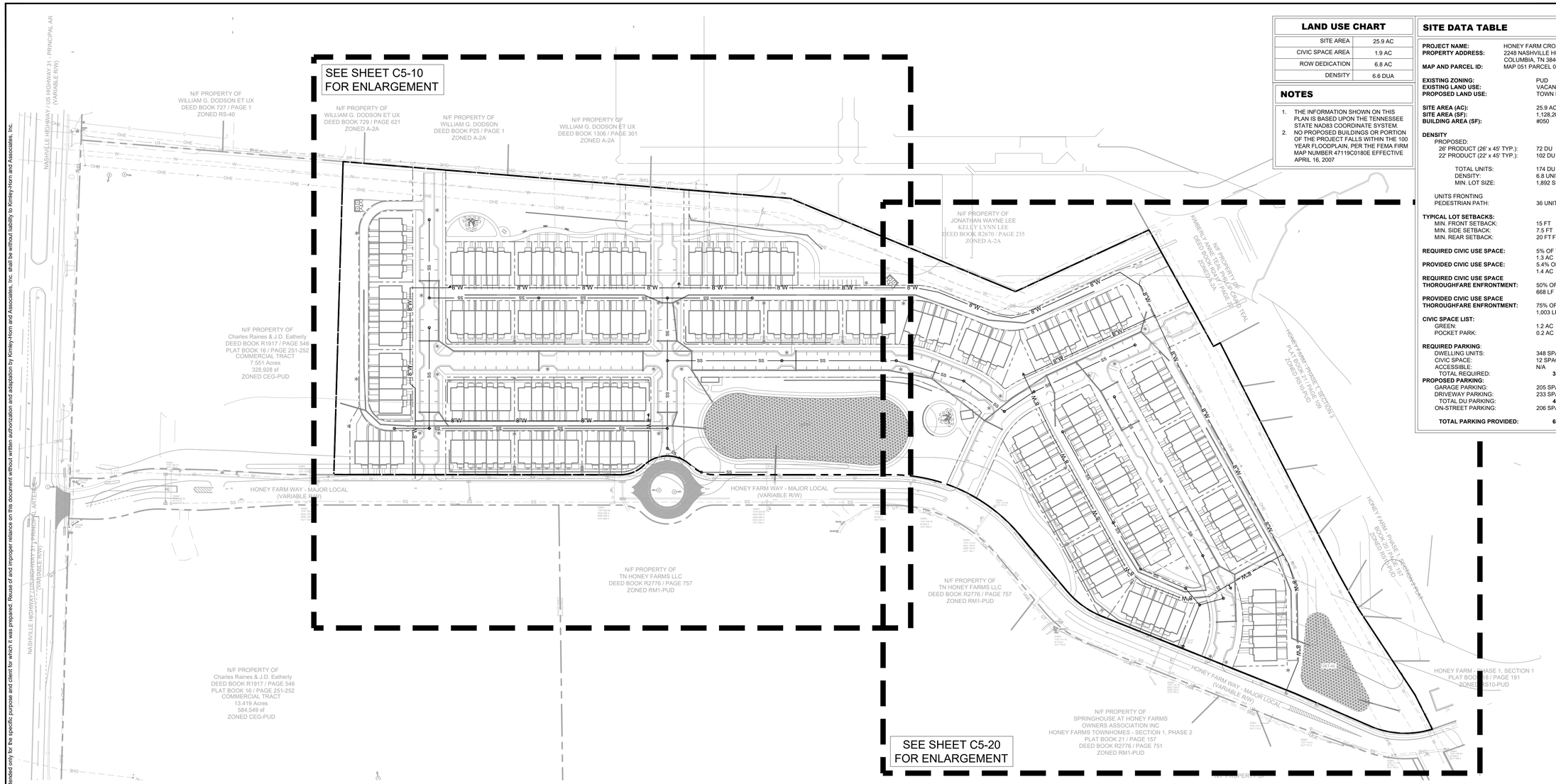
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

ELEVATION EXHIBIT

SHEET NUMBER
C4-50

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C4-50 Elevation Exhibit.dwg C4-50 ELEVATION EXHIBIT Jul 26, 2024 12:57pm by: william.irby



LAND USE CHART

SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.6 DUA

NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
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UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
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CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 137919
STATE OF TENNESSEE
05/20/2024

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DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 05/20/2024
KIMLEY-HORN PROJECT NO. 118621000

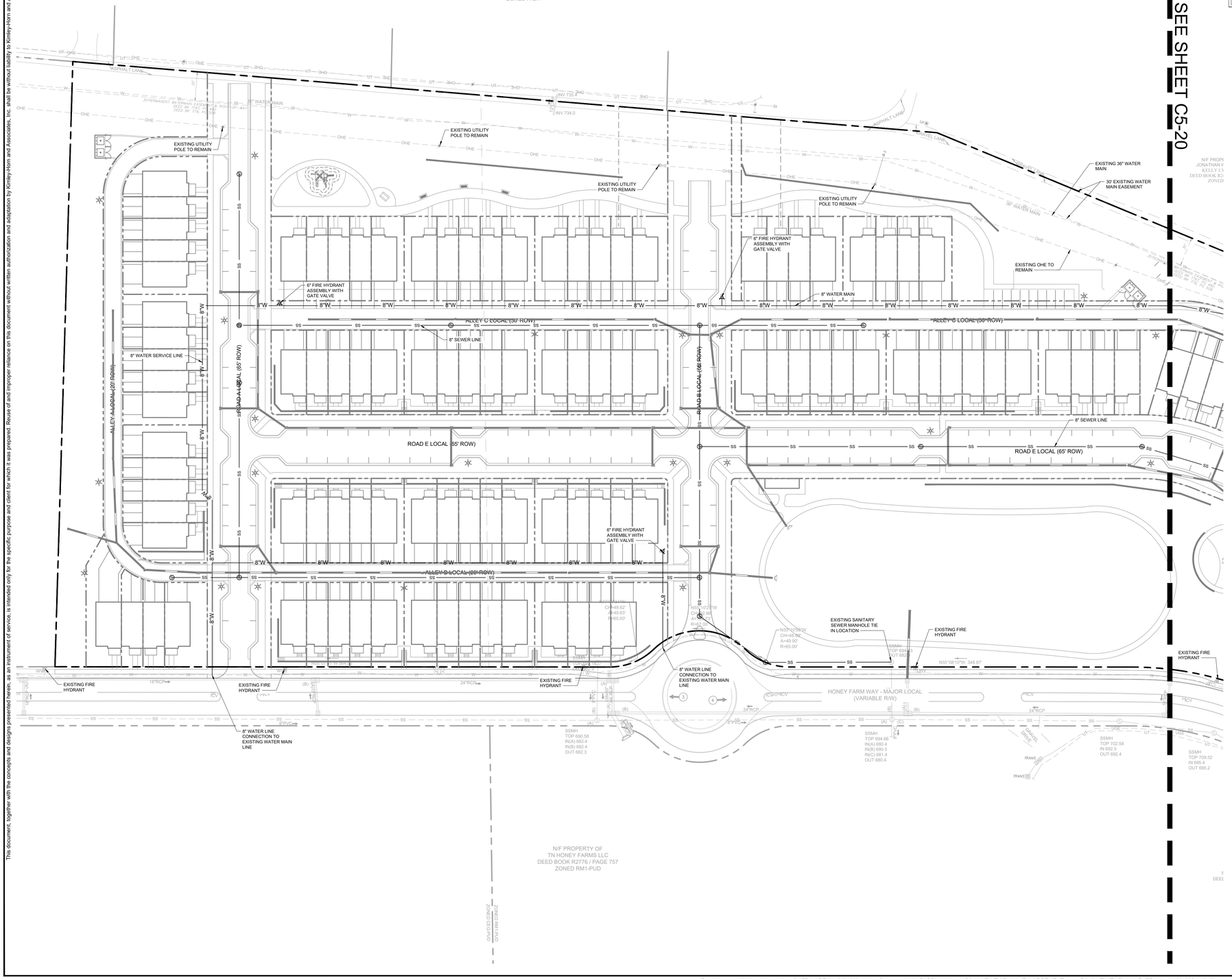
UTILITY PLAN - OVERALL

SHEET NUMBER
C5-00

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Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C6-00 UTILITY PLAN - OVERALL.dwg C6-00 UTILITY PLAN - OVERALL Jul 26, 2024 12:57pm by: william.irby

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LAND USE CHART

SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.6 DUA

NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING

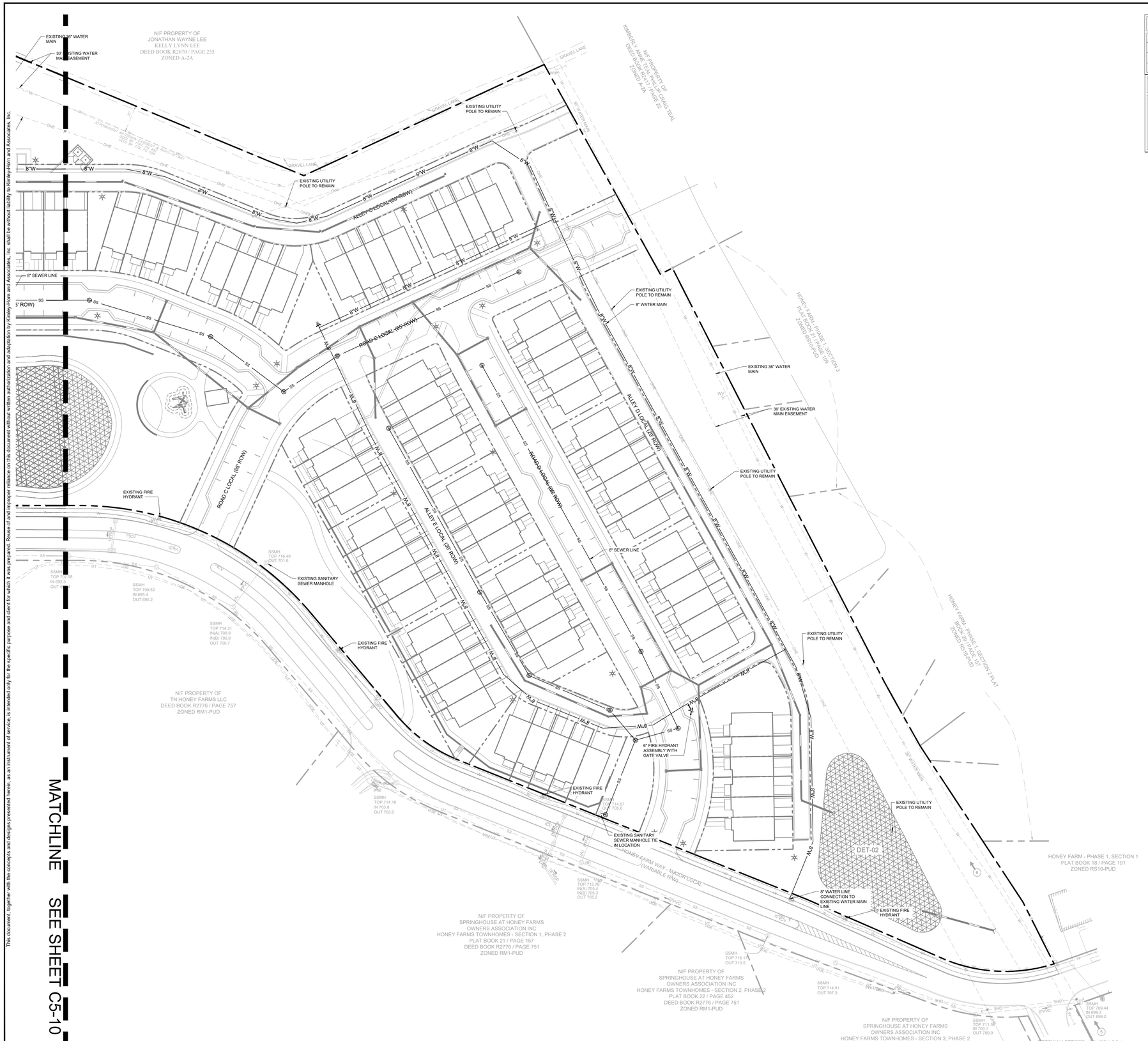
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCE
No. 127918
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 05/20/2024
KIMLEY-HORN PROJECT NO. 118621000

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C5-10



LAND USE CHART

SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.6 DUA

NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
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SITE DATA TABLE

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TOTAL PARKING PROVIDED:	**644 SPACES**

GRAPHIC SCALE IN FEET
0 25 50 100

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 137918
STATE OF TENNESSEE
05/20/2024

No.	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO. 118621000

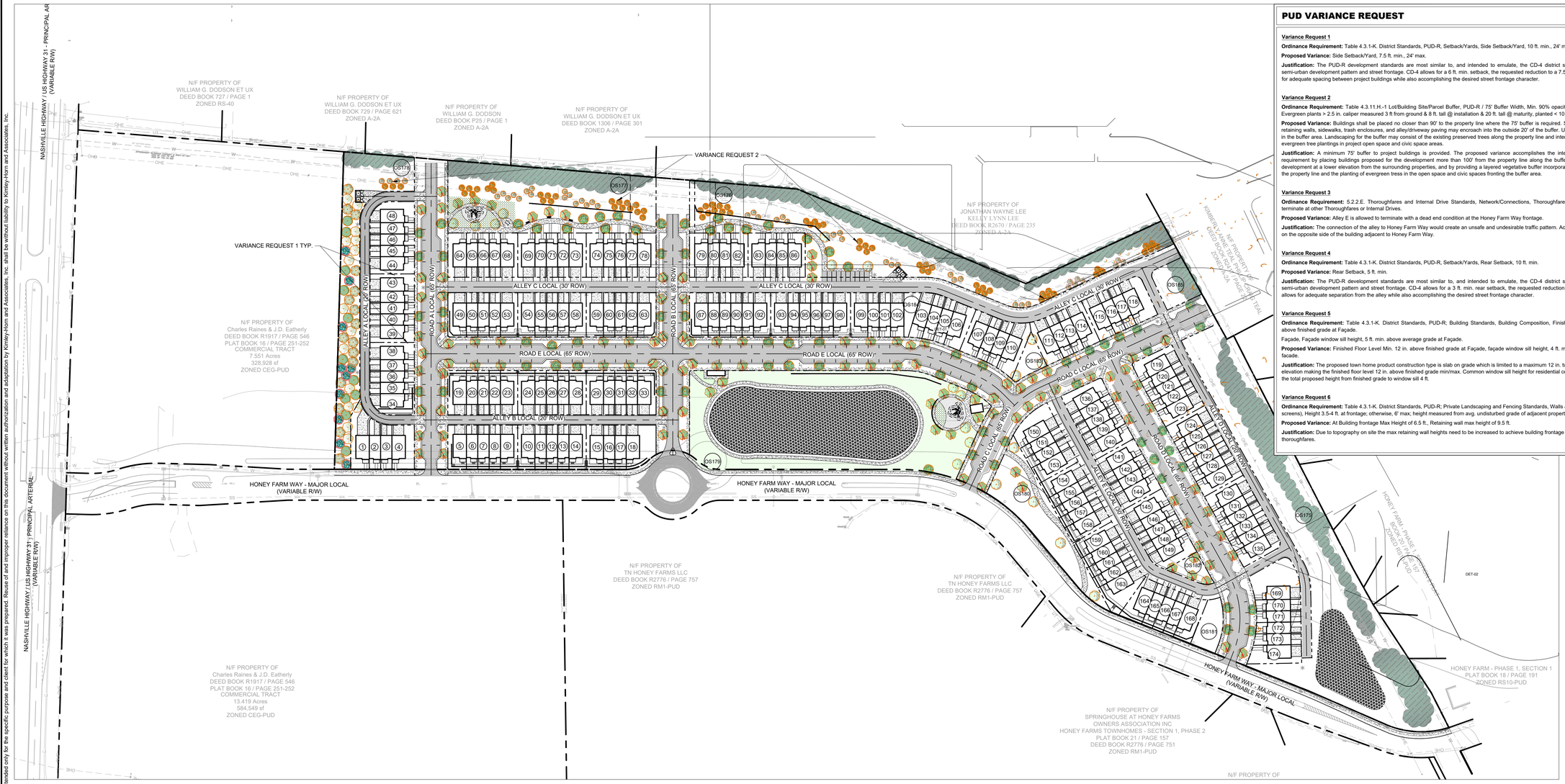
UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C5-20

MATCHLINE SEE SHEET C5-10

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PUD VARIANCE REQUEST

Variance Request 1

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R, Setback/Yards, Side Setback/Yard, 10 ft. min., 24' max.

Proposed Variance: Side Setback/Yard, 7.5 ft. min., 24' max.

Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 6 ft. min. setback, the requested reduction to a 7.5 ft. min. side setback allows for adequate spacing between project buildings while also accomplishing the desired street frontage character.

Variance Request 2

Ordinance Requirement: Table 4.3.11.H.-1 Lot/Building Site/Parcel Buffer, PUD-R / 75' Buffer Width, Min. 90% opacity 3 ft. from ground and up; Evergreen plants > 2.5 in. caliper measured 3 ft from ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted < 10 ft. o.c.

Proposed Variance: Buildings shall be placed no closer than 90' to the property line where the 75' buffer is required. Site improvements including retaining walls, sidewalks, trash enclosures, and alley/driveway paving may encroach into the outside 20' of the buffer. Utility easements are allowed in the buffer area. Landscaping for the buffer may consist of the existing preserved trees along the property line and intermittently spaced clusters of evergreen tree plantings in project open space and civic space areas.

Justification: A minimum 75' buffer to project buildings is provided. The proposed variance accomplishes the intent of the ordinance buffer requirement by placing buildings proposed for the development more than 100' from the property line along the buffer frontage, by situating the development at a lower elevation from the surrounding properties, and by providing a layered vegetative buffer incorporating the existing trees along the property line and the planting of evergreen tress in the open space and civic spaces fronting the buffer area.

Variance Request 3

Ordinance Requirement: 5.2.2.E. Thoroughfares and Internal Drive Standards, Network/Connections, Thoroughfares and Internal Drives shall terminate at other Thoroughfares or Internal Drives.

Proposed Variance: Alley E is allowed to terminate with a dead end condition at the Honey Farm Way frontage.

Justification: The connection of the alley to Honey Farm Way would create an unsafe and undesirable traffic pattern. Access to the alley is provided on the opposite side of the building adjacent to Honey Farm Way.

Variance Request 4

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R, Setback/Yards, Rear Setback, 10 ft. min.

Proposed Variance: Rear Setback, 5 ft. min.

Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 3 ft. min. rear setback, the requested reduction to a 5 ft. min. rear setback allows for adequate separation from the alley while also accomplishing the desired street frontage character.

Variance Request 5

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R; Building Standards, Building Composition, Finished Floor Level Min. 18 in. above finished grade at Façade.

Façade, Façade window sill height, 5 ft. min. above average grade at Façade.

Proposed Variance: Finished Floor Level Min. 12 in. above finished grade at Façade, façade window sill height, 4 ft. min. above average grade at facade.

Justification: The proposed town home product construction type is slab on grade which is limited to a maximum 12 in. turn down at the front grade elevation making the finished floor level 12 in. above finished grade min/max. Common window sill height for residential construction is 36" making the total proposed height from finished grade to window sill 4 ft.

Variance Request 6

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R; Private Landscaping and Fencing Standards, Walls & Fencing (not including screens), Height 3.5-4 ft. at frontage; otherwise, 6' max; height measured from avg. undisturbed grade of adjacent property at property line.

Proposed Variance: At Building frontage Max Height of 6.5 ft., Retaining wall max height of 9.5 ft.

Justification: Due to topography on site the max retaining wall heights need to be increased to achieve building frontage requirements to public thoroughfares.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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HONEY FARM CROSSING

JOSHUA LEWIS ROWLAND
REGISTERED
AGRICULTURE
COMMERCE
LANDSCAPE ARCHITECT
07-26-2024

No.	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

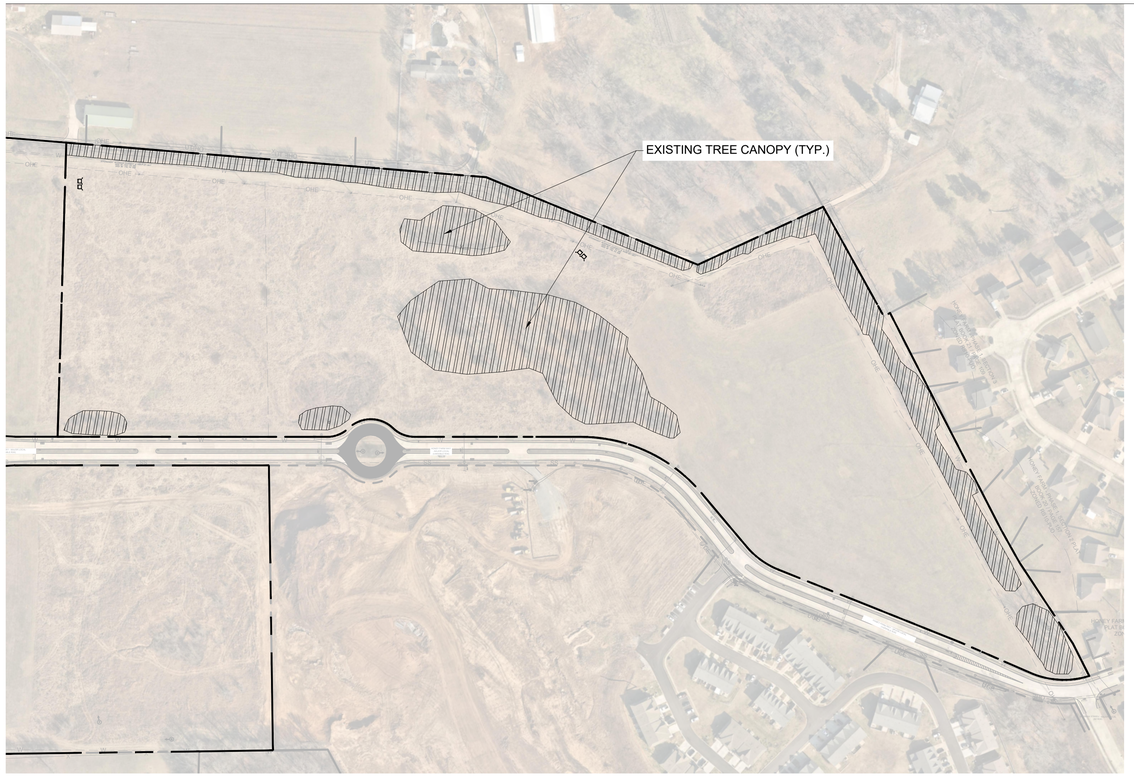
PUD VARIANCE EXHIBIT

SHEET NUMBER
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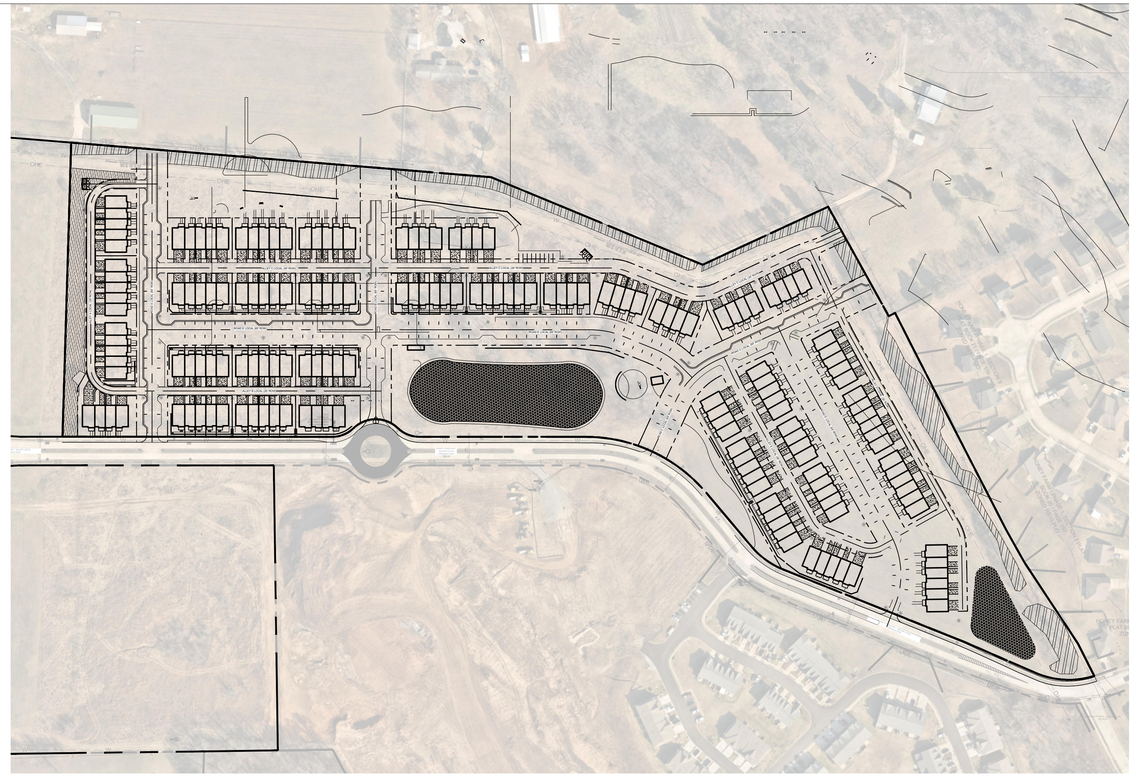
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EXISTING TREE CANOPY EXHIBIT



PROPOSED TREE CANOPY EXHIBIT

LANDSCAPE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9
BUILDING AREA (SF):	#050
BUILDING PERMIT:	#091
GRADING PERMIT:	#092

TREE CANOPY REQUIREMENTS

SITE AREA (AC):	25.9
EXISTING TREE CANOPY:	5.08 AC
PERCENTAGE OF SITE AREA:	20%
REQUIRED TREE CANOPY TO REMAIN:	48% 2.44 AC
EXISTING TREE CANOPY TO REMAIN:	1.39 AC
TREE CANOPY TO BE PLANTED:	1.05 AC
TOTAL PROPOSED TREE CANOPY:	2.44 AC 48%

TREE PROTECTION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE EXISTING TREES THAT ARE TO REMAIN. HEAVY EQUIPMENT AND/OR MATERIALS SHALL NOT BE PERMITTED TO OPERATE OR BE STORED WITHIN WITHIN THE DRIP-LINES OF THE TREES, OUT SIDE OF THE GRADING.
3. TREE PROTECTION STEPS:
   a. INSTALL TREE PROTECTION FENCING
   b. PLACE FENCE POST AND FENCING AT THE TREE DRIP LINE OR 10 FEET FROM TRUNK, WHICHEVER IS GREATER.
   c. POST TEMPORARY SIGNS - TREE ROOT PROTECTION ZONE
4. FENCING AND SIGNS SHALL REMAIN IN PLACE UNTIL THE SITE HAS BEEN INSPECTED BY THE URBAN FORESTER FOR USE AND OCCUPANCY. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

TREE REMOVAL NOTE

ALL STUMPS FROM TREES REMOVED FROM THE SITE ARE TO BE GRINDED DOWN TO 6 INCHES (MIN.) BELOW GRADE.

TREE PRESERVATION LEGEND

EXISTING TREE CANOPY

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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HONEY FARM CROSSING

JOSHUA LEWIS ROWLAND
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT
07/26/2024

No.	REVISIONS	DATE	BY
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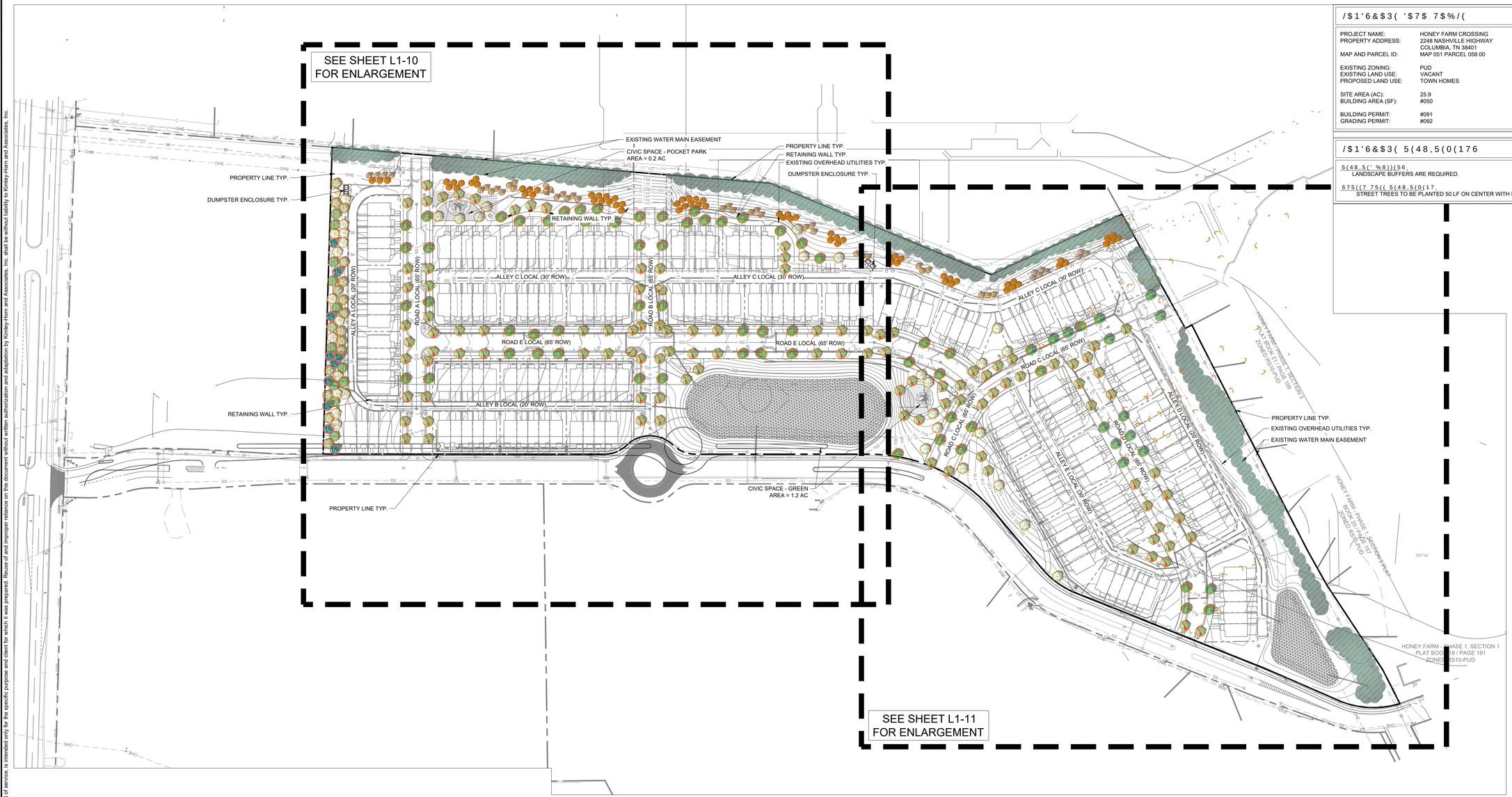
DESIGNED BY:	#096
DRAWN BY:	#097
CHECKED BY:	#098
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO. 118621000

TREE CANOPY EXHIBIT

SHEET NUMBER
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Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\L0-00 TREE PRESERVATION PLAN.dwg L0-00 TREE CANOPY EXHIBIT Jul 26, 2024 12:42pm by: william.irby



PLANT SCHEDULE

SYMBOL		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
CANOPY TREES							
	15	ACER SACCHARUM	SUGAR MAPLE	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5` CLEAR, STRAIGHT LEADER, FULL C
	20	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5` CLEAR, STRAIGHT LEADER, FULL C
	16	LIRIODENDRON TULIPIFERA	TULIP POPLAR	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5` CLEAR, STRAIGHT LEADER, FULL C
	11	QUERCUS SHUMARDII	SHUMARD OAK	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5` CLEAR, STRAIGHT LEADER, FULL C
EVERGREEN CANOPY TREES							
	69	ILEX OPACA `GREENLEAF`	GREENLEAF AMERICAN HOLLY	AS SHOWN	2" CAL.; 6` MIN. HT.	B&B	STRAIGHT CENTRAL LEADER, FULL C
	46	MAGNOLIA GRANDIFLORA `LITTLE GEM`	LITTLE GEM DWARF SOUTHERN MAGNOLIA	10` O.C.	2" CAL; 6` MIN. HT.	B&B	5` CLEAR, STRAIGHT LEADER, FULL C
	30	PINUS TAEDA	LOBLOLLY PINE	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5` CLEAR, STRAIGHT LEADER, FULL C
STREET TREES							

/$1'6&$3('7 7$%/(

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PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
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GRADING PERMIT:	#092

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LANDSCAPE BUFFERS ARE REQUIRED.

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STREET TREES TO BE PLANTED 50 LF ON CENTER WITH EVEN SPACING.

GRAPHIC SCALE IN FEET
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NORTH

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HONEY FARM CROSSING

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
07-26-2024

No.	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

LANDSCAPE PLAN

SHEET NUMBER
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	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
	LIRIODENDRON TULIPIFERA	TULIP POPLAR
	QUERCUS SHUMARDII	SHUMARD OAK
EVERGREEN CANOPY TREES		
	ILEX OPACA `GREENLEAF`	GREENLEAF AMERICAN HOLLY
	MAGNOLIA GRANDIFLORA `LITTLE GEM`	LITTLE GEM DWARF SOUTHERN MAGN
	PINUS TAEDA	LOBLOLLY PINE
STREET TREES		
	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE
	QUERCUS LYRATA 'QLFTB'	HIGHBEAM® OVERCUP OAK

GRAPHIC SCALE IN FEET
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NORTH

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HONEY FARM CROSSING

JOSHUA LEWIS ROWLAND
REGISTERED
AGRICULTURE
COMMERCE
LANDSCAPE ARCHITECT
TENNESSEE

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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO.
118621000

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
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MATCHLINE SEE SHEET L1-10

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	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
	LIRIODENDRON TULIPIFERA	TULIP POPLAR
	QUERCUS SHUMARDII	SHUMARD OAK
EVERGREEN CANOPY TREES		
	ILEX OPACA `GREENLEAF`	GREENLEAF AMERICAN HOLLY
	MAGNOLIA GRANDIFLORA `LITTLE GEM`	LITTLE GEM DWARF SOUTHERN MAGNOLIA
	PINUS TAEDA	LOBLOLLY PINE
STREET TREES		
	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE
	QUERCUS LYRATA 'QLFTB'	HIGHBEAM® OVERCUP OAK

GRAPHIC SCALE IN FEET
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HONEY FARM CROSSING

JOSHUA LEWIS ROWLAND
REGISTERED
AGRICULTURE COMMERCE
LANDSCAPE ARCHITECT
05/20/2024

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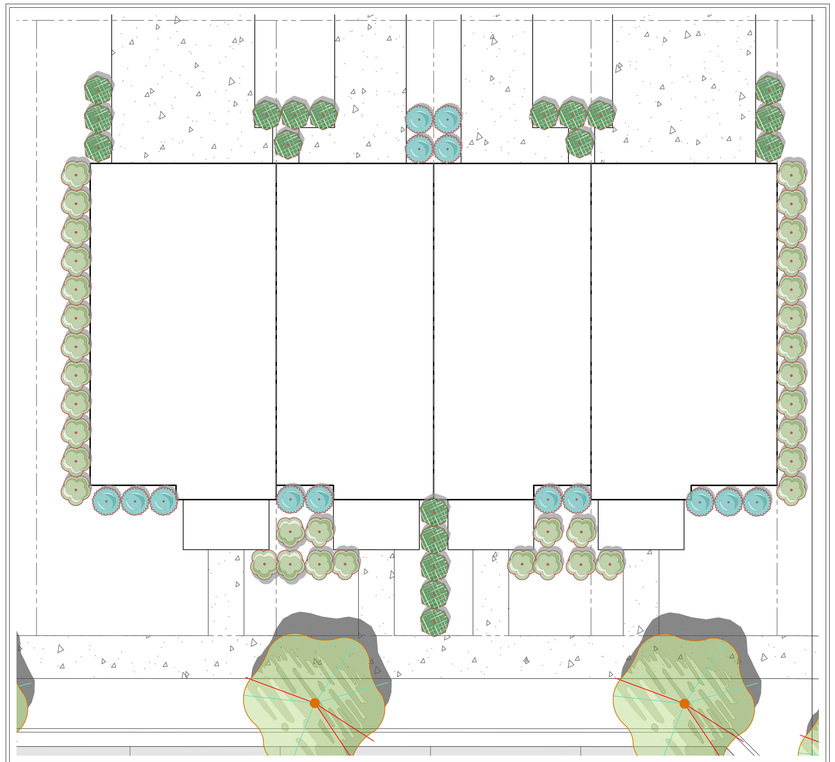
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-11

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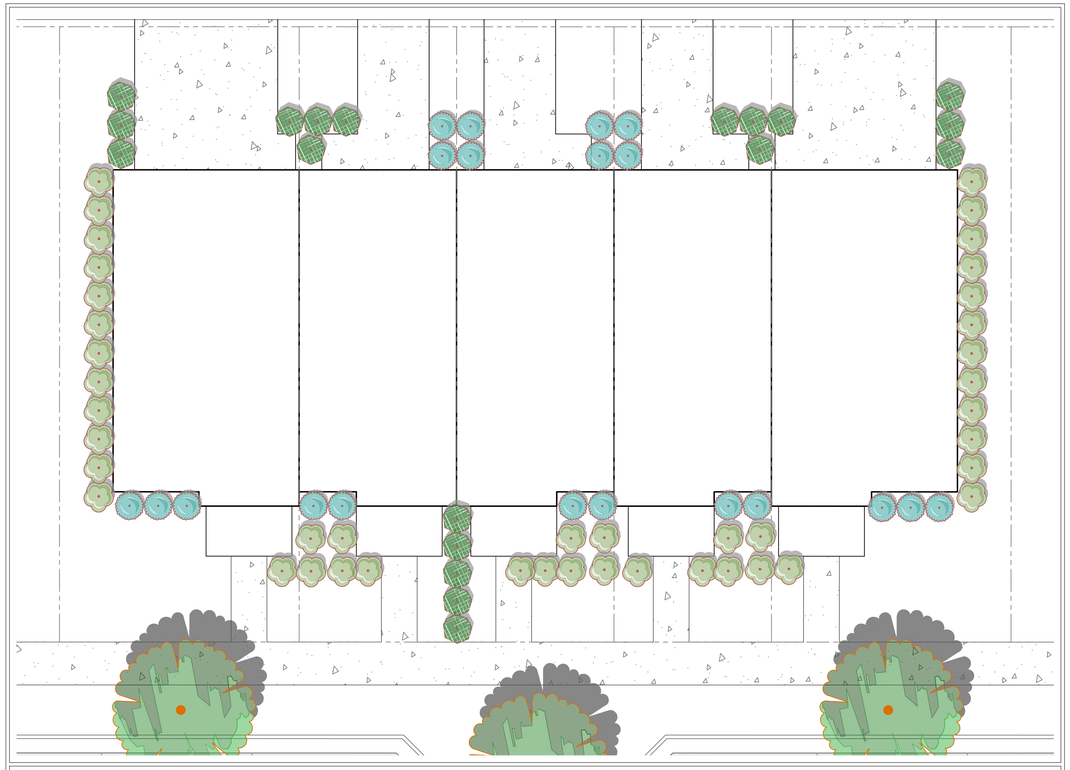
Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\L1-10 LANDSCAPE PLAN - ENLARGEMENT.dwg L1-11 LANDSCAPE PLAN - ENLARGEMENT Jul 26, 2024 12:44pm by: william.irby



FOUR UNIT BUILDING - TYPICAL FOUNDATION PLANTING
SCALE: 1" = 10'

PLANT SCHEDULE 4 UNIT BUILDING

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING
EVERGREEN SHRUBS									
	AX	36	AZALEA X 'AMELIA ROSE'	AMELIA ROSE AZALEA	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	BS	19	BUXUS SEMPERVIRENS	COMMON BOXWOOD	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	TD	14	TAXUS CUSPIDATA 'DENSA'	DENSE JAPANESE YEW	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.



FIVE UNIT BUILDING - TYPICAL FOUNDATION PLANTING
SCALE: 1" = 10'

PLANT SCHEDULE 5 UNIT BUILDING

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING
EVERGREEN SHRUBS									
	AX	43	AZALEA X 'AMELIA ROSE'	AMELIA ROSE AZALEA	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	BS	19	BUXUS SEMPERVIRENS	COMMON BOXWOOD	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	TD	20	TAXUS CUSPIDATA 'DENSA'	DENSE JAPANESE YEW	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.

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HONEY FARM CROSSING

JOSHUA LEWIS ROWLAND
REGISTERED
XVI
AGRICULTURE
COMMERCE
LANDSCAPE ARCHITECT
03-25-2024

No.	DATE	BY	REVISIONS
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

FOUNDATION PLANTING PLAN

SHEET NUMBER
L1-20

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\L1-20 FOUNDATION PLANTING PLAN.dwg L1-20 FOUNDATION PLANTING PLAN Jul 26, 2024 12:44pm by: william.irby



SIX UNIT BUILDING - TYPICAL FOUNDATION PLANTING
SCALE: 1" = 10'

PLANT SCHEDULE 6 UNIT BUILDING

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING
EVERGREEN SHRUBS									
	AX	42	AZALEA X 'AMELIA ROSE'	AMELIA ROSE AZALEA	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	BS	33	BUXUS SEMPERVIRENS	COMMON BOXWOOD	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	TD	19	TAXUS CUSPIDATA 'DENSA'	DENSE JAPANESE YEW	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.

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HONEY FARM CROSSING

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
07-24-2024

No.	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

FOUNDATION PLANTING PLAN

SHEET NUMBER
L1-21

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

1.04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ½ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

** WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

** FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36", AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.

2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

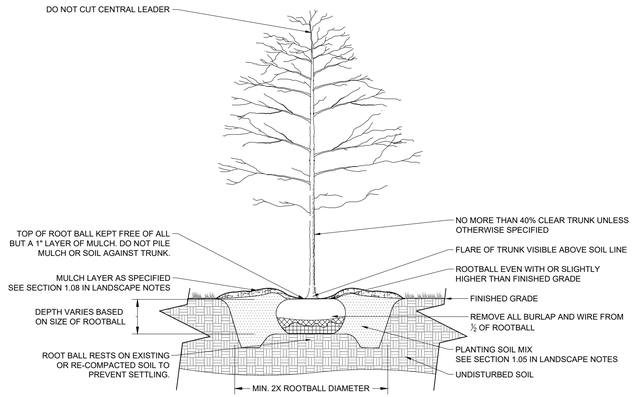
A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

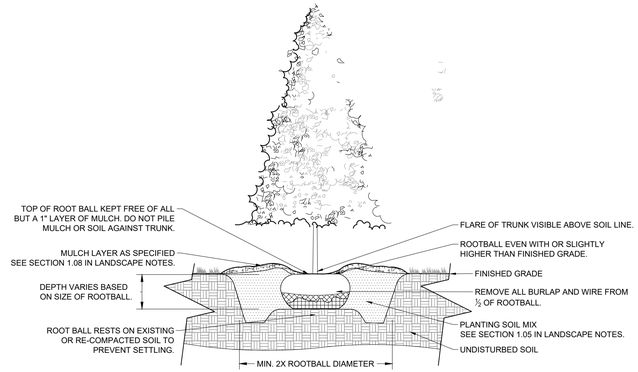
B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.



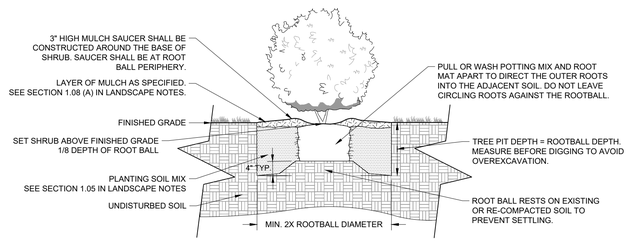
2 B&B TREE PLANTING

NOT TO SCALE



3 EVERGREEN TREE PLANTING

NOT TO SCALE



4 CONTAINER SHRUB PLANTING

NOT TO SCALE

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HONEY FARM CROSSING

JOSHUA LEWIS ROWLAND — 31ST REGISTERED — STATE OF TENNESSEE — DEPARTMENT OF AGRICULTURE — DEPARTMENT OF COMMERCE & INSURANCE — LANDSCAPE ARCHITECT — 07/26/2024

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COLUMBIA, TN

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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO. 118621000	

ARCHITECTURAL PERSPECTIVE - FRONT

SHEET NUMBER
A1-00

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AREA TABS

1ST FLR	663 SF
2ND FLR	974 SF
LIVING TOTAL	1637 SF
GARAGE	299 SF
REAR ENTRY	48 SF
FRONT PORCH	84 SF
TOTAL	2068 SF

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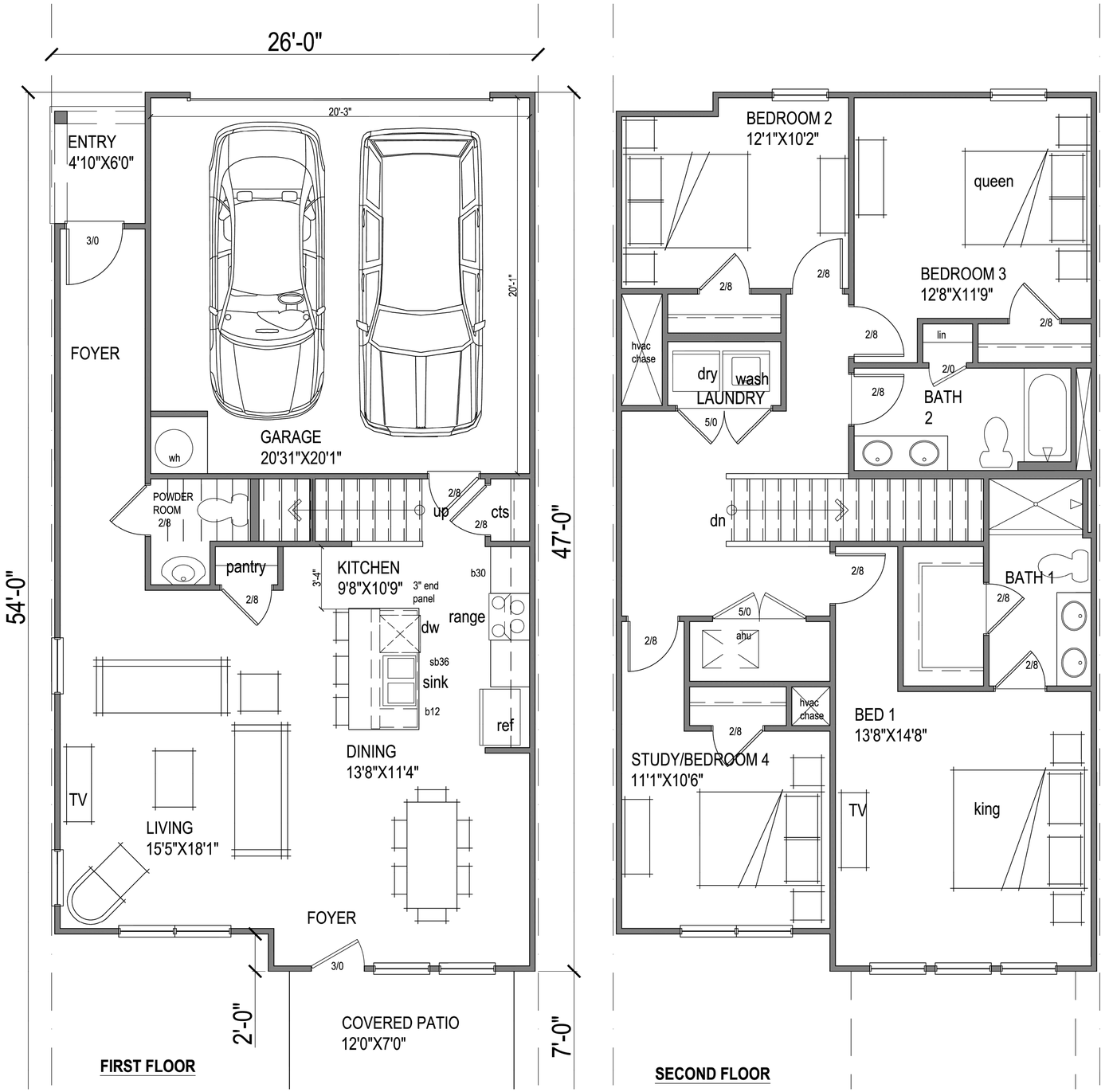
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KIMLEY-HORN PROJECT NO.	118621000

ARCHITECTURAL FLOOR PLAN - MITCHELL

SHEET NUMBER
A1-01



AREA TABS

1ST FLR	734 SF
2ND FLR	1150 SF
LIVING TOTAL	1884 SF
GARAGE	424 SF
REAR ENTRY	29 SF
FRONT PORCH	84 SF
TOTAL	2421 SF

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ARCHITECTURAL FLOOR PLAN - PORTSMOUTH

SHEET NUMBER
A1-02

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\A1-00 ARCHITECTURAL DRAWINGS.dwg A1-02 ARCHITECTURAL FLOOR PLAN - PORTSMOUTH Jul 26, 2024 12:45pm by: william.irby

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ELEVATION A | ELEVATION B | ELEVATION C | ELEVATION D | ELEVATION E | ELEVATION F | ELEVATION G

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ARCHITECTURAL ELEVATION - FRONT

SHEET NUMBER
A1-03



left elevation



right elevation



rear elevation

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KIMLEY-HORN PROJECT NO.	118621000

ARCHITECTURAL ELEVATIONS - SIDE & REAR

SHEET NUMBER
A1-04

ARCHITECTURAL ELEVATION NOTE

SEE SHEET A1-04 FOR DESIGNATION OF ARCHITECTURAL ELEVATIONS.

THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND ARCHITECTURAL/BUILDING ELEVATION DESIGN HAS NOT BEEN FINALIZED. FINAL ELEVATIONS WILL BE PROVIDED WITH BUILDING PERMIT SUBMITTAL.

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DATE:	7/26/2024
KIMLEY-HORN PROJECT NO.	118224004

ARCHITECTURAL ELEVATION EXHIBIT

SHEET NUMBER
A1-05

Honey Farms Preliminary PUD Master Plan

Project #:	24-0230	Location:	Map 51 Parcel 58
Applicant:	Gray Harrison, PE	Case Type(s):	PUD Master Plan
Staff Planner:	Austin Brass, AICP	Proposed Use:	Townhomes

PROJECT SUMMARY

The applicant seeks approval of a Preliminary Planned Unit Development Master Plan approval for a 25 +/-acre development parcel within a PUD-R Character District. The plan proposes 174 townhomes and associated retaining walls. In addition, this proposal includes the establishment of new urban neighborhood street sections, infrastructure, and civic spaces.

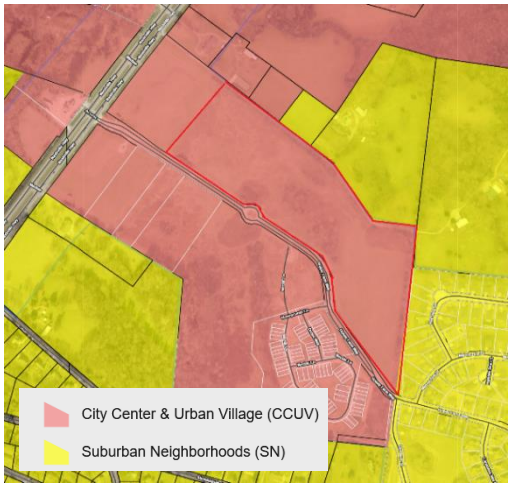
- The applicant requests to deviate from the base standards of the PUD-R to allow a 7.5' side setback instead of the maximum 10' min. side setback for townhome units. In addition, rear setbacks are less than 10'. The applicant also proposes that rear setback to be measured 20' to the center line of rear alleyways in the same manner as base character districts.
- As part of the PUD, the applicant also proposes a deviation from the default standards to allow retaining walls, walkways, driveways, and alleys in the required 75' parcel buffer.
- A PUD deviation has been requested to allow to allow Alley E in the master plan to terminate without connecting to a street throughfare, and to allow alleys C and E to deviate from a 20' ROW section with a 30' ROW section for fire apparatus access to all units within 150'.
- A PUD deviation has been requested to allow for façade window sill height to be 4' from the required 5' window sill height. This deviation is within the parameter of a 20% adjustment and is in similar precedent of previous multi-family approvals under this Zoning Ordinance.
- A PUD deviation has been requested to allow for retaining walls to exceed 3' in the required front yard of building sites and 4' in the required side yard of building sites.
- Any approval should be conditioned on the timely submittal of "as-approved" plans, which reflect the substance of the plans approved by the Planning Commission, as determined by the Zoning Administrator and the City Engineer.
- The Planning Commission is a **recommending body** to City Council for a Preliminary PUD Master Plan per section 8.5.21.M of the Zoning Ordinance that lists the criteria for Planning Commission action. The Planning Commission will be the decision-making authority for the Final PUD Master Plan, and property with a Preliminary and Final Plat. Sample motion templates are crafted at the end of this report.

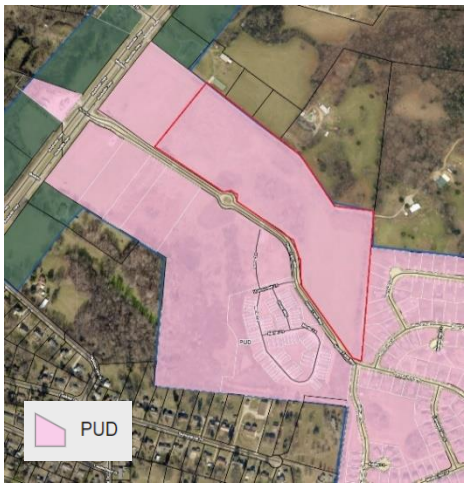
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-R	Vacant Land	Townhomes	+ /- 25 Acres



FUTURE LAND USE MAP (City Center & Urban Village)	ZONING MAP (PUD-R)





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	**Zoning**	**Current Use**
Subject Property	**City Center & Urban Village**	**PUD-R**	**Vacant**
North	**City Center & Urban Village/ Suburban Neighborhoods**	**Not in City Limits (*County Zoning*)**	**Single-Family Residential**
South	**City Center & Urban Village**	**PUD-MU/ PUD-R**	**Townhomes/ Vacant Land (*Future Commercial*)**
East	**Suburban Neighborhoods**	**PUD-R**	**Single-Family Residential**
West	**City Center & Urban Village**	**PUD-MU**	**Vacant Land (*Future Commercial*)**

CONSISTENCY WITH CONNECT COLUMBIA

City Center & Urban Village:

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes. Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a

pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts
Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center – Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD PUD-MU
Civic CV

Implementing Standards
General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways





AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



Activate (City Policies Foster Proactive Change)
Protect (City Policies Minimize Change to Established Land Use)
Facilitate (City Facilitates Orderly Market-Driven Change)

CONFORMITY WITH ZONING ORDINANCE

Lots, Building Sites & Bulk Standards:

- **The proposed Planned Unite Development Preliminary Master Plan conforms to most of the bulk standards of the Ordinance within a PUD-R Character District. Described below are the building types proposed for this Site Development Plan.**
    - The Zoning Ordinance permits single family homes, small and large multi-family buildings, and civic buildings in a PUF-R. All proposed uses must conform to the uses as outlined in § 4.3.1 E of the Zoning Ordinance. The proposed Preliminary PUD Master Plan depicts 174 townhome units. Among the total unit mix, 72 units are proposed to be 26' wide with 102 units being 22' wide.
    - Eighty percent of the proposed buildings enfront an Urban Neighborhood thoroughfare type as required by the Zoning Ordinance. In addition, 36 units (20%) enfront an extended width pedestrian path. This pedestrian path is located at the northern boundary of the development site behind units 64-86, with an additional pedestrian path enfroting units 150-163 at the frontage of the development site along Honey Farm Way (*an existing ROW*).
    - Two building sites are dedicated civic spaces.
    - Staff prepared the tables below to demonstrate how the proposed development conforms to the bulk and design standards of the Zoning Ordinance. Table 1 describes applicable bulk standards per § 4.3.1-E (building, lot & building site standards) of the Zoning Ordinance for a PUD-R character district in which the subject property is zoned. Table 2 describes the design standards of the Zoning Ordinance per § 4.3.1-K of the Zoning Ordinance within a PUD-R District.

Table 1 (PUD-R) District Bulk Standards		
Bulk Standards:	**Required**	**Proposed**
Minimum Lot/ Building Site Width Minimum and Maximum:	18 ft. min (townhomes); 180 ft. maximum with an allowment of 8 maximum townhomes in a single row.	All units are 22 and 26 ft collectively with no townhome rows having more than 8 units.
Lot/Building Enfrontment:	Facades must have main entrance in principle of building frontage	All lots/ building sites enfront a thoroughfare street section with principal entrance enfronting this section. In addition, 36 units enfront an extended pedestrian path as allowed per the

		Zoning Ordinance of up to 20% of all units within a development site.
Building Height:	2-3 Stories (Townhomes)	2 Stories
Frontage Buildout:	60% min/ 40% min for Commercial	All buildings have at least a 60% minimum frontage building as calculated on the site plan per building site widths.
Parking:	2 spaces per dwelling unit (townhomes)	*See parking section*
Density:	12 Density Units Per Acre	6.8 Density Units Per Acre
Setbacks:	**Principal Buildings** **Front:** 15 ft. minimum/ 35 ft. maximum **Side:** – 0 ft. min attached/ 10 ft-24 ft. **Rear:** 10 ft.	**Principal Buildings** **Front:** – 15ft. **Side:** - 0 ft. (7.5 ft at end units) **Rear:** - 3 ft.

Townhome Design Standards:

Table 2 (PUD-R) District Architectural Standards		
Design Standards:	**Required**	**Proposed**
Vertical Composition:	Identifiable Base, Middle, & Cap	All elevations contain a defined base, middle, and cap. This is achieved by a rowlock brick course at the base, defined middle, and decorative eaves with gable roof design.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line	All facades enfront a throughfare street section/pedestrian path
Façade Openings:	20 ft. or less spacing for windows/doors	All windows are spaced at least 20 ft or less with no blank facades.
Façade Glazing:	20-60 % non-shopfront/ 70% shopfront	All façade elevations indicate a façade glazing of at least 20% or more.
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned.
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All upper floor windows are aligned with windows on other floors including windows found on the 1st floor.
Window Types:	Single-hung, double-hung, casement	All windows adhere to the window type standards as described.
Window Glazing Material:	Clear	All windows proposed are clear glass.

Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations appear to consist of window trim details below window sills
Shutters:	Functional to cover half of window width/ shutter dogs	Shutters are not proposed on windows.
Façade Window Sill Height:	5 ft. min above grade (*applicable to residential as proposed*)	Applicant is requesting a deviation to allow for a 4' window sill height.
Porch Frontages:	Min six ft. clear depth, excluding rails, pillars, columns	Min seven ft of clear depth.
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	Elevations are divided among buildings with a minimum 60 percent frontage buildout among building sites. Multi-family facades are differentiated by materials and colors among the block face.
Roof Type & Pitch:	Hip/ Gable/ Flat	Gable
Primary Building Materials:	Brick, Fiber Cement Board, Wood	All elevations indicate a primary façade material of a brick base & fiber cement board cladding.
Foundation Cladding:	Brick or Natural Stone	All elevations have a brick foundation cladding at the principal frontage.
Garage Location:	3rd Layer (20 ft. behind primary façade)	All garages are located in the 3rd layer being alley loaded at rear of elevation.
Garage Design:	Min. interior dimensions 10 X 20 per vehicle Parking Space. Garage door must have ornamental lighting above with a carriage house door design.	All garage dimensions meet the minimum interior requirement of 12 X 20. Garage being in the 3rd layer; no ornamental light is required.
Garage Door Width:	9ft width with 2ft separation between door	Being in the 3rd layer, garage door width minimum is not required.
Changes in Building Materials:	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage.	Facades consist of primary materials of fiber cement board and brick. Theses primary materials continue along the full length of facades and continue into the 2nd layer. Rear elevations that are not primary facades consist of the same materials of brick and fiber cement board.
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim color.	No more than 3 colors are used on any townhome unit.

Retaining Walls:

- This site development plan proposes several frontage retaining walls that exceed the maximum height permitted for such walls when proposed on a lot/building site. Section 4.3.10 (*Encroachments*) of the Zoning Ordinance indicate that retaining walls are permitted in a required setback/yard of up to a 3' maximum height at the front/street yard, 4' maximum height in a side yard, and 6' maximum in a rear yard area. This site development plan proposed retaining walls in the street yards that exceed 3' in the front yard and 4' in the side yard. In addition, retaining walls are proposed outside of dedicated yard areas located in the northern boundary line the required 75' buffer area that is proposed at +/- 5' with an additional wall proposed at +/- 11.5'. As highlighted in the proposed Preliminary PUD Master Plan, red lines indicate retaining walls that exceed the maximum height for retaining walls per section § 4.3.10 (*Encroachments*) of the Zoning Ordinance. The green lines represent walls within the permitted parameters. An additional cut sheet indicates elevations with retaining walls enfronting Honey Farm Way.



Alley Sections:

Table 2.3.2.L of the Zoning Ordinance indicate that alley assemblies and standards are required to consist of a 20 ft right-of-way width including a pavement width of 16 ft with a 12-inch ribbon curb on each side of the alleyway. Initial fire comments indicated that all units must have an apparatus access in order to be served within 150' from a hose pull. The applicant in coordination with staff discussed several alternative solutions to ensure that all units can be adequality accessed within 150' of a hose pull from an apparatus. In coordination with fire, engineering, and planning, it was an accepted exception to request a deviation from a 20' alley right-of-way to a 30' right-of-way with Alley C and E as proposed on the Site Development Plan. **Fire has requested that white sign with red letters stating "No Parking Fire Access" at each end of the 30' right of way alleys and every 100' within the alleys be placed.**

Civic Spaces:

- The Zoning Ordinance requires at least 5% but not more than 20% of the proposed Site Development Plan's gross acreage be designated as Civic Space(s). According to Table 5.3.3-A of the Zoning Code, certain Civic Space types are applicable per district. As per the site development plan, 5.4% of the site is allocated as civic space. This site development plan indicates two civic spaces dedicated as a Green & Pocket Park with each civic space containing a playground within its boundaries. A ring is shown indicating that there is a playground located within an 800' distance of all residential uses within the development site. 5.3.3 of the Zoning Code (*Civic Space Required*) requires that each civic space except a playground or community garden have a minimum of 50% of its perimeter enfronting a thoroughfare.

Civic Space Types for Development Plan	Number/ Size	Area/ Enfrontment
Green with Playground Use	1 (*0.5 acres minimum/ 8 acres maximum*)	1.2 acres / full perimeter enfrontment
Playground	1 (*500 Sq ft. minimum/ 0.5 acres maximum*)	0.2 acres/ NA enfrotnment requirement

Project Buffering/Landscaping:

- According to § 4.3.11. H of the Zoning Ordinance, a parcel buffer shall be applied for any new development or structure adjacent to a single-family dwelling. Per table 4.3.11 (H) a PUD-MU district requires a 75' buffer. This buffer is required along the northern boundary line of the site and along the eastern boundary line. The applicant has requested a deviation to allow for site improvements such as retaining walls, sidewalks, trash enclosures, and sidewalks to be placed 20 ft in the required 75 ft buffer area with the notation that no building is closer than 90 ft. from any property line.
- Street trees have also been provided, adhering to the requirement of one tree for every fifty linear feet of an Urban Neighborhood Street section (Zoning Ordinance **Table 5.2.2.G-1**).

Tree Canopy Cover Retention:

- Section **4.3.16** of the Zoning Ordinance requires a percentage of existing tree cover to be preserved based upon the existing canopy on the development site. A PUD-R character district has a tree canopy retention based off the existing tree canopy. The applicants tree canopy retention plan indicates that 5.08 acres (20%) of the 26-acre site is existing tree canopy. Table 4.3.16 L of the Zoning Ordinance indicates that a site with 40-59% existing tree canopy cover is required to retain 48% of the site as a tree save area with 2.44 acres to be preserved. This site development plan indicates 1.39 acres of the tree canopy is to be preserved as a tree save area with an additional 2.44 acres of tree canopy to be replanted on the site. The existing tree canopy to be replanted is proposed along the eastern boundary line. The landscape plan on the site development plan indicates that a solid row of shade trees is proposed along this boundary line.

Thoroughfare Standards/ Façade Enfrontment:

- **This Development Plan and Preliminary Plat conforms to the standard for block formation and network connectivity when utilizing an Urban Center Street section.**
    - Section **5.2.2.E** requires that all Thoroughfares terminate at other Thoroughfares or Internal Drives, forming a network. This site development plan provides the required street section utilizing an Urban Neighborhood Street section that consist of a 65' ROW and includes street parking, a planter strip, and a 5' sidewalk on both sides of the street section.

Parking:

- 2 parking spaces are required per townhome dwelling with 348 spaces required for all 174 units. This site development plan indicates all units consisting of 2 parking spaces with each garage being 12 X 20 to account for both spaces at 205 spaces and including 233 driveway spaces for a total of 438 spaces dedicated on each townhouse building site. When including 206 on-street spaces, this Site Development Plan totals 644 spaces.

REVIEW PROCESS

Section **8.3.3.B.7** of the Zoning Ordinance authorizes the Planning Commission to make "Recommendations to the City Council on a preliminary Master PUD Development Plan." Sections 8.5.21.B.3 and 8.5.21.M of the Zoning Ordinance establish the criteria for Planning Commission review and action on the proposed Preliminary PUD Master Plan.

8.5.21.B Master PUD Development Plan Approval

3. Approval of a Master PUD Development Plan [is] subject to the Planning Commission 's and the City Council 's first making formal, written that the proposed Development, such applications, and approvals:

a. conforms to all applicable standards and requirements of this Ordinance,

b. would be compatible with other Development permitted under all applicable provisions of this Ordinance;

c. will not significantly interfere with the use and enjoyment of other land in the vicinity;

d. adequately conserve woodland and the protect water courses from erosion and siltation;

e. maximize safety, convenience, and amenities for the residents and visitors of the Development; and

f. adequately addresses all such other matters as they may find to have a material bearing upon the stated standards and objectives of this Ordinance.

4. Unless specifically exempted, the standards and requirements contained in this Section 8.5.21 shall be in addition to all other applicable standards and requirements established in this Ordinance.

8.5.21.M.1 Planning Commission Action on Preliminary Master PUD Development Plan

Before making any recommendation on a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the Planning

Commission shall consider the […] recommendations from the Zoning Administrator and other City departments, and shall conduct a public hearing.

Section **8.3.2.B.4** directs the City Council to rend a final decision on the preliminary Master PUD Development Plan of a Planned Unit Development. If the City Council approves the Preliminary PUD Master Plan, the applicant will have two years to submit a Final PUD Master Plan. The Planning Commission shall determine whether the Final PUD Master Plan complies with the Preliminary Master Plan (§ 8.5.21.U)

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The Development Review Committee reviewed the proposed Preliminarily PUD Master Plan at its June and July 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

- **Planning** noted the use of multiple retaining walls exceeding the height standards required in a permitted yard area. The applicant responded by requesting a deviation; however, indicating sections of walls highlighted above in green meeting the height requirement when walls are placed in yard areas.
- **Engineering** noted that this site development plan is subject to approval of an executed Traffic Impact Study. This study has been completed and submitted to engineering for approval. In addition, it has been noted that additional drainage infrastructure may be required along berm behind Alley A (*west property line*).
- **Wastewater** noted there is not enough capacity at the Upper Pump Station such that action is required by the developer. Columbia Wastewater would like to note that the original PUD stipulates that the owner eliminates the lower pump station by tying that lower pump station sewer shed to the Rutherford Creek Line. There is a feasible alternative to this Pump Station elimination, which includes upgrading the Upper Pump Station pumps which this development would utilize, which would require the ultimate flow rate to be 455 GPM. The applicant has responded noting that the sewer department has provided an updated will-serve letter allowing the project to be served through the existing force main system with an upgrade to lift station #2 pump which the project proposed to construct.
- **Columbia Water** indicated that the water availability letter was issued on **May 17th, 2024** and remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application.

COMMENTS FROM PLANNING STAFF

This Proposed Planned Unit Development Preliminary Master Plan includes several deviations from the base PUD-R standards. These deviation include include retaining walls, buffering, and rear/side setbacks.

SAMPLE MOTIONS

Approve:

Recommend Approval:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan as presented *[, subject to technical comments and other conditions presented by planning staff*].

Recommend Approval Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Recommend Denial:

Move to recommend denial of the Rezoning to PUD-MU having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance, are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

Honey Farm PUD

Preliminary PUD Master Plan
Residential Townhome Community

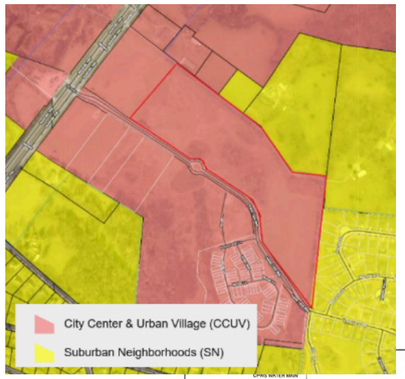
A Forestar Development

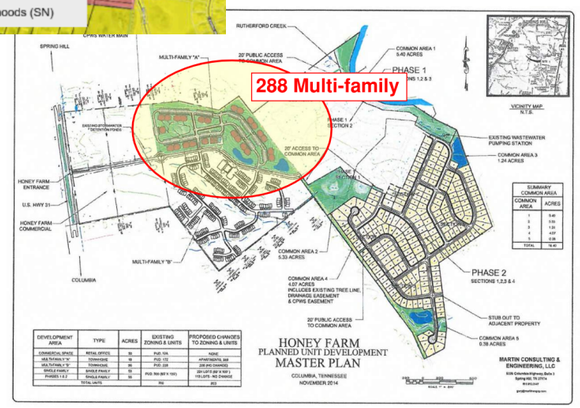
Kimley»Horn

Project Introduction

- 174 Townhomes, 6.6 units/acre (12 max.)
- Previous PUD allowed for 288 multifamily
- CCUV Comp Plan designation supports urban scale development / CD-4 standards
- Attractive townhome elevations and plans comply with architectural standards
- Planning Commission feedback









Project & Zoning Context

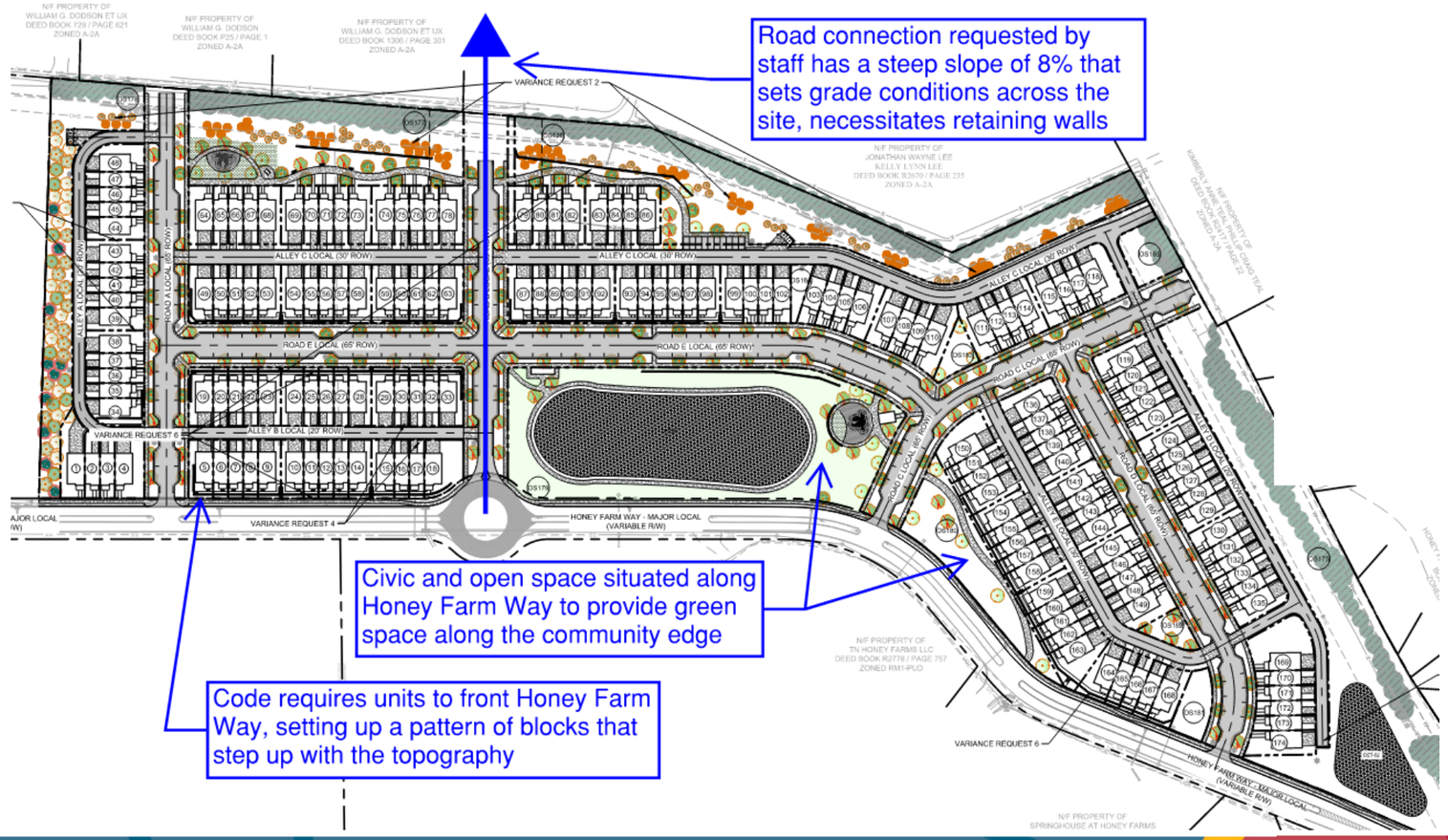
- **Current Zoning** – PUD, zoned due to the pre-existing PUD on the property
  - Comp Plan CCUV designation also supports CD-4 / CD-4C
  - PUD-R allows Development Plans to "…be supplemented by additional standards…"
- **PUD-R** – 8.5.21.B.2.b; …approvals shall not be used to avoid compliance with standards, but if necessary, shall be used sparingly when conflicts arise;
  - Presence of unique site conditions
  - Necessary or intrinsic use, size, or form cannot conform to base standards
- **Unique site conditions and conflicting form base standards**
  - Site topography and city requirement for road connection
  - Block frontage and setback requirements

PUD-R TABLE 4.3.1-K DISTRICT STANDARDS:
PLANNED UNIT DEVELOPMENT –RESIDENTIAL DISTRICT

General Description

This District is to allow for utilization of the Planned Unit Development process under TCA Section 13-4-310, implementation of the Comprehensive Plan, and review and approval of a Master PUD Development Plan that complies with these standards and establishes them and other standards as entitlements for a property, including a customized combination of permitted Uses, Building Types, Private Frontage Types, Setbacks and Yards, and Thoroughfares and Internal Drives.

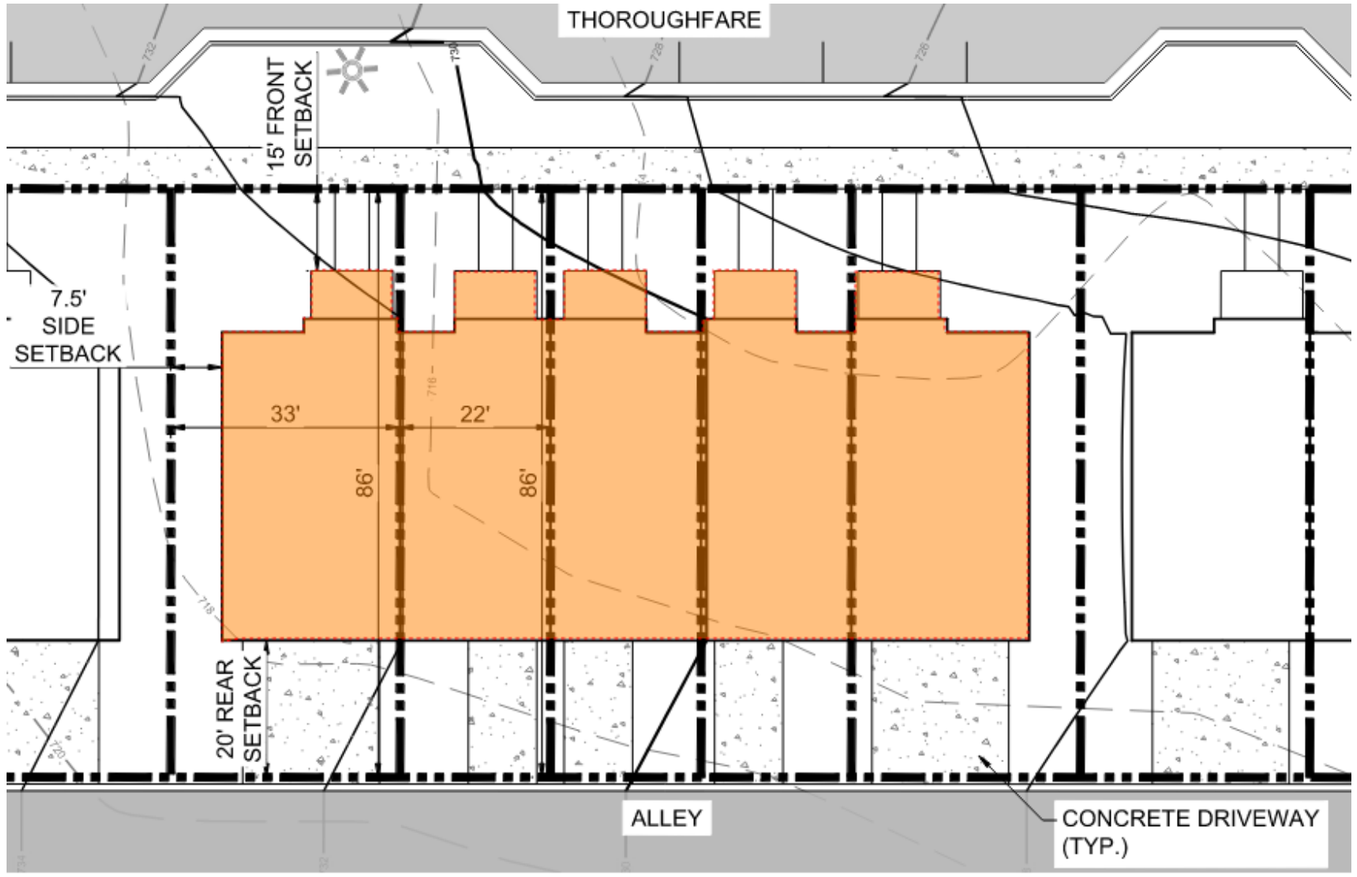
Specifically, this District is intended for predominantly Residential areas on sites where there are sufficient existing infrastructure, services, and utilities available for a proposed Development. Development in this District (a) is walkable and provides a diverse mixture of housing choices and Building Types, (b) is necessary to implement and is consistent with the Comprehensive Plan, (c) cannot under any circumstances, plan, or design conform to one or more of the other Districts and standards therefor due to its necessary and intrinsic Uses or size or form, (d) provides an innovative plan and design, (e) is harmonious with and respects the land use, character, and natural or man-made features of both the subject property and Adjacent property, (f) promotes quality and environmentally sensitive planning and design by taking advantage of special site characteristics, locations and land uses, (g) provides Civic Space, (h) is the best use of the site consistent with the goals of protecting and enhancing the natural environment. There are specific Development standards provided for this District, which may be supplemented by additional standards approved in the applicable Final Master PUD Development Plan.



PUD Setback Deviation

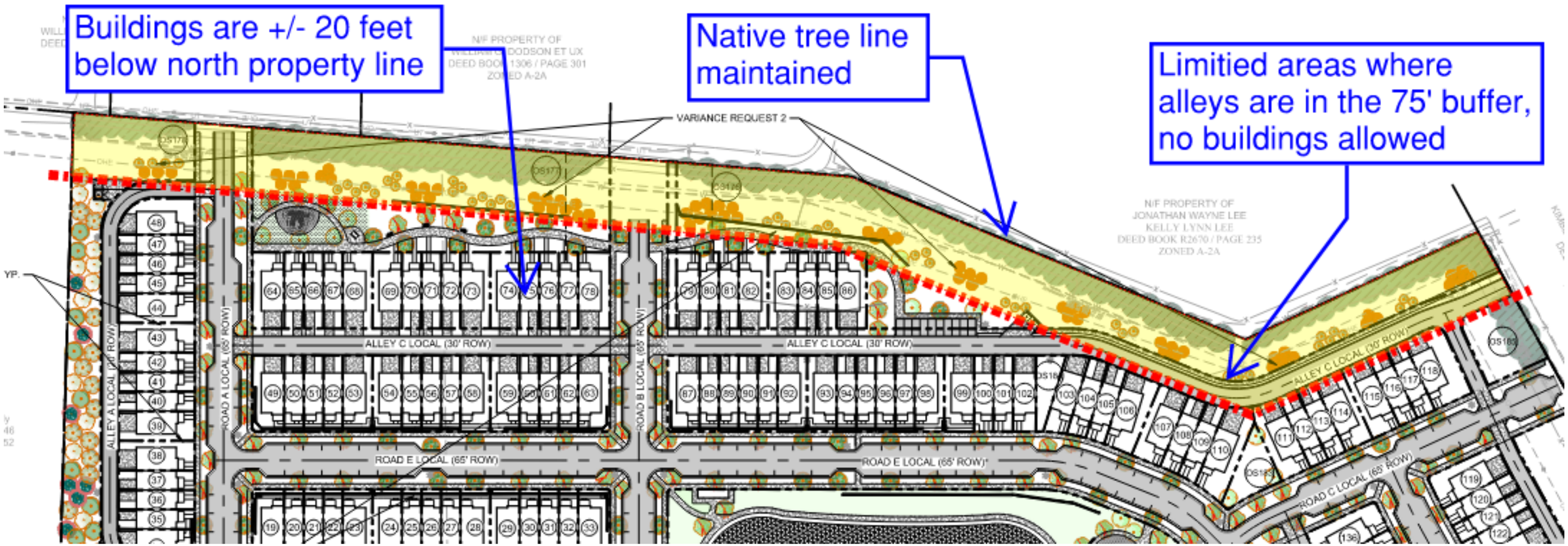
- PUD-R standards more compatible with single-family subdivision use
- CD-4 criteria supported in the CCUV future land use is more compatible with a townhome use
- Original PUD calls for multifamily uses in this area (288 apartment units)
- Setback deviations are consistent with, or greater than, CD-4 criteria and allow for the urban aesthetic envisioned for the CCUV area

	Front	Side	Rear
• **PUD-R** –	15-35 ft.	10 ft.	10 ft. (no alley stnd.)
• **CD-4** –	6-20 ft.	6 ft.	15 ft. (from alley c.l.)
• **Deviation –**	none	7.5 ft.	20 ft. (from alley c.l.)



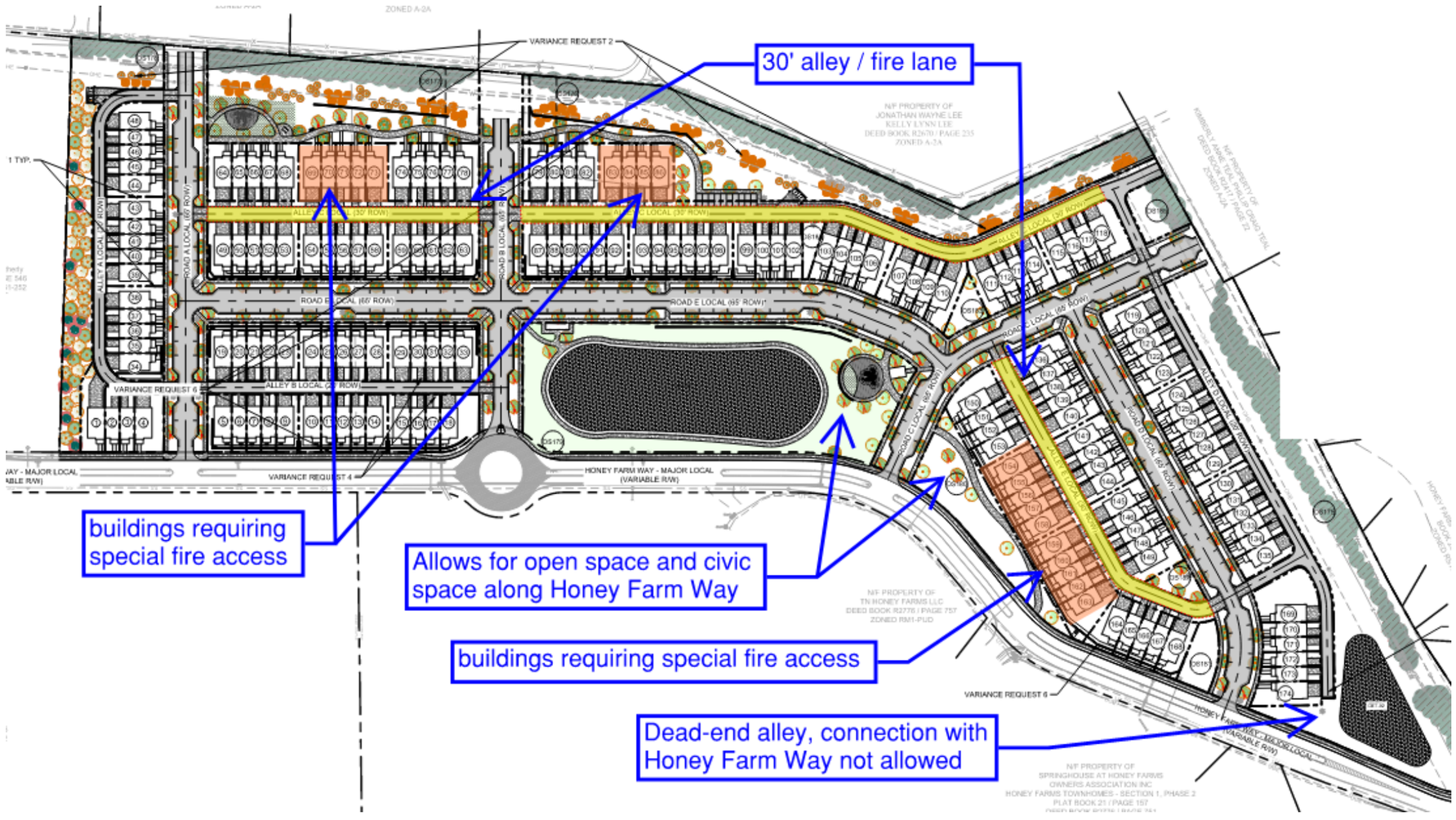
PUD Buffer Deviation

- 75’ buffer average provided, some areas are wider with open and civic spaces
- Buffer areas with alley, retaining wall, and sidewalk kept to a minimum
- CD-4C buffer requirement is 25’



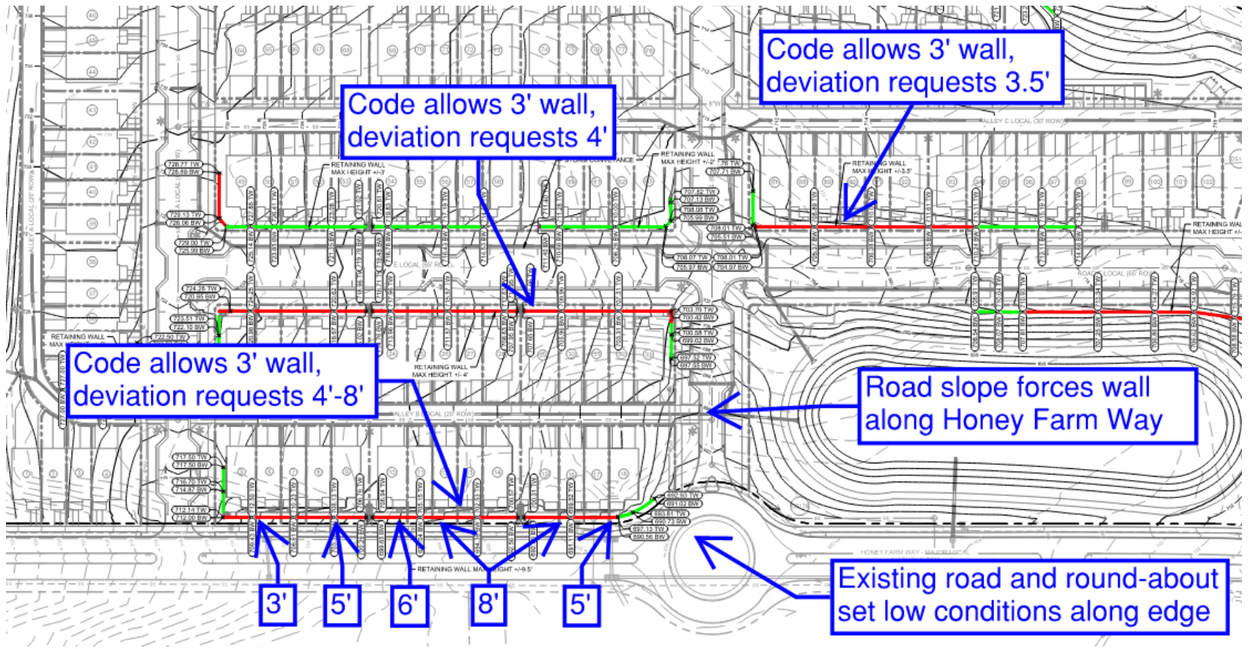
PUD Alley Deviation

- Applicant worked with Fire Dept. on innovative solution for 30’ alley ROW (22’ drive + water line easement)
- Meets fire lane access width requirement and provides for water line and hydrants in alley
- Only needed for a few buildings, allows fronting to open space along Honey Farm Way
- Dead-end alley condition, alleys not allowed to connect with Honey Farm Way

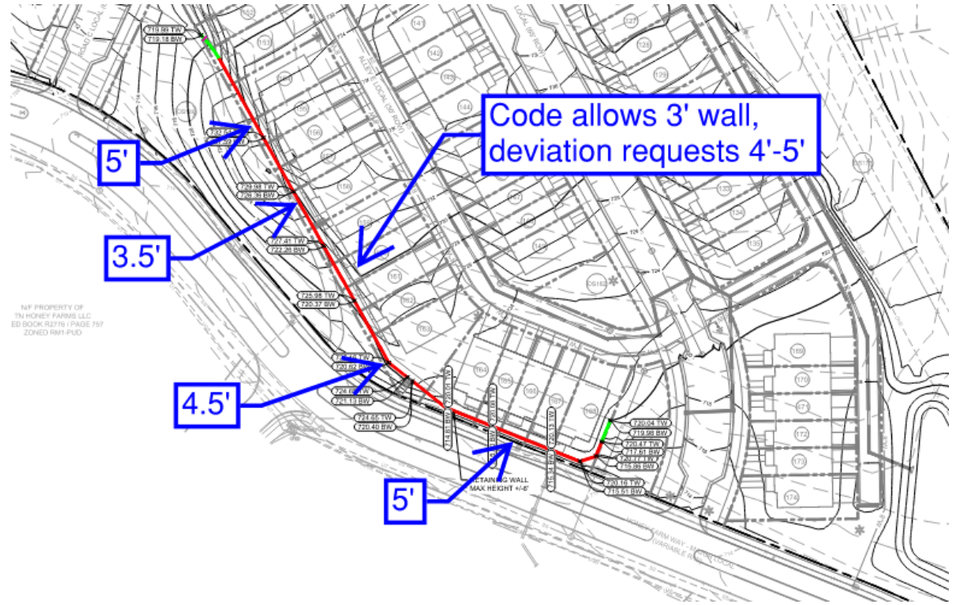


PUD Retaining Wall Deviation

- Code allows walls 3’ tall in front, 4’ tall on sides, and 6’ tall in rear on lots
- Development plan seeks to minimize retaining walls, only used in areas dictated by steep slopes
- Code requirement to front Honey Farm Way sets the elevations on corresponding alleys and streets
- Existing Honey Farm Way street and round-about elevations set low in comparison to overall site







PUD Windowsill Deviation

- Requesting 4’ min. from grade to windowsill
- Code requires 5’ min., consistent with raised foundation building types
- Common deviation granted for slab construction





PUBLIC HEARINGS

Item 1. - **PUBLIC HEARING ON ORDINANCE NO. 4511 - AN ORDINANCE AMENDING TITLE 18, CHAPTER 3, SECTION 18-303, OF THE MUNICIPAL CODE OF THE CITY OF COLUMBIA BY REPLACING IN ITS ENTIRETY PRESENT SCHEDULES A AND B AND ADOPTING AND APPROVING THE FOLLOWING SCHEDULES A AND B**

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member DaVena Hardison, Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member Danny Coleman was absent.

There being no one present to speak on the Public Hearing, Council Member Greene moved to close the Public Hearing on Ordinance No. 4511. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 2. - **PUBLIC HEARING ON ORDINANCE NO. 4512 - AN ORDINANCE TO AMEND TITLE 18, CHAPTER 3 OF THE COLUMBIA MUNICIPAL CODE BY AMENDING 18-310 TO INCREASE THE WATER IMPACT FEE UPON NEW WATER CUSTOMERS TO SERVE THE DEMAND FOR WATER SYSTEM CAPITAL FACILITIES AND PUBLIC IMPROVEMENTS**

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member DaVena Hardison, Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member Danny Coleman was absent.

There being no one present to speak on the Public Hearing, Council Member Greene moved to close the Public Hearing on Ordinance No. 4512. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 3. - **PUBLIC HEARING ON ORDINANCE NO. 4513 - AN ORDINANCE AMENDING ORDINANCE NO. 4176 BY REPEALING AND REPLACING THE ACCESS MANAGEMENT PLAN WITH A NEW ACCESS MANAGEMENT PLAN**

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member DaVena Hardison, Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim

Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member Danny Coleman was absent.

There being no one present to speak on the Public Hearing, Council Member Greene moved to close the Public Hearing on Ordinance No. 4513. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 4. - **PUBLIC HEARING ON ORDINANCE NO. 4514 - AN ORDINANCE TO AMEND THE COLUMBIA MUNICIPAL CODE BY DELETING TITLE 14, CHAPTER 4 PERTAINING TO STORMWATER MANAGEMENT REGULATIONS IN ITS ENTIRETY AND REPLACING SUCH SECTION WITH A NEW TITLE 14 CHAPTER 4 PERTAINING TO STORMWATER MANAGEMENT**

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member DaVena Hardison, Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member Danny Coleman was absent.

There being no on present to speak on the Public Hearing, Council Member Greene moved to close the Public Hearing on Ordinance No. 4514. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 5. - **PUBLIC HEARING ON ORDINANCE NO. 4515 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING ADMINISTRATION, PROCEDURE, & ENFORCEMENT IN ARTICLE 8 BY REPEALING AND REPLACING SUCH ARTICLE 8 WITH A NEW ARTICLE 8 ADMINISTRATION, PROCEDURE, & ENFORCEMENT**

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member DaVena Hardison, Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member Danny Coleman was absent.

There being no one present to speak on the Public Hearing, Council Member Marshall moved to close the Public Hearing on Ordinance No. 4515. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 6. - **PUBLIC HEARING ON ORDINANCE NO. 4516 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING BUILDING, LOT AND**

BUILDING SITE STANDARDS IN ARTICLE 4 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 4 WITH A NEW ARTICLE 4 BUILDING, LOT AND BUILDING SITE STANDARDS

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member DaVena Hardison, Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member Danny Coleman was absent.

There being no one present to speak on the Public Hearing, Council Member Marshall moved to close the Public Hearing on Ordinance No. 4516. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 7. - **PUBLIC HEARING ON ORDINANCE NO. 4517 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING DEVELOPMENT PARCEL STANDARDS IN ARTICLE 5 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 5, DEVELOPMENT PARCEL STANDARDS - CITYWIDE**

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member DaVena Hardison, Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member Danny Coleman was absent.

There being no one present to speak on the Public Hearing, Council Member Greene moved to close the Public Hearing on Ordinance No. 4517. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 8. - **PUBLIC HEARING ON ORDINANCE NO. 4518 - AN ORDINANCE AMENDING DEVELOPMENT SERVICES PLANNING FEE SCHEDULE FOR THE CITY OF COLUMBIA, TENNESSEE - CITYWIDE**

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member DaVena Hardison, Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member Danny Coleman was absent.

There being no one present to speak on the Public Hearing, Council Member Greene moved to close the Public Hearing on Ordinance No. 4518. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 9. - **PUBLIC HEARING ON ORDINANCE NO. 4519 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING SUPPLEMENTAL STANDARDS IN ARTICLE 6 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 6 WITH A NEW ARTICLE 6, SUPPLEMENTAL STANDARDS**

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member DaVena Hardison, Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member Danny Coleman was absent.

There being no one present to speak on the Public Hearing, Council Member Greene moved to close the Public Hearing on Ordinance No. 4519. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 10. - **PUBLIC HEARING ON ORDINANCE NO. 4520 - AN ORDINANCE TO AMEND THE COLUMBIA MUNICIPAL CODE BY REPEALING AND REPLACING TITLE 14, CHAPTER 5 PERTAINING TO ENGINEERING STANDARDS AND SPECIFICATIONS**

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member DaVena Hardison, Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member Danny Coleman was absent.

There being no on present to speak on the Public Hearing, Council Member Greene moved to close the Public Hearing on Ordinance No. 4520. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 11. - **PUBLIC HEARING ON ORDINANCE NO. 4521 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING ZONING MAP IN ARTICLE 2 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 2 WITH A NEW ARTICLE 2, ZONING MAP**

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member DaVena Hardison, Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council

Member Danny Coleman was absent.

There being no one present to speak on the Public Hearing, Council Member Greene moved to close the Public Hearing on Ordinance No. 4521. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 12. - **PUBLIC HEARING ON ORDINANCE NO. 4522 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING DEFINITIONS IN ARTICLE 9 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 9 WITH A NEW ARTICLE 9, DEFINITIONS**

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper notice having been given. Present were Council Member DaVena Hardison, Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member Danny Coleman was absent.

There being no one present to speak on the Public Hearing, Council Member Greene moved to close the Public Hearing on Ordinance No. 4522. Council Member Marshall seconded the motion.

All Council Members present voted aye.

REGULAR MEETING

CALL TO ORDER/ROLL CALL

Mayor Chaz Molder called the meeting to order, pursuant to proper public notice having been given. Present were Council Member DaVena Hardison, Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Vice Mayor Randy McBroom, Mayor Chaz Molder, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member Danny Coleman was absent.

INVOCATION BY STEPHEN SAULS OF FIRST UNITED METHODIST CHURCH

PLEDGE OF ALLEGIANCE

Vice Mayor McBroom led the Pledge of Allegiance.

APPROVAL OF AGENDA

Council Member Greene moved to approve the agenda. Council Member Marshall seconded the motion.

All Council Members present voted aye.

PRESENTATIONS

ORGANIZATIONAL BUSINESS

Item 6.1. - **APPROVE THE MINUTES OF THE JULY 11, 2024 CITY COUNCIL MEETING**

Council Member Greene moved to approve the July 11, 2024 City Council Meeting Minutes. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 6.2. - **APPROVE THE APPOINTMENT OF HARVEY CHURCH TO THE CITY OF COLUMBIA ARTS COUNCIL TO FILL AN UNEXPIRED TERM ENDING ON JANUARY 14, 2025**

Council Member Marshall moved to approve the appointment of Harvey Church to the Arts Council to fill an unexpired term ending on January 14, 2025. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 6.3. - **APPROVE THE APPOINTMENT OF TORI ZEMER DEGRELLA TO THE CITY OF COLUMBIA ARTS COUNCIL TO FILL AN UNEXPIRED TERM ENDING ON JANUARY 9, 2025**

Council Member Greene moved to approve the appointment of Tori Zemer Degrella to the Columbia Arts Council to fill an unexpired term ending on January 9, 2025. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 6.4. - **APPROVE THE MAYOR'S REAPPOINTMENT OF JIMMY CAMPBELL TO THE BOARD OF ZONING APPEALS FOR A THREE-YEAR TERM THAT BEGINS ON AUGUST 13, 2024, AND EXPIRES ON AUGUST 13, 2027.**

Council Member Marshall moved to approve the reappointment of Jimmy Campbell to the Board of Zoning Appeals for a three-year term that begins on August 13, 2024 and expires on August 13, 2027. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 6.5. - **APPROVE THE MAYOR'S REAPPOINTMENT OF EDDIE ABLES TO THE BOARD OF ZONING APPEALS FOR A THREE-YEAR TERM THAT BEGAN ON MAY 13, 2024, AND EXPIRES ON MAY 13, 2027.**

Council Member Greene moved to approve the reappointment of Eddie Ables to the Board of Zoning Appeals for a three-year term that began on May 13, 2024 and expires on May 13, 2027. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 6.6. - **CONFIRMATION OF MAYOR'S APPOINTMENT OF LACEY SAMUEL TO**

THE COLUMBIA HOUSING AND REDEVELOPMENT CORPORATION FOR A FIVE-YEAR TERM BEGINNING AUGUST 8, 2024, AND EXPIRING ON AUGUST 8, 2029.

Council Member Greene moved to approve the appointment of Lacey Samuel to the Columbia Housing and Redevelopment Corporation for a five-year term beginning August 8, 2024 and expiring on August 8, 2029. Council Member Marshall seconded the motion.

All Council Members present voted aye.

CONSENT AGENDA

Mayor Molder requested that items 7.6 and 7.22 be removed from the consent agenda. Council Member Greene moved to approve the Consent Agenda with the exception of Items 7.6 and 7.22. Council Member Marshall seconded the motion.

All Council Members present voted aye and the following items were approved.

Item 7.1. - **APPROVE DISBURSEMENTS FOR THE MONTH OF JUNE 2024 IN THE AMOUNT OF $4,659,295**

Item 7.2. - **APPROVE A BID AWARD AND AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT WITH COLUMBIA OIL CO. INC. FOR FLEET REFUELING AND BULK DIESEL DELIVERY**

Item 7.3. - **APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT WITH FIRST FARMERS AND MERCHANTS BANK AS THE CITY DEPOSITORY**

Item 7.4. - **APPROVE THE BID AWARD AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT WITH TN PROPERTY MANAGEMENT FOR THE MOWING SERVICES ALONG THE NORTH GATEWAY MEDIAN AREAS LOCATED ON NASHVILLE HWY**

Item 7.5. - **APPROVE ANNUAL RENEWAL OF PROPERTY INSURANCE WITH THE TML PUBLIC ENTITY PARTNERS IN THE AMOUNT OF $244,369**

Item 7.7. - **APPROVE ANNUAL RENEWAL OF WORKERS' COMPENSATION INSURANCE WITH THE TML PUBLIC ENTITY PARTNERS IN THE AMOUNT OF $113,761**

Item 7.8. - **RATIFY APPROVAL OF AN AGREEMENT WITH VIDCRUITER, LLC IN THE AMOUNT OF $3,500**

Item 7.9. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND JOURNAL COMMUNICATIONS FOR**

ADVERTISING IN THE 2025 OFFICIAL NASHVILLE VACATION GUIDE IN THE AMOUNT OF $10,149

Item 7.10. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND ANAS SABA IN THE AMOUNT OF $4,000 FOR A FALL 2024 SOCIAL MEDIA INFLUENCER MARKETING CAMPAIGN**

Item 7.11. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND STYLEBLUEPRINT FOR A HOLIDAY DIGITAL MARKETING CAMPAIGN IN THE AMOUNT OF $3,250**

Item 7.12. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND LAMAR ADVERTISING IN THE AMOUNT OF $12,000 FOR ROTARY DIGITAL BILLBOARD ADVERTISING IN THE NASHVILLE/MIDDLE TN AREA**

Item 7.13. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND TRAILHEAD MEDIA IN THE AMOUNT OF $9,750 FOR ONE YEAR OF DIGITAL BILLBOARD ADVERTISING ON NORTHBOUND INTERSTATE 65**

Item 7.14. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND JOURNAL COMMUNICATIONS FOR ADVERTISING IN THE 2025 TENNESSEE VACATION GUIDE IN THE AMOUNT OF $8,000**

Item 7.15. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND COLUMBIA YOUTH ATHLETIC ASSOCIATION FOR THEIR 2024 FOOTBALL SEASON - WARDS 4 AND 5**

Item 7.16. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE AMENDED NON-EXCLUSIVE USE AND OCCUPANCY PERMIT BETWEEN THE CITY OF COLUMBIA AND THE COLUMBIA SOCCER ASSOCIATION - WARDS 1 AND 4**

Item 7.17. - **APPROVE THE PURCHASE OF A 3500 DODGE CREW CC 4X4 - DUMP TRUCK FROM CHRYSLER DODGE JEEP RAM FIAT OF COLUMBIA IN THE AMOUNT OF $82,555.25 UTILIZING STATE WIDE CONTRACT 209**

Item 7.18. - **APPROVE MAURY COUNTY SOLID WASTE PRICE INCREASE FROM $50.79 TO $52.36 PER TON FOR DISPOSAL OF RESIDENTIAL TRASH WITH AN ESTIMATED FY 24/25 COST OF $1,284,547**

Item 7.19. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT AMENDMENT BETWEEN CITY OF COLUMBIA AND LOSE & ASSOCIATES IN THE AMOUNT OF $3,200**

Item 7.20. - **APPROVE UPGRADE OF TRAFFIC DETECTION TO RADAR DETECTION USING WAVETRONIX AS A SOLE SOURCE PROVIDER IN THE AMOUNT OF $124,180**

Item 7.21. - **APPROVE AND AUTHORIZE MAYOR TO SIGN A CONTRACT WITH WASTE MANAGEMENT FOR DISPOSAL OF SOLID WASTE IN EXTENUATING CIRCUMSTANCES.**

Item 7.23. - **APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE AMENDMENT NO. 2 WITH TDOT FOR AGREEMENT NO. 200035, IRON BRIDGE ROAD, BRIDGE OVER LYTLE CREEK, LM 1.300 PROJECT ID NO. 130092.00**

Item 7.24. - **APPROVE SOLE SOURCE PROCUREMENT OF NINE (9) CAMERA SYSTEMS FROM MOTOROLA IN THE AMOUNT OF $75,328.20**

Item 7.25. - **APPROVE AND AUTHORIZE THE PURCHASE OF (9) DODGE POLICE PURSUIT AWD VEHICLES FROM COLUMBIA DODGE IN THE AMOUNT OF $401,222.25 UTILIZING STATE-WIDE CONTRACT**

Item 7.26. - **APPROVE CHANGE ORDER NO. 5 WITH BRINDLEY CONSTRUCTION, LLC FOR THE CITY OF COLUMBIA FIRE STATION PROJECT, WHICH INCREASES THE CONTRACT AMOUNT BY A TOTAL OF $99,762.86**

Item 7.6. - **APPROVE PAYMENT TO MAURY COUNTY TO PROVIDE FUNDING FOR THE MAURY COUNTY/CITY OF COLUMBIA ANIMAL SERVICES FACILITY FOR THE FOURTH QUARTER OF FY 2024 $50,000**

Mayor Molder asked for a reminder as to what the City is doing with the animal shelter. City Manager Massey advised the Council approved to increase the amount of funding for the animal shelter, but this item is the last quarterly payment for the fiscal year that just ended. City Manager Massey said the increase will be reflected in new amount for this new fiscal year.

Mayor Molder moved to approve the payment to Maury County to provide funding for the Maury County/City of Columbia Animal Services Facility for the fourth quarter of FY2024 $50,000. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 7.22. - **RATIFY THE APPROVAL OF AN AGREEMENT WITH NUBER ARCHITECTURE LLC FOR REROOF RETROFIT FOR ALLEY BETWEEN SQUARE MARKET AND THE MANN BUILDING IN THE AMOUNT OF $4,365. PROJECT ID NO. 2024018**

Mayor Molder asked the City Attorney if this item deals with the Mann building because he is part of a partnership that owns the Mann building, if he only deals with the alleyway that is City property and he can vote. It was clarified that this item only deals with the alleyway so Mayor can vote on the item. City Manager Massey updated Council on the status of the ceiling.

Mayor Molder moved to approve ratifying the agreement with Nuber Architecture LLC for reproof retrofit for alley between Square Market and the Mann Building in the amount of $4,365, Project ID No. 2024018 . Council Member Greene seconded the motion.

All Council Members present voted aye.

ADMINISTRATION

Item 8.1. - **REQUEST FROM COLUMBIA STATE COMMUNITY COLLEGE PRESIDENT DR. JANET SMITH TO WAIVE FEES ASSOCIATED WITH THE NEW SOUTHERN REGIONAL TECHNOLOGY CENTER**

Mayor Molder moved to approve waiving fees associated with the New Southern Regional Technology Center. Council Member Greene seconded the motion.

All Council Members present voted aye.

RESOLUTIONS

Item 9.1. - **RESOLUTION NO. 24-45 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING WILLIAMSPORT LANDING SINGLE FAMILY PHASE 2 AND 3**

Council Member Marshall moved to approve Resolution No. 24-45. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.2. - **RESOLUTION NOS. 24-46 THROUGH 24-55 - RESOLUTIONS AUTHORIZING APPROPRIATIONS FOR FINANCIAL AID TO NON-PROFIT ORGANIZATIONS WHOSE SERVICES BENEFIT THE GENERAL WELFARE OF THE RESIDENTS OF THE CITY OF COLUMBIA IN ACCORDANCE WITH TCA SECTION 6-54-111**

Council Member Greene moved to approve Resolution Nos. 24-46 through 24-55. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 9.3. - **RESOLUTION NO. 24-56 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING VESPER COURT**

Council Member Greene moved to approve Resolution No. 24-56. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 9.4. - **RESOLUTION 24-57 - A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE STATE OF TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT DOWNTOWN IMPROVEMENT GRANT PROGRAM IN THE AMOUNT NOT TO EXCEED $400,000**

City Manager Massey asked Mr. Jablonski to explain this agenda item. Assistant City Manager Jablonski advised Lori with SCTDD reached out to him and advised that the downtown improvement grant had been reopened and, due to the timing of the council meetings, we added it to the Council Meeting. He advised there is a lot of interest out there for facade improvements and they are looking at the lighting and sound system for downtown. Assistant City Manager Jablonski said it's $300,000 for facade and $100,000 for the lighting, sound system etc. Mayor Molder asked how far downtown it reaches. Assistant City Manager Jablonski said they have spoken about it from the bridge on Nashville Hwy to even the Arts District.

Council Member Marshall moved to approve Resolution No. 24-57. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.5. - **RESOLUTION NO. 24-58 - A RESOLUTION TO APPROVE THE CITY OF COLUMBIA'S APPLICATION FOR THE FEMA-4792-DR-TN PUBLIC ASSISTANCE GRANT, ACCEPT THE AWARD AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT**

Council Member Greene moved to approve Resolution No. 24-58. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 9.6. - **RESOLUTION NO. 24-59 - A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION STATEWIDE PARTNERSHIP PROGRAM FOR THE WIDENING OF BEAR CREEK PIKE (SR99) FROM NASHVILLE HWY TO INTERSTATE 65**

Mr. Bob Graham spoke to Council about how dangerous the intersection is in that are, he is not objecting to the widening of Bear Creek. Mayor Molder advised there are improvements coming to that intersection. City Engineer Glenn Harper gave an overview for this item.

Council Member Greene moved to approve Resolution No. 24-59. Council Member

Marshall seconded the motion.

All Council Members present voted aye.

Item 9.7. - **RESOLUTION NO. 24-60 - A RESOLUTION REPEALING AND DELETING THE CURRENT PERSONNEL POLICIES AND PROCEDURES MANUAL OF THE CITY OF COLUMBIA AND REPLACING SUCH MANUAL WITH A NEW PERSONNEL POLICIES AND PROCEDURES MANUAL FOR THE CITY OF COLUMBIA TENNESSEE WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2024**

Council Member Marshall moved to approve Resolution No. 24-60. Council Member Greene seconded the motion.

All Council Members present voted aye.

ORDINANCES

Item 10.1. - **2ND CONSIDERATION OF ORDINANCE NO. 4511 - AN ORDINANCE AMENDING TITLE 18, CHAPTER 3, SECTION 18-303, OF THE MUNICIPAL CODE OF THE CITY OF COLUMBIA BY REPLACING IN ITS ENTIRETY PRESENT SCHEDULES A AND B AND ADOPTING AND APPROVING THE FOLLOWING SCHEDULES A AND B**

Council Member Greene moved to approve Ordinance No. 4511 on second consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 10.2. - **2ND CONSIDERATION OF ORDINANCE NO. 4512 - AN ORDINANCE TO AMEND TITLE 18, CHAPTER 3 OF THE COLUMBIA MUNICIPAL CODE BY AMENDING 18-310 TO INCREASE THE WATER IMPACT FEE UPON NEW WATER CUSTOMERS TO SERVE THE DEMAND FOR WATER SYSTEM CAPITAL FACILITIES AND PUBLIC IMPROVEMENTS**

Council Member Greene moved to approve Ordinance No. 4512 on second consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 10.3. - **1ST CONSIDERATION ON ORDINANCE NO. 4513 - AN ORDINANCE AMENDING ORDINANCE NO. 4176 BY REPEALING AND REPLACING THE ACCESS MANAGEMENT PLAN WITH A NEW ACCESS MANAGEMENT PLAN**

Council Member Greene moved to approve Ordinance No. 4513 on first consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 10.4. - **1ST CONSIDERATION ON ORDINANCE NO. 4514 - AN ORDINANCE TO AMEND THE COLUMBIA MUNICIPAL CODE BY DELETING TITLE 14, CHAPTER 4 PERTAINING TO STORMWATER MANAGEMENT REGULATIONS IN ITS ENTIRETY AND REPLACING SUCH SECTION WITH A NEW TITLE 14**

CHAPTER 4 PERTAINING TO STORMWATER MANAGEMENT

Council Member Greene moved to approve Ordinance No. 4514 on first consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 10.5. - **1ST CONSIDERATION ON ORDINANCE NO. 4515 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING ADMINISTRATION, PROCEDURE, & ENFORCEMENT IN ARTICLE 8 BY REPEALING AND REPLACING SUCH ARTICLE 8 WITH A NEW ARTICLE 8 ADMINISTRATION, PROCEDURE, & ENFORCEMENT**

Council Member Greene moved to approve Ordinance No. 4515 on first consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 10.6. - **1ST CONSIDERATION ON ORDINANCE NO. 4516 -AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING BUILDING, LOT AND BUILDING SITE STANDARDS IN ARTICLE 4 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 4 WITH A NEW ARTICLE 4 BUILDING, LOT AND BUILDING SITE STANDARDS**

Vice Mayor McBroom moved to approve Ordinance No. 4516 on first consideration as amended with the modification to the driveway standards in Table 4.3.1-C to provide a maximum driveway width of 20ft instead of the 18ft recommended by Planning Commission. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 10.7. - **1ST CONSIDERATION ON ORDINANCE NO. 4517 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING DEVELOPMENT PARCEL STANDARDS IN ARTICLE 5 BY REPEALING AND REPLACING SUCH ARTICLE 5 WITH A NEW ARTICLE 5 DEVELOPMENT PARCEL STANDARDS**

Vice Mayor McBroom moved to approve Ordinance No. 4517 on first consideration, as amended with the deletion of DS-01 Character District Street Rural Neighborhood Roadside Ditch, leaving standard detail DS-01 blank. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 10.8. - **1ST CONSIDERATION ON ORDINANCE NO. 4518 - AN ORDINANCE AMENDING DEVELOPMENT SERVICES PLANNING FEE SCHEDULE FOR THE CITY OF COLUMBIA, TENNESSEE - CITYWIDE**

Council Member Greene moved to approve Ordinance No. 4518 on first consideration.

Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 10.9. - **1ST CONSIDERATION ON ORDINANCE NO. 4519 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING SUPPLEMENTAL STANDARDS IN ARTICLE 6 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 6 WITH A NEW ARTICLE 6, SUPPLEMENTAL STANDARDS**

Council Member Greene moved to approve Ordinance No. 4519 on first consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 10.10. - **1ST CONSIDERATION ON ORDINANCE NO. 4520 - AN ORDINANCE TO AMEND THE COLUMBIA MUNICIPAL CODE BY REPEALING AND REPLACING TITLE 14, CHAPTER 5 PERTAINING TO ENGINEERING STANDARDS AND SPECIFICATIONS**

Vice Mayor McBroom moved to approve Ordinance No. 4520 on first consideration, as amended by making a modification to Table 5.2.2.F removing reference to standard detail DS-01. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 10.11. - **1ST CONSIDERATION ON ORDINANCE NO. 4521 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING ZONING MAP IN ARTICLE 2 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 2 WITH A NEW ARTICLE 2, ZONING MAP**

Council Member Greene moved to approve Ordinance No. 4521 on first consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 10.12. - **1ST CONSIDERATION ON ORDINANCE NO. 4522 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING DEFINITIONS IN ARTICLE 9 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 9 WITH A NEW ARTICLE 9, DEFINITIONS**

Council Member Greene moved to approve Ordinance No. 4522 on first consideration. Council Member Marshall seconded the motion.

All Council Members present voted aye.

OTHER BUSINESS

Mayor Molder said he ran into a business owner who was complimenting First Fridays. He said the changes seemed to be received very well. Mayor spoke about the Main

Street Board members being some of the most dedicated volunteers in our community to make sure this is a success. Mayor Molder advised tomorrow at 4 p.m. is the unveiling of a few of the new sculptures in the Art District.

EXECUTIVE SESSION

Council went into Executive Session at 6:26 p.m. and Council returned at 7:38 p.m.

ADJOURNMENT

There being no further business Council Member Marshall moved to adjourn the meeting. Council Member Greene seconded the motion. All members present voted aye. The meeting adjourned at 07:39 PM.

UPCOMING EVENTS

Jason E. Mumpower
Comptroller

Report On Debt Obligation

Entity and Debt Information

Entity Name
City of Columbia

Entity Address
700 North Garden Street Columbia, Tennessee 38401

Debt Issue Name
General Obligation Public Improvement Bonds, Series 2024

Debt Issue Face Amount
$74,530,000.00

Face Amount Premium or Discount?
Premium

Premium Amount
$3,153,319.75

Tax Status
Tax - Exempt

Interest Type
True Interest Cost (TIC)

True Interest Cost (TIC)
3.816543%

Debt Obligation
Bond

Moody's Rating
Unrated

Standard & Poor's Rating
AA+

Fitch Rating
Unrated

Other Rating Agency Name
N/A

Other Rating Agency Rating
N/A

Security
General Obligation

Type of Sale Per Authorizing Document
Competitive Bid

Dated Date
8/22/2024

Issue/Closing Date
8/22/2024

Final Maturity Date
12/1/2053

Debt Purpose

Purpose	Percentage	Description
Utilities	100%	Water treatment plant and other water system improvements
Education	0%	N/A
General Government	0%	N/A
Other	0%	N/A
Refunding	0%	N/A

Cost of Issuance and Professionals

Does your Debt Issue have costs or professionals?

Yes

Description	Amount	Recurring Portion	Firm Name
Financial Advisor Fees	$68,500.00	N/A	Raymond James & Associates
Legal Fees - Bond Counsel	$50,000.00	N/A	Bass, Berry & Sims PLC
Rating Agency Fees	$50,000.00	N/A	S&P
Paying Agent Fees	$700.00	450.00	U.S. Bank and Trust Company, National Association
Printing and Advertising Fees	$2,605.00	N/A	POS, OS, Distribution and CUSIPS
Underwriter's Discount ($)	$504,314.47	N/A	Robert W. Baird & Co., Inc.

TOTAL COSTS	$676,119.47

Maturity Dates, Amounts, and Interest Rates

Year	Amount	Interest Rate
2026	$1,375,000.00	5.000%
2027	$1,440,000.00	5.000%
2028	$1,515,000.00	5.000%
2029	$1,590,000.00	5.000%
2030	$1,670,000.00	5.000%
2031	$1,750,000.00	5.000%
2032	$1,840,000.00	5.000%
2033	$1,930,000.00	5.000%
2034	$2,030,000.00	5.000%
2035	$2,130,000.00	5.000%
2036	$2,235,000.00	5.000%
2037	$2,350,000.00	3.250%
2038	$2,425,000.00	4.000%
2039	$2,520,000.00	3.500%
2040	$2,610,000.00	4.000%
2041	$2,715,000.00	4.000%
2042	$2,820,000.00	4.000%
2043	$2,935,000.00	4.000%
2044	$3,055,000.00	4.000%
2045	$3,175,000.00	4.000%
2046	$3,300,000.00	4.000%
2049	$10,720,000.00	4.000%
2050	$3,860,000.00	4.000%
2051	$4,015,000.00	4.000%
2053	$8,525,000.00	4.000%

See final page for Submission Details and Signatures

Submission Details and Signatures

Is there an official statement or disclosure document, as applicable, that will be posted to EMMA: https://emma.msrb.org/?

Yes

Name and title of individual responsible for posting continuing disclosure information to EMMA

Thad Jablonski, Finance Director

Signature - Chief Executive or Finance Officer of the Public Entity

Name	Title/Position
Charles M. Molder	Mayor
Email	**Alternate Email**
chaz.molder@columbiatn.com	N/A

Signature - Preparer (Submitter) of This Form

Name	Title/Position
Jeff Oldham	Member
Email	**Alternate Email**
joldham@bassberry.com	N/A
Relationship to Public Entity	**Organization**
Bond Counsel	Bass Berry & Sims PLC - Nashville

Verification of Form Accuracy

By checking the box below as the signing of this form, I attest the following:

1. I certify that to the best of my knowledge the information in this form is accurate.
2. The debt herein complies with the approved Debt Management Policy of the public entity.
3. If the form has been prepared by someone other than the CEO or CFO, the CEO or CFO has authorized the submission of this document.

☑ Verify Form Accuracy

Date to be Presented at Public Meeting	Date to be emailed/mailed to members of the governing body
09/12/2024	09/12/2024

Final Confirmation:

I hereby submit this report to the Division of Local Government Finance of the Tennessee Comptroller of the Treasury and understand my legal responsibility to: File this report with the members of the governing body no later than 45 days after the issuance or execution of the debt disclosed on this form. The Report is to be delivered to each member of the Governing Body and presented at a public meeting of the body. If there is not a scheduled public meeting of the governing body within forty-five (45) days, the report will be delivered by email or regular US mail to meet the 45-day requirement and also presented at the next scheduled meeting.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kellye Murphy, Tourism & Marketing Director, kmurphy@columbiatn.gov, 931.560.1510

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND MUSIC CITY PUBLICATIONS IN THE AMOUNT OF $8,500 FOR ADVERTISING IN MAURY COUNTY LIVING & WILLIAMSON COUNTY LIVING MAGAZINES FOR FIVE ISSUES.

RECOMMENDATION: Approve.

INFORMATION: Maury County Living & Williamson County Living are popular local magazines where Visit Columbia and Main Street advertise to reach locals and visitors in the middle Tennessee region.

CERTIFICATION: The Chief Financial Officer certifies that $8,500 is budgeted and unencumbered in Tourism Enhancement-General Fund - Professional Services.

ATTACHMENTS: Maury County Lvg & WCL Contract 2024-25

MAURY COUNTY *Living*

Local Advertising Insertion Order

It is agreed that Music City Publications, Inc. is hereby authorized to place the following advertisements in its local edition of ***MAURY COUNTY LIVING*** and/or ***WILLIAMSON COUNTY LIVING*** magazine publications.

ADVERTISER: CITY OF COLUMBIA ACCT EXECUTIVE: KATHY FOX

ADDRESS: 700 N GARDEN STREET CITY: COLUMBIA

STATE: TN ZIP: 38401 PHONE: 931-560-1575 CELL: 615-423-5334

EMAIL: KMURPHY@COLUMBIATN.COM ADV. URL: VISITCOLUMBIATN.COM

OWNER NAME (if /b/a):_____ TAX ID/SS#:_____

ADDRESS (if different): _____ CITY: _____

STATE:_____ ZIP:_____ PHONE:_____ FAX: _____

Ad Size: full page Start Date: 09/2024

Run: 5 issues Rate: $1,700/issue

Contract Rate: $8,500

Insertion Dates: Sept, Nov'24, Jan'25, March, May

Invoice Date: 5 payments or lump sum

Copy
X SUPPLIED BY ADVERTISER
☐ FROM ADVERTISER'S AGENCY

Art
X SUPPLIED BY ADVERTISER
☐ FROM ADVERTISER'S AGENCY

Additional Instructions:

Insertion in WCL and MCL dates listed above

Advertiser's Advertising Agency
Advertiser designates the following advertising agency to act on advertiser's behalf regarding this contract:

Name:_____

Address:_____

City:_____ State:_____ Zip:_____

Phone:_____ Fax:_____

Contact (A.E.):_____

Email: _____

TERMS AND CONDITIONS: This Agreement is subject to the following disclaimers and all of the terms, conditions and publication requirements set forth on the reverse side hereof.

DISCLAIMER OF WARRANTIES & LIMITATION OF LIABILITY: MUSIC CITY PUBLICATIONS, INC., DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ALL WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL MUSIC CITY PUBLICATIONS, INC., BE RESPONSIBLE FOR ANY INCIDENTAL, SPECIAL, EXEMPLARY, OR CONSEQUENTIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, ALL DIRECT AND INDIRECT LOST PROFITS, REGARDLESS OF WHETHER THOSE DAMAGES WERE FORESEEABLE.

By execution hereof, the advertiser's authorized representative acknowledges that the above information is accurate and complete. He/she has read, understands, and agrees to all the terms and conditions of this agreement and agrees to pay promptly once invoiced.

Authorized Signature: (Authorization is required to publish your ad)

Approved as to Legal Form:
C. Tim Tisher, City Attorney

Signature	*Printed Full Name*	*Title*	*Date*

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kellye Muprhy, Toursim & Marketing Director, kmurphy@columbiatn.gov, 931.560.1510

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND TRUE OMNI IN THE AMOUNT OF $26,750 FOR AN INTERACTIVE INDOOR KIOSK THAT INCLUDES HARDWARE, SOFTWARE, AND MAINTENANCE SUPPORT, TO BE LOCATED IN THE COLUMBIA WELCOME CENTER.

RECOMMENDATION: Approve.

INFORMATION: True Omni is the industry leader in interactive software & hardware solutions that engage customers. The interactive kiosk that the city will purchase will provide an integrated, centralized experience for our visitors that includes an itinerary builder, digital guestbook, photo booth, and visitor information, while providing a robust content management system that integrates with our Simpleview website and Crowdriff platform. In the near future, we hope to expand the kiosks to Ridley Sports Complex.

CERTIFICATION: The Chief Financial Officer certifies that $26,750 is budgeted and unencumbered in Tourism - Capital Funds and Software Maintenance.

ATTACHMENTS: Staff Report, True Omni Kiosk Proposal.

PROJECT PROPOSAL

Interactive Indoor Kiosks + Photobooth + Itinerary Builder + Platform (CMS)

PREPARED BY:
Sean O'Brien
sobrien@trueomni.com
1 (833) 300 6664

PREPARED FOR:
City of Columbia
700 North Garden Street,
Columbia, TN 38401
www.visitcolumbiatn.com

TrueOmni

www.trueomni.com
7014 East Camelback Road
Suite B100A, Scottsdale, AZ
1 (833) 300-6664

VISIT COLUMBIA TENNESSEE

Confidentiality Agreement - This proposal contains proprietary and confidential information of TrueOmni and shall not be used, disclosed or reproduced, in whole or in part, for any purpose other than to evaluate this proposal, without the prior written consent of TrueOmni.

JULY.30.2024



ABOUT US

PASSION

We are an interactive software and hardware solution provider that focuses on creating unique cloud based products that connect and engage customers. Our success has been built on our platform, robust/ stable products, easy integration features, creative strategy and innovative architecture. With a clear focus on new customer experiences.

TALENT

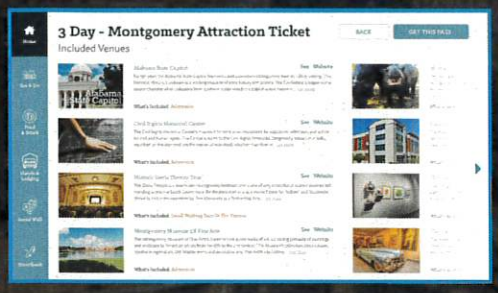
We're experts in digital integration. Leveraging API and Micro-service development frameworks to ensure best practices, automated updates and deeper ways to control content and brand engagement. We work with many technologies from HTML, Cloud, Open Source, to Android and iOS we ensure our solutions can work across any OS and platform.

HISTORY

TrueOmni has evolved to be a leader in customer experience technology. Providing kiosk/ touch, digital signage and mobile solutions, integrated to a centralized Omnichannel platform, With company employed full-time developers, designers and project managers. Our diverse history and years of experience is what makes us unique.

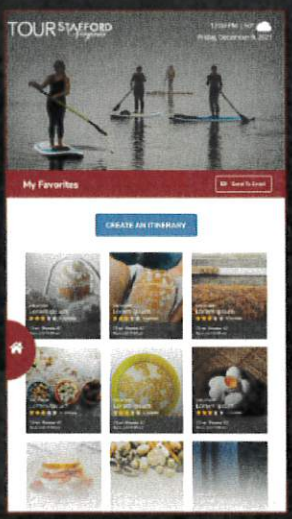
Sweet Home Alabama







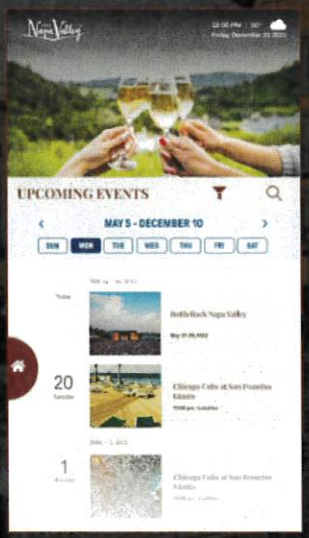
TOUR STAFFORD Virginia

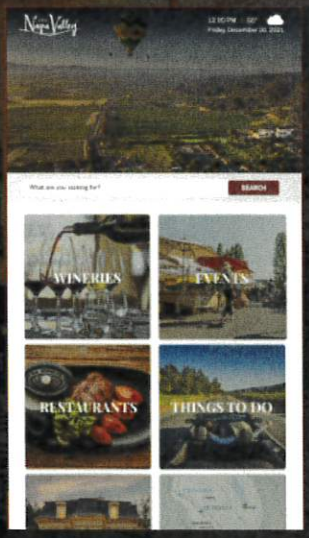












VISIT Napa Valley®



OmniChannel Platform & Content Management System

At the core of True Omni is our cloud-based OmniPlatfrom connecting content, API's and integrated modules to enable true omnichannel experiences. Our platform helps organizations centralize and manage all points of engagement, content, and revenue through multi-device control. Including; web, social networks, mobile, digital signage, kiosks, and tablets.

Our Products

- **OmniPlatform** The 3 core products that make up the foundation and main focus of our business; CMS, Data Tools, Analytics
- **OmniChannels** The 6 core marketing channels that our platform supports; Kiosk, Display, Mobile, Social, Notify, and Web
- **OmniExtensions** Internally built and third-party applications that extend the functionality of the platform and its channel products
- **OmniIntegration** Seamless integration with customer systems and a growing number of cloud-based and third-party applications and partners

PROJECT TIMELINE

STRATEGY

WEEK 1 - 2

The first stage in the project Includes discovery, strategy and planning calls. Here, we finalize the timeline, scope of work, expected content, specific functionality and technical requirements. We also conduct additional planning discussions related to development, testing, deployment, maintenance and launch.

DESIGN

WEEK 3 - 8

During this stage you work with our creative and user-experience team to design your custom solution. We start with a single mock up and then go through three rounds of revisions to ensure your project is built exactly as planned. Wire-frames and storyboards are created to help you visualize the end results of the project.

DEVELOPMENT

WEEK 9 - 16

This stage covers all development, selected products, and devices. All development customizations and hardware configurations are completed in this stage. Your project team will continue with testing as it becomes available to ensure the solution is near finished before client-side testing begins.

LAUNCH

WEEK 17 - 18

This is the final testing and launch phase. During this time our testing team will work with you to conduct thorough testing within a staged environment. All preparations for going live will also be completed at this time. Client will train with project team so they are comfortable with each solution and any changes they need to make.

PROJECT MANAGEMENT TOOLS: Basecamp® JIRA

SCOPE OF WORK

Standard Products & Platform

OMNI Interactive Kiosk - Design & Development

- A turnkey suite of custom interactive Kiosk and Digital Signage solutions, which include design services, software development, hardware configuration, and content management.

OMNI CMS - Omnichannel Content Management System

- Core framework and content management system providing tools to centrally manage all digital marketing channels including social networks, digital signage, and touch screen kiosks.

OMNI Data Tools - Marketing Content & Data Administration Tools

- Set of data administration tools that provide an easy way to integrate, aggregate, and syndicate marketing content and data to multiple marketing channels.

OMNI Data Integration - Data Integration or Migration Service - Simpleview

- Initial integration or migration of data/content into OMNI CMS
- CRM or CMS Data Feed integration

OMNI Kiosk Analytics

- 1st Party Data - Full suite of interactive kiosks and touch screen analytics.

OMNI Support

- Standard technical support for interactive kiosks and Displays.

OMNI Advertising - Omnichannel Ad Manager

- Ad management platform that enables the organization to manage the distribution of advertising through our platform or connected to 3rd party and Agency services

OMNI Maps

- Integration with Google Maps API for custom mapping on interactive kiosks

OMNI Photobooth

- Includes Custom backgrounds, frames, and emojis for interactive kiosks and touchscreens.
- Photo Booth for Interactive Kiosks & Touch Screens

OMNI Itinerary (Optional)

- Integration of itinerary into kiosk and mobile
- Preset itineraries, easy interactions, Share/Send itinerary

OMNI Interactive Trails - Bandwango

- Integration of itinerary into kiosk
- Trails, Passes, Coupons

Setup & Installation

- Configuration and setup of your signage and touch application onto each piece of hardware
- Includes on-site installation of hardware
  - does not include cabling, electrical, or internet

Contract Location

- City of Columbia, 700 North Garden Street, Columbia, TN 39401

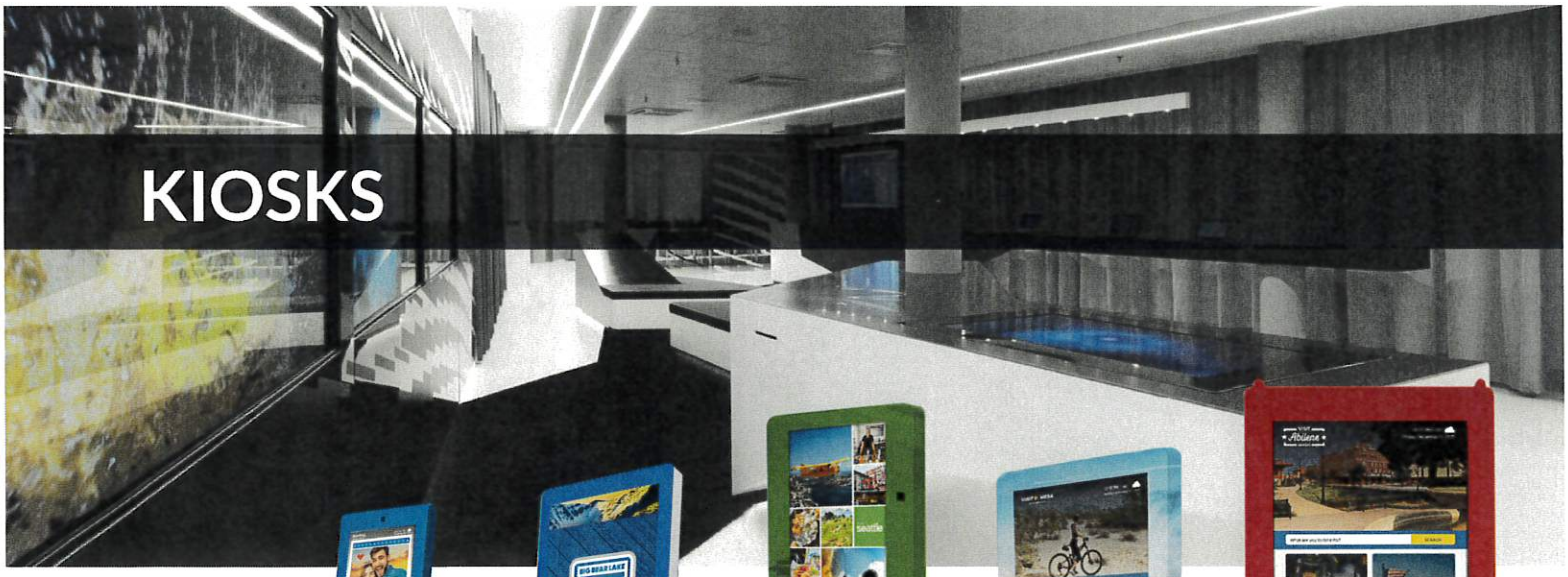
Optional Extensions

- OMNI Maps
- OMNI Advertising
- **OMNI Digital Brochure**
- OMNI Forms
- **OMNI Guestbooks & Surveys**
- OMNI Menus
- **OMNI Photo booth**
- OMNI Interactive Trails
- OMNI Deals / Coupons
- OMNI Faces
- OMNI Events
- OMNI Surveys
- OMNI Notify
- **OMNI Social Wall**
- OMNI Connect
- **OMNI Itinerary**
- OMNI Weather
- OMNI Traffic
- OMNI Smart Content
- OMNI Sweeps
- Google Translate
- Ratings & Reviews
- Table Reservations
- Ticketing Systems
- Wayfinding & Navigation
- eCommerce Platforms

PROJECT COSTS

PRODUCT / SERVICE	PRICE	QTY	TOTAL
Platform & Channel Product			
☑ **OMNI Interactive Kiosk - Initial Unit**	$3,500	1	$3,500
☐ **OMNI Interactive Kiosk - Additional Units**	$2,500	0	$0
☑ **OMNI CMS**	$0	1	$0
☑ **OMNI Data Tools**	$0	1	$0
☑ **OMNI Data - Simpleview**	$1,500	1	$1,500
☑ **OMNI Kiosk Analytics**	$1,000	1	$1,000
☐ **OMNI APP** Progressive Web Applications	$8,500	0	$0
Product Extensions			
☑ **OMNI Photo Booth**	$1,500	1	$1,500
☑ **OMNI Social Wall -** Crowdriff	$1,500	1	$1,500
☑ **OMNI Itinerary**	$1,500	1	$1,500
☑ **OMNI Guestbook & Survey**	$1,500	1	$1,500
Product Extensions (Optional)			
☐ **OMNI Events**	$1,500	0	$0
☐ **OMNI Digital Brochure**	$1,500	0	$0
☐ **OMNI Advertising**	$1,500	0	$0
☐ **OMNI Maps**	$1,500	0	$0
☐ **Google Translate -** up to 5 languages	$1,500	0	$0
☐ **OMNI Faces**	$1,500	0	$0
☐ **OMNI Coupon/Passes**	$1,500	0	$0
☐ **OMNI People Count**	$2,500	0	$0
TOTAL			**$12,000**

KIOSKS



Portrait Standing Kiosks



Discover

22" Kiosk



Aurora

32" Kiosk



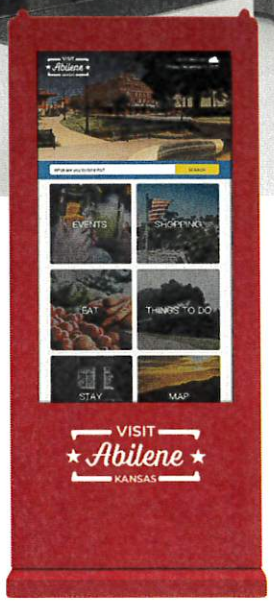
Cosmic

32" 42" & 55"



Spectrum

42" Wall Mounted



Cosmic Retro

49" Outdoor

Landscape Standing Kiosks



Quantum

42" Kiosk

Tabletop & Standing Kiosks



Gemini

22" Kiosk

Can be landscape or portrait; Can be tabletop or standing

KIOSK COSTS

DESCRIPTION	PRICE	QTY	TOTAL
Interactive Kiosks			
☑ **43" Cosmic Kiosk - Indoor**	$7,000	1	$7,000
☐ **49" Cosmic Kiosk - Outdoor**	$10,000	0	$0
☐ **22" Gemini Portrait Kiosk** (Stand included - Countertop or Standing)	$4,500	0	$0
☐ **22" Gemini Landscape Kiosk** (Stand included - Countertop or Standing)	$4,500	0	$0
☐ **55" Magnetic II Kiosk**	$9,500	0	$0
☐ **32" Quantum II Kiosk (Omega, Ares)**	$7,500	0	$0
☐ **42" Quantum II Kiosk (Omega, Ares)**	$8,500	0	$0
Accessories			
☑ **Kiosk Full Body Graphic Wrap**	$1,200	1	$1,200
☐ **Kiosk Logo Graphic Wrap**	$800	0	$0
☑ **Kiosk Webcam**	$200	1	$200
☐ **Kiosk Speakers**	$225	0	$0
☐ **External Camera - Wall Mount**	$350	0	$0
☐ **Kiosk Credit Card Reader**	$150	0	$0
☐ **Travel Case for 22" Portable Kiosk Countertop**	$1,200	0	$0
☐ **Travel Case for 22" Portable Kiosk Standing**	$2,100	0	$0
☑ **Micro Media Player**	$850	1	$850
☐ **Shipping - Small (Estimate)**	$500	0	$0
☑ **Shipping - Large (Estimate)**	$1,500	1	$1,500
☑ **Kiosk Installation & Training (Estimate)** Does not include power or internet	$1,000	1	$1,000
TOTAL			**$11,750**



Support When You Need It

We've got your back with several tiers of administrative, creative, and technical support to suit your needs and budget. The following services are included in our monthly support fees:

- Licensing to our OmniPlatform and content management system.
- 24-7 remote monitoring + phone and email ticketing system.
- Comprehensive customer training and knowledge base.
- 3-year hardware support and replacement

Helpful Support Staff

If you experience any issues with our products we're always happy to help and come to your rescue!

- Open a support ticket at support.trueomni.com
- Most tickets receive a response within 24-hours, and often within a few hours.
- Ability to call the project team or account manager for emergencies and immediate assistance.

Software & Hardware Support

Our hardware and software solutions are fully supported by the following included services:

- Software installation, configuration, and updates provided as an ongoing service.
- Hardware warranties as provided by the manufacturer.

SUPPORT COSTS

PRODUCT / SERVICE	FEE	QTY	MONTHLY TOTAL
Monthly Support Items			
☑ **OMNI Interactive Kiosk - Initial Unit**	$100	1	$100
☑ **OMNI Kiosk Analytics**	$25	1	$25
☐ **OMNI Digital Brochure**	$50	0	$0
☑ **OMNI Photo Booth**	$50	1	$50
☑ **OMNI Itinerary**	$50	1	$50
☑ **OMNI Survey**	$25	1	$25
☑ **OMNI Social Wall**	$25	0	$0
☐ **Google Translate**	$0	0	$0
☐ **OMNI Advertising**	$0	1	$0
☐ **OMNI App**	$200	0	$0
☐ **OMNI Wayfinding**	$50	0	$0
☐ **OMNI Coupons/Passes**	$50	0	$0
TOTAL MONTHLY FEE			**$250**

*All support agreements are for 36 months

TOTAL PROJECT COST

PRODUCT / SERVICE	PRICE	QTY	TOTAL
☑ **Project Software Cost**	$12,000	1	$12,000
☑ **Kiosk Hardware Cost**	$11,750	1	$11,750
☑ **Monthly Licensing and Support Cost**(Note: **Hosting is 3 years**; Billed yearly)	$250	12	$3,000
TOTAL			**$26,750**

TERMS & BILLING

Projects require 100% down on software and services, include design and wire-frame approval. Hardware is billed 100% upfront on project initiation. Billing can be done via MasterCard, Visa, American Express, or ACH transfer for orders under $5,000 USD. TrueOmni can extend accredited customers NET30 terms based on credit application. Invoices are due 30 days from receipt. Any additional work will require a change service order. Any customer approvals or data taking longer the 30 days, will require payment in full for the project. Invoicing for change orders will be billed upfront, additional out-of-scope work will occur twice per month, on the 15th and the first business day of the month, and payable upon receipt unless net terms have been established. Management fees are billed quarterly or yearly on a rotating assigned credit card unless otherwise agreed. Management program terms and fees start at project software approval. The customer may be prorated on first billing, the term of the agreement starts on the first full month billing. At the point of hardware schedule installation final invoice is due within 30days. No refunds or cancellations. Funds may be reallocated to an agreed-upon future project based on management approval.

Both TrueOmni and Client agree not to solicit, hire, or otherwise employ or engage in any manner whatsoever, directly or indirectly, during the term of this Agreement and for a period of one year thereafter. (Ii) any person employed by TrueOmni as a sub-contractor and who is assigned by TrueOmni to perform services for Client under this agreement.

Contracts are for three years and will be renewed automatically unless TrueOmni is notified thirty (30) days prior to the renewal date. Any and all TrueOmni development data is TrueOmni's property. TrueOmni is offering a non-exclusive license for customers based on the length of the contract every customer guarantees all information and content is owned by the customer. TrueOmni is not responsible for any content hosted that is considered pornography or illicit material. TrueOmni reserves the right to discontinue service based on ICANN and other internet-based regulations.

Customer retains all rights, title, and interest in any proprietary customer provided content, photos, renderings, as well as registered and unregistered trademarks, copyrights, and service marks and that it may not be used by TrueOmni for any reason other than in connection with this Agreement without your prior written permission.

The relationship created by this Agreement is that of an independent contractor and TrueOmni shall not be deemed, for any purpose, an agent, legal representative, joint venture, partner, or employee of the customer. TrueOmni shall not be authorized, on behalf of the customer, to make any contract, agreement, warranty, statement, or representation or take any other action that could establish any apparent relationship or agency, joint venture, partnership, or employment with the customer.

LEGAL AGREEMENT

Terms & Conditions

Client is responsible for ensuring the Client has read and understands the TrueOmni Terms and Conditions. The TrueOmni Terms and Conditions include important legal terms, including the exclusions of certain warranties and remedies. By signing this Service Agreement, the Client agrees that Client has read and agrees to the TrueOmni Terms and Conditions.

Acceptance Provision

The parties read this Statement of Work, Agreement, and all attachments (collectively, the "Agreement"), and agree to its contents. The Agreement sets forth the entire agreement and understanding of the parties with respect to the Project. The invalidity or unenforceability of any term, provision, clause, or any portion thereof, of this Agreement, shall in no way impair or affect the validity or enforceability of any other provision of this Agreement, which remains in full force and effect. TrueOmni assumes no responsibility for data, recordings, or information lost.

The parties must agree to and acknowledge, in writing, all changes requested during the course of the implementation of this project plan. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. The parties may evidence execution of this Agreement by faxing a signed counterpart to the other party, which shall be deemed an original.

City of Columbia

Print Name

Mayor Charles (Chaz) M. Molder

Signature

Title

Date

True Omni

Douglas Ralston

Print Name

True Omni LLC

Signature

President & CEO

Title

July 30, 2024

Date

Approved as to Legal Form:

C. Tim Tisher, City Attorney

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, AICP, Director of Development Services, pkeltner@columbiatn.gov, 931-560-1560

AGENDA ITEM TITLE: AUTHORIZE THE MAYOR TO SIGN AN AMENDMENT TO AN AGREEMENT WITH VULCAN CONSTRUCTION MATERIALS, LLC EXTENDING DEADLINES FOR THE REALIGNMENT OF COLUMBIA ROCK ROAD AND OTHER CONDITIONS OF CONDITIONAL USE PERMIT 22-0183 AS APPROVED BY THE BOARD OF ZONING APPEALS ON JANUARY 19, 2023 AND MODIFIED BY THE BOARD OF ZONING APPEALS ON AUGUST 15, 2024

RECOMMENDATION: Approve and authorize the Mayor to execute an amended memorandum of understanding with Vulcan Construction Materials, LLC.

INFORMATION: On January 19, 2023 the Board of Zoning Appeals (BZA) unanimously approved a Conditional Use Permit authorizing Vulcan Construction Materials (Vulcan) to expand an existing quarry facility into a low-density residential zone. The subject property is located immediately adjacent to the existing quarry and inside the City.

As a condition of approval, the BZA required Vulcan to make all improvements necessary to realign Columbia Rock Road and install a traffic signal at the intersection of Nashville Highway on or before February 28, 2024. The City Engineer was authorized to approve three 60-day extensions terminating on August 26, 2024. The road improvements and other conditions of approval enhance public safety and mitigate the impact of the expanded quarry. A Memorandum of Understanding established binding timelines and standards for the implementation of this and other conditions of approval.

On August 15, 2024, the BZA approved a modification of its conditions extending the deadline for completion to February 28th and authorizing the Zoning Administrator to approve further extensions of up to six months related to delayed delivery of traffic signal components.

ATTACHMENTS: Staff Report, First Amendment to Memorandum of Understanding, 2023 Memorandum of Understanding with attachments.

FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING

This First Amendment ("Amendment") to Memorandum of Understanding ("MOU") is entered into between the City of Columbia ("the City") acting by and through the Board of Zoning Appeals ("BZA"), and Vulcan Construction Materials, LLC ("Vulcan").

The City and Vulcan entered into a MOU on February 28, 2023. The City and Vulcan now amend the terms of the MOU as set forth below.

Paragraph 1.5 of the MOU is hereby amended and restated in its entirety and shall hereafter be and read as follows:

1.5 Completion of the Infrastructure Project. Vulcan shall complete the Infrastructure Project on or before February 28, 2025. In the event they are unable to complete such project prior to February 28, 2025, Vulcan may request up to three (3) sixty-day (60 day) extensions of such completion deadline from the Zoning Administrator prior to the expiration of the any such completion deadline. The Zoning Administrator is authorized to grant the extensions provided the reason for delay is due to unavailability of necessary components of the traffic signal and that Vulcan is working expeditiously to complete the Infrastructure Project. Any additional extensions of the deadline to complete the construction of the Infrastructure Project must be approved by the BZA.

Except for Paragraph 1.5 as amended by this Amendment, all other provisions of the MOU remain unchanged by this Amendment and of full force and effect between the parties.

This amendment is executed this the _____ day of _____, 2024.

IN WITNESS WHEROF, the parties hereto have caused this Amendment to the MOU to be executed all as of the date above.

VULCAN:

Vulcan Construction Materials, LLC,

A Delaware limited liability company

By: _____

Name: _____

Title_____

CITY:

City of Columbia, Tennessee

By: _____

Name: _____

Title_____

Approved as to Legal Form:

C. Tim Tisher, City Attorney

MEMORANDUM OF UNDERSTANDING
FOR THE CONSTRUCTION OF PUBLIC INFRASTRUCTURE AT INTERSECTION OF COLUMBIA ROCK ROAD AND NASHVILLE HIGHWAY

THIS MEMORANDUM OF UNDERSTANDING (the "MOU") is entered into as of February 28, 2023 (the "Effective Date"), by and between Vulcan Construction Materials, LLC, a Delaware limited partnership ("Vulcan"), and the City of Columbia, Tennessee, acting by and through the Board of Zoning Appeals (the "City"), in connection with certain infrastructure improvements as described below.

WHEREAS, Vulcan operates a rock quarry located outside the corporate limits of the City at 642 Theta Pike, Columbia, Tennessee 38401 (the "Quarry"), as more particularly described on Exhibit A.

WHEREAS, Vulcan, through its affiliates, owns additional property located both adjacent to the Quarry and within the corporate limits of the City that Vulcan desires to utilize in its mining operations, as more particularly described on Exhibit B (the "Expansion Property"); and

WHEREAS, the Expansion Property does not abut a public right of way and can only be accessed via the existing Quarry; and

WHEREAS, the Expansion Property is bordered on two sides by the quarry pit on the adjacent property, making use of the Expansion Property for purposes other than use as a quarry impractical; and

WHEREAS, in order to conduct mining operations on the Expansion Property, Vulcan applied for a conditional use permit ("CUP") from the Columbia Board of Zoning Appeals (the "BZA") on June 21, 2022, pursuant to Section 8.3.1.C of the then-current City of Columbia Zoning Ordinance (the "Zoning Ordinance"); and

WHEREAS, City planning staff reviewed Vulcan's CUP Application and issued Staff Report No. 22-0183 (the "Staff Report") to the BZA recommending approval of the CUP Application subject to certain conditions, a copy of which is attached hereto as Exhibit C; and

WHEREAS, the Board of Zoning Appeals approved Vulcan's CUP Application at its regularly scheduled meeting on January 19, 2023, subject to the conditions set forth in the Staff Report: and

WHEREAS, as one of the conditions of approval, Vulcan is required to make all improvements necessary to realign Columbia Rock Road (the "Road Improvements"), and install a traffic signal at the intersection of Nashville Highway (the "Traffic Signal") on or before February 28, 2024, or such later date as approved by the City Engineer (collectively, the "Infrastructure Project"); and

WHEREAS, the City has previously acquired all right-of-way property necessary to complete the Road Improvements, as shown in more detail on Exhibit D; and

WHEREAS, the City has previously required that the adjoining property owner construct the subbase of the Road Improvements in compliance with City standards, and Vulcan is relying on the adequacy of the subbase construction in preparing its cost estimate for the construction of the Road Improvements; and

WHEREAS, completion of the Infrastructure Project will benefit the parties and the general community of the City and Maury County, Tennessee; and

WHEREAS, Vulcan and the City hereby enter into this MOU in order to memorialize their agreements and understandings with respect to the Infrastructure Project.

NOW, THEREFORE, for and in consideration of the mutual covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Vulcan and the City agree as follows:

ARTICLE I
VULCAN OBLIGATIONS

1.1 Preliminary Letter of Credit. Prior to design completion of the Infrastructure Project, Vulcan has obtained an initial estimate of the cost of the Infrastructure Project for One Million Five Hundred Thousand Dollars ($1,500,000) (the "Initial Cost Estimate"). On or before February 28, 2023, Vulcan shall post an irrevocable letter of credit in favor of the City in an amount consistent with the Initial Cost Estimate in order to guarantee the completion of the construction of the Infrastructure Project consistent with the terms of this MOU (the "Letter of Credit").

1.2 Infrastructure Project Design. The City and Vulcan agree that Vulcan is now authorized to proceed with the design of the Infrastructure Project by a licensed engineer. The plans and specifications for the Infrastructure Project (the "Plans") shall be subject to the approval of the City Engineer, which approval shall not be unreasonably withheld, conditioned or delayed so long as the Infrastructure Project shown thereon is designed so that the same will comply with the applicable standards of the Tennessee Department of Transportation ("TDOT") and the City. Following approval by the City Engineer in accordance with Section 2.1, Vulcan shall obtain approval of the Plans by TDOT. For purposes of this MOU, the version of the Plans approved by the City Engineer and TDOT are referred to as the "Approved Plans."

1.3 Letter of Credit Adjustment. Prior to commencing construction of the Infrastructure Project, Vulcan shall notify the City of the final estimated cost of construction (the "Final Cost Estimate") and provide the City Engineer with adequate documentation to support such Final Cost Estimate. Following approval of the Final Cost Estimate by the City Engineer, the amount of the Letter of Credit shall be either increased or decreased, as applicable, to conform with the Final Cost Estimate for the Infrastructure Project.

1.4 Compliance with Legal Requirements. Vulcan shall be responsible for complying with all Legal Requirements in connection with the design, acquisition, installation and construction of the Infrastructure Project. For the purposes of this MOU, "Legal Requirements" shall mean all applicable governmental laws, statutes, codes, acts, ordinances, rules, regulations,

orders, judgments, decrees and judicial decisions, including, but not limited to, the terms of all applicable governmental permits, licenses and approvals and all applicable environmental laws.

1.5 Completion of the Infrastructure Project. Vulcan shall complete the Infrastructure Project on or before February 28, 2024, provided that Vulcan has the right to request three (3) sixty-day extensions of such completion deadline from the City Engineer prior to the expiration of the current completion deadline. The City Engineer is authorized to grant the extensions provided that Vulcan is working expeditiously to complete the construction of the Infrastructure Project. Any additional extensions of the deadline to complete the construction of the Infrastructure Project must be approved by the BZA.

1.6 Landscape Buffer. Vulcan shall submit a landscape plan depicting a berm and landscape buffer along the eastern boundary of the site to the City Zoning Administrator no later than July 1, 2023 (the "Landscape Plan"). The City Zoning Administrator shall review and approve the Landscape Plan no later than fourteen (14) days following submittal by Vulcan.

ARTICLE II
CITY OBLIGATIONS

2.1 Approval of the Infrastructure Project. The City shall approve the Plans for the Infrastructure Project no later than seven (7) business days following submittal by Vulcan to the City Engineer.

2.2 Inspection and Acceptance of the Infrastructure Project. The City shall have the right of being present while Vulcan or Vulcan's contractor is installing the Infrastructure Project for purposes of inspecting and testing the same, provided the City shall not materially interfere with or delay the construction and completion of the Infrastructure Project. Within fifteen (15) days of Vulcan providing notice to the City that the Infrastructure Project is complete, the City shall inspect the Infrastructure Project for compliance with the Approved Plans and notify Vulcan in writing of any material nonconformities that must be corrected prior to acceptance. Vulcan shall cause such nonconforming matters to be corrected in a timely manner. Within thirty (30) days of Vulcan notifying the City that such corrections have been made, the City shall accept the Infrastructure Project.

2.3 Operation and Maintenance. Upon completion and installation of the Traffic Signal by Vulcan, the City shall be immediately responsible for the operation and performance of all repairs, maintenance and replacements necessary to keep the Traffic Signal in good working order. Upon completion of the Road Improvements, Vulcan shall be responsible for maintaining the Road Improvements for one-year following the date of completion, from and after such date the City shall be responsible for the operation of the Infrastructure Project and performing all repairs, maintenance and replacements necessary to keep the Infrastructure Project in good working order.

2.4 Letter of Credit Reduction. Following acceptance of the Road Improvements by the City, the City shall cause the Letter of Credit to be reduced to an amount equal to ten percent (10%) of the cost of the Road Improvements for maintenance in accordance with City guidelines.

2.5 Utility Relocation. The City shall cooperate with and render reasonable assistance to Vulcan in connection with any relocation of utilities required to complete the Infrastructure Project, provided that Vulcan shall be responsible for all costs related to any utility relocation.

ARTICLE III
MISCELLANEOUS

3.1 Cooperation. Vulcan and the City agree that:

(a) Each of the parties shall cooperate with the other parties to provide such assistance as may reasonably be requested in connection with the fulfillment of each of their respective obligations under this MOU. Each of the parties shall keep the other parties informed of its actions taken in connection with this MOU.

(b) Each of the parties agrees that in exercising any rights of approval or consent it may have under this MOU, it shall act in good faith.

3.2 Governing Law. This MOU shall be governed and construed under and in accordance with the procedural and substantive laws of the State of Tennessee without giving effect to its principals of conflicts of laws. Venue and jurisdiction in respect of this MOU and all related matters shall be in the Chancery Court for Davidson County, Tennessee.

3.3 Assignment. This MOU shall not be assigned by any party hereto without the written consent of the other parties, whose consent shall not be unreasonably withheld.

3.4 Notices. Whenever any notice is required or permitted hereunder, such notice shall be in writing and shall be sent by hand delivery, nationally recognized overnight courier or U.S. Certified Mail (Return Receipt Requested), postage prepaid, to the addresses set forth below or at such other addresses as are specified by written notice delivered in accordance herewith:

Vulcan:	Vulcan Construction Material, L.P. 1200 Urban Center Drive Birmingham, AL 35242 Attention: Jimmy Fleming, Jr.
With a copy to:	Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700 Nashville, Tennessee 37203 Attention: James L. Murphy III
City:	The City of Columbia, Tennessee 700 N. Garden Street Columbia, Tennessee 38401 Attn: Development Services

3.5 Entire Agreement. This MOU constitutes the final, complete and entire understanding of the City and Vulcan with respect to the Infrastructure Project and may not be amended except by a written instrument signed by the parties hereto.

3.6 Counterparts. This MOU may be executed in separate counterparts. It shall be fully executed when each party whose signature is required has signed at least one (1) counterpart even though no one (1) counterpart contains the signatures of all of the parties to this MOU. Facsimile transmission or scanned (pdf) copy via email of any executed original of this MOU shall be deemed to be the same as the delivery of an executed original. Additionally, the parties agree that such documents may be signed by electronic signature (e.g., DocuSign or similar electronic signature technology) and thereafter maintained in electronic form and such electronic record shall be valid and effective to bind the party so signing as if it were a paper copy bearing such party's hand-written signature.

3.7 Severability. This MOU is intended to be performed in accordance with and only to the extent permitted by applicable law. If any provisions of this MOU or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this MOU and the application of such provision to other persons or circumstances shall not be affected thereby so long as the invalidity or unenforceability does not destroy the basis of the bargain between the parties hereunder. This MOU shall be enforced to the greatest extent permitted by law.

3.8 No Third-Party Beneficiary. This MOU is made solely and specifically between and for the benefit of the parties hereto and their respective successors and permitted assigns, and no other person whatsoever shall have any rights, interest, claims or benefits under or on account of this MOU as a third-party beneficiary or otherwise.

3.9 Schedules/Exhibits. The parties hereto acknowledge and agree that all schedules and exhibits referenced in this MOU are attached hereto and incorporated herein by reference.

3.10 Business Days. If any date specified in this MOU for the performance of an obligation, the giving of a notice or the expiration of a time period falls on a day other than a Business Day, then this MOU shall be automatically revised so that such date falls on the next occurring Business Day.

3.11 Remedies. In the event of a breach of this MOU, the non-breaching party shall be entitled to all remedies available at law or in equity; it being specifically agreed by the parties hereto that they shall have the right to obtain specific performance of this MOU and to enjoin any violation or threatened violation of the terms hereof; provided in no event shall this MOU be terminated as a result of any breach unless such breach is not cured within thirty (30) days after the non-breaching party notifies the breaching party thereof, in writing.

3.12 Captions Not Controlling. All captions, headings, paragraph and subparagraph numbers and letters are solely for the purpose of facilitating reference to this MOU and shall not supplement, limit or otherwise vary in any respect from the text of this MOU.

3.13 Relationship. The relationship of Vulcan and City is solely that of independent third parties engaged in an arm's length transaction. Nothing contained herein shall be deemed or construed as creating a partnership, joint venture, agency relationship or other similar relationship between Vulcan and the City.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties hereto have caused this MOU to be executed all as of the date above first written.

VULCAN:

Vulcan Construction Materials, LLC,
a Delaware limited liability company

By: _____
Name: Brent Goodsell
Title: President - Central Division

CITY:

City of Columbia, Tennessee

By: _____ Attested by:
Name: CHARLES NORDEN
Title: MAYOR

5-1-22

Approved as to Legal Form:

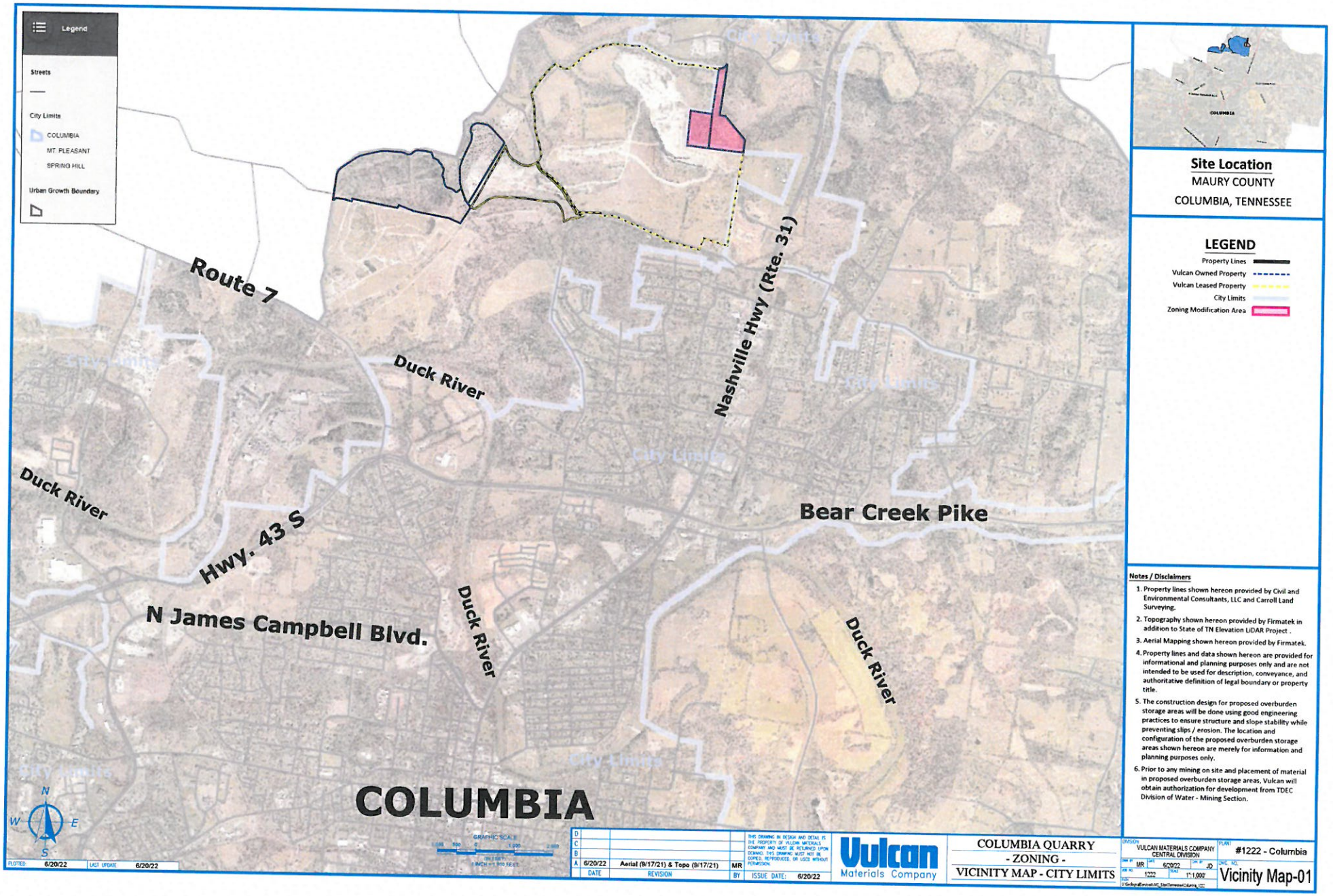
By: C. Tim Tisher
C. Tim Tisher, City Attorney

SIGNATURE PAGE TO MOU

4889-7416-7887.5

EXHIBIT A

QUARRY PROPERTY


Legend
Streets
City Limits
COLUMBIA
MT. PLEASANT
SPRING HILL
Urban Growth Boundary
Route 7
Duck River
Nashville Hwy (Rte. 31)
Duck River
Hwy. 43 S
N James Campbell Blvd.
Duck River
Duck River
Bear Creek Pike
COLUMBIA
City Limits
N
S
E
W
Site Location
MAURY COUNTY
COLUMBIA, TENNESSEE
LEGEND
Property Lines
Vulcan Owned Property
Vulcan Leased Property
City Limits
Zoning Modification Area
Notes / Disclaimers
1. Property lines shown hereon provided by Civil and Environmental Consultants, LLC and Carroll Land Surveying.
2. Topography shown hereon provided by Firmatek in addition to State of TN Elevation LiDAR Project .
3. Aerial Mapping shown hereon provided by Firmatek.
4. Property lines and data shown hereon are provided for informational and planning purposes only and are not intended to be used for description, conveyance, and authoritative definition of legal boundary or property title.
5. The construction design for proposed overburden storage areas will be done using good engineering practices to ensure structure and slope stability while preventing slips / erosion. The location and configuration of the proposed overburden storage areas shown hereon are merely for information and planning purposes only.
6. Prior to any mining on site and placement of material in proposed overburden storage areas, Vulcan will obtain authorization for development from TDEC Division of Water - Mining Section.
PLOTTED: 6/20/22
LAST UPDATE: 6/20/22
A 6/20/22 Aerial (9/17/21) & Topo (9/17/21) MR
DATE REVISION BY
ISSUE DATE: 6/20/22
THIS DRAWING IN DESIGN AND DETAIL IS THE PROPERTY OF VULCAN MATERIALS COMPANY AND MUST BE RETURNED UPON DEMAND. THIS DRAWING MUST NOT BE COPIED, REPRODUCED, OR USED WITHOUT PERMISSION.
Vulcan Materials Company
COLUMBIA QUARRY
- ZONING -
VICINITY MAP - CITY LIMITS
VULCAN MATERIALS COMPANY
CENTRAL DIVISION
#1222 - Columbia
Vicinity Map-01

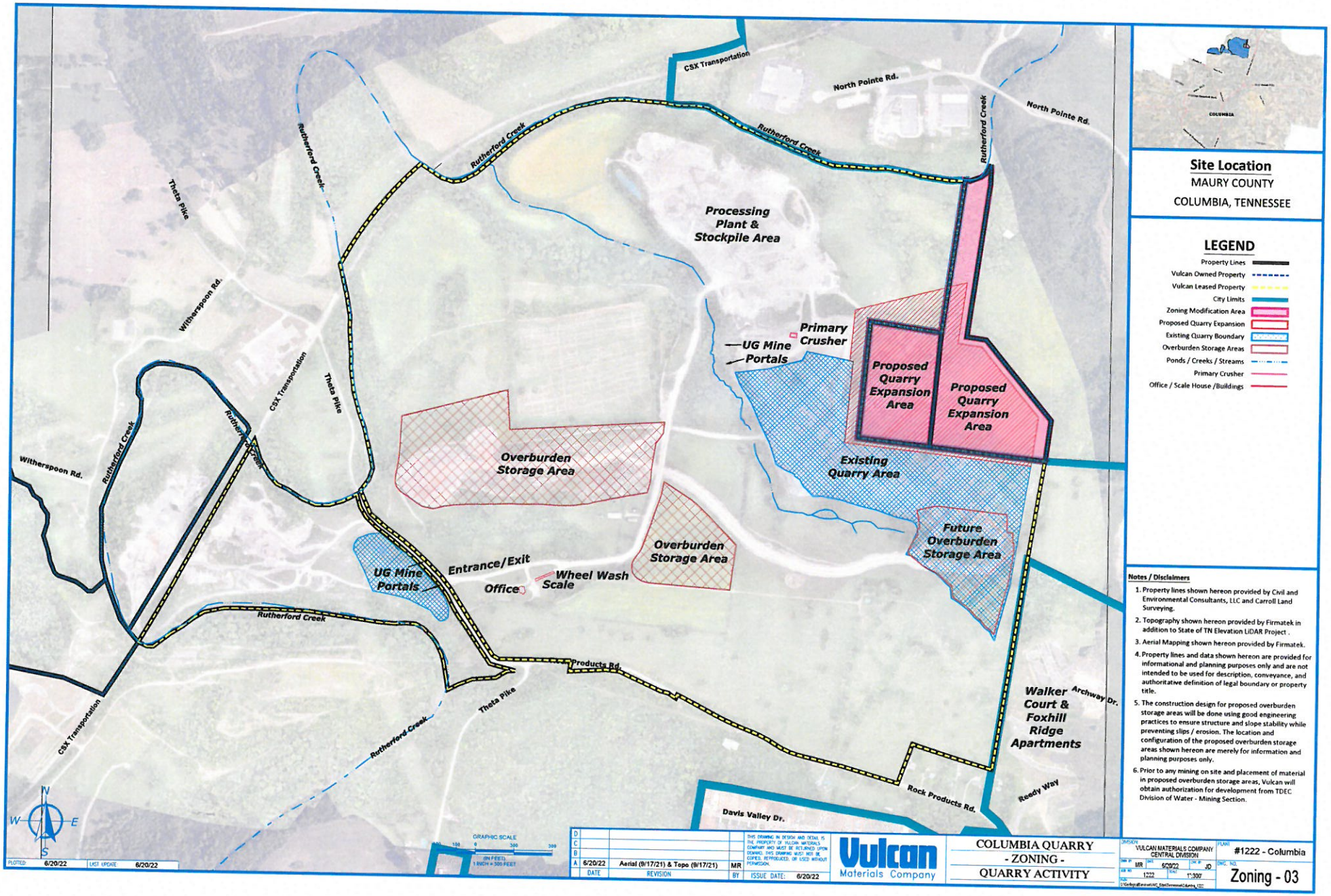

CSX Transportation
North Pointe Rd.
Rutherford Creek
Theta Pike
Witherspoon Rd.
Processing Plant & Stockpile Area
Primary Crusher
UG Mine Portals
Proposed Quarry Expansion Area
Proposed Quarry Expansion Area
Existing Quarry Area
Overburden Storage Area
Overburden Storage Area
Future Overburden Storage Area
UG Mine Portals
Entrance/Exit
Office
Wheel Wash
Scale
Products Rd.
Walker Court & Foxhill Ridge Apartments
Archway Dr.
Rock Products Rd.
Reedy Way
Davis Valley Dr.
Site Location
MAURY COUNTY
COLUMBIA, TENNESSEE
LEGEND
Property Lines
Vulcan Owned Property
Vulcan Leased Property
City Limits
Zoning Modification Area
Proposed Quarry Expansion
Existing Quarry Boundary
Overburden Storage Areas
Ponds / Creeks / Streams
Primary Crusher
Office / Scale House /Buildings
Notes / Disclaimers
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Vulcan Materials Company
COLUMBIA QUARRY
- ZONING -
QUARRY ACTIVITY
VULCAN MATERIALS COMPANY
CENTRAL DIVISION
#1222 - Columbia
Zoning - 03

EXHIBIT B

EXPANSION PROPERTY

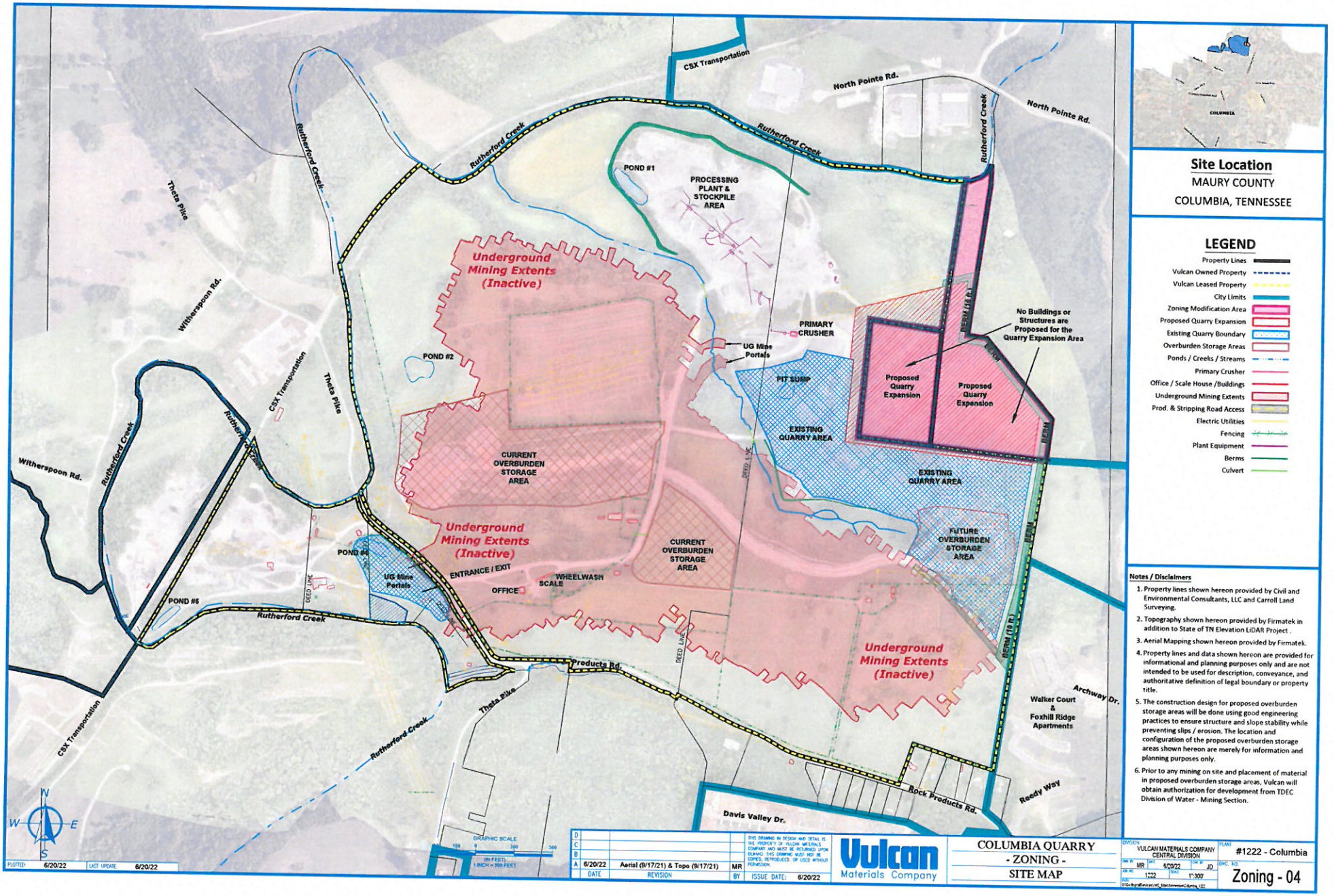

CSX Transportation
North Pointe Rd.
Rutherford Creek
POND #1
PROCESSING PLANT & STOCKPILE AREA
Underground Mining Extents (Inactive)
PRIMARY CRUSHER
UG Mine Portals
POND #2
PIT SUMP
Proposed Quarry Expansion
No Buildings or Structures are Proposed for the Quarry Expansion Area
EXISTING QUARRY AREA
CURRENT OVERBURDEN STORAGE AREA
FUTURE OVERBURDEN STORAGE AREA
Witherspoon Rd.
Theta Pike
POND #4
POND #5
ENTRANCE / EXIT
OFFICE
WHEELWASH SCALE
DEED LINE
Products Rd.
Rock Products Rd.
Davis Valley Dr.
Reedy Way
Archway Dr.
Walker Court & Foxhill Ridge Apartments
Site Location
MAURY COUNTY
COLUMBIA, TENNESSEE
LEGEND
Property Lines
Vulcan Owned Property
Vulcan Leased Property
City Limits
Zoning Modification Area
Proposed Quarry Expansion
Existing Quarry Boundary
Overburden Storage Areas
Ponds / Creeks / Streams
Primary Crusher
Office / Scale House /Buildings
Underground Mining Extents
Prod. & Stripping Road Access
Electric Utilities
Fencing
Plant Equipment
Berms
Culvert
Notes / Disclaimers
1. Property lines shown hereon provided by Civil and Environmental Consultants, LLC and Carroll Land Surveying.
2. Topography shown hereon provided by Firmatek in addition to State of TN Elevation LiDAR Project .
3. Aerial Mapping shown hereon provided by Firmatek.
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A 6/20/22 Aerial (9/17/21) & Topo (9/17/21) MR
ISSUE DATE: 6/20/22
Vulcan Materials Company
COLUMBIA QUARRY
- ZONING -
SITE MAP
VULCAN MATERIALS COMPANY CENTRAL DIVISION
#1222 - Columbia
Zoning - 04

EXHIBIT C

BZA STAFF REPORT NO. 22-0183

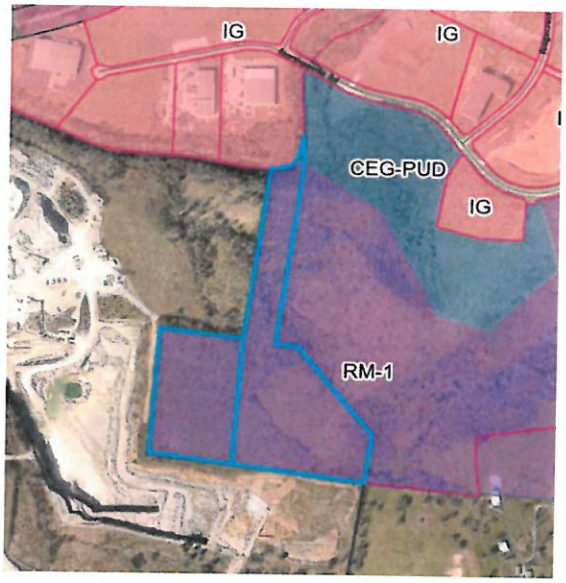
CITY OF COLUMBIA TENNESSEE
BOARD OF ZONING APPEALS
STAFF REPORT

CONTACT INFORMATION
Kevin C. McCarthy, AICP, Planning Associate II, kmccarthy@columbiatn.com 931-560-1531

DOCKET/CASE/APPLICATION NUMBER	APPLICANT/ PROPERTY OWNER
22-0183	**Jim Fleming Jr./ Vulcan Lands Inc. & CalMat Co.**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
July 14, 2022	**Tax Map 66 Parcels 20.25 & 20.26**

REQUEST: Conditional Use (Extractive Use in an RS-40 Zone)

The applicant requests the Board's approval of a Conditional Use permit to allow expansion of an existing mining facility into a low-density residential zone. The subject property is located immediately adjacent to the existing mine and inside the City. The City Council approved a comprehensive Plan Amendment and Rezoning of the subject property earlier in 2022. The existing facility is located in Maury County outside the corporate limits of Columbia.



The subject property is zoned RS-40. Extractive uses are not permitted by right in any zone district; they are only permitted in an RS-40 zone as a Conditional Use. Extractive uses are prohibited in every other zone district.

Section 8.3.1.C. of the Zoning Ordinance prescribes specific standards and technical requirements for extractive uses. In addition to these standards, the Board my impose restrictions and conditions which ensure compatibility with surrounding properties and minimize any injurious effect of the land use.

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
RS-40 (Single Family Low Density Residential)	Vacant	General Industrial/ RM-1 (Vacant)/CEG-PUD (Vacant)/County	Expansion of Quarry	31 ± acres

DEVELOPMENT STATUS & HISTORY:

Previous Requests/Approval:	Comprehensive Plan Amendment and Rezoning February 2022 – Planning Commission Recommended Approval April 2021 – City Council Approved
Conditions of Previous Approval:	N/A

REVIEW & ASSESSMENT:

Subject Site:

The subject site is comprised of two undeveloped parcels acquired by the current owner in 2020 and 2021. The parcels are immediately adjacent to an existing quarry operated by Vulcan Materials. Surrounding properties consist of an existing quarry under the control of the applicant, commercial uses, and vacant land. The site is currently zoned low-density residential (RS-40) with a future land use classification of Rural Countryside. Prior to April of 2022, the property was zoned High-Density Residential with a future land use classification of Employment District.

The subject site is immediately adjacent to incompatible land uses. The property immediately to the east of the subject is zoned High Density Residential (RM-1). Although the site is currently vacant, there is a high likelihood that it will be developed as a residential use during the life of the proposed mining operation. The immediate adjacency of a high-density residential land use and an extractive land use creates the greatest risk of incompatibility. This is discussed in greater detail below. Other adjoining properties have established industrial and extractive uses which are likely to continue.

Rutherford Creek flows along the northern boundary of the subject parcel. Consequently, a small portion of the property is within an AE flood zone with a 1% chance of annual flooding. The Ordinance requires additional review procedures when a requested conditional use is located in a floodplain. These requirements are discussed under Other Considerations below.

The subject parcel does not abut a public right of way and the creek limits potential access to the site from the north. The site can only be accessed via the existing quarry. Theta Pike and Columbia Rock Road provide vehicle access to the existing quarry. Trucks exiting the site primarily utilize Columbia Rock Road to access Nashville Highway (US 31) and the regional roadway network. Residential construction is currently underway on either side of Columbia Rock Road near the intersection with Nashville Highway. Expansion of the quarry will extend the life of the mining operation and the related impacts to local roadways.

Zoning Ordinance:

Staff reviewed the request for a Conditional Use permit for conformity with the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below; the most applicable standards are **bolded** and underlined. Staff comments follow in the next section.

3.15.8 ACTION BY BOARD OF ZONING APPEALS

A. The Board of Zoning Appeals shall conduct a public hearing.
B. After conducting the public hearing, and considering the recommendations of the Zoning Administrator and the requirements listed below (Conditional Use Permit- Sec. 3.15.9, Variance- 3.15.10), the Board of Zoning Appeals shall:
    1. Approve the request;
    2. Approve the request with conditions.
    3. Deny the request; or
    4. Continue the hearing.

3.15.9 REQUIREMENTS CONDITIONAL USE PERMIT

A. General Requirements
    1. The proposed use is listed as a permitted Conditional Use within the district applied to the property in question.
    2. **Conforms to any additional standards listed in Sec. 8.3**, Conditional Use Standards, for the proposed use;
    3. **Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected**;
    4. **Will not adversely affect other property in the area in which it is located**;
    5. Is within the provision of "Conditional Uses" as set forth in this ordinance;
    6. Conforms to all applicable provisions of this ordinance for the district in which it is to be located.
B. Additional Requirements

    The Board may impose such **other conditions and restrictions upon the premises benefited by a conditional use permit** as may be **necessary to reduce or minimize the injurious effect** of such conditional use **upon [surrounding properties] and ensure**

compatibility with surrounding properties. The Board may establish dates for the expiration of any conditional use permit as a condition of approval.

8.3.1.C EXTRACTIVE USES

Extractive uses may be permitted in accordance with the use table in Sec. 8.1, subject to the following:

1. The application for the use shall include a plan for restoration procedures once the operation ceases.
2. When the use is located within a Residential district, the requirements of Sec. 6.3.6, Neighborhood Commercial shall not apply.
3. The location of such an activity shall be in an area sparsely developed **during the length of time the mining or quarrying activity is anticipated**;
4. 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 up to 100 feet beyond the site boundary. Contour intervals shall be at two-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 nontoxic, nonflammable, and noncombustible solids. All areas that are back – filled shall be left so that adequate drainage is provided.
5. 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;
6. **Before issuing a permit** the Board of Appeals shall require the owner of the quarry facility to **execute a bond not less than $1,000 per acre or more than $2,000 per acre**

of active quarry throughout a five-year period to restore the lands in the manner prescribed herein, including the removal of all structures and machinery;

7. **Any permit issued hereunder shall not be for a period exceeding five 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.

Staff Comment:

Section 3.15.9 of the Zoning Ordinance tasks the Board with confirming that the limited use standards are met; ensuring that the proposed use is designed, located and operated in a manner that protects the public health, safety and welfare; and, to impose any other conditions necessary to ensure compatibility with surrounding properties and minimize any injurious effect to neighbors. Staff analysis and recommendation is provided below to assist the Board in its review of the proposed expansion of the existing mining operation.

General Requirements (3.15.8.A)

The Use Table at Section 8.1.1 of the Zoning Ordinance lists "All Extractive Uses" as a Conditional Use in a low density residential (RS-40) zone. Section 8.2.2.B defines an Extractive Use as those which "extract minerals and other solids or liquids from the earth." The Ordinance provides the specific example of "sand, stone, or gravel quarrying" as a principal use within this category.

Section 8.2.2.B also makes clear that "stockpiling of sand, gravel, and or aggregates" is not a principal or accessory use within the Extractive Use classification. The Ordinance classifies storage of these materials as a Warehouse and Freight Movement use, which is prohibited in an RS-40 zone. The site plan provided by the applicant depicts these uses on other parts of the larger site, outside of the city. Staff recommends that the Board make clear that these activities may not occur on the subject site.

Section 8.3.1.C of the Ordinance imposes limited use standards on Extractive Uses. Those standards are discussed below.

Attributes of the use which may harm the public health, safety, and welfare are discussed below.

Expansion of the use is may adversely affect other properties in the area. The use is well established on the existing quarry site. However, the subject site is immediately adjacent to a parcel zoned for high-density residential development. It is likely that homes will be built on the site before the expanded quarry is exhausted. This will result in immediately adjacent incompatible land uses. Staff recommends that the Board craft conditions of

approval to ensure the expanded mining operation is designed and operated to mitigate harm to the adjacent RM-1 zoned property.

Additional Requirements (8.3.1.C)

Restoration of the Site

The Zoning Ordinance requires that every mining operation established in the city provide a plan for restoration of the site (8.3.1.C.1). The applicant's plan is illustrated at Exhibit I of the submittal and further described in the letter from the applicant's representative. Specifically, the applicant proposes to reduce the slope of the site using fill materials. The remaining "pit" will become a water feature and the site will be planted with native foliage. The Ordinance does not prescribe technical requirements for restoration of the site. The applicant's proposal appears to be in keeping with industry standard and the common practice for retiring exhausted quarries across Tennessee.

Buildings and Improvements

The applicant does not propose to erect any permanent structures on the subject site; therefore, bulk standards are not applicable.

Sparsely Developed Area

The Ordinance requires that extractive uses be located in sparsely developed areas for the duration of the quarrying activity (8.3.1.C.3). This provision is clearly intended to ensure that extractive uses are not established where they will conflict with incompatible surrounding land uses. The applicant anticipates the mining operation will continue for at least 25 years. The existing quarry borders the site to the west and south. The property to the north is likely to continue to be utilized for warehouse and industrial uses. It is also separated from the subject by Rutherford Creek. The property immediately to the east is zoned High-Density Residential (RM-1).

The area is not likely to remain sparsely developed for the duration of the quarrying activity. The applicant describes the property as "undeveloped and agricultural in nature." However, the RM-1 district "is designed to provide suitable areas for high density development" (Zoning Ordinance 5.5.5). The property is one of few large tracts remaining in the city already zoned for high-density residential development with access to urban services. It is likely that homes will be built on the site long before the quarry is exhausted. Consequently, the quarry will be located immediately adjacent to the least compatible land use, high-density household living. This could be a basis for denial. Alternatively, the Board may craft conditions of approval to alleviate the incompatibility. Specifically, staff recommends that the Board require the applicant to provide a high-opacity landscape buffer.

Article 11 of the current Zoning Ordinance provides a standard for landscape buffers with widths and opacities which vary based on the degree of incompatibility between adjacent land uses. In general, buffers are installed over time as the City approves vertical

improvements on each site. The Ordinance permits multiple buffering alternatives. Developers may elect different approaches to accomplish the required opacity level. Staff recommends that the Board prescribe the 0.80 opacity Alternative 3 at 11.2.7.B of the Ordinance. This will require the applicant to construct a solid 6-foot wall, or similar barrier, along the eastern boundary of the property with a 15-foot side heavily planted buffer on the eastern side of the wall.

Detailed Site Plan

The Ordinance requires that a detailed site plan accompany every request to establish or expand a quarry operation (8.3.1.C.4). The applicant has provided a site plan comprised of Exhibits A though I of the submittal. The plan depicts the existing contours of the site and its vicinity at 2-foot intervals (8.3.1.C.4a and b), the method of drainage (8.3.1.C.4d), and the plan for restoring the site (8.3.1.C.1 and 8.3.1.C.4d).

The Ordinance requires that all open excavations be fenced (8.3.1.C.4e). The applicant indicates that barbed wire fencing will be used. The Zoning Ordinance prohibits barbed wire fencing in all residential districts (12.4.2.B). Staff recommends the use of a solid 6-foot wall and other permissible fence types.

Blasting

The letter submitted with the application described the methods proposed for blasting (8.3.1.C.4f). The Ordinance prohibits open blasting ("pop shot") methods. The applicant's standards and procedures for blasting are detailed in Exhibit J. All blasting is conducted according to state and federal regulations. The seismographic impacts on residences are monitored by a third party. This may be a matter for discussion between the Board and the applicant to craft appropriate conditions of approval. Staff recommends that the Board require the applicant to share the seismographic data it collects with City of Columbia Department of Development Services.

Noise, Dust, Pollution

The Ordinance requires quarry operations to provide detailed plans for the control of noise, vibration, and pollution (8.3.1.C.4). The applicant's letter describes Vulcan's processes for avoiding and mitigating pollution. The subject site will be included under the applicant's existing permits with the Tennessee Department of Environmental Conservation (TDEC). The operation is regularly monitored and inspected by TDEC. Staff recommends that the Board require the applicant to provide results of this monitoring and to inform the City Engineer of any incident of non-compliance with state or federal regulations.

Surety

The Ordinance requires the applicant to provide a surety in an amount between $1,000 and $2,000 per acre to guarantee that the land will be restored after the mining operation ceases (8.3.1.C.6). The applicant has agreed to this requirement. Restoration of the land may cost much more than $2,000 per acre in the event that the applicant becomes insolvent or

prematurely abandons the site. Therefore, staff recommends the Board require the maximum bond amount of $62,000. The Ordinance requires that the Board impose this requirement before issuing a Conditional Use permit. Accordingly, staff recommends establishing the effective date of approval as March 1, 2023 and directing staff to coordinate with the applicant to receive the financial surety.

Expiration

The Ordinance establishes a maximum duration of 5 years for any Conditional Use permit associated with an extractive use. The applicant must request an extension of the Conditional Use approval from the Board before the expiration date. Staff recommends that the approval expire on February 28, 2028. At the discretion of the Board, the authorization may automatically renew provided the operation remain in compliance. The Board may establish a shorter duration if it finds that circumstances are likely to change prior to that date.

Other Considerations

Rutherford Creek

A small portion of the property is within an AE flood zone with a 1% chance of annual flooding. The applicant intends to leave this portion of the property undisturbed and is not requesting a variance from the floodplain protections under Article 9 of the Ordinance. However, the Zoning Ordinance also includes special requirements for all requests for approval of a conditional use within a floodplain. The Zoning Administrator or his designee must forward a copy of the application and all supporting documents to the City Engineer for comment related to flood protection, erosion, drainage, and other technical matters. Moreover, the Ordinance requires that the Board consider the technical evaluation of the City Engineer and the criteria listed at 3.15.8.C.3. These criteria are all redundant with the protections of the City's floodplain protection ordinance (Article 9 of the Zoning Ordinance). Staff will apply these standards through a process of administrative review should the applicant ever proposes to erect structures in the floodplain. The City engineer has reviewed the application and advised Planning staff on the recommended conditions of approval. However, if the Board finds that the proposed Conditional Use increases the risk of flooding or otherwise poses a special risk to Rutherford Creek, it may impose additional conditions of approval to mitigate those impacts.

Roadway Impacts

The proposed expansion of the quarry will have a significant impact on Columbia's roadways. Extending the life of the quarry, and related truck traffic, will reduce the level of service at the intersection of Columbia Rock Road and Nashville Highway. Currently, trucks exiting the quarry primarily utilize Columbia Rock Road to access Nashville Highway (US 31) and the regional roadway network. A significant portion of this traffic turns left in order to travel north on Nashville Highway. Left turns at the intersection are uncontrolled.

The current condition is unsafe. The intersection is the site of frequent traffic accidents, some fatal. Trucks leaving the quarry and entering Nashville Highway have been involved in traffic incidents at the intersection. Residential construction is currently underway on either side of Columbia Rock Road near the intersection with Nashville Highway. Expansion of the quarry will extend the life of the mining operation and the related impacts to the intersection.

Historically, the quarry has operated outside the corporate limits of the city and has not been subject to its development standards. If the original quarry had been established within the jurisdiction of Columbia, the city would have required off-site improvements to protect public safety and maintain an acceptable level of service at the intersection.

The city plans to realign the intersection and install a traffic light at the intersection of Columbia Rock Road/Baker Road and Nashville Highway. Other land users, in order to mitigate the impacts of their developments, have already installed the roadbed required to realign Columbia Rock Road. Staff strongly recommends that the Board require the applicant to complete the realignment of Columbia Rock Road and install the signal necessary to control northbound left turns from Columbia Rock onto Nashville Highway, as well as any ancillary improvements deemed necessary by the City Engineer. Extending the life of the quarry without these improvements will inevitably result in avoidable traffic incidents.

RECOMMENDATION:

Approval of Conditional Use Request Subject to Conditions.

Recommended Motion:

Move to find that the proposed Conditional Use conforms to the requirements listed at Section 3.15.9 of the City of Columbia Zoning Ordinance and approve Conditional Use 22-0183 subject to the following conditions:

1. That no Warehouse and Freight Management uses, including stockpiling of sand, gravel, and aggregate, be performed on the subject site;
2. That the applicant installs a landscaped berm or other physical barrier along the eastern boundary of the site that, as determined by the Zoning Administrator, equals or exceeds the all-seasons buffering accomplished by the 0.80 opacity Alternative 3 described at Section 11.2.7.B of the Zoning Ordinance (3638);
3. That no barbed wire fencing be used on the subject site;
4. That, upon request of the City Engineer, the applicant provides updates on the status of permits issued by the Tennessee Department of Environmental Conservation;
5. That, for the duration of the Conditional Use permit, the applicant reports any incident of non-compliance with state and federal regulations pertaining to the quarry's operation to the City Engineer;
6. That, upon request of the City Engineer, the applicant provide the results of all water quality monitoring;
7. That, for the duration of the Conditional Use Permit, the applicant provides the Zoning Administrator with the results of any seismographic data collected in connection with blasting activities at the site; data shall include decimal degree coordinates to the 6th decimal place in a format acceptable to the Zoning Administrator;
8. That the applicant provides an automatically-renewing financial surety in the amount of $62,000 no later than February 28, 2023 that is deemed satisfactory by the City Attorney and the City Engineer in form, sufficiency, and manner of execution;
9. That the applicant ensures the financial surety does not expire prior to February 28, 2028;
10. That the applicant executes an agreement to make all improvements necessary to realign Columbia Rock Road and install a signal at the intersection of Nashville Highway before February 28, 2024; the applicant shall coordinate with the City Engineer, Zoning Administrator, and City Attorney to establish the exact scope of work and financial commitment; the applicant shall provide financial surety in a form acceptable to the City Engineer and City Attorney to ensure these improvements are completed; the City Engineer is authorized to grant sixty-day extensions of this deadline provided the applicant is working expeditiously; cumulative extensions shall not exceed 180 days without Board approval;
11. That the Conditional Use approval shall become effective on March 1, 2023, provided the Zoning Administrator or his designee determine that all other conditions of approval have been met; execution of a binding Memorandum of Understanding to perform required tasks shall be sufficient to establish the proposed use; and
12. That the Conditional Use approval shall expire on February 28, 2028;

13. That the Conditional Use approval shall automatically renew for a period of five years, for up to four renewals, provided the Zoning Administrator finds that operation remains in compliance with these conditions; and
14. That the Conditional Use approval shall expire on February 28, 2048, at which time the mining operation must cease, absent approval of an extension by the City of Columbia Board of Zoning Appeals.

Alternative Motions:

Alternative Motion [Approve Subject to Conditions]:

Move to find that the proposed Conditional Use conforms to the requirements listed at Section 3.15.9 of the City of Columbia Zoning Ordinance and approve Conditional Use 22-0183 subject to the following conditions: [*list conditions of approval*].

Alternative Motion [Approve]:

Move to find that the proposed Conditional Use conforms to the requirements listed at Section 3.15.9 of the City of Columbia Zoning Ordinance and approve Conditional Use 22-0183.

Alternative Motion [Deny]:

Move to deny the proposed Conditional Use having found [*list reasons for denial*].

Alternative Motion [Defer]:

Move to find that there is insufficient information to make a decision, continue the hearing, and request that the [applicant/staff] provide: [list additional information] for review at a future meeting.

EXHIBIT D

INFRASTRUCTURE PROJECT RIGHT-OF-WAYS

RESOLUTION NO. 18-37

A RESOLUTION TO ACCEPT AND EXECUTE A ROAD DEDICATION DEED FOR COLUMBIA ROCK PRODUCTS ROAD FUTURE REALIGNMENT TO THE CITY OF COLUMBIA, TENNESSEE

WHEREAS, the City of Columbia, requested property for the future realignment of Columbia Rock Products Road, Columbia, Tennessee to accommodate requested development ; and

WHEREAS, the International Church of the Foursquare Gospel is executing a quitclaim deed of .53 acres of the land located at the corner of Nashville Highway and Columbia Rock Products Road in the City of Columbia, Tennessee.

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF COLUMBIA, that the City of Columbia does hereby accept the road dedication deed for the future realignment of Columbia Rock Products Road.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 10th day of May 2018.

DEAN DICKEY – MAYOR

ATTEST:

MOLLY BENDERMAN –CITY RECORDER

LEGAL FORM APPROVED:

TIM TISHER, CITY ATTORNEY

CORPORATE RESOLUTION

RESOLVED: By the Board of Directors of International Church of the Foursquare Gospel, a religious corporation, the vote of the church council of the **BRENTWOOD, TENNESSEE #30229 Foursquare Church** having been received and the recommendation of the Southeast District Supervisor having been secured in accordance with corporation Bylaws, that approval be granted to execute to the City of Columbia, Tennessee a Road Dedication Deed which will quitclaim 0.53 acres of land located at the corner of Nashville Highway and Columbia Rock Products Road to the City of Columbia, Tennessee in the County of Maury, State of Tennessee, described as follows:

SITUATE in the Ninth (9th) Civil District of Maury County, Tennessee and being more particularly described as follows:

Commencing at an iron pin with #596 cap located at the southeast corner of International Church of the Foursquare Gospel property as recorded in Deed Book R2424, page 89, said point lying on the north margin of Columbia Rock Road, (North: 482,081.8, East 1,668,250.0), said point also lying on the west margin of Nashville Highway; Thence with the west margin of Nashville Highway, North 20°55'44" East a distance of 106.18' to the TRUE POINT OF BEGINNING;

Thence severing the property of International Church of the Foursquare Gospel property as recorded in Deed Book R2424, page 89, and with a curve turning to the left with an arc length of 189.33', with a radius of 325.00', with a chord bearing of North 88°55'52" West, with a chord length of 186.66' to an iron pin set; Thence with the same, South 74°22'47" West a distance of 191.25' to an iron pin set on the north margin of Columbia Rock Road; Thence with the north margin of Columbia Rock Road, North 80°51'59" West a distance of 177.22' to an iron pin set; Thence severing the property of International Church of the Foursquare Gospel property as recorded in Deed Book R2424, page 89, and with a curve turning to the left with an arc length of 126.23', with a radius of 325.00', with a chord bearing of North 85°30'23" East, with a chord length of 125.44' to an iron pin set; Thence with the same, North 74°22'47" East a distance of 229.12' to and iron in set; Thence with the same and with a curve turning to the right with an arc length of 221.23', with a radius of 375.00', with a chord bearing of South 88°43'10" East, with a chord length of 218.04' to an iron pin set; Thence with the same, South 20°55'51" West a distance of 50.07'; which is the Point of Beginning, having an area of 22,880 square feet, 0.53 acres.

BEING a portion of the same property conveyed to International Church of the Foursquare Gospel by instrument of record in Book R2424, Page 89 in the Register's Office for Maury County, Tennessee.

FURTHER RESOLVED: That any two of the following individuals acting together, are hereby authorized to sign on behalf of and in the name of aforesaid Corporation and under its corporate seal all instruments necessary to provide for purchase, sale, loan, easement, lease or other real property transactions: Ron Thigpenn, Lynda J. Gupton, Adam Davidson, Tim J. Baskin, Ralph Devin, Jonathan Phillips.

FURTHER RESOLVED: That authorization is also given to grant to the City of Columbia, Tennessee two fifty-foot-wide temporary construction easements along the northern and southern boundary lines of the aforementioned deeded property for the purpose of installation and/or relocation of Columbia Rock Products Road.

FURTHER RESOLVED: This resolution supersedes the resolution of February 22, 2018.

END OF RESOLUTION

I, Tim J. Baskin Assistant Secretary of INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, a religious corporation of California, do certify that the above is a true and correct copy of a resolution duly adopted by the Board of Directors of aforesaid corporation at a meeting held on the 15th day of March, 2018; that the resolution was unanimously adopted; that the resolution has not been rescinded, but is in full force and effect.

Dated at Los Angeles, California this 15th day of March, 2018.

X _____
Assistant Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

REGISTER'S USE ONLY:	OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. _____ AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS ____ DAY OF _____, 2017. *SEAL* _____ NOTARY PUBLIC COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY: Foundation Title & Escrow 277 Mallory Station Rd., Suite 102 Franklin, TN 37067	SEND TAX BILLS TO:	NEW OWNER:

ROAD DEDICATION DEED

This indenture is made and entered into this 15 day of March, 2018 ~~2017~~ between INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, a California Nonprofit Religious Corporation (hereinafter referred to as "GRANTOR") and THE CITY OF COLUMBIA, TENNESSEE (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

SITUATE in the Ninth (9th) Civil District of Maury County, Tennessee and being more particularly described as follows:

Commencing at an iron pin with #596 cap located at the south east corner of International Church of Foursquare Gospel property as recorded in Deed Book R2424, page 89, said point lying on the north margin of Columbia Rock Road,

(North: 482,081.8, East 1,668,250.0), said point also lying on the west margin of Nashville Highway; Thence with the west margin of Nashville Highway, North 20°55'44" East a distance of 106.18' to the TRUE POINT OF BEGINNING;

Thence severing the property of International Church of Foursquare Gospel property as recorded in Deed Book R2424, page 89, and with a curve turning to the left with an arc length of 189.33', with a radius of 325.00', with a chord bearing of North 88°55'52" West, with a chord length of 186.66' to an iron pin set; Thence with the same, South 74°22'47" West a distance of 191.25' to an iron pin set on the north margin of Columbia Rock Road; Thence with the north margin of Columbia Rock Road, North 80°51'59" West a distance of 177.22' to an iron pin set; Thence severing the property of International Church of Foursquare Gospel property as recorded in Deed Book R2424, page 89, and with a curve turning to the left with an arc length of 126.23', with a radius of 325.00', with a chord bearing of North 85°30'23" East, with a chord length of 125.44' to an iron pin set; Thence with the same, North 74°22'47" East a distance of 229.12' to and iron in set; Thence with the same and with a curve turning to the right with an arc length of 221.23', with a radius of 375.00', with a chord bearing of South 88°43'10" East, with a chord length of 218.04' to an iron pin set; Thence with the same, South 20°55'51" West a distance of 50.07'; which is the Point of Beginning, having an area of 22,880 square feet, 0.53 acres.

BEING a portion of the same property conveyed to International Church of (the) Foursquare Gospel by instrument of record in Book R2424, Page 89 in the Register's Office for Maury County, Tennessee.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by WES, Engineers and Surveyors, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "WES 1987". All deeds referenced above (Deed Book, Page) are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 27TH day of November 2017.

TAX PARCEL # 075-075-08.02 portion of

PROPERTY ADDRESS: Columbia Rock Products Road, Columbia, TN 38401

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is a portion of the same property contained in the prior deed and the legal description has been derived from the above-referenced survey.

Grantor further grants unto Grantee two (2) fifty (50) foot wide temporary construction easements along the northern and southern boundaries of the above-described property for the purpose of installation and/or relocation of Columbia Rock Products Road.

Grantee joins in the execution of this instrument for the purpose of acknowledging its agreement to abandon and/or release and/or convey to Grantor the property upon which Columbia Rock Products Road is currently located at such time as Columbia Rock Products Road has been relocated onto the property herein described.

Grantee, on behalf of itself, its agents, employees, officers, successors and assigns, agrees to indemnify and hold harmless Grantor and its agents, employees, officers, successors and assigns, for all claims, suits, demands, actions, proceedings and for judgments, damages, losses, debts, liabilities, penalties, fines, costs, and expenses arising out of the design, construction or use of the easement herein described by Grantee, the public, or Grantee's agents, employees, officers, successors or assigns except for liability, damages, losses, or costs caused by the negligence, recklessness, or intentional misconduct of the Grantor.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

GRANTOR:
INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL

BY: _____

NAME: Tim J. Baskin

TITLE: Asst. Secretary

By: _____

Name: Ralph Devin

Title: Controller

STATE OF _____)
)
COUNTY OF _____)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared _____, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the _____ of INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this ____ day of _____, 20___.

SEAL

Please see attachment
_____
NOTARY PUBLIC
COMMISSION EXPIRES:_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On March 15, 2018 before me, Gabriela Torres, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Tim J. Baskin and Ralph Devin
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

GABRIELA TORRES
Commission # 2134141
Notary Public - California
Los Angeles County
My Comm. Expires Dec 16, 2019

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Road Dedication Deed Document Date: 03-15-2018
Number of Pages: 3 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Tim J. Baskin	Signer's Name: Ralph Devin
☒ Corporate Officer — Title(s): Asst. Secretary	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☒ Other: Controller
Signer Is Representing: International Church of the Foursquare Gospel	Signer Is Representing: International Church of the Foursquare Gospel

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GRANTEE:
THE CITY OF COLUMBIA, TENNESSEE

BY: Dean Dickey

NAME: DEAN DICKEY

TITLE: MAYOR

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

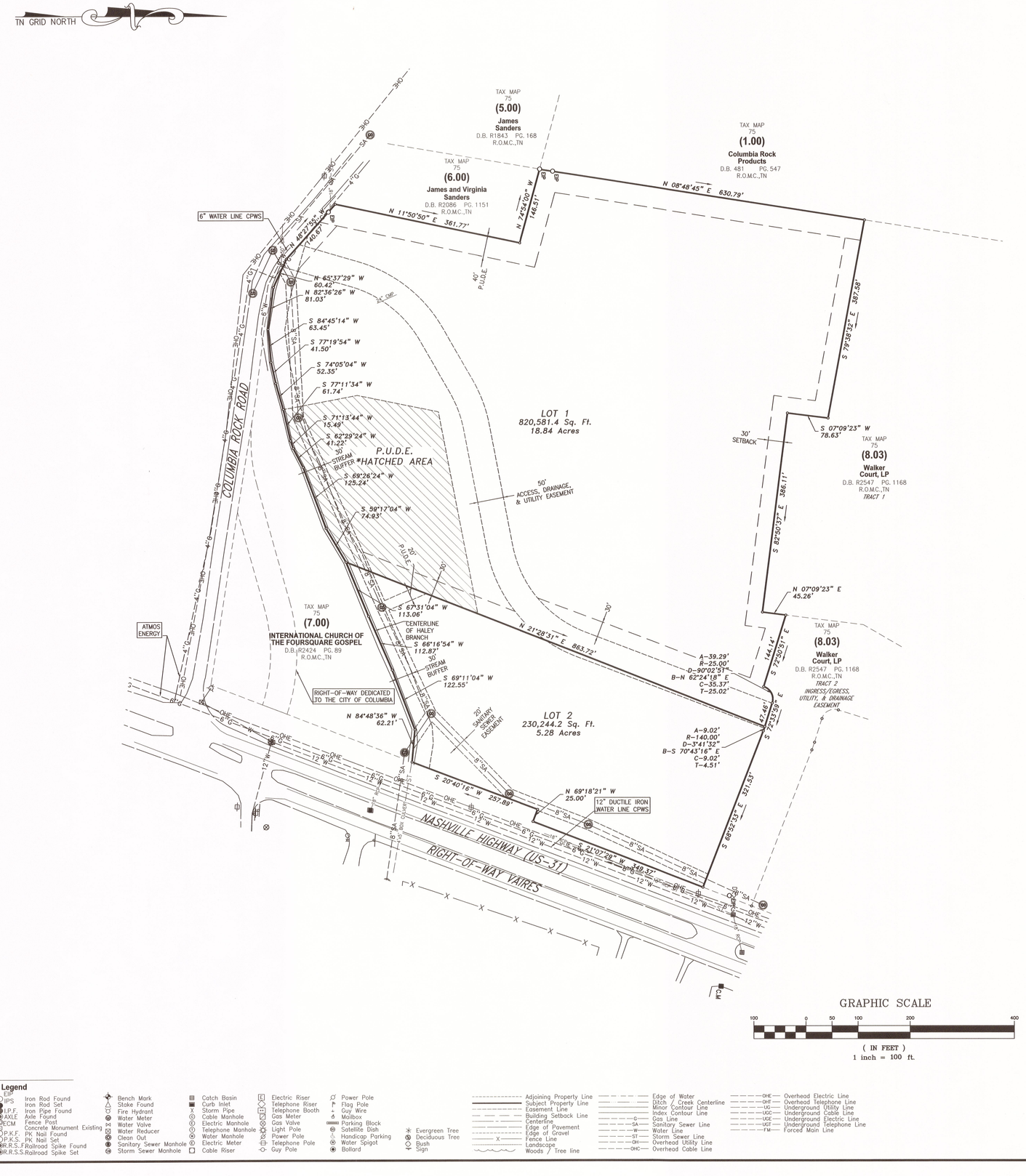
Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Dean Dickey, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Donna K. Morris of THE CITY OF COLUMBIA, TENNESSEE, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the municipality by him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 24th day of July, 2018.

SEAL

DONNA K. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Donna K. Morris
NOTARY PUBLIC
COMMISSION EXPIRES: 9-21-2021



Legend

EIP
IPS Iron Rod Found
Iron Rod Set
I.P.F. Iron Pipe Found
AXLE Axle Found
FECM Fence Post
Concrete Monument Existing
P.K.F. PK Nail Found
P.K.S. PK Nail Set
R.R.S.F. Railroad Spike Found
R.R.S.S. Railroad Spike Set

Bench Mark
Stake Found
Fire Hydrant
Water Meter
Water Valve
Water Reducer
Clean Out
Sanitary Sewer Manhole
Storm Sewer Manhole

Catch Basin
Curb Inlet
Storm Pipe
Cable Manhole
Electric Manhole
Telephone Manhole
Water Manhole
Electric Meter
Cable Riser

Electric Riser
Telephone Riser
Telephone Booth
Gas Meter
Gas Valve
Light Pole
Power Pole
Telephone Pole
Guy Pole

Power Pole
Flag Pole
Guy Wire
Mailbox
Parking Block
Satellite Dish
Handicap Parking
Water Spigot
Bollard

Evergreen Tree
Deciduous Tree
Bush
Sign

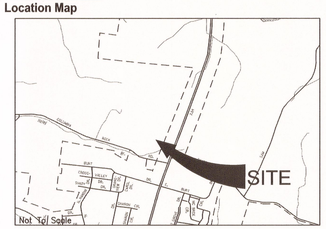
Adjoining Property Line
Subject Property Line
Easement Line
Building Setback Line
Centerline
Edge of Pavement
Edge of Gravel
Fence Line
Landscape
Woods / Tree line

Edge of Water
Ditch / Creek Centerline
Minor Contour Line
Index Contour Line
Gas Line
Sanitary Sewer Line
Water Line
Storm Sewer Line
Overhead Utility Line
Overhead Cable Line

Overhead Electric Line
Overhead Telephone Line
Underground Utility Line
Underground Cable Line
Underground Electric Line
Underground Telephone Line
Forced Main Line

FILE: J:\WES_Engineers_Surveyors 2016\16660 - New Song Christian Fellowship\Dwg\16660_Final Plat.dwg

Location Map



© 2019

PARCEL NUMBER:	TAX MAP 75, PCL 8.02 DEED BOOK: R1917, PAGE 546 PLAT BOOK: P17, PAGE 209
PARCEL ADDRESS:	NASHVILLE HWY COLUMBIA, TENNESSEE 38401
EXISTING ZONING:	CEG-PUD
BUILDING SETBACKS:	STREET - 20' SIDE ADJACENT TO RESIDENTIAL - 15' REAR - 25' * SEE ZONING ORDINANCE FOR ADDITIONAL INFORMATION
ACREAGE OF PARCEL:	±24.12 ACRE (1,050,825.6 SQFT) TOTAL ±18.84 ACRE (820,581.4 SQFT) TRACT 1 ±5.28 ACRE (230,244.2 SQFT) TRACT 2
PROPERTY OWNER:	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL 1910 W SUNSET BLVD, STE 200 LOS ANGELES, CA 90026

PURPOSE NOTE:
The purpose of this final plat is to create 2 tracts from the existing parcel.

GENERAL NOTE:
THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS PLAT OF RECORD IN PLAT BOOK P17, PAGE 209 AS SHOWN HEREON.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R1917, Page 546, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

8-22-2019 — Date
International Church of the Foursquare Gospel
ELDER, TABERNACLE FOURSQUARE CHURCH
Title (if acting for partnership or corporation)

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other has been filed to guarantee said installation.

8/29/19 — Date
Director of Wastewater Department
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Foursquare Gospel Property has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

9/4/2019 — Date
Name, Title and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME, STREET NAMES, AND STREET SIGNS

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

8/26/19 — Date
Maury County E-911
Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted Ordinances and policies.

9/5/19 — Date
City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register:

9/5/19 — Date
Secretary, Planning Commission

SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

8/22/19 — Date
Allen B. O'Leary — TN RLS #1987 Number

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon is 24.12 Acres.
7. This property currently identified as Tax Map No. 75 Parcel No. 8.02, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: P17, Page 209
9. Deed reference: Book R2424 Page 89
10. Bearings based on: Tennessee State Plane, Fipzone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0170E, dated April 16, 2007, and shown hereon graphically.
17. There exists a 5' P.U.D.E. for all adjacent/abutting property lines and a 10' P.U.D.E. parallel to the pulbic Right-of-Way.

09/06/2019 - 10:44 AM
19013390
1 PGS:AL-PLAT
NANCY BATCH: 217883
PLAT BOOK: P22
PAGE: 53
REC FEE 16.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Register of Deed Recording Stamp

ALLEN B. O'LEARY — REGISTERED LAND SURVEYOR — AGRICULTURE — TENNESSEE NO. 1987

WES Engineers & Surveyors
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE (931) 388-2329
www.wesengineers.com
ENGINEERS & SURVEYORS

Client
INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL
1910 W SUNSET BLVD, STE 200
LOS ANGELES, CA 90026

DATE	PERSONS ADDRESSED	CITY COMMENTS
08-22-2019		

FINAL PLAT
FOURSQUARE GOSPEL PROPERTY
NASHVILLE HWY, COLUMBIA, TN 38401

Drawn: EB
Checked: AO
Approved: AO
Date: July 8, 2019

Job No. 16660
Scale:
Vertical: 1"=100'
Horizontal:

1 of 1

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kellye Murphy, Tourism & Marketing Director, kmurphy@columbiatn.gov, 931.560.1510

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND LIFESTYLE PUBLICATIONS FOR ADVERTISING IN THE NOVEMBER AND MARCH ISSUES OF FRANKLIN LIFESTYLES IN THE AMOUNT OF $2,880.

RECOMMENDATION: Approve.

INFORMATION: Franklin Lifestyle magazine is a popular publication for advertising. This publication comes in print and online. Visit Columbia will purchase a full-page ad in the November holiday issue and the March spring issue for $2,880.

CERTIFICATION: The Chief Financial Officer certifies that $2,880 is budgeted and unencumbered in Tourism - Professional Services.

ATTACHMENTS: Staff Report, Franklin Lifestyle Contract.

Advertising Agreement

CITY LIFESTYLE

Date 8/7/24 owner ~~Acct Mgr~~ Athena West Region South Fiscal Year 24

Company Name City of Columbia Contact Kellye Murphy

Address 700 N. Garden street Ste

City/State/Zip Columbia, TN 38401

E-mail kmurphy@columbiatn.gov Website

Fax Office Phone Mobile

Publication	Monthly Price	# Months	Size	Notes
Franklin	1440	2	Full page	November 2024 March 2025

Total sales amount

Design fee 0

Total amount due

Monthly payment

First months payment *(includes design fee if applicable)*

Publication run dates: Start Nov. 2024 End March 2025

Comments/instructions: 2 Full page ads in Nov. 2024 & March 2025 issues only

Birthday: Company Anniversary:

Payment type: ☐ Visa ☐ Mastercard ☐ American Express ☐ Discover ☐ ACH

Name on Credit Card

Card Number Invoice Exp. date CSV

Bank Name *(for ACH)* Account # Routing #

Billing address *(if different than above)*

City/State/Zip

Signature X Date

By signing, I authorize Lifestyle Publications, LLC to charge my card / initiate ACH payments for all amounts due under this Agreement.

Advertising Agreement Terms and Conditions Please Read Carefully

Acceptance. By signing below, and by advertising with Lifestyle Publications, LLC, its successors or assigns (City Lifestyle), Advertiser, its successors or assigns and including its buying agencies or services (Advertiser) agrees without limitation or qualification, to be bound by, and to comply with these Terms and Conditions.

Provision of Advertising Materials. Advertiser will provide all materials for the advertisement in accordance with City Lifestyle policies in effect at the time, including without limitation to the manner of transmission to City Lifestyle and the lead-time prior to publication of the advertisement. City Lifestyle shall not be required to publish any advertisement that is not received in accordance with this provision and may substitute a previously published ad or other ad in City Lifestyle's sole discretion. If the Advertiser fails to provide materials in accordance with this provision, Advertiser will be charged for the ad space reserved whether the advertisement runs in the publication or not.

Positioning and Layout. Except as otherwise expressly provided in the Advertising Agreement, positioning of advertisements and all layout decisions within the magazine or on any page is at the sole discretion of City Lifestyle.

Full Payment. Advertiser agrees that full payment of the contract price must be rendered in order for the terms of the contract to be satisfied. Payment is not dependent upon receipt of tear sheets. No partial payment or pro-rated amounts will be accepted as payments in full unless otherwise specified in writing. Invoices are due upon receipt. Failure to pay the amount due for more than 30 days will constitute a material breach by the Advertiser which gives City Lifestyle the right to cancel publication of future advertisements and collect based on the terms under Cancellations below, to be exercised at City Lifestyle's sole discretion.

All accounts past-due more than 30 days will incur interest charges of 1.5% per month. Advertisers will be charged a $30 fee for each returned check.

Cancellations. Advertiser understands that City Lifestyle offers discounted rates for multi-month contracts, and that City Lifestyle relies on Advertiser's agreement to fulfill a multi-month term in its business planning, in determining magazine layout and forecasting, and in determining publishing rates and schedule. Advertiser understands and agrees that City Lifestyle will incur damages that may be difficult to quantify by Advertiser's early cancellation.

If Advertiser cancels this contract for any reason, Advertiser will be charged a $200 cancellation fee and all published advertising and design services under the contract will be re-invoiced at the open (month-to-month) rate for advertising and the applicable design services rate published in City Lifestyle's most current Media Kit. Advertiser understands that the monthly ad rate in the most current Media Kit may differ from and supersedes the rate presented at the time of signing for the purposes of re-invoicing under this section.

Upon cancellation, Advertiser will be charged the most current open rate for all editorial content published as part of the Advertising Agreement, if Advertiser had not been previously charged for it. Editorial content shall be charged at the open rate for advertising, according to the size of the editorial. For example, if editorial is a full page, the Advertiser will be charged the open rate for a full page ad.

Advertiser must give written notice of cancellation 20 days prior to the next scheduled ad submission deadline. The contract will only be deemed cancelled when Advertiser has paid in full all amounts due, unless otherwise stipulated in writing by an authorized agent of City Lifestyle.

Rejection of Advertisement. Advertiser understands that City Lifestyle is a family-friendly publication, that it upholds strict graphic and editorial standards, and that it works diligently to maintain its public image. Not all advertisements will be consistent with City Lifestyle's family-friendly purpose and/or image, or meet the publication's graphic and editorial standards. Therefore, Advertiser understands and agrees that City Lifestyle may, at its sole discretion, reject advertisements for publication for any reason whatsoever. If City Lifestyle rejects an advertisement for publication, Advertiser may submit an acceptable replacement advertisement within City Lifestyle's deadlines for publication.

Copyrights. All advertising that represents the creative effort of City Lifestyle and/or the utilization of creativity, illustrations, labor, composition, or material furnished by City Lifestyle remains the property of City Lifestyle, including all copyrights, unless otherwise stated in writing and signed by Advertiser and an authorized agent of City Lifestyle. Advertiser understands and agrees that it cannot authorize reproductions, in whole or in part, of any such advertising, unless specifically allowed in writing by an authorized agent of City Lifestyle. City Lifestyle may edit or otherwise alter any editorial content submitted and retains all copyrights in the published content.

No Warranty. City Lifestyle MAKES NO WARRANTY, EXPRESS OR IMPLIED, WITH RESPECT TO ANY MATTER, INCLUDING WITHOUT LIMITATION ADVERTISING AND OTHER SERVICES, AND EXPRESSLY DISCLAIMS THE WARRANTIES OR CONDITIONS OF NONINFRINGEMENT, MERCHANTABILITY, AND FITNESS FOR ANY PARTICULAR PURPOSE.

Limitations of Liability. In the event that City Lifestyle fails to publish an advertisement and/or editorial in accordance with the schedule provided in the Advertising Agreement, or in the event that City Lifestyle fails to deliver the full time period prescribed in the Advertising Agreement, or in the event of any other failure, technical or otherwise of such advertisement and/or editorial to appear as provided in the Advertising Agreement, the sole liability of City Lifestyle and exclusive remedy of Advertiser shall be limited to placement of the advertisement and/or editorial at a later time until the total advertising time is delivered, unless the magazine is discontinued or City Lifestyle cancels this Advertising Agreement, which it may do at its sole discretion, in which case all obligations beyond the last issue published are relieved after full payment for outstanding invoices is made. Claims for any failure must be made within 30-days following the date of such failure. IN NO EVENT SHALL City Lifestyle BE LIABLE UNDER THIS AGREEMENT FOR ANY CONSEQUENTIAL, SPECIAL, LOST PROFITS, INDIRECT OR OTHER DAMAGES, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE.

Advertiser Warranty and Indemnification. Advertiser warrants and represents (1) that any ad and/or other materials submitted does not violate applicable law, including trademark, copyright or other property rights of any third party, and (2) that Advertiser is authorized to publish the ad and/or materials submitted. Advertiser agrees to hold harmless and defend at their sole cost City Lifestyle from any liability, loss or expense (including court costs and attorneys' fees), arising out of any breach of the aforementioned warranties and representations.

The person signing this agreement on behalf of Advertiser warrants that he or she has the authority to enter into this binding Agreement on behalf of Advertiser.

Force Majeure. Each party shall be excused from liability to perform its obligations under this contract where such failure results from delays caused by Acts of God, fires, floods, strikes, work stoppages, or controls or regulation of federal, state, or local governments.

Attorney Fees. If City Lifestyle must pursue collections or enforce this contract, or if suit is brought by City Lifestyle for collection or enforcement, then Advertiser shall pay to City Lifestyle all costs of collection and enforcement, including reasonable attorney's fees and court costs.

Choice of Law, Jurisdiction, and Venue. This agreement shall be construed in accordance with the laws of the State of Missouri, except to the extent that federal law preempts Missouri law. Advertiser irrevocably consents to the personal jurisdiction of the state and federal courts located in the state, county, or judicial district in which City Lifestyle's principal place of business is located and hereby waives all questions of personal jurisdiction for the purpose of carrying out this provision. Advertiser hereby agrees that service of process may be made upon Advertiser in any proceeding relating to or arising out of this Agreement or the relationship created by this Agreement by any means allowed by Missouri or federal law and further agrees that venue for any proceeding relating to or arising out of this Agreement shall be the county or judicial district in which City Lifestyle's principal place of business is located; provided, however, that City Lifestyle may bring any action for injunctive or other extraordinary relief in any state or federal district court which has jurisdiction.

Entire Agreement and Severability. This contract constitutes the entire agreement between City Lifestyle and Advertiser concerning the subject matter hereof, and supersedes any prior Agreements. No representations, inducements, promises, or agreements, oral or otherwise, not embodied herein shall be of any force or effect. Headings used in this Agreement are provided for convenience only and shall not be used to construe meaning or intent. If any provision contained in this Agreement is determined to be invalid, illegal, or unenforceable in any respect, the that provision shall be severed and replaced with a new provision that most closely reflect the original intention of the parties and the remaining provision of this Agreement. Failure to enforce any provision shall not be deemed a waiver or relinquishment of any rights under that provision. Any amendment must be agreed to in writing by both parties.

I affirm that I have had the opportunity to review this contract in its entirety, and that I understand and agree with all of the terms of the contract.

DATE: _____

By: Name/Title _____

Signature _____

Approved as to Legal Form:

C. Tim Tisher, City Attorney

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kelllye Muprhy, Tourism & Marketing Director, kmurphy@columibatn.gov, 931.560.1510

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND PLACER LABS, INC. IN THE AMOUNT OF $24,000 FOR RESEARCH DATA USING LOCATION METRICS, VISITOR DATA & MARKET INSIGHTS TO GENERATE CUSTOM REPORTS.

RECOMMENDATION: Approve.

INFORMATION: Placer.ai will provide the City of Columbia with proprietary research using location data combined with market insights, a user-friendly interface, and customer support to generate custom statistical data reports on demographics, psychographics, spend habits, and social/web preferences of our visitors as well as pedestrian heat maps, trip origin by market, events, retail leakage and more. This software can be utilized by all departments of the City of Columbia.

CERTIFICATION: The Chief Financial Officer certifies that $24,000 is budgeted and unencumbered in Tourism - Professional Services.

ATTACHMENTS: Staff Report, Placer Labs, Inc. Contract.

PLACER LABS, INC.

ORDER FORM

City of Columbia, TN	("**Customer**")	Placer Labs, Inc.	("**Placer**")
Address:	700 N. Arden Street Columbia, TN 38401	Address:	440 N Barranca Ave., #1277 Covina, CA 91723
Contact Person:	Thad Jablonski	Contact Person	Ryan Denisi
Email:	tjablonski@columbiatn.com	Billing Contact Person:	Jason Tsui
Phone:	931-560-1500	Billing Email*:	billing@placer.ai
Billing Contact Email:	tjablonski@columbiatn.com	Billing Phone*:	415-228-2444 ext 806
		*Not for use for official notices.	

1. **Services.**

The services provided under this Order Form (the "**Services**") include:

- Chain Report Expanded which displays chain-level demographic and psychographic data.
- Access, via Placer Venue Analytics Platform ("**Placer's Platform**"), to all major venues within the United States
- Access is limited to 4 users. User credentials, logins and Placer Data may not be shared with others
- Customer may not provide access to any third party agents acting on its behalf (including any consultants, contractors, or other agents of Customer) without prior written consent from Placer. Any such approved access may be subject to an additional fee pursuant to a written amendment to this Order Form
- Access, via Placer's Platform, to reports, including Visits, Trade Areas, Customer Journey, Customer Insights, Dwell Times, and Visitation by Hour/Day
- Actionable insights include:
    - Foot traffic counts and dwell time
    - True Trade Areas displaying frequent-visitors-density by home and work locations
    - Customers' demographics, interests, and time spent at relevant locations
    - Where customers are coming from and going to, and the routes they take
    - Benchmarking of Foot Traffic, Market Share, Audiences, and other key metrics
    - Competitive insights
    - Void Analysis Reports
- Access to Xtra reports per ad hoc needs; in Excel, KML, Tableau, and other formats: Quarterly Maximum of 26 credits; Annual Maximum of 104 credits
- Premier Customer Support
    - Regular meetings with Placer's Customer Success Team
    - Live, Virtual Training support as reasonably needed
- Access to STI Demographics Bundle + Mosaic Data Set, and AGS CrimeRisk. The applicable Advanced Demographics and Psychographics are generated using the Input Datasets from the data vendors as set forth below:

Description	**Input Datasets Used**
STI Demographics Bundle	PopStats
	Spending Patterns
	Workplace
	Market Outlook
Experian Mosaic	Mosaic Segmentation
AGS CrimeRisk	CrimeRisk

-

2. Permitted Uses

The data, information and materials accessible via the Services are referred to as "**Placer Data**". Customer may use Placer Data solely for the following purposes ("**Permitted Uses**"): (a) Customer may use Placer Data for Customer's internal business purposes; and (b) Customer may incorporate Placer Data into Research Data, as described and subject to the restrictions below.

"**Research Data**" means datasets and other materials created by Customer that result in any part from Customer's use of Placer Data. The Customer may share Research Data with current and potential customers, and in marketing materials; provided that the Customer shall cite Placer as a provider of such information (for such purpose only, Placer grants Customer the rights to use the Placer.ai name and logo, provided that any such use of the Placer.ai name and logo must clearly indicate that Placer is the provider of data only, and is not involved in any analysis, conclusion, recommendation). Customer shall not, directly or indirectly, resell, distribute, sublicense, display or otherwise provide Placer Data to any third parties, except that Customer may display Placer Data as part of Research Data.

3. Term and Termination.

Initial Term: The initial term of this Order Form will begin as of the last signature date set forth below, and will continue for 36 consecutive months thereafter (the "**Initial Term**"). Each renewal or additional term, if any, is referred to as "**Additional Term,**" and the Initial Term and any Additional Terms are referred to collectively as the "**Term.**"

Additional Term: This Order Form shall continue on the same terms and conditions set forth herein for additional periods of 12 months, if mutually agreed in writing by both parties (email would be sufficient).

Termination: Either party may terminate this Order Form upon thirty (30) days' notice if the other party materially breaches any of the terms or conditions of this Order Form or the Agreement (as defined below), and the breach remains uncured during such thirty (30) days. In addition, Placer may immediately suspend Customer's access to the Services, or terminate the Order Form, in the event of non-payment by the Customer or breach by Customer of any restrictions regarding usage of the Services.

4. Fees.

$24,000/year 1
$26,000/year 2
$28,000/year 3

Fees for the 36-month Initial Term are $78,000 and fees will be invoiced annually beginning on the last signature date set forth below.

Additional Terms of 12 months, if any, will be invoiced in full at the start of the Term

Invoice sent electronically to Customer's billing contact email via NetSuite.

Customer shall pay the fees set forth above in this Order Form. Customer agrees that if any event occurs that will result in a material increase in Customer's usage of the Services (whether due to a merger or acquisition or otherwise), Customer will notify Placer in writing no later than thirty (30) days following the date of such event and Placer reserves the right to increase the Customer's Annual Fee accordingly. If such event consists of Customer's merger with or acquisition of another customer of Placer, the Annual Fee increase shall be in an amount no less than the pro-rated annual fee of such other customer.

Unpaid amounts are subject to a finance charge of 1.5% per month on any outstanding balance, or the maximum permitted by law, whichever is lower, plus all expenses of collection.

Customer is responsible for all applicable taxes arising directly from the Services other than U.S. taxes based on Placer's net income.

If Customer believes that Placer has billed Customer incorrectly, Customer must contact Placer no later than sixty (60) days after the closing date on the first billing statement in which the error or problem appeared in order to receive an adjustment or credit. Inquiries should be directed to Placer's customer support department at support@placer.ai.

Placer may increase the Fees any time following the Initial Term (but not more frequently than once in any twelve (12) month period).The amount of such annual increase will equal the greater of CPI or five percent (5%) per annum.

All billing will be sent via electronic invoice to the Customer contact indicated above. Customer shall pay all fees within thirty (30) days of the invoice date.

In the event of any termination, Customer will pay in full for the Services.

5. Support.

Placer will use commercially reasonable efforts to provide customer service and technical support in connection with the Services on weekdays during the hours of 9:00 A.M. through 5:00 P.M. Pacific Time, with the exclusion of federal holidays. For any such support, please contact us at support@placer.ai.

6. Mutual NDA.

Each party (the "**Receiving Party**") understands that the other party (the "**Disclosing Party**") has disclosed or may disclose business, technical or financial information relating to the Disclosing Party's business (hereinafter referred to as "**Proprietary Information**" of the Disclosing Party). Proprietary Information of Placer includes, without limitation, non-public information regarding features, functionalities and performance of, and pricing for, the Services. The Receiving Party agrees: (i) to take reasonable precautions to protect such Proprietary Information, and (ii) not to use (except in performance of the Services or as otherwise permitted by the Agreement) or disclose to any third party any Proprietary Information. The foregoing shall not apply with respect to any information that the Receiving Party can document (a) is or becomes generally available to the public, (b) was in the possession of or known to the Receiving Party, prior to disclosure thereof by the Disclosing Party, without any restrictions or confidentiality obligations, (c) was rightfully disclosed to it, without any restrictions or confidentiality obligations, by a third party, (d) was independently developed without use of any Proprietary Information of the Disclosing Party, or (e) is required to be disclosed by law, provided that the Receiving Party provides the Disclosing Party with prompt written notice of such requirement and reasonably cooperates with the Disclosing Party to limit or challenge such requirement. These provisions regarding Proprietary Information shall apply in perpetuity and shall survive any termination of the Order Form or the Agreement.

7. **Miscellaneous.**

Notices. All notices under the Order Form and the Agreement will be in writing and will be deemed to have been duly given (a) upon delivery by a recognized delivery service (e.g., FedEx) with delivery confirmation, (b) upon receipt, if sent by U.S. certified or registered mail, return receipt requested, or (c) when sent via email, if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient. Notices shall be sent to the addresses set forth in the Order Form, which addresses may be subsequently modified by written notice given in accordance with these provisions.

Trial Offering. If Placer provides Customer with additional Services or Placer Data during the Term and identifies such Services or Placer Data as for evaluation or trial purposes only (a "**Trial Offering**"), access to the Trial Offering is permitted only during the period designated by Placer (or if not designated, 30 days from receipt of access) ("**Trial Subscription Term**"), unless the Trial Offering is earlier terminated as provided below. During the Trial Subscription Term, Customer may only use the Trial Offering for internal evaluation purposes and may not otherwise use or distribute the Trial Offering for any other purposes. Notwithstanding any provision included in this Order Form or the Agreement to the contrary, in respect of the Trial Offering Customer acknowledges and agrees that: (i) either party may terminate the Trial Subscription Term immediately and without liability upon written notice to the other party; (ii) any Trial Offering is provided "as is"; (iii) Placer provides no warranty, service levels or indemnity for any Trial Offering and (iv) Placer's liability related to any Trial Offering will not exceed USD $100. Notwithstanding the foregoing, the Services and Placer Data provided in this Order Form is not considered a Trial Offering.

Funding Failure Termination Right. If funds for continued payments under this Agreement by the Customer are at any time unavailable or are insufficient for the Initial Term or any Additional Term, through failure of any entity, including the Customer itself, to appropriate such funds, then the Customer shall, within ten (10) days of such determination, provide notice to Placer and both Placer and the Customer shall have the right to immediately terminate this Order Form without penalty or further payment by the Customer.

Public Records Laws. Placer acknowledges that if Customer is subject to the applicable public records laws and regulations for Tennessee state ("Public Records Laws"), that all obligations imposed by this Agreement are subordinate to Customer's obligations under Public Records Laws. Notwithstanding the foregoing, Customer agrees that it will keep Placer's Proprietary Information (including any Placer Data) confidential in accordance with this Order Form and the Agreement unless otherwise required by applicable law, including Public Records Law.

License Agreement Amendments. For the purposes of this Order Form only, the Agreement is hereby amended as follows:

- If applicable law prohibits Customer from indemnifying Placer, then Section 5.b of the Agreement, beginning "Customer shall defend, indemnify and hold Placer harmless…", is hereby deleted in its entirety.
- The third to the last sentence of Section 8 of the Agreement is hereby removed in its entirety and replaced with the following: "This Agreement shall be governed by the laws of the State of Tennessee without regard to its conflict of laws provisions."

Promotional Use. Customer grants Placer the right to use Customer's company name and company logo, for Placer's promotional purposes.

This Order Form is entered into by and between Customer and Placer effective as of the date of the last signature below. This Order Form and use of the Services are governed by, and Customer and Placer agree to, the License Agreement located at https://www.placer.ai/placer-license-agreement/ (the "**Agreement**"); provided, however, that in the event of any conflict between this Order Form and the Agreement, this Order Form shall control. Unless otherwise defined in this Order Form, capitalized terms herein have the same meaning as in the Agreement.

"Customer"	"Placer"
City of Columbia, TN	Placer Labs, Inc.
By:	By:
Name:	Name:
Title:	Title:
Date:	Date:

Approved as to Legal Form:

C. Tim Tisher, City Attorney

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kellye Murphy, Tourism & Marketing Director, kmurphy@columbiatn.gov, 931.560.1510

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND ALEXANDRA BOOZE OF EAST COAST CONTESSA IN THE AMOUNT OF $3,500 FOR A HOLIDAY 2024 SOCIAL MEDIA INFLUENCER MARKETING CAMPAIGN

RECOMMENDATION: Approve.

INFORMATION: Visit Columbia plans to work more with social media influencers as part of the marketing strategy designed to reach travelers through Instagram, the Visit Columbia website, and blog posts to encourage and inspire travel to Columbia while building brand awareness.

CERTIFICATION: The Chief Financial Officer certifies that $3,500 is budgeted and unencumbered in Tourism Enhancement-General Fund - Professional Services.

ATTACHMENTS: Staff Report, East Coast Contessa Agreement.

Content Creation: Project Overview & Agent-Client Agreement

"The Client", the **City of Columbia TN**, in compliance with the terms set forth below by "The Agent", **Alexandra Booze of East Coast Contessa**, do hereby agree to the following 'Content Creation agreement" with the following directions, to begin on the following date (listed below under "Terms").

Both parties understand that once authorization is provided, they are bound to this agreement and the content, statements, and deliverables contained within it. A signed document of this agreement will be provided to both parties.

AGREEMENT OVERVIEW:

The Agent will conduct **'content creation services'** on a weekend press trip, November 22nd and November 23rd, for The Client during the term of this agreement until services and deliverables are completed.

During this time, it may be necessary for the Client and Agent to discuss the project's direction, requests, editing of content, and other needs via email or phone calls.

AGENT RELATIONSHIP: Agent to act on client's behalf in the following capacity: Agent will act as a freelance content creator, photographer, and videographer. This includes capturing photo and video content at designated restaurants and establishments in and around the Columbia, Tennessee area. The Agent will create video and photo content to share on social media in the form of an Instagram reel and Instagram stories. In the event that additional services are requested, deliverables will be discussed, and an updated payment amount will need to be agreed upon between the Client and Agent prior to completion of the additional deliverables.

TERMS OF AGREEMENT: The terms of this agreement will begin on November 22, 2024, and conclude on or before November 30, 2024. The blog post will be submitted for review by Wednesday, December 4th, 2024, and will be published on or before December 11, 2024, or as soon as the blog post draft and content included within it is approved by The Client. The Client will provide a prepaid VISA gift card in a fixed amount to cover all meals and activities pertaining to the itinerary for The Agent only. The Agent will submit an invoice along with receipt of any unexpected expenses incurred pertaining to the trip itinerary (if applicable) to The Client upon completion of the trip.

The Client has requested the following deliverables: One (1) 1000+ word blog post with at least 10 high res images, one (1) Instagram reel, at least 15 IG stories, and five (5) high res images for UGC. The 5 images will be selected by the brand out of a pool of 50 photos, and be provided in a Google folder for downloading.

The Agent agrees to complete the project to the best of their ability using the following

equipment: 2022 model Canon EOS R DSLR camera, 50mm Canon lens, a Canon 24-105mm lens, and an iPhone 15 Pro Max.

TERMS OF PAYMENT: The Client agrees to pay The Agent a rate of $3500 for all requested deliverables. An invoice will be provided to The Client along with submission of the deliverables. Payment may be made via ACH or wire transfer to the bank account information that will be provided by The Agent. Payment should be processed and paid in full within 45 calendar days from the completion of the deliverables. Failure to pay within the agreed pay period will result in a $1000 late fee. Further failure to complete payment could result in legal action.

CONFIDENTIALITY: All information discussed between The Client & The Agent remains confidential during the duration of the agreement. Universal usage rights of the content produced by The Agent will be given to The Client to be used for paid and organic social media advertising. The Agent reserves the right to also share this content in any future blog posts or organic, non-sponsored social media content shared on their social channels and blog website.

Client to Sign and Date:

Name:

Title:

Signature:

Date:

Agent to Sign and Date:

Name: Alexandra Booze

Title: Editor

Signature: *Alexandra L. Booze*

Date: 08/22/2024

Approved as to Legal Form:
C. Tim Tisher, City Attorney

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Lindsay Barrier, Engineering Associate, lbarrier@columbiatn.gov, 931.560.1527

AGENDA ITEM TITLE: APPROVE CHANGE ORDER NO. 3 WITH N & S WATERPROOFING, LLC FOR THE CITY OF COLUMBIA PARKING GARAGE REHABILITATION PROJECT, WHICH INCREASES THE CONTRACT AMOUNT BY $40,000 AND ADDS 14 DAYS TO THE CONTRACT TIME

RECOMMENDATION: Approve Change Order No. 3 to Contract E-2023-02 with N & S Waterproofing, LLC

INFORMATION: City Council Approved Contract No. E-2023-02 with N & S Waterproofing, LLC for the rehabilitation of the City Parking Garage on October 12, 2023, in the amount of $675,790

Change Order No. 3 consists of additional repairs and replacement of the brick exterior façade of the Police Department. This Change Order increases the contract amount by $40,000 as well as adds 14 days to the completion of the project. This would bring the total contract sum to $1,001,671.37.

CERTIFICATION: The Chief Financial Officer certifies that $1,001,671.37 is budgeted and unencumbered in Capital Projects – Bridges.

ATTACHMENTS: Staff Report; N & S Waterproofing Change Order No. 3.

Request for Construction
Change Order No. 3
Final Summary Change Order

City of Columbia
700 N. Garden Street
Columbia, TN 38401

Contract No. E 2023-02
Project Rehabilitation and Waterproofing of City of Columbia Parking Garage

Whereas, we N&S Waterproofing, LLC entered into a contract with the City Of Columbia, on October 12, 2023, for the renovation by said Contractor of the above designated contract; and Whereas, certain items of renovation encountered are not covered by the original contract, we desire to submit the following additional items of construction to be performed by the Contractor and paid by the City at the prices scheduled therefore below:

Reason for Change Order:

Damaged and deteriorating brick along the East and South wall of Columbia PD building need to be replaced with new brick while the tuck pointing process is being completed as a part of a previous change order. Brick was not included in the previous change order due to the brick be covered in layers of paint. This prevented the actual condition of the brick to be assessed prior to paint removal.

Attachments (List documents supporting change):

N&S Waterproofing Proposal dated 8-15-24 – Columbia Police Department Exterior Façade – Brick Replacement
See proposal for description of work

Item No.	Description of Work	Unit	Estimate Quantity	Unit Price	Amount
	Columbia Police Department Exterior Façade – Brick Replacement	LS	1	$ 30,000.00	$ 30,000.00
	Brick Replacement Exceeding The Above Lump Sum (If Required, Not To Exceed)	EA	250	$ 40.00	$ 10,000.00 (Not to Exceed)
					$ 40,000.00

CHANGE IN CONTRACT PRICE:
Original Contract Price $ 675,790.00
Net Increase (Decrease) from previous Change Orders No. 0 to 2: $ 285,881.37
Contract Price prior to this Change Order: $ 961,671.37
Net increase (decrease) of this Change Order: $ 30,000.00 (+$10,000, as needed)
Contract Price with all approved Change Orders: $ 991,671.37 ($1,001,671.37 as needed)

CHANGE IN CONTRACT TIMES:
Original Contract Times: 120 Days from NTP Substantial Completion: May 28, 2024 Ready for final payment: _____
Net change from previous Change Orders No. 0 to 1: Substantial Completion: September 3, 2024 Ready for final payment: _____
Contract Times prior to this Change Order: Substantial Completion: September 3, 2024 Ready for final payment: _____
Net increase (decrease) this Change Order: 14 Days Substantial Completion: October 22, 2024 Ready for final payment: _____
Contract Times with all approved Change Orders: Substantial Completion: October 22, 2024 Ready for final payment: _____

Now, Therefore, We, N&S Waterproofing, LLC Contractors, hereby agree to this Supplemental Agreement consisting of the above mentioned items and prices, and agree that this Supplemental Agreement is hereby made a part of the original contract and will be performed by this Contractor in accordance with specifications thereof, and that the original contract remain in full force and effect, except in so far as specifically modified by this supplemental Agreement.

RECOMMENDED FOR APPROVAL BY:

By: _____
DESIGNER

Date: August 28, 2024

ACCEPTED

By: _____
CONTRACTOR (Authorized Signature)

Date: 8/28/24

APPROVED:

By: _____
MAYOR (Authorized Signature)

Date: _____

Approved as to Legal Form:
_____
C. Tim Tisher, City Attorney

N&S WATERPROOFING

Specializing in Commercial
Caulking and Waterproofing

4061 Powell Avenue
Nashville, TN 37204

Phone: (615) 298-1402
Fax: (615) 298-1403

Morrison Engineering
Attn: Jonathan Morrison

Proposal **Date: 8/15/23**

Project: Columbia Police Department Exterior Façade – Brick Replacement

*Uncovered defective masonry brick while removing paint off brick. Exposing visible signs of brick deterioration. Poor condition, spalling and cracking

West Elevation – (Back Parking Lot)

I. Repair brick veneer includes replacing 250 brick **$10,000.00**

South Elevation – (Alley)

I. Repair brick veneer includes replacing 500 brick **$20,000.00**

Note: Quantities above are an estimate, we will evaluate the condition of the brick. If the total quantity exceeds the estimate above, a cost of $40 per brick would apply. The total additional quantity shall not exceed 250 brick, or $10,000.

Thank you for the opportunity to provide a budget/estimate for this project. If you have any questions, please feel free to contact me at 615-298-1402

N&S Waterproofing
John Saavedra

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Douglas Toney, Assistant City Engineer, dtoney@columbiatn.gov, 931.560.1560

AGENDA ITEM TITLE: APPROVE THE MAYOR EXECUTING AN AGREEMENT WITH THE UNITED STATES ARMY CORP OF ENGINEERS (USACE) REGARDING PLANNING ASSISTANCE TO STATES (PAS) FLOOD PREPAREDNESS PLAN PHASE 2

RECOMMENDATION: Approve.

INFORMATION: For Phase 2 of the PAS Flood Preparedness Plan, the City of Columbia wishes to utilize the USACE to produce hydrologic and hydraulic models within the City of Columbia to assess and identify areas of flood risk within the Little Bigby basin, the Morgan Spring basin, and the S High St to E 9th St basin. In addition, the USACE will determine appropriate flood mitigation measures to reduce flood risk for the Phase 1 streams, produce flood preparedness products, and submit information to the Federal Emergency Management Agency (FEMA) to update the Flood Insurance Rate Maps (FIRM) and the Flood Insurance Study (FIS) for Little Bigby Creek.

The City of Columbia and the Federal Government agree to a total projected cost of $285,000 with a 50% match for each party of $142,500. Phase 2 is expected to take approximately 24 months.

CERTIFICATION: The Chief Financial Officer certifies that $142,500 will be budgeted and available in Development Services - Professional Service in appropriation amendment number 1 October 10, 2024.

ATTACHMENTS: Staff Report, Agreement, Scope Final, Certifcation Lobbying, Certificate Finance, Certifcation Authority.

AGREEMENT
BETWEEN
THE DEPARTMENT OF THE ARMY
AND
THE CITY OF COLUMBIA, TENNESSEE
FOR THE PROVISION OF CERTAIN TECHNICAL ASSISTANCE

THIS AGREEMENT is entered into this ___ day of _____, ____, by and between the Department of the Army (hereinafter the "Government"), represented by the District Commander for Nashville District (hereinafter the "District Commander") and the City of Columbia, Tennessee (hereinafter the "Non-Federal Sponsor"), represented by the Mayor.

WITNESSETH, THAT:

WHEREAS, Section 22 of the Water Resources Development Act of 1974, as amended (42 U.S.C. 1962d-16), authorizes the Secretary of the Army to provide technical assistance related to the management of State water resources (hereinafter "Technical Assistance") to a State or non-Federal interest working with a State and to establish and collect fees for the purpose of recovering 50 percent of the costs of such assistance except that Secretary may accept and expend non-Federal funds provided that are in excess of such fee; and

WHEREAS, the Government and the Non-Federal Sponsor have the full authority and capability to perform in accordance with the terms of this Agreement.

NOW, THEREFORE, the parties agree as follows:

1. The Government shall provide Technical Assistance in accordance with the attached Scope of Work, and any modifications thereto, that specifies the scope, cost, and schedule for activities and tasks. In carrying out its obligations under this Agreement, the Non-Federal Sponsor shall comply with all the requirements of applicable Federal laws and implementing regulations, including but not limited to, if applicable, Section 601 of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d), and Department of Defense Directive 5500.11 issued pursuant thereto; the Age Discrimination Act of 1975 (42 U.S.C. 6102); and the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), and Army Regulation 600-7 issued pursuant thereto.

2. The Non-Federal Sponsor shall provide 50 percent of the costs of providing the Technical Assistance in accordance with the provisions of this paragraph. As of the effective date of this Agreement, the costs of providing the Technical Assistance are projected to be $285,000, with the Government's share of such costs projected to be $142,500 and the Non-Federal Sponsor's share of such costs projected to be $142,500.

a. No later than 15 calendar days after the effective date of this Agreement, the Non-Federal Sponsor shall provide the full amount of its share of costs by delivering a check payable to "FAO, USAED, Nashville (H3)" to the District Commander or by providing an Electronic Funds Transfer of such required funds in accordance with procedures established by the Government.

b. If the Government determines at any time that additional funds are needed from the Non-Federal Sponsor to cover the Non-Federal Sponsor's costs of the Technical Assistance, the Government shall provide the Non-Federal Sponsor with written notice of the amount of additional funds required. Within 60 calendar days of such notice, the Non-Federal Sponsor shall provide the Government with the full amount of such additional funds.

c. Following completion or termination of the Technical Assistance and resolution of any relevant claims and appeals, the Government shall conduct a final accounting and furnish the Non-Federal Sponsor with the written results of such final accounting. Should the final accounting determine that additional funds are required from the Non-Federal Sponsor, the Non-Federal Sponsor, within 60 calendar days of written notice from the Government, shall provide the Government with the full amount of such additional funds by delivering a check payable to "FAO, USAED, Nashville H3" to the District Commander, or by providing an Electronic Funds Transfer of such required funds in accordance with procedures established by the Government. Should the final accounting determine that the Non-Federal Sponsor has provided funds in excess of its required amount, the Government shall refund any remaining unobligated amount. Such final accounting does not limit the Non-Federal Sponsor's responsibility to pay its share of costs, including contract claims or any other liability that may become known after the final accounting.

3. To the extent practicable and in accordance with Federal laws, regulations, and policies, the Government shall afford the Non-Federal Sponsor the opportunity to review and comment on contract solicitations prior to the Government's issuance of such solicitations; proposed contract modifications, including change orders; and contract claims prior to resolution thereof. Ultimately, the contents of solicitations, award of contracts, execution of contract modifications, and resolution of contract claims shall be exclusively within the control of the Government.

4. In addition to its required cost share, the Non-Federal Sponsor may determine that it is in its best interests to provide additional funds for the Technical Assistance. Additional funds provided under this paragraph and obligated by the Government are not included in calculating the Non-Federal Sponsor's required cost share and are not eligible for credit or repayment.

5. The Non-Federal Sponsor shall not use Federal program funds to meet any of its obligations under this Agreement unless the Federal agency providing the funds verifies in writing that the funds are authorized to be used for the provision of the Technical Assistance. Federal program funds are those funds provided by a Federal agency, plus any non-Federal contribution required as a matching share therefor.

6. Upon 30 calendar days written notice to the other party, either party may elect, without penalty, to suspend or terminate the provision of Technical Assistance under this Agreement. Any suspension or termination shall not relieve the parties of liability for any obligation incurred.

7. The parties agree to use their best efforts to resolve any dispute in an informal fashion through consultation and communication. If the parties cannot resolve the dispute through negotiation, they may agree to a mutually acceptable method of non-binding alternative dispute

resolution with a qualified third party acceptable to the parties. Each party shall pay an equal share of any costs for the services provided by such a third party as such costs are incurred. The existence of a dispute shall not excuse the parties from performance pursuant to this Agreement.

8. To the extent permitted under applicable Federal laws and regulations, the Government shall allow the Non-Federal Sponsor to inspect books, records, documents, or other evidence pertaining to costs and expenses maintained by the Government, or at the Non-Federal Sponsor's request, provide to the Non-Federal Sponsor or independent auditors any such information necessary to enable an audit of the Non-Federal Sponsor's activities under this Agreement. The Non-Federal Sponsor shall pay the costs of non-Federal audits without reimbursement or credit by the Government.

9. In the exercise of their respective rights and obligations under this Agreement, the Government and the Non-Federal Sponsor each act in an independent capacity, and neither is to be considered the officer, agent, or employee of the other. Neither party shall provide, without the consent of the other party, any contractor with a release that waives or purports to waive any rights a party may have to seek relief or redress against that contractor.

10. Any notice, request, demand, or other communication required or permitted to be given under this Agreement shall be deemed to have been duly given if in writing and delivered personally or mailed by registered or certified mail, with return receipt, as shown below. A party may change the recipient or address to which such communications are to be directed by giving written notice to the other party in the manner provided in this paragraph.

If to the Non-Federal Sponsor:
Glenn Harper, City Engineer
700 North Garden Street
Columbia, TN 38401

If to the Government:
110 9th Avenue South, Room A410
Nashville, Tennessee 37203

11. To the extent permitted by the laws governing each party, the parties agree to maintain the confidentiality of exchanged information when requested to do so by the providing party.

12. Nothing in this Agreement is intended, nor may be construed, to create any rights, confer any benefits, or relieve any liability, of any kind whatsoever in any third person not a party to this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, which shall become effective upon the date it is signed by the District Commander.

DEPARTMENT OF THE ARMY

BY: _____
Robert W. Green
LTC U.S. Army
District Commander

DATE: _____

CITY OF COLUMBIA, TENNESSEE

BY: _____
Charles (Chaz) M. Molder
Mayor

DATE: _____

Approved as to Legal Form:
C. Tim Tisher
C. Tim Tisher, City Attorney

U.S. ARMY CORPS OF ENGINEERS
SCOPE FOR
COLUMBIA TENNESSEE FLOOD PREPAREDNESS
May 2024

1. **Purpose:** This scope covers work to be performed by the Nashville District of the U.S. Army Corps of Engineers (USACE), in support of flood preparedness for the City of Columbia, Tennessee. The overall scope of work includes developing hydrologic and hydraulic models for three watersheds for the development of flood preparedness products. This scope continues building the foundation of data and models to aid the City of Columbia in flood preparedness with a Flood Insurance Study (FIS) for the Little Bigby basin, Morgan Spring basin and S High St to E 9th St basin. Figure 1 below shows the streams to be studied. In a previous project conducted with the city, the streams in the East Fork Greenlick basin, Littleton basin, Cayce Valley basin and Springdale basins (shown in Figure 2) were the modeled streams.

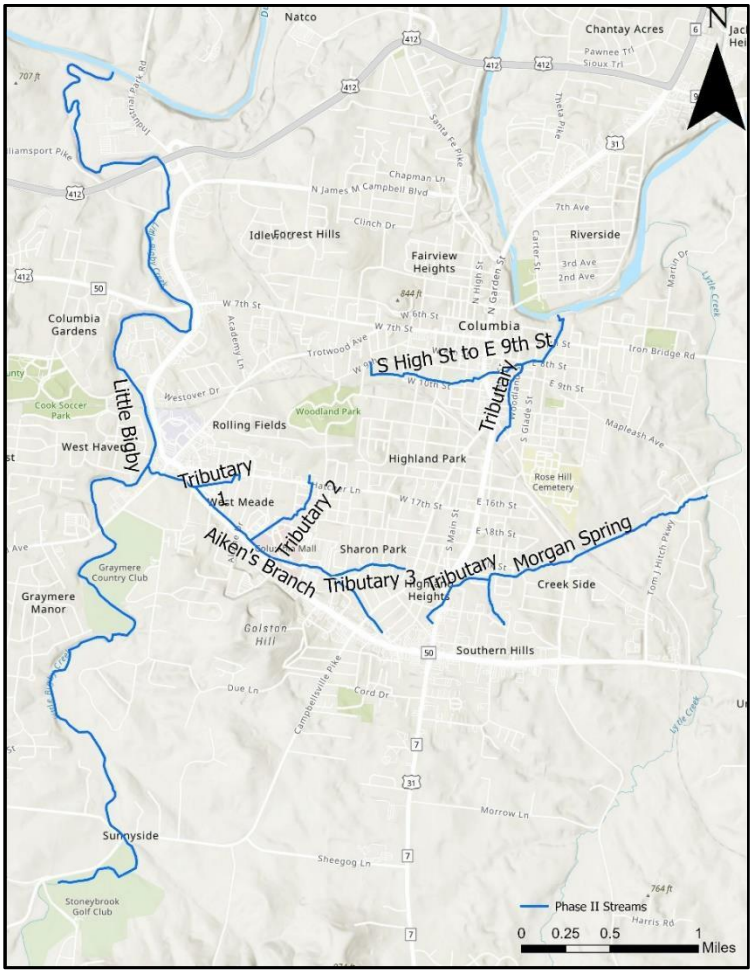


Figure 1: Stream Names

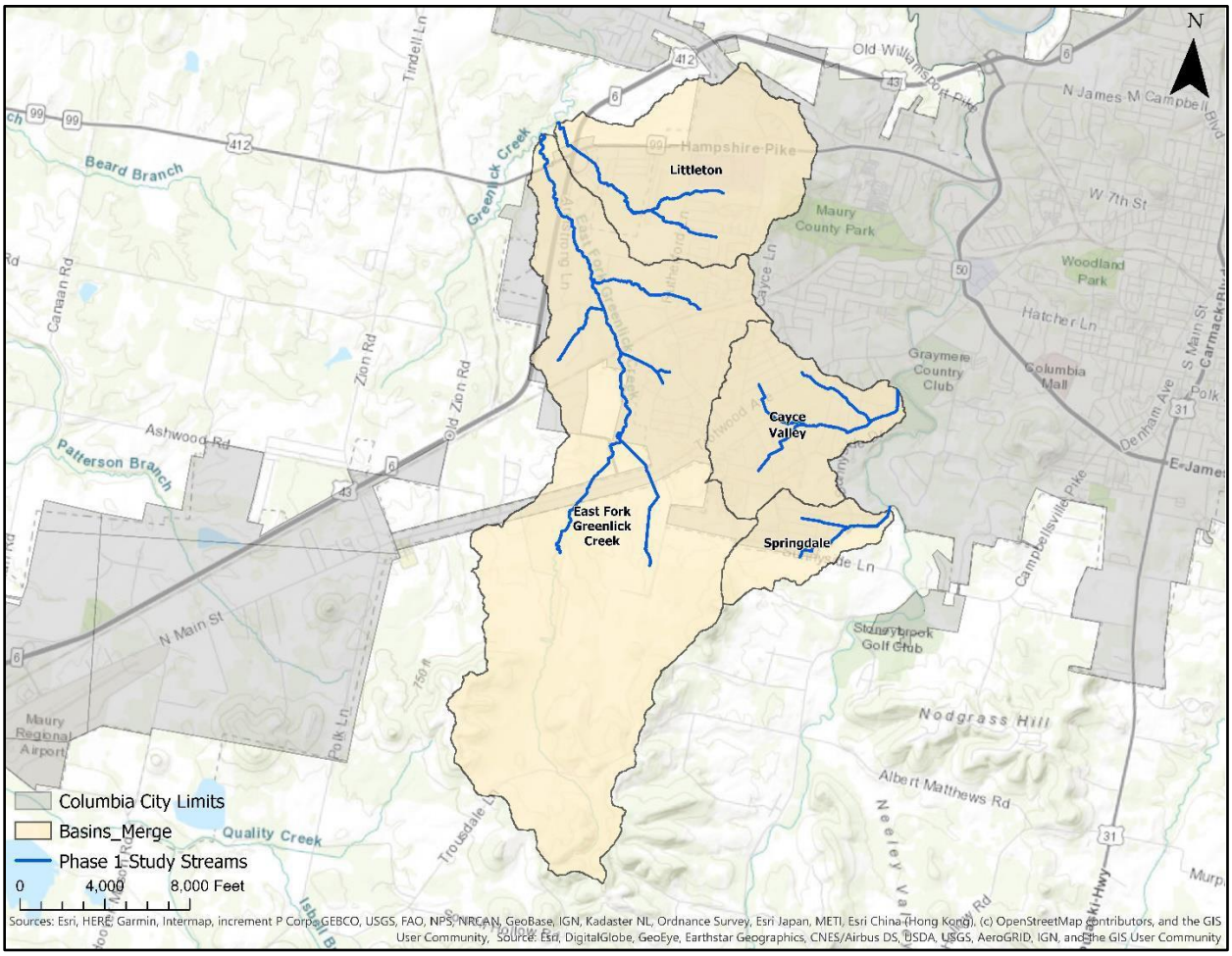


Figure 2: Previously Mapped Streams

2. **Background:** This project will address the Tennessee State Hazard Mitigation Plan Goal 3: to Develop and Improve Disaster Resilience data by working towards Objective 3.1: Determine hazard data gaps and develop strategies to remedy them. Little Bigby Creek and S High St to E 9th St are tributaries to the Duck River. Morgan Spring is a tributary to Lytle Creek which then flows into the Duck River. Currently, Little Bigby and Lytle Creeks are the only streams in the study area that have had any sort of prior analysis. Prior work on these streams was performed by FEMA. The remaining streams in this scope of work have not been studied. In 2007, FEMA published a Flood Insurance Study for Maury County; while Little Bigby Creek is included in the 2007 report, the model has not been updated since 1984 and a significant amount of development has occurred around these streams.

3. **Project Tasks:** Tasks incorporated into the City of Columbia Planning Assistance to States (PAS) Flood Preparedness Study will include base model development for the Little Bigby creek including the Aiken's Branch tributary, Morgan Spring basin and S High St to E 9th St basin. Base model development includes existing conditions hydrology and hydraulics to depict the current risk associated with flooding. Figure 3 displays the different basins and streams to be studied.

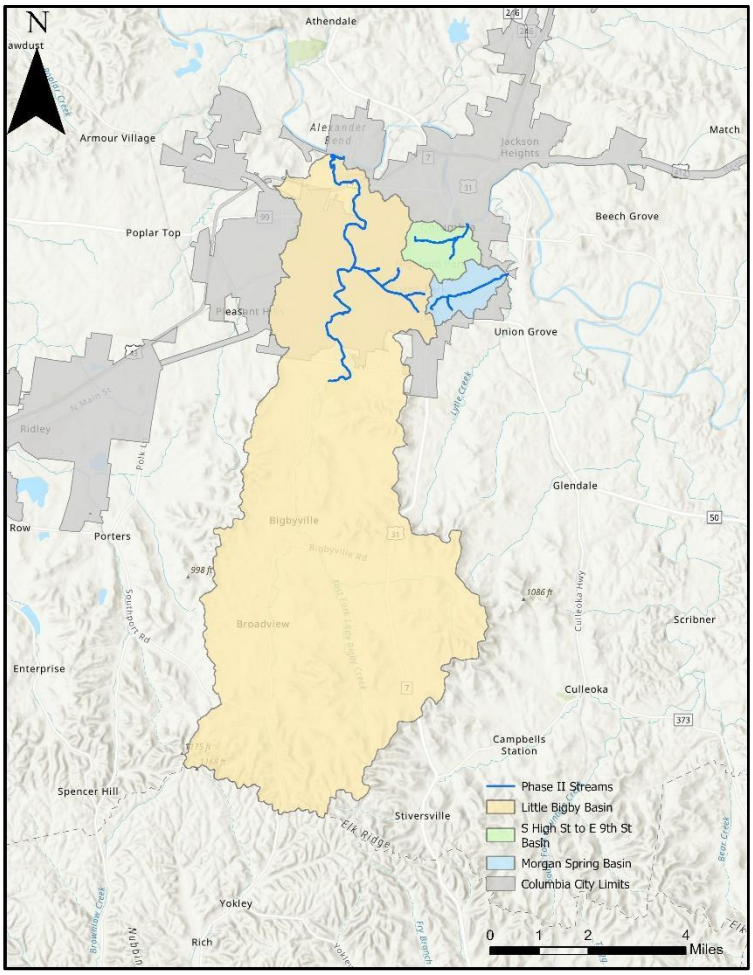


Figure 3: Proposed Study Streams

3.1. TASK 1: DATA AND MODEL COLLECTION

3.1.1. Task 1 Description:

This task will include collecting existing FEMA models and evaluating new terrain data provided by the City of Columbia. Surveying of bridges, stream invert elevations, and channel cross sections will be needed to develop accurate models the study area.

3.1.2. Task 1 Deliverables:

- Digital database of culverts and bridges with locations, size, and invert elevations which can be used for future flood mitigation measures.

3.2. TASK 2: CREATE HYDROLOGY

3.2.1. Task 2 Description:

This task will focus on the development of the hydrologic models created in the latest version of the Hydrologic Engineering Center (HEC) Hydrologic Modeling System (HMS) software. Currently, there are no up-to-date models or active gages within the three basins mentioned in Table 1. Therefore, the adjacent basin analysis of Big Bigby

Creek (shown in Figure 4) performed in the prior study will be used to determine the HEC-HMS basin parameters. In that study, a flood frequency analysis was performed for the Big Bigby Creek using the HEC Statistical Software Package (SSP) and historical USGS gage information. A HEC-HMS model for Big Bigby was developed and calibrated to the flood frequency storm events. The calibrated input parameters were then used for the study basins in evaluated in the prior project and will also be used for the basins that are scoped to be part of this study.

3.2.2. Task 2 Deliverables:

- Digital copies of all hydrologic modeling (input and output) files for all applicable return periods.
- GIS supporting layers for hydrologic modeling.

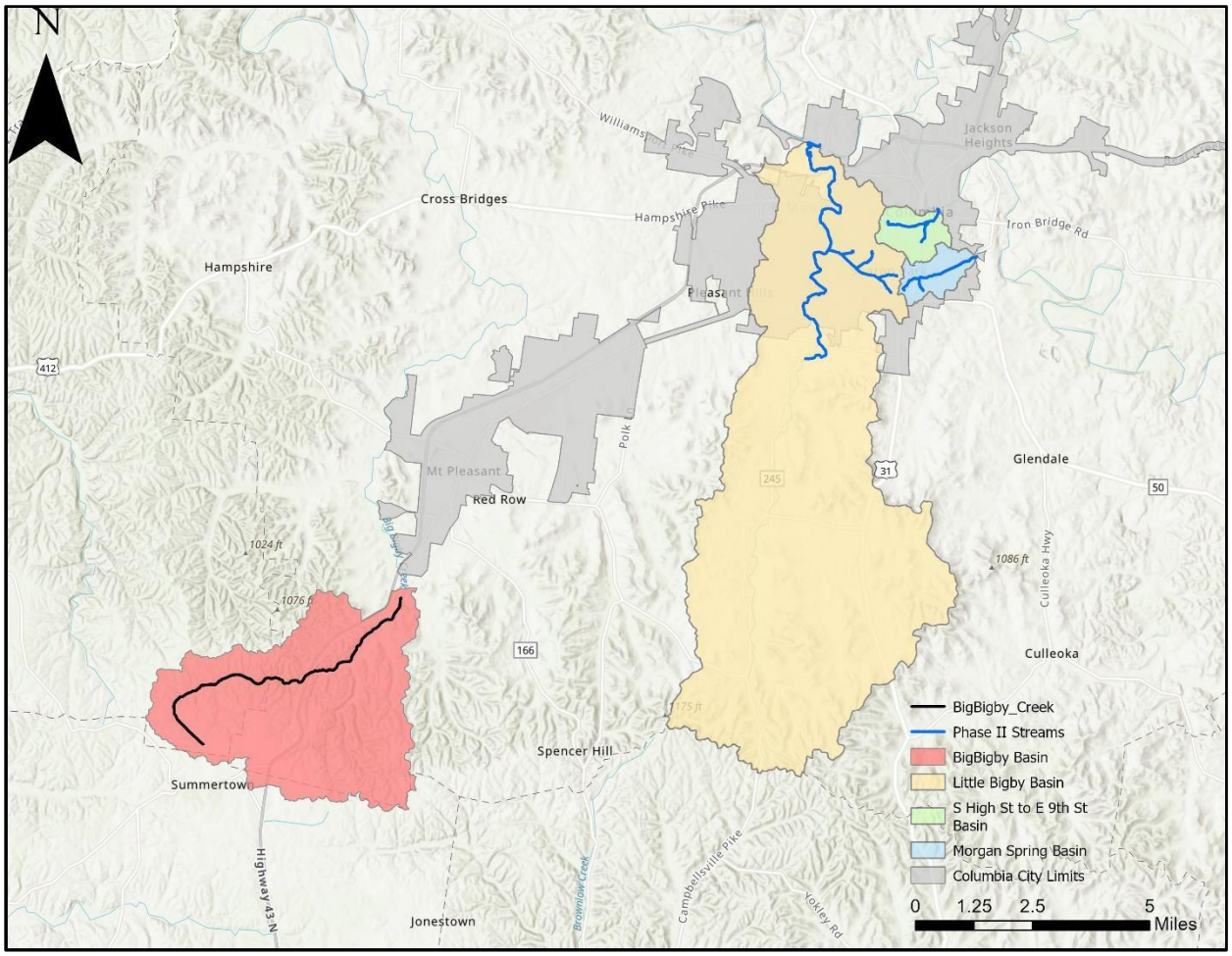


Figure 4: Adjacent Basin

Table 1: Project Basins

Basins	Estimated Basin Size (mi^2)
Little Bigby	10.84
Morgan Spring	2.20
S High St to E 9th St	1.94

3.3. TASK 3: CREATE HYDRAULIC MODELING

3.3.1. Task 3 Description:

This task will focus on developing one-dimensional (1D) steady-state hydraulic models using the latest version of the Hydrologic Engineering Center River Analysis System (HEC-RAS) software. A HEC-RAS model will be developed for each of the three basins, Little Bigby Creek, Morgan Spring Creek and S High St to E 9th St Creek. Table 2 below shows each of the HEC-RAS models that will be developed along with their approximate river miles. The hydraulic analysis will include frequency-event inundations for eight profiles (2-yr, 5-yr, 10-yr, 25-yr, 50-yr, 100-yr, 200-yr, and 500-yr storm events).

3.3.2. Task 3 Deliverables:

- Digital hydraulic modeling (input and output) files
- GIS supporting layers for hydraulic modeling

Table 2: Study Streams

Stream Reaches	River Mileage (mi)
Little Bigby Basin	**11.1**
Little Bigby Creek	8.1
Aiken's Branch Creek	1.7
Tributary 1	0.3
Tributary 2	0.6
Tributary 3	0.4
Morgan Spring Basin	**2.2**
Morgan Spring Creek	1.7
Tributary	0.5
S High St to E 9th Street Basin	**1.9**
S High St to E 9th Street Creek	1.4
Tributary	0.5
Total Stream Miles	**15.2**

3.4. TASK 4: FLOOD RISK MANAGEMENT MEASURE ANALYSIS FOR PREVIOUSLY STUDIED STREAMS

3.4.1. Task 4 Description:

The USACE will, with the assistance from Columbia, determine appropriate FRM (Flood Risk Management) measures to reduce flood risk for the streams previously modeled within Columbia, TN. This sort of analysis was directly requested of USACE by the city council during a meeting with USACE concerning future work. The streams in question are depicted in Figure 2. Typical examples can include resizing culverts, channel modifications, detention structures, etc. The designs provided will be conceptional in nature and will not include detailed designs or plans ready for immediate installation. Once determined, the FRM alternatives/plans will be incorporated into the existing HMS and/or RAS models. The results from the FRM alternatives will then be evaluated/compared to the existing condition models.

3.4.2. Task 4 Deliverables:

- Work maps for each alternative (with file geodatabase) including cross-sections, 100-yr and 500-yr floodplain and Water Surface Elevation tables
- Summary of effectiveness of each FRM measure

3.5. TASK 5: FLOOD PREPAREDNESS PRODUCTS FOR STUDY STREAMS

3.5.1. Task 5 Description:

The USACE will produce valuable flood preparedness products for the updated streams from Table 2 . This task includes the development of flow frequency inundation mapping products. These mapping products will consist of inundation levels as desired by the City of Columbia and will be produced on static maps to serve emergency management personnel. Data will also be provided to the city in digital format. This task will also include bridge overtopping tables as well as critical infrastructure impacts for emergency planning and response.

3.5.2. Task 5 Deliverables:

- Incremental or frequency inundation GIS shapefiles
- Mapbooks: can be static (printed) or electronic, with hyperlinks for usability and ease of access

3.6. TASK 6: ENCROACHMENT ANALYSIS ON LITTLE BIGBY CREEK

3.6.1. Task 6 Description:

The USACE will develop models, documentation, and geospatial files to the standards set forth by federal guidance for the Little Bigby Creek. The USACE will use the HEC-RAS model as described in Task 3, which includes surveyed bridges collected in Task 1, to provide a complete detailed study of this stream to include BFE profiles and floodways. Revised analyses may be used at the discretion of the Sponsor to augment regulatory data in circumstances where the new information is more conservative that the effective Flood Insurance Study. FEMA may leverage this best available data to update FIRMs and FIS, as appropriate.

3.6.2. Task 6 Deliverables:

- Work maps (with file geodatabase) including cross-sections, 100-yr and 500-yr floodplains, 100-yr floodway boundaries, and 100-yr base flood elevations (BFEs)
- Technical Hydrologic and Hydraulic reports for all streams
- Encroachment analysis tables

4. **Potential for Future Work:** After the current study is completed, the USACE and the City of Columbia can revisit the following items that were omitted from this scope of work due to insufficient funding. The items listed below in Sections 4.1 – 4.3 are preliminary recommendations based on anticipated study objectives, lessons-learned, and current technology. Any future work will require a separate study and cost share agreement. This will follow the same format as the current study and is subject to the availability of national Planning Assistance to States funding.

4.1. PUMPKIN CREEK MODELING AND DELIVERABLES

4.1.1. Description:

The tasks listed above in sections 3.1 – 3.6 will be applied to Pumpkin Creek shown in Figure 5. At a size of approximately 7.36 square miles, the Pumpkin Creek watershed in relation to the rest of the current projects' streams are shown in Figure 5 and the stream miles are shown in Table 3.

- Data and model collection
- Hydraulic model development
- Hydrologic model development
- Flood preparedness products

4.1.2. Deliverables:

- Digital database of culverts and bridges with locations, size, and invert elevations which can be used for future flood mitigation measures
- Digital copies of all hydrologic modeling (input and output) files for all applicable return periods.
- GIS supporting layers for hydrologic modeling.
- Digital hydraulic modeling (input and output) files
- GIS supporting layers for hydraulic modeling
- Incremental or frequency inundation GIS shapefiles
- Mapbooks: can be static (printed) or electronic, with hyperlinks for usability and ease of access



Figure 5: Pumpkin Creek

Table 3: Pumpkin Creek Stream Miles

Stream Reaches	River Mileage (mi)
Pumpkin Creek	2.9
Tributary 1	1.6
Tributary 1-A	0.6
Tributary 1-B	0.5
Tributary 2	1.1
Tributary 3	0.7
Total Stream Miles	**7.4**

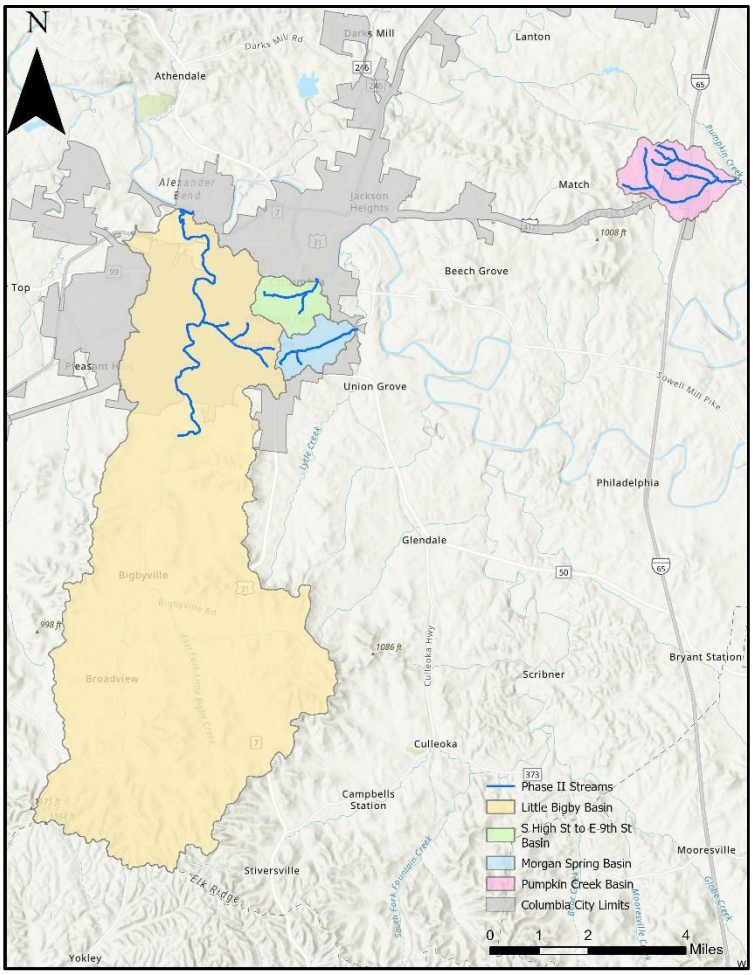


Figure 6: Pumpkin Creek Basin

4.2. ENCROACHMENT ANALYSIS ON MODELED STREAMS AND PUMPKIN CREEK

4.2.1. Description:

The USACE will develop models, documentation, and geospatial files to the standards set forth by federal guidance for Pumpkin Creek and the remaining streams, which include Aiken's Branch creek and associated tributaries, Morgan Spring basin, S High St to E 9th St basin. This section will follow the same methodology as described in Section 3.6.

4.2.2. Deliverables:

- Work maps (with file geodatabase) including cross-sections, 100-yr and 500-yr floodplains, 100-yr floodway boundaries, and 100-yr base flood elevations (BFEs)
- Technical Hydrologic and Hydraulic reports for all streams
- Encroachment analysis tables

4.3. ECONOMIC ANALYSIS

4.3.1. Description:

The USACE will use HEC-RAS hydraulic modeling to determine the without-project existing and future flow conditions, i.e., what flows will look like if no projects are implemented. The hydraulic modeling will then be incorporated into the Hydrologic Engineering Center's Flood Damage Analysis (HEC-FDA) software in conjunction with the completed structure inventory database to estimate the potential economic damages associated with the without-project or no action alternative. The steps in this analysis include:

- Determining appropriate reaches and index locations (for aggregating damages) for each stream or tributary
- Generating water surface profiles for each stream using HEC-RAS for the existing and future without-project conditions
- Building the HEC-FDA model using the water surface profiles and structure inventory database
- Running the HEC-FDA model to determine the expected and equivalent annual economic damages associated with the without-project conditions

4.3.2. Deliverables:

- An estimate of without-project damages and a summary of the results
- A small technical report documenting the methodology used to generate the water surface profiles and build the HEC-FDA model

5. PROJECT SCHEDULE AND COST

This project will be conducted over an approximately 2-year (24 month) time frame, pending receipt of funding. A tentative schedule is shown in Table 5. The schedule is dependent on receipt of federal and local sponsor funds, as well as identifying the USACE resources to perform the work. USACE may leverage their Architect-Engineering (A-E) contracts to complete components of this work as needed.

A line item for contingency is included in the cost estimate. This covers unforeseen challenges in data acquisition or hydraulic modeling. Contingency does not include potential need to contract based on future workload and unknown study start/funding approvals. In the event that risks related to project scope, schedule, or budget are realized, the district will coordinate with the MSC to request additional funding, schedule extension, or additional resources thorough contracting vehicles. This contingency statement is in place to maintain transparency and alignment with Enterprise objectives and sponsor interests.

Table 4: Cost Estimate

Study Item	Total Cost	USACE	Non-Federal Sponsor
Task 1 - Data & Model Collection	$ 30,000	$ 15,000	$ 15,000
Task 2 - Develop Hydrology Models	$ 23,000	$ 11,500	$ 11,500
Task 3 - Develop Hydraulic Models	$ 59,000	$ 29,500	$ 29,500
Task 4 - Flood Risk Management Measure Analysis	$ 27,000	$ 13,500	$ 13,500
Task 5 - Develop Flood Preparedness Products	$ 14,000	$ 7,000	$ 7,000
Task 6 - FEMA Flood Insurance Updates	$ 29,000	$ 14,500	$ 14,500
Planning and Project Management	$ 20,000	$ 10,000	$ 10,000
Documentation of Modeling Process & Results	$ 14,000	$ 7,000	$ 7,000
Review of Model and Products	$ 15,000	$ 7,500	$ 7,500
Coordination with Sponsor & Preparing Status Updates	$ 24,000	$ 12,000	$ 12,000
Contingency	$ 30,000	$ 15,000	$ 15,000
Total	**$ 285,000**	**$ 142,500**	**$ 142,500**

*The budget in this table is an estimate based on availability and quality of existing data.

Table 5: Tentative Project Schedule

Task	FY24	FY25				FY26		
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
Task 1 - Data & Model Collection	■	■						
Task 2 - Develop Hydrology Models		■	■					
Task 3 - Develop Hydraulic Models			■	■	■			
Task 4 - Flood Risk Management Measure Analysis						■	■	
Task 5 - Develop Flood Preparedness Products						■	■	
Task 6 - FEMA Flood Insurance Updates						■	■	
Review of Model and Products				■	■	■	■	■
Documentation of Modeling Process and Results							■	■
Planning and Project Management	■	■	■	■	■	■	■	■

CERTIFICATION REGARDING LOBBYING

The undersigned certifies, to the best of his or her knowledge and belief that:

(1) No Federal 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 any 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.

(2) If any funds other than Federal 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 Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, 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. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

_____
Charles (Chaz) M. Molder
Mayor

DATE: _____

NON-FEDERAL SPONSOR'S
SELF-CERTIFICATION OF FINANCIAL CAPABILITY
FOR AGREEMENTS

I, Thad H. Jablonski, do hereby certify that I am the Chief Financial Officer **[OR TITLE OF EQUIVALENT OFFICIAL]** of the City of Columbia (the "Non-Federal Sponsor"); that I am aware of the financial obligations of the Non-Federal Sponsor for the Columbia, TN Planning Assistance to States project; and that the Non-Federal Sponsor has the financial capability to satisfy the Non-Federal Sponsor's obligations under the Planning Assistance to States Agreement.

IN WITNESS WHEREOF, I have made and executed this certification this 12th day of February, 2024.

BY: _____

TITLE: Chief Financial Officer

DATE: 2/12/24

CERTIFICATE OF AUTHORITY

I, _____, do hereby certify that I am the principal legal officer for the City of Columbia, TN that the City of Columbia, TN is a legally constituted public body with full authority and legal capability to perform the terms of the PAS Agreement between the Department of the Army and the City of Columbia, TN in connection with the Columbia, TN Flood Preparedness Phase I PAS Study, and to pay damages, if necessary, in the event of the failure to perform in accordance with the terms of this PAS Agreement, as required by Section 221 of Public Law 91-611, as amended (42 U.S.C. 1962d-5b), and that the person who executed this PAS Agreement on behalf of the City of Columbia, TN acted within his statutory authority.

IN WITNESS WHEREOF, I have made and executed this certification this _____ day of _____ 20___.

_____
Tim Tisher
City Attorney

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Jill Carlson, Sr. Administrative Assistant, jcarlson@columbiatn.gov, 931-560-1451

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. IN THE AMOUNT OF $100,000 FOR PROVIDING PROFESSIONAL SERVICES FOR THE ADDITION OF TWO ACCESS POINTS TO ACCOMMODATE TWO (2) PADDLE CRAFT LAUNCHES ALONG DUCK RIVER WITHIN RIVERWALK PARK.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia would like to utilize Kimley-Horn and Associates for professional services to add two access points for paddle craft launching along Duck River within Riverwalk Park by means of the funds from the approved Tourism Enhancement grant in August 2023 (Resolution No. 23-52).

CERTIFICATION: The Chief Financial Officer certifies that $100,000 is budgeted and unencumbered in Grants - Parks Admin - Parks and Rec Facilities

ATTACHMENTS: Staff Report, Kimley-Horn and Associates, LLC Agreement.

Kimley»Horn

August 23, 2024

Mackel Reagan
Parks and Recreation Director
City of Columbia
700 N Garden Street
Columbia, Tennessee 38401

Re: Letter Agreement for Professional Services for
Paddlecraft Launch at Riverwalk Park
102 Riverside Dr, Columbia, Tennessee 38401

Dear Mackel:

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") is pleased to submit this Letter Agreement ("Agreement") to the City of Columbia ("Client") for providing survey, structural and landscape architecture design, inspection, and permitting for the addition of two access points to accommodate two (2) paddlecraft launches along the Duck River within Riverwalk Park. ("Project"). The following scope of services and fees are based on our discussions, project kick-off meeting and City of Columbia design standards and requirements.

Project Understanding

The project scope will consist of the design of two (2) paddlecraft launch access points to the Duck River located in Riverwalk Park as shown in the concept plan below. The proposed paddlecraft access points are adjacent to the existing dam and adjacent to the existing 5th Street bridge and are currently used as informal access points by park patrons. The City of Columbia would like to formalize the pedestrian foot path locations with paved pedestrian connection and landing areas to the Duck River. It is our understanding that the property is appropriately entitled and zoned for the proposed use.

This agreement is in response to the request for Kimley-Horn to provide survey, landscape architecture, civil engineering and structural engineering services for the design and permitting of the proposed project. Kimley-Horn will be the design team, and the City of Columbia is the authority having jurisdiction (AHJ). Please see Figure 1 on the following page for the location of the project.

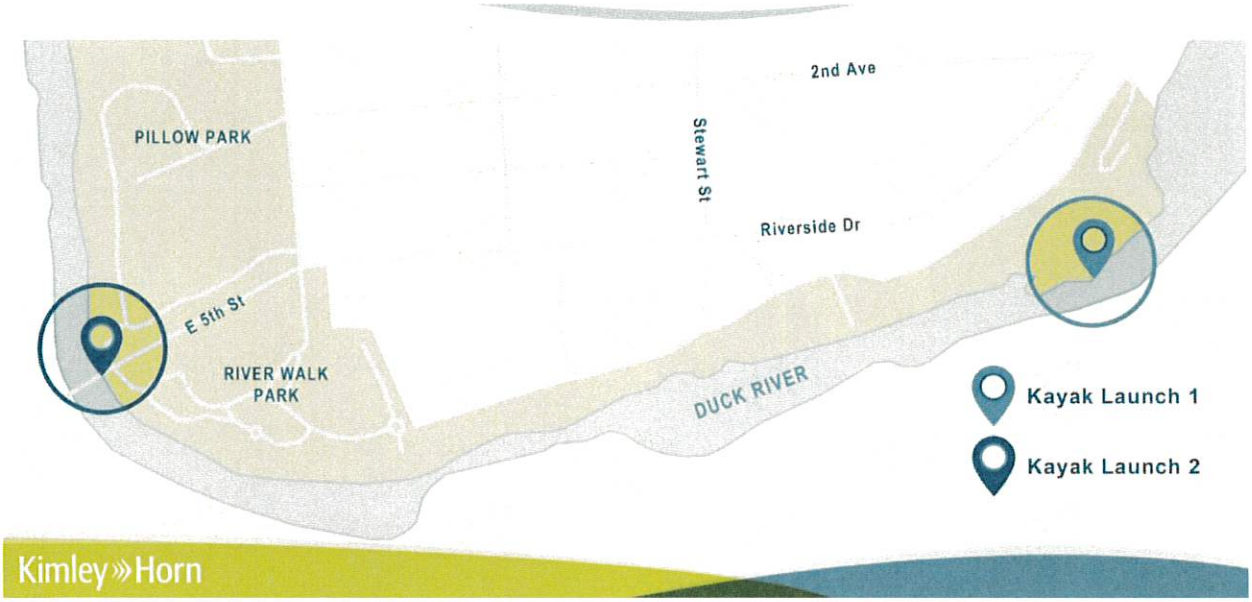


Figure 1 – Paddlecraft Lauch Locations

The following elements will be provided as part of the project scope of services:

- Paddlecraft access to Duck River
- Landing and transition area for launching
- Hardscape design of stair, landing, handrails
- Structural design of the launch areas including geometry, footprint and materials for wooden slides for paddlecraft access
- Erosion and sediment control
- Geotechnical assessment
- Site Survey

For This Project We Assume:

- Kimley Horn understands that all meetings and coordination for the project will be coordinated though the Client with all parties involved and there will not be separate coordination required between the different parties involved. This will be a joint team collaboration between all parties.
- Kimley-Horn understands the property is zoned to allow the intended use.
- This proposal assumes the project will be built in (1) phase.
- The project is not adjacent to a state right-of-way. As such, permitting and coordination with TDOT is not included.
- Effort resulting from changes to the development scope or site plan after submittal of permit may require additional services.

- Electrical design (such as site lighting, circuitry, photometrics, life safety lighting), structural design (such as retaining walls and vaults), site signage design (such as wayfinding and life safety) is not included.
- This proposal assumes (1) set of plans.
- Kimley-Horn has no control over the actions of jurisdictional agencies or other parties. Accordingly, professional opinions as to the status of permits and professional opinions as to the probability and timeframe for approvals are made solely on the basis of professional experience and available data. If permits are issued for this project, the conditions and expiration dates are the sole responsibility of the Client.
- The permitting process results in revisions to the construction documents to address review comments. Therefore, construction pricing and scheduling prior to permit approval may also require revisions.
- We have assumed access to the boring locations will not require clearing of brush, trees, or other vegetation. If clearing is required, then additional costs will be necessary. We have also assumed the rubber tracked or tired drill rig will be able to access the boring locations by using the concrete walking paths at the site. Minor scuff marks from the rubber tracks or tires may occur while traveling along or traversing the concrete walking paths; drillers will minimize these as much as possible.
- Kimley-Horn, though its subconsultant, will contact Tennessee 811 for their members to mark underground utilities. The City of Columbia will need to mark any utilities at the site not covered by Tennessee 811 member utilities. The subconsultant will also perform a GPR scan of the boring locations to help identify potential subsurface obstructions or possible underground utilities. Kimley-Horn nor its subconsultant is not responsible for damaging utilities or disrupting utility services if the utilities are not identified or if they are not properly located by others.
- Geotechnical services can be completed during normal weekday work hours (7 AM – 5 PM).
- Overburden materials at the site do not include rubble or shot-rock fill, which can be difficult to penetrate using standard auger drilling techniques.
- Site restoration services (except backfilling borings as noted) are not included.
- Meetings with the City of Columbia prior to and following the geotechnical fieldwork for safety orientations or for other purposes will not be required.

Scope of Services

Kimley-Horn will provide the services specifically set forth below.

Task 1 – Project Coordination and Meetings

This task will consist of general project management, administrative, and accounting activities for the project. Coordination activities will consist of preparing and distributing project correspondence, scheduling of meetings, and discussion of project elements with the Client throughout the process.

Task 1.1 – Schematic Plan Review Meeting

A Kimley-Horn staff person will virtually attend up to one (1) preliminary design review meeting via Microsoft Teams to facilitate discussion following completion of Task 3.1 below regarding the project and review design progress.

Task 1.2 – Final Plan Review Meeting
A Kimley-Horn staff person will virtually attend up to one (1) final design review meeting via Microsoft Teams to facilitate discussion following completion of final construction drawings.

Task 2 – Existing Conditions

Task 2.1 Existing Conditions Survey Launch Points
Kimley-Horn and its subcontractors will provide an Existing Conditions survey of the area surrounding the projected Launch Point #1 and #2 paddlecraft sites in Riverwalk Park on the Duck River in Columbia, TN. The specific survey areas are outlined in red in Figures 2-3. This survey will be in accordance with the current Tennessee Minimum Standards of Practice as promulgated by the Tennessee State Board of Examiners for Land Surveyors. Assets to be provided are Topography (per rule 0820-03.07(2) according to the current Tennessee Minimum Standards of Practice), topographic contour data may be derived from a combination of Aerial LiDAR scans and field run shots. All data will be post processed to meet or exceed the National Map Accuracy Standards (NMAS) of a 1-foot equivalent contour interval at 90 percent confidence level. Topographic mapping will also provide the current water level line, the observable high-water mark, and 2 ft below current water level line of the Duck River in the survey area.

Additionally, this survey shall provide the following assets in the survey areas; Utilities (Power poles/lines, Electrical/Fiber/Traffic boxes, Water/Gas valves, Manholes & Drains (including inverts & pipe diameter), and Drainage headwalls. Additional built assets such as buildings, fences, roads, curb & gutter, parking lot striping and signage shall also be provided as well as walls, sidewalks, fences, general signage, bollards, play structures, and trash receptacles.

All survey data is to be delivered in Tennessee State Plane 4100, USFT. Vertical datum will be delivered in NAVD 88. The survey results shall meet or exceed Category I minimum standards as defined in 0820-03-.05 ACCURACY OF SURVEYS of the Tennessee State Board of Examiners Standard of Practice.

Any determination of parcel boundaries is beyond the scope of this task.

Task 3 – Construction Plans

Task 3.1 – Schematic Design

After completing the site survey, Kimley-Horn will prepare a digital CAD concept layout for two (2) proposed paddlecraft launch points at a schematic development level. It is assumed after task 2, that the first proposed launch location will be either the dam location or the existing TWRA boat ramp and the second location at the existing 5th Street Bridge. The Consultant will design and detail a set of concrete stairs to accommodate high and low water locations as directed by the client. The anticipated design for both paddlecraft launch locations will be a set of reinforced concrete stairs with wooden slides for paddlecraft access. The concrete stairs will be designed in accordance with ADA and OSHA requirements.

Task 3.2 – Preliminary Construction Plans

Following receipt of the City-approved schematic layout, Kimley-Horn will prepare a set of preliminary construction plans for the proposed paddlecraft launch points as listed in Task 3.1. These plans will be used for permitting packages as listed in Task 4.1 below. It is anticipated this set of plans will be 24"x36" in size and will consist of the following sheets:

- Cover Sheet – This sheet will contain relevant project/contact information.
- General Notes – This sheet will contain notes related to contractor responsibilities and coordination requirements during construction.
- Existing Conditions Plan – This sheet will contain the limited existing conditions from the site survey.
- Demolition Plan – This sheet will contain proposed limits of demolition areas necessary for the construction of the proposed improvements.
- Erosion and Sediment Control Plan and Details – These sheets will show temporary erosion control measures, consisting of tree protection fence, silt fence, and diversions as necessary. A two (2) phase plan is expected to be necessary.
- Site Plan – This sheet will contain the proposed paddlecraft launch improvements with dimensions and proposed materials.
- Site Details – These sheets will contain necessary site details for proposed hardscape materials and other construction details.
- Grading and Drainage Plan – This sheet will depict the proposed contours, maximum and minimum slopes as deemed necessary by the Consultant, and key spot elevations.
- Structural Plan and Details – These sheets will consist of structural drawings for two (2) proposed launch locations. Kimley-Horn will utilize received client provided LIDAR drawings and subconsultant provided survey data for development of sections. The Consultant will utilize subconsultant provided geotechnical information for the design of the structural elements.

Task 3.3 – Final Plans

After receiving one (1) comprehensive list of revisions from the Client, Kimley-Horn will prepare the final construction plan sheets listed in Task 3.2 above.

Task 4 – Permitting

Task 4.1 – Permitting Submittal Packages

Consultant will provide assistance for the development of permit submittal packages for permitting for three (3) locations for potential canoe and tube launch locations. The anticipated locations are a launch near the existing dam, a launch adjacent to the existing boat ramp, and below the 5th Street Bridge. Consultant will utilize received client provided LIDAR drawings and subconsultant provided survey data for development of sections.

Consultant will prepare a site-specific Tennessee Valley Authority (TVA) 26a Permit submittal package for submittal to the TVA. Consultant will submit the TVA 26a Permit application package the TVA for review. Consultant will address one round of comments from the TVA and resubmit the Permit application package for approval. The TVA 26a submittal package will consist of the following forms and attachments:

- TVA 26a application form
- Plans and specifications on 8.5x11 sheets
    - Consultant will prepare one (1) plan view and one (1) section for each of the potential locations. The sketches will show the geometry, footprint, and materials proposed for construction of the launches.
- Site photographs
- USGS Topographic Map

Consultant will prepare a site-specific Aquatic Resource Alteration Permit (ARAP) submittal package for submittal to the Tennessee Department of Environment and Conservation (TDEC). Consultant will submit the ARAP application package to the local TDEC environmental field office for review. Consultant will address one round of comments from TDEC and resubmit the ARAP application package for approval. The ARAP will consist of the following forms and attachments:

- TDEC form CN-1091
- Narrative description of scope of the project
- USGS Topographic Map
- Site photographs
- Narrative description of the existing river conditions
- Narrative description of the proposed river conditions
- Narrative description of the project rationale
- Narrative description of the basic project purpose
- Plans and specifications on 8.5x11 sheets
    - Consultant will prepare one (1) plan view and one (1) section for each of the potential locations. The sketches will show the geometry, footprint, and materials proposed for construction of the launches.
- Narrative description of the proposed construction methods
- Narrative description of the erosion control methods

The Client will be responsible for paying all necessary permit and application fees. It is assumed that additional environmental permits through TDEC or the US Army Corps of engineers will not be required for this project. Should additional permits be required they can be provided as an additional service.

Task 5 – Opinion of Probable Construction Cost (OPCC)

Kimley-Horn will prepare an opinion of the probable construction cost to accompany the 60% preliminary design plans. The opinion of probable construction cost will be based on actual bid prices for recent projects which involved similar equipment and construction, to the extent that such information is available. This cost will be based on preliminary construction quantities developed from the preliminary construction plans.

Any opinions rendered as to costs, expenses, or revenue, including but not limited to opinions as to the costs of construction and materials, shall be made based on the Kimley-Horn's experience and represent its judgment as an experienced and qualified professional, familiar with the industry. Kimley-Horn cannot and does not guarantee that proposals, bids, actual costs, or revenues will not vary from its opinions.

Task 6 – Bid Book and Requests for Information (RFI)

Kimley-Horn will prepare a bid book that will consist of request for proposals, contract documents, bid forms, and required special provisions per City requirements. The City will be responsible for advertising the bid and sending bid packages to interested parties. Kimley-Horn will respond to a consolidated list of questions that arise during the bidding process and issue a statement of clarification or bid addendum as appropriate.

Optional Tasks:

Limited Construction Administration

Task A – Construction Kickoff Meeting

Kimley-Horn will attend a construction kickoff meeting with the selected contractor and City to discuss project schedule and important items.

Task B – Site Visits

Kimley-Horn and its subconsultant will provide construction observation services during the construction of the project. Site visits to observe construction of site improvements are listed as below:

- Up to two (2) site visits to observe general construction progress or to respond to Contractor needs per month, assuming two (2) months of construction.

Additional site visits beyond those listed above will be made up the Client's request but will be billed as an Additional Service and are not part of the base scope of services.

Such visits and observations by Consultant are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the Work based on Consultant's exercise

of professional judgment. Based on information obtained during such visits and such observations, Consultant will evaluate whether Contractor's work is generally proceeding in accordance with the Contract Documents, and Consultant will keep Client informed of the general progress of the Work by writing a brief description of the site visit and forwarding it, along with photographs, if applicable, to the Client.

The purpose of Consultant's site visits will be to enable Consultant to better carry out the duties and responsibilities specifically assigned in this Agreement to Consultant, and to provide Client a greater degree of confidence that the completed Work will conform in general to the Contract Documents. Consultant shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct, or have control over Contractor's work, nor shall Kimley-Horn have authority over or responsibility for the means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction selected by Contractor, for safety precautions and programs incident to Contractor's work, nor for any failure of Contractor to comply with laws and regulations applicable to Contractor's furnishing and performing the Work. Consultant shall not have the authority to stop the Contractor's work. Accordingly, Consultant neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

Task C – Shop Drawing Reviews
Kimley-Horn and its subconsultant will review up to ten (10) Shop Drawings and Samples and other data which Contractor is required to submit, but only for general conformance with the Contract Documents. Such review and any action taken in response will not extend to means, methods, techniques, equipment choice and usage, schedules, or procedures of construction or to related safety programs. Any action in response to a shop drawing will not constitute a change in the Contract Documents, which can be changed only through the Change Orders.

Additional Services

Any services not specifically provided for in the above scope will be billed as additional services and performed at our then current hourly rates. Additional services we can provide include, but are not limited to, the following:

- Grant administration services
- Additional meetings beyond those listed above
- Additional design beyond the scope that is outlined above
- Permitting and design plans/reports for disturbance over one acre
- Land disturbance permit
- Stormwater calculations, design, and permitting
- Utility design
- Retaining wall design
- Landscape and irrigation design
- Bid phase services beyond the scope that is outlined above
- Construction phase services

- Others as requested by the Client

Information Provided By Client

Kimley-Horn shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. The Client shall provide all information requested by Kimley-Horn during the project, including but not limited to the following:

- Lidar Topographic Data of the project site
- HEC-RAS model for the Duck River
- Civil Engineering plans for the River Walk Park and Greenway

Schedule

Kimley-Horn will perform the services as expeditiously as practicable with the goal of meeting a mutually agreed upon schedule.

Fee and Expenses

Kimley-Horn will perform the services in Tasks 1-4 for the total lump sum fee below. Individual task amounts are informational only. All permitting, application, and similar project fees will be paid directly by the Client.

Task Number & Name		Fee	Type
1	Project Coordination and Meetings	$7,500	Lump Sum
2	Existing Conditions	$12,500	Lump Sum
3	Construction Plans	$33,500	Lump Sum
4	Permitting	$11,000	Lump Sum
5	Bid Book and Requests for Information (RFI)	$6,500	Lump Sum
6	Opinion of Probable Cost	$4,000	Lump Sum
Total Fee		**$75,000**	
Optional Tasks:			
Limited Construction Phase Services		$14,000	

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

Closure

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Kimley-Horn" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to The City of Columbia.

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, submits invoices via email in a PDF. We can also provide a paper copy via regular mail if requested. Please include the invoice number and Kimley-Horn project number with all payments. Please provide the following information:

____ Please email all invoices to _____

____ Please copy _____

To proceed with the services, please have an authorized person sign this Agreement below and return to us. We will commence services only after we have received a fully-executed agreement. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

We appreciate the opportunity to provide these services. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Signed: Alisha Eley

Printed Name: Alisha Eley

Title: Project Manager

THE CITY OF COLUMBIA

SIGNED: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

Approved as to Legal Form:
C. Tim Tisher, City Attorney

Attachments – Standard Provisions, Figures 2-4: Survey Locations

KIMLEY-HORN AND ASSOCIATES, INC.
STANDARD PROVISIONS

1) **Kimley-Horn's Scope of Services and Additional Services.** Kimley-Horn will perform only the services specifically described in this Agreement ("Services"). Any services that are not set forth in the scope of Services described herein will constitute additional services ("Additional Services"). If requested by the Client and agreed to by Kimley-Horn, Kimley-Horn will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay Kimley-Horn for any Additional Services an amount based upon Kimley-Horn's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.

2) **Client's Responsibilities**. In addition to other responsibilities herein or imposed by law, the Client shall:
   a. Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
   b. Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project and all standards of development, design, or construction.
   c. Provide Kimley-Horn all available studies, plans, or other documents pertaining to the project, such as surveys, engineering data, environmental information, etc., all of which Kimley-Horn may rely upon.
   d. Arrange for access to the site and other property as required for Kimley-Horn to provide its services.
   e. Review all documents or reports presented by Kimley-Horn and communicate decisions pertaining thereto within a reasonable time so as not to delay Kimley-Horn.
   f. Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary.
   g. Obtain any independent accounting, legal, insurance, cost estimating, and feasibility services required by Client.
   h. Give prompt written notice to Kimley-Horn whenever the Client becomes aware of any development that affects Kimley-Horn's services or any defect or noncompliance in any aspect of the project.

3) **Period of Services**. Unless otherwise stated herein, Kimley-Horn will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that Kimley-Horn does not control. If such delay or suspension extends for more than six months, Kimley-Horn's compensation shall be renegotiated.

4) **Method of Payment.** Client shall pay Kimley-Horn as follows:
   a. Invoices will be submitted periodically for services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by Kimley-Horn and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the maximum rate allowed by law. If the Client fails to make any payment due under this or any other agreement within 30 days after Kimley-Horn's transmittal of its invoice, Kimley-Horn may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
   b. The Client will remit all payments electronically to:
      Account Name: KIMLEY-HORN AND ASSOCIATES, INC.
      Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104
      Account Number: 2073089159554
      ABA#: 121000248
   c. The Client will send the project number, invoice number and other remittance information by e-mail to payments@kimley-horn.com at the time of payment.

d. If the Client relies on payment or proceeds from a third party to pay Kimley-Horn and Client does not pay Kimley-Horn's invoice within 60 days of receipt, Kimley-Horn may communicate directly with such third party to secure payment.
e. If the Client objects to an invoice, it must advise Kimley-Horn in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due.
f. If Kimley-Horn initiates legal proceedings to collect payment, it shall recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings. Such expenses shall include the cost, at Kimley-Horn's normal hourly billing rates, of the time devoted to such proceedings by its employees.
g. The Client agrees that the payment to Kimley-Horn is not subject to any contingency or condition. Kimley-Horn may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of Kimley-Horn to collect additional amounts from the Client.

5) **Use of Deliverables.** All documents, data, and other deliverables prepared by Kimley-Horn are related exclusively to the services described in this Agreement and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this project or on any other project. Any modifications by the Client to any of Kimley-Horn's deliverables, or any reuse of the deliverables without written authorization by Kimley-Horn will be at the Client's sole risk and without liability to Kimley-Horn, and the Client shall indemnify, defend and hold Kimley-Horn harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. Kimley-Horn's electronic files and source code remain the property of Kimley-Horn and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the deliverables prepared by Kimley-Horn, the hardcopy shall govern.

6) **Intellectual Property.** Kimley-Horn may use or develop its proprietary software, patents, copyrights, trademarks, trade secrets, and other intellectual property owned by Kimley-Horn or its affiliates ("Intellectual Property") in the performance of this Agreement. Intellectual Property, for purposes of this section, does not include deliverables specifically created for Client pursuant to the Agreement and use of such deliverables is governed by section 5 of this Agreement. Unless explicitly agreed to in writing by both parties to the contrary, Kimley-Horn maintains all interest in and ownership of its Intellectual Property and conveys no interest, ownership, license to use, or any other rights in the Intellectual Property to Client. Any enhancements of Intellectual Property made during the performance of this Agreement are solely owned by Kimley-Horn and its affiliates. If Kimley-Horn's services include providing Client with access to or a license for Kimley-Horn's (or its affiliates') proprietary software or technology, Client agrees to the terms of the Software License Agreement set forth at https://www.kimley-horn.com/khts-software-license-agreement ("the License Agreement") which terms are incorporated herein by reference.

7) **Opinions of Cost.** Because Kimley-Horn does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. Kimley-Horn cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Kimley-Horn's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

8) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or upon thirty days' written notice for the convenience of the terminating

party. Kimley-Horn shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by Kimley-Horn as a result of such termination.

9) **Standard of Care.** The standard of care applicable to Kimley-Horn's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by Kimley-Horn's performance of services, and it is agreed that Kimley-Horn is not a fiduciary with respect to the Client.

10) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and Kimley-Horn, the risks are allocated such that, to the fullest extent allowed by law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of Kimley-Horn and Kimley-Horn's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs, attorneys' fees, or damages whatsoever arising out of or in any way related to the services under this Agreement from any causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of Kimley-Horn or Kimley-Horn's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total compensation received by Kimley-Horn under this Agreement or $50,000, whichever is greater. Higher limits of liability may be negotiated for additional fee. This Section is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section shall require the Client to indemnify Kimley-Horn.

11) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.

12) **Construction Costs.** Under no circumstances shall Kimley-Horn be liable for extra costs or other consequences due to changed or unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Kimley-Horn shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before Kimley-Horn has issued final, fully approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.

13) **Certifications.** All requests for Kimley-Horn to execute certificates, lender consents, or other third-party reliance letters must be submitted to Kimley-Horn at least 14 days prior to the requested date of execution. Kimley-Horn shall not be required to execute certificates, consents, or third-party reliance letters that are inaccurate, that relate to facts of which Kimley-Horn does not have actual knowledge, or that would cause Kimley-Horn to violate applicable rules of professional responsibility.

14) **Dispute Resolution.** All claims arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation. Any mediation or civil action by Client must be commenced within one year of the accrual of the cause of action asserted but in no event later than allowed by applicable statutes.

15) **Hazardous Substances and Conditions.** Kimley-Horn shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Kimley-Horn's services will be limited to analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. Kimley-Horn will notify the Client of unanticipated hazardous substances or conditions of which Kimley-Horn actually becomes aware. Kimley-Horn may stop affected portions of its services until the hazardous substance or condition is eliminated.

16) **Construction Phase Services.**
   a. If Kimley-Horn prepares construction documents and Kimley-Horn is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against Kimley-Horn in any way connected thereto.

b. Kimley-Horn shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, equipment maintenance and inspection, sequence, schedule, safety programs, or safety practices, nor shall Kimley-Horn have any authority or responsibility to stop or direct the work of any contractor. Kimley-Horn's visits will be for the purpose of observing construction and reporting to the Client whether the contractors' work generally conforms to the construction documents prepared by Kimley-Horn. Kimley-Horn neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.
c. Kimley-Horn is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and Kimley-Horn for all claims and liability arising out of job site accidents; and that the Client and Kimley-Horn shall be made additional insureds under the contractor's general liability insurance policy.

17) **No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or benefits to anyone other than the Client and Kimley-Horn, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and Kimley-Horn. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Kimley-Horn, without the written consent of Kimley-Horn. Kimley-Horn reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If Kimley-Horn exercises this right, Kimley-Horn will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

18) **Confidentiality.** The Client consents to the use and dissemination by Kimley-Horn of photographs of the project and to the use by Kimley-Horn of facts, data and information obtained by Kimley-Horn in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, Kimley-Horn shall use reasonable care to maintain the confidentiality of that material.

19) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State where the Project is located. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements, or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by Kimley-Horn. If Client requires Kimley-Horn to register with or use an online vendor portal for payment or any other purpose, any terms included in the registration or use of the online vendor portal that are inconsistent or in addition to these terms shall be void and shall have no effect on Kimley-Horn or this Agreement. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.



Figure 2 – Dam Survey Area



Figure 3 – 5th Street Bridge Survey Area

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Josh Davis, Captain, Columbia Police Department, jdavis@columbiatn.gov 931.560.1659

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE PURCHASE OF (1) 2025 RAM 2500 BIGHORN CREW CAB 4WD FROM COLUMBIA DODGE IN THE AMOUNT OF $50,789.25 UTILIZING STATE-WIDE CONTRACT

RECOMMENDATION: Approve.

INFORMATION: This entire purchase of this Dodge Ram 2500 Bighorn Crew Cab 4wd will cost the City of Columbia $50,789.25. This vehicle will be used in the Support Services Division which is responsible for all building, equipment and fleet maintenance and projects. This vehicle will be pivotal in accessing sites and carrying equipment in daily functions of the Support Services Division.

CERTIFICATION: The Chief Financial Officer certifies that $50,789.25 is budgeted and unencumbered in Capital Projects - Police Support Services - Vehicles.

ATTACHMENTS: Staff Report, Quote, SWC 209.

CHRYSLER DODGE Jeep RAM

QUOTE

106 S. James Campbell Blvd.
Columbia, TN 38401

Number RKCDQ1465
Date Jul 29, 2024

Sold To	Ship To	Your Sales Rep
City of Columbia Josh Davis 707 North Main St Columbia, TN 38401	**City of Columbia** Josh Davis 707 North Main St Columbia, TN 38401	**Russell Dial** **Cell: (931) 215-8457** **Fax: (615) 241-8283** rdial@cdjrcolumbia.com
Phone **Fax**	**Phone** **Fax**	

Vehicle has been ordered.

Terms	P.O. Number	Ship Via
Net 30Days	**Required**	Ground

Line	Qty	Description	Unit Price	Ext. Price
1		**2024 Statewide Contract #209 - 80359**		
2	1	DJ2H91 - 2024 Ram 2500 BigHorn Crew Cab 4wd (149 in WB 6 ft 4 in Box), including: 6.4L V8 Hemi Engine 8-speed Automatic Transmission Monotone Paint	$43,781.00	$43,781.00
3		**Running SubTotal**		$43,781.00
4		**Factory Selected Options:**		
5	1	Exterior Color: Patriot Blue	$245.00	$245.00
6	1	Premium Cloth Bucket Seat Front Armrest w/Three Cupholders (CDR) Power Lumbar Adjust (JPW) Remote USB Port - Charge Only (RS3) Front Center Seat Cushion Storage (CVH) 115V Auxiliary Power Outlet (JKV) Storage Tray (CUY) 40/20/40 Split Bench Seat (CBE) Rear 60/40 Split Folding Seat (CSX) Folding Flat Load Floor Storage (CVN) Power 10-Way Driver Seat (JRT)	$295.00	$295.00
7	1	9 Alpine Speakers with Subwoofer	$595.00	$595.00
8	1	Tow Hooks	$100.00	$100.00
9	1	Sport Appearance Pkg: Google Android Auto (RF5) SiriusXM Radio Service (X9B) For Details, Visit DriveUconnect.com (X9E) For More Info, Call 800-643-2112 (X9H) Integrated Voice Command w/Bluetooth (XRB)	$2,155.00	$2,155.00

Line	Qty	Description	Unit Price	Ext. Price
		Sport Decal (MZX) Connectivity - US/Canada (RTM) Body Color Door Handles (MNK) 12.0" Touchscreen Display (RFA) GPS Navigation (JLN) Painted Front Bumper (MBA) 4G LTE Wi-Fi Hot Spot (RTQ) GPS Antenna Input (JLP) Painted Rear Bumper (MBC) SiriusXM with 360L (RTU) Global Telematics Box Module (TBM) (RDG) Connected Travel & Traffic Services (RTV) Grille-Surround Body Color (MM6) Black Interior Accents (XS4) Alexa Built-In (RFN) Apple CarPlay (RFP) Off-Road Info Pages (JA8) Trailer Tow Pages (JA7) Selectable Tire Fill Alert (LA5) Disassociated Touchscreen Display (RFV) HD Radio (RE8) Uconnect 5 Nav w 12.0" Display (USA) (UBQ) Air Cond ATC w/Dual Zone Control (HAF) ParkSense FR/RR Park Assist System (XAG)		
10	1	Flat Cab-Length Side Steps Crome	$695.00	$695.00
11	1	Mopar Spery in Bedliner	$600.00	$600.00
12	1	Big Horn Level 1 Equipment Group	$2,315.00	$2,315.00
13		**SubTotal**		$7,000.00
14		**Running SubTotal**		$50,781.00
15		**Aftermarket Equipment and Emergency Lighting**		
16		**SubTotal**		$0.00
17		**Running SubTotal**		$50,781.00
18		**Miscellaneous Items:**		
19	1	Temporary Tag	$8.25	$8.25
20		**Running SubTotal**		$50,789.25

SubTotal	$50,789.25
Tax	$0.00
Shipping	$0.00
Total	**$50,789.25**

Please contact me if I can be of further assistance.

Stellantis will not offer price protection for any 2023MY Government orders.

No 2023MY Government order of any kind (law or non-law) will be released for production until an accompanying Purchase Order or acceptable form of Purchase agreement has been received and verified by Stellantis Government within 30 days of

order submission, or the orders will be subject to cancellation.

STATE OF TENNESSEE, DEPARTMENT OF GENERAL SERVICES
CENTRAL PROCUREMENT OFFICE

Statewide Multi-Year Contract Issued to:

TT of Columbia Inc
106 S James Campbell Blvd
Columbia, TN 38401

Vendor ID: 0000141027

Contract Number: 00000000000000000000080359

Title: SWC209 Vehicles

Start Date : September 15, 2023 End Date: December 31, 2024

Is this contract available to local government agencies in addition to State agencies?: Yes

Authorized Users. This Contract establishes a source or sources of supply for all Tennessee State Agencies. "Tennessee State Agency" refers to the various departments, institutions, boards, commissions, and agencies of the executive branch of government of the State of Tennessee with exceptions as addressed in Tenn. Comp. R. & Regs. 0690-03-01-.01. The Contractor shall provide all goods or services and deliverables as required by this Contract to all Tennessee State Agencies. The Contractor shall make this Contract available to the following entities, who are authorized to and who may purchase off of this Statewide Contract ("Authorized Users"):

a. all Tennessee State governmental entities (this includes the legislative branch; judicial branch; and, commissions and boards of the State outside of the executive branch of government);

b. Tennessee local governmental agencies;

c. members of the University of Tennessee or Tennessee Board of Regents systems;

d. any private nonprofit institution of higher education chartered in Tennessee; and,

e. any corporation which is exempted from taxation under 26 U.S.C. Section 501(c)(3), as amended, and which contracts with the Department of Mental Health and Substance Abuse to provide services to the public (Tenn. Code Ann. § 33-2-1001).

These Authorized Users may utilize this Contract by purchasing directly from the Contractor according to their own procurement policies and procedures. The State is not responsible or liable for the transactions between the Contractor and Authorized Users.

Note: If "no", attach exemption request addressed to the Central Procurement Officer.

Contract Contact Information:
State of Tennessee
Department of General Services, Central Procurement Office
Contract Administrator: Michael Neely
3rd Floor, William R Snodgrass, Tennessee Tower
312 Rosa L. Parks Avenue
Nashville, TN 37243-1102
Phone: 615-741-5671
Fax: 615-741-0684

Line Information
Line 1
Item ID: 1000187716
Police Vehicles, CDJR, Generic SWC209 Asset
Unit of Measure: EA

Line 2
Item ID: 1000187718
Minivan and Full-size Vans, CDJR(Passenger, Cargo, Cut-Away), Generic SWC209 Asset
Unit of Measure: EA

Line 3
Item ID: 1000187719
Sport Utility Vehicles, CDJR(SUVs), Generic SWC209 Asset
Unit of Measure: EA

Line 4
Item ID: 1000187720
Light Trucks, CDJR(Class 1,2,3,4,5) Pickup or Chassis Cab, Generic SWC209 Asset
Unit of Measure: EA

Line 5
Item ID: 1000179941
Optional Equipment, Generic SWC209 Asset
Unit of Measure: EA

APPROVED: Michael F Perry Digitally signed by Michael F. Perry DN: cn=Michael F. Perry, o=State of TN CPO , ou=Department of General Services, email=Mike.Perry@tn.gov, c=US Date: 2023.09.06 10:30:20 -05'00' _____ BY: Mike Neely Digitally signed by Mike Neely Date: 2023.09.06 10:04:06 -05'00' _____ _____

CHIEF PROCUREMENT OFFICER PURCHASING AGENT DATE

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Josh Davis, Captain, Columbia Police Department, jdavis@columbiatn.gov 931.560.1659

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE EXECUTION OF A 36-MONTH LEASE AGREEMENT WITH SOUTHERN DUPLICATING FOR THREE (3) COLOR COPIERS WITH AN ESTIMATED COST OF $13,704 ANNUALLY

RECOMMENDATION: Approve.

INFORMATION: The current lease with Southern Duplicating has expired. The new lease agreement will provide 3 color copiers. The lease agreement will include staple finisher, hole punch and additional paper trays. The service agreement includes parts, labor, travel, toner, drums and developer. Estimated annual cost of the lease and maintenance agreement for the 3 copiers is $13,704.

CERTIFICATION: The Chief Financial Officer certifies that $13,704 is budgeted and unencumbered in various divisions within the Police budget.

ATTACHMENTS: Staff Report, Southern Duplicating and Leaf Documents.

SOUTHERN DUPLICATING
OF MIDDLE TENNESSEE
1221 N. COMMERCE COURT SUITE A
COLUMBIA, TN 38401
931-548-4985

EQUIPMENT MAINTENANCE AGREEMENT

Under this agreement the technical support of the Customer Service Department of Southern Duplicating of Middle Tennessee is made available to assure that your equipment listed below is maintained by us to provide the performance for which the equipment was designed.
Southern Duplicating of Middle Tennessee agrees to provide the terms and conditions listed below for the equipment for the period shown.

TERMS AND CONDITIONS

1. This agreement shall be for an initial period ending on the date shown below and thereafter continues in effect thereafter unless cancelled by written notice to Southern Duplicating of Middle Tennessee, attention Maintenance Contract Administrator. Southern Duplicating of Middle Tennessee reserves the right to cancel this agreement at any time when the equipment's age exceeds parts availability from the manufacturer.
2. Maintenance Agreement rates are charged for the period and rate indicated below.
3. Southern Duplicating of Middle Tennessee will provide service as requested. Service calls will be made during regular business hours at no charge. Emergency service calls requested outside regular business hours (8 a.m. – 5 p.m. Monday thru Friday except holidays) will be charged at Southern Duplicating of Middle Tennessee rates.
4. Under this agreement all parts and supplies, except paper, staples, exterior covers, feed trays, and catch trays, will be furnished for the performance of the equipment listed below. This agreement shall not apply to repairs made necessary by accident, misuse, abuse, neglect, theft, vandalism, electrical power failure, fire, water, or other casualty, or to repairs made necessary by service performed by personnel other than those of Southern Duplicating of Middle Tennessee.
5. This agreement is not assignable and is automatically terminated with respect to the particular machine should the equipment it covers be sold to a third party, or wrong supplies used.
6. The amount of the monthly charges shall be increased by an amount equal to any applicable tax now and hereafter assessed, levied or imposed by any federal, state or local authority.
7. If default under this agreement occurs, Southern Duplicating of Middle Tennessee may declare the entire balance of unpaid maintenance monies due and payable. Southern Duplicating of Middle Tennessee is entitled to reimbursement to all attorney fees and cost incurred in successfully seeking redress for the breach of this contract.
8. Rate Charge: At the end of each contract anniversary date, the rate charge can increase without written notice to allow for cost increases. If an increase is applied it will be limited to a maximum of 10%.
9. This agreement does not cover the connecting of equipment to computers or computer networks. Any technical support in person or by phone for connectivity or network issues will be billed at current networking rates.
10. It is the responsibility of the Customer to perform all necessary backups on the PC or network prior to the actual installation or technical support of any networked equipment. It is expressly agreed that Southern Duplicating of Middle Tennessee bears no responsibility for any damage done to, or information lost from said PC or network. It is also the responsibility of the customer to provide network connections within ten feet of the installation site.

Maintenance Agreement Period From: _____ to _____.

MAKE	MODEL NUMBER	SERIAL NUMBER	RATE	EQUIPMENT LOCATION
Kyocera	Ta 4054ci		C: $.0537 B/W: $.0097	Patrol Division
Kyocera	Ta 4054ci		C: $.0537 B/W: $.0097	Investigation Division
Kyocera	Ta 4054ci		C: $.0537 B/W: $.0097	Records Dept. Downstairs

$0.00 Monthly minimum
Black and white rate billed @ $.0097 per impression. Color rate billed @ $.0537 per impression.
Includes all parts, toner, and labor. This does not include in-house networking problems.

Account Name: Columbia Police Department

Address: 707 North Main Street

City/State/Zip: Columbia, TN 38501

Phone: 931-560-1615

Authorized Signature: _____

Print Name: _____

Title: _____

Date: _____

Approved as to Legal Form:
C. Tim Tisher, City Attorney

Southern Duplicating of Middle Tennessee

Prepared By: Scott Greene

Date: 08/13/2024

Approved as to Legal Form:
C. Tim Tisher, City Attorney

LEASE AGREEMENT

1720A Crete Street, Moberly, MO 65270
Phone: 800-662-3759, Fax: 800-426-2626

LESSEE LEGAL NAME:	Telephone No:
Columbia City Of dba Columbia Police Department	9315601615

Billing Address:	Equipment Location (if other than Billing Address):
707 N Main Street, COLUMBIA, TN 38401	707 N Main Street, Columbia, TN 38401

EQUIPMENT DESCRIPTION: (indicate quantity, new or used and include make, model, serial # and all attachments – see below and/or attached Schedule A)

Unit Quantity	Description of Equipment Leased	Make and Type	Model Number	Serial Number
3	Kyocera TASKalfa 4054ci		TASKalfa 4054ci	

BASE TERM IN MONTHS	TOTAL NUMBER OF LEASE PAYMENTS	END OF LEASE PURCHASE OPTION		
36	36 @ $642.00 (plus taxes)	X Fair market value, plus taxes ____ 10% of Equipment cost, plus taxes ____ $1.00, plus taxes (FMV unless another option is selected. You may not exercise a purchase option if you are in default. If you exercise a purchase option we will convey all of our right, title and interest in such Equipment to you on an AS-IS WHERE IS without warranty.)	(a) Advance Payment:	$0.00
			(b) Security Deposit:	$0.00
			(c) Documentation Fee:	$95.00
			Total due a + b + c =:	$95.00

**If more than one lease payment is required as an Advance Payment, the balance will be applied to lease payments in inverse order, starting with the last lease payment.
Your obligation to pay all amounts and perform all other obligations is non-cancellable, absolute, unconditional and not subject to abatement, set-off or defense.

In this agreement ("Lease"), "we," "our," and "us" refers to **LEAF Capital Funding, LLC** as Lessor and "you" and "your" refer to the Lessee. You agree to lease the Equipment upon the following terms and conditions:

1. LEASE PAYMENTS AND TERM: The Lease is enforceable on you upon your execution. The term of the Lease shall commence on the date the Equipment is delivered to you ("Lease Commencement Date"). The first Lease Payment shall be due on the date we specify in the month following the Lease Commencement Date as set forth in our invoice, and the remaining Lease Payments will be due on the same day of each subsequent month (each, a "Payment Date") until paid in full. The Base Term shall commence on the date one month prior to the first Payment Date. We may charge you a portion of one Lease Payment for the period from the Lease Commencement Date until the first day of the Base Term ("Interim Rent"). The Interim Rent shall be due as invoiced. We may adjust the Lease Payments up to 15% if the actual costs are different than the estimate used to calculate the Lease Payments. **On an annual basis, the Monthly Payment may be increased by a maximum of 15% of the amount previously then in effect.**

2. DELIVERY, ACCEPTANCE, USE AND REPAIR: You are responsible for Equipment delivery and installation. You unconditionally accept the Equipment upon the earlier of (a) your oral or written acceptance of the Equipment, or (b) 10 days after delivery of the Equipment. You authorize us to fill in the Lease Commencement Date, serial numbers and other information. **You will not move the Equipment from the above location without our written consent and are responsible for maintaining the Equipment in good repair.** We are not responsible for Equipment or vendor failures.

3. INDEMNIFICATION: You agree to indemnify, defend and hold us harmless from and against any losses, damages, penalties, claims and suits, including attorneys' fees and expenses related to the ordering, manufacture, installation, ownership, condition, use, lease, possession, delivery or return of Equipment.

4. LEASE EXPIRATION, RENEWAL: Unless you notify us at least 90 days prior to the expiration of the Lease of your election to return or purchase the Equipment, this Lease will renew on a month-to-month basis at the same monthly Lease Payment until you either exercise the purchase option or provide us with at least 90 days notice and return the Equipment. If you return the Equipment, (i) it must be to the location we designate and you are responsible for all return costs and we may charge a Restocking Fee equal to one Lease Payment, and (ii) you must securely remove all data from any and all disk drives or magnetic media prior to returning the Equipment (and you are solely responsible for selecting an appropriate removal standard that meets your business needs and complies with applicable laws). You will pay us for any loss in value resulting from failure to maintain the Equipment in accordance with this Lease or for damages incurred in shipping and handling. If you exercise a purchase option we will convey all of our interest in such Equipment to you on an AS-IS WHERE IS basis without representation or warranty.

5. LATE FEES AND CHARGES: If any amount is not paid within three (3) days of when due, you agree to pay us a late charge equal to the lesser of 10% of the amount past due or the maximum legal amount. Amounts which are not paid within 30 days of when due shall accrue interest at 1.5% per month (or if less, the maximum legal rate) until paid. You agree to pay $25 for each pay by phone and $35 for each returned payment.

6. NO WARRANTY: We do not manufacture the Equipment and you have selected the Equipment and the supplier. **WE MAKE NO EXPRESS OR IMPLIED WARRANTIES, INCLUDING THOSE OF MERCHANTABILITY OR FITNESS FOR A PURPOSE AND ARE NOT RESPONSIBLE FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES.**

7. INSURANCE, RISK OF LOSS: You bear all risk of loss or damage to the Equipment from its order until it is returned in the required condition or purchased by you ("Risk Period"). During the Risk Period you will maintain property and liability insurance on the Equipment acceptable to us, naming us loss payee and additional insured. If you do not provide us with proof of such insurance, we may secure insurance on the Equipment to cover our interests (and only our interests). If we obtain such insurance, you will pay us an additional amount for the cost of it and an administrative fee, the cost of which may be more than the cost to obtain your own insurance and on which we may make a profit.

8. OWNERSHIP AND TAXES: We own the Equipment (excluding licensed software). If you are deemed to own it, you grant us a security interest in the Equipment. You authorize us to file UCC financing statements to confirm our interest. You will pay, when due, all taxes, fines and penalties relating to the purchase, use, leasing and/or ownership of the Equipment. If we pay any taxes, (including property tax), fees or penalties on your behalf, you will pay us the amount we paid plus an administrative fee. You agree to pay us the documentation fee specified above or if not so specified, the greater of either $125 or 0.5% of the Equipment cost. If we require an Equipment site inspection, or you request administrative services, you agree to reimburse our costs.

9. DEFAULT: If you or any guarantor do not pay us any amount within ten (10) days of its due date, or breach any terms of this Lease, any guaranty or any license relating to the Equipment, you will be in default. If you default, we may require you to do any combination of the following: (a) immediately pay all amounts then due, plus the present value of the remaining Lease Payments, Interim Rent and residual value of the Equipment, as determined by us, discounted at an annual rate of 3%; (b) return all of the Equipment; (c) allow us to repossess the Equipment; or (d) use any and all remedies available to us under applicable law. If you default, you agree to pay the cost of repossession and our attorney's fees and costs. In addition to all other charges and as reimbursement for expenses incurred and not as a penalty, we may require you to reimburse us for the phone calls, letters, and any additional expense incurred in the collection or servicing of this Lease for you. If we take possession of the Equipment, we may sell or otherwise dispose of it with or without notice, at a public or private sale, and apply the net proceeds (after we have deducted all costs related to the sale or disposition of the Equipment) to the amounts that you owe us. You agree that if notice of sale is required by law, **10** days' notice shall constitute reasonable notice. You remain responsible for any amounts that are due after we have applied such net proceeds. We may apply any security deposits to your obligations and if you do not default, the balance will be refunded without interest.

10. ASSIGNMENT: You have no right to sell or assign the Equipment or Lease. We may sell or assign our rights in the Lease and/or Equipment and the new owner will have all our rights but will not be subject to any claim or defense you have against us.

11. ARTICLE 2A: You agree this Lease is a "finance lease" as defined in Article 2A of the Uniform Commercial Code. **You waive all rights and remedies conferred upon a lessee by Article 2A (508-522) of the UCC.** You have received a copy of the Supply Contract or been informed of the identity of the Supplier and you may have rights under the Supply Contract and may contact the Supplier for a description of those rights.

12. CREDIT INFORMATION: You authorize us or any of our affiliates to obtain credit bureau reports, and make other credit inquiries that we deem necessary.

13. CHOICE OF LAW: THIS LEASE WILL BE GOVERNED BY PENNSYLVANIA LAW. YOU CONSENT TO JURISDICTION IN THE STATE OR FEDERAL COURTS IN PENNSYLVANIA AND WAIVE ANY RIGHT TO A TRIAL BY JURY.

14. MISCELLANEOUS: This Lease is the parties' entire agreement and can be amended only in writing signed by both parties. This Lease may be executed in counterparts (manually or by electronic means) and, when transmitted to us shall be binding upon you for all purposes. This Lease is not binding on us until we sign it. You agree not to raise as a defense to the enforcement of this Lease that it was executed or transmitted to us by electronic means. You will use the Equipment only for business purposes and not for personal, family or household use. The USA PATRIOT Act requires us to obtain, verify, and record information that identifies you thus we ask for your name, address and other information or documents that substantiate your identity.

ACCEPTED BY LESSEE: Columbia City Of dba Columbia Police Department

Print Name:_____ Title:_____

X_____ E-Mail Address:_____ Date:_____

Lessee Authorized Signature

Tax ID Number: 626000270

PERSONAL GUARANTY: Undersigned guarantees that Lessee will make all payments and perform all other obligations under the Lease when due. Undersigned agrees that this is a guaranty of payment and not of collection, and that we can proceed directly against undersigned without first proceeding against Lessee or the Equipment. Undersigned also waives all suretyship defenses and notification if the Lessee is in default and consents to any extensions or modifications granted to Lessee. Undersigned will pay us all expenses (including attorneys' fees) we incur in enforcing our rights against undersigned or Lessee. If more than one person signs this guaranty, each agrees that his/her liability is joint and several. Undersigned authorizes us and our affiliates to obtain credit bureau reports and make inquiries regarding undersigned's personal credit. **You consent to jurisdiction in the State or Federal courts in Pennsylvania and expressly waive any right to a trial by jury.**

SIGNED X_____ Print Name:_____ E-Mail Address:_____

Accepted by:
LEAF Capital Funding, LLC By: **Title:** **Date:**

LEAF

SCHEDULE A TO LEASE AGREEMENT
(EQUIPMENT DESCRIPTION)

Lease Application No.: **946128**

QNT	Equipment Description	New/Used	Make	Model	Serial Number
Location: 707 N Main Street, Columbia, TN 38401					
3	Kyocera TASKalfa 4054ci	New		TASKalfa 4054ci	

LESSEE: Columbia City Of dba Columbia Police Department

BY: _____

PRINT NAME: _____

TITLE: _____

DATE: _____

LEAF CAPITAL FUNDING, LLC

BY: _____

PRINT NAME: _____

TITLE: _____

DATE: _____

Approved as to Legal Form:
C. Tim Tisher, City Attorney

LEAF

DELIVERY AND ACCEPTANCE CERTIFICATE

Date of Equipment Delivery: _____

Application No.: 946128

Columbia City Of dba Columbia Police Department ("**Customer**") hereby certifies that all of the equipment, software and other property (collectively, "**Equipment**") referred to in that certain Agreement related to the above referenced application number (the "**Agreement**") by and between Customer and **LEAF Capital Funding, LLC** ("**LEAF**") has been delivered to and been received by Customer at the location(s) set forth in the Agreement, that all installation or other work necessary prior to the use thereof has been completed, that the Equipment has been examined by the Customer and is in good operating order and condition and is in all respects satisfactory to Customer, and that the Equipment is accepted by the Customer for all purposes under the Agreement. Customer represents and warrants that the Date of Equipment Delivery set forth above and the Billing Address and the Equipment Location set forth in the Agreement are correct. By its execution and delivery of this Acceptance Certificate, Customer hereby reaffirms all of the representations, warranties and covenants contained in the Agreement as of the date hereof, and further represents and warrants to LEAF that no Event of Default, and no event or condition which with notice or the passage of time or both would constitute an Event of Default, has occurred and is continuing as of the date hereof. Customer further certifies to LEAF that Customer has selected the Equipment (and to the extent applicable, the vendor of the Equipment) and has received and approved the purchase order, purchase agreement or supply contract under which the Equipment will be acquired for all purposes of the Agreement.

ACCORDINGLY, CUSTOMER AUTHORIZES LEAF TO PURCHASE THE EQUIPMENT FROM THE APPLICABLE SUPPLIER(S).

DO NOT SIGN THIS DELIVERY AND ACCEPTANCE CERTIFICATE UNTIL YOU HAVE RECEIVED ALL OF THE EQUIPMENT.

CUSTOMER: Columbia City Of dba Columbia Police Department

By: _____

Print Name: _____

Title: _____

E-Mail Address: _____

Date: _____

Approved as to Legal Form:
C. Tim Tisher, City Attorney

THE ABOVE SIGNATORY AFFIRMS THAT HE/SHE IS A DULY AUTHORIZED CORPORATE OFFICER OR OFFICIAL, MEMBER, PARTNER OR PROPRIETOR OF THE ABOVE NAMED CUSTOMER.

LEAF AUTOPAY PROGRAM
(AUTHORIZATION TO DEBIT AND CREDIT ACCOUNT BY ACH)

Customer Name: Columbia City Of dba Columbia Police Department

Application Number: 946128

In connection with the above referenced contract(s) ("Contract"), Customer(s) hereby authorize(s), **LEAF Capital Funding, LLC** AND/ OR ITS AGENTS, SUCCESSORS AND ASSIGNS (collectively, "Company"), to initiate ACH credit and/or debit entries, and if necessary, adjust any credit and/or debit entries made in error to the account described below ("Account") at the financial institution named below ("Bank"). The authorization provided herein (this "Authorization") is intended to encompass all amounts due and to become due under the above Contract, including current and past due periodic payments, miscellaneous charges, taxes and late charges. In addition, Customer potentially will enter into future transactions with Company. **Customer hereby acknowledges and agrees that this Authorization shall constitute a continuing Authorization to withdraw amounts for this Agreement as well as all future transaction(s) with the Company.** This Authorization shall not be limited or deemed waived, nor shall Company assume any liability, if for any reason Company delays debiting the Account for amounts due under the Contract. FOR ADMINISTRATIVE PURPOSES, ALL DEBIT AND CREDIT ENTRIES SHALL APPEAR ON THE ACCOUNT AS BEING INITIATED BY **"LEASE SERVICES."**

_____ Recurring Authorization: Initial to the left to authorize a RECURRING ACH authorization.

_____ One-time Payment: Initial to the left to authorize a ONE-TIME debit of the below account of $95.00 plus taxes.

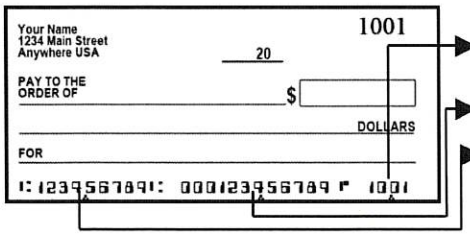
BANK NAME: _____ ABA/ROUTING NUMBER: _____

BRANCH: _____ ACCOUNT NAME: _____

CITY: _____ _____

STATE: _____ ZIP: _____ ACCOUNT NUMBER: _____

(ATTACH A VOIDED CHECK ON THE ABOVE ACCOUNT)



The check number is on the top and bottom right of the check - we do not need the check number.

***Account Number** is the middle group of 12 numbers on the bottom of your check.*

***Routing Number** is the group of 9 numbers on the bottom left of your check.*

Customer certifies that all information set forth above is true and correct. Customer agrees to give Company not less than twenty (20) days advance written notification of any termination or change in this Authorization, which shall remain in full force and effect until Company has received such written notification from Customer.

Signature:X _____

Print Name: _____

Title: _____

Date: _____

Phone Number: _____

E-mail Address: _____

Customer Billing Contact Information
(if different from information on left):

Name: _____

Title: _____

Phone Number: _____

E-mail Address: _____

THE PERSON SIGNING ABOVE AFFIRMS THAT HE/SHE IS A DULY AUTHORIZED CORPORATE OFFICER OR OFFICIAL, PARTNER OR PROPRIETOR OF THE ABOVE NAMED CUSTOMER.

Approved as to Legal Form:
C. Tim Tisher, City Attorney

MIS04 10-10-2022 App=946128

LEAF

State and Local Government Addendum

Reference: **Application No. 946128**

This State and Local Government Addendum (this "Addendum") is made part of the Agreement related to the above referenced application number ("Agreement") between **LEAF Capital Funding, LLC** ("we" "us" and "ours") and Columbia City Of dba Columbia Police Department ("you" and "your"). Capitalized terms used but not defined will have the meaning given to them in the Agreement. If there is any conflict between the terms of this Addendum and the terms of the Agreement, the terms of this Addendum will control and prevail. The parties hereby agree as follows:

1. Funding Intent. You reasonably believe that funds can be obtained sufficient to make all Payments set forth in the Agreement and any other amounts owed during the term of the Agreement. You agree that your chief executive or administrative officer (or your administrative office that has the responsibility of preparing the budget submitted to your governing body, as applicable) will provide for funding for such payments in your annual budget request submitted to your governing body. You covenant that you will do all things lawfully within your power to obtain, maintain and properly request and pursue funds from which the Payments may be made, including making provisions for such payments to the extent necessary in each budget submitted for the purpose of obtaining funding, using your best efforts to have such portion of the budget approved and exhausting all available administrative reviews and appeals in the event such portion of the budget is not approved. If your governing body chooses not to appropriate funds for such payments, you agree that your governing body will evidence such nonappropriation by omitting funds for such payments due during the applicable fiscal period from the budget that it adopts. You and we agree that your obligation to make payments under the Agreement will be your current expense and will not be interpreted to be a debt in violation of applicable law or constitutional limitations or requirements. Nothing contained in the Agreement will be interpreted as a pledge of your general tax revenues, funds or moneys.

2. Nonappropriation of Funds. If (a) sufficient funds are not appropriated and budgeted by your governing body in any fiscal period for Payments set forth in the Agreement or any other amounts owed to us and (b) you have exhausted all funds legally available for such payments due under the Agreement (together, a "Non-Appropriation Event"), then you will give us not less than ninety (90) days written notice (a "Termination Notice") and the Agreement will terminate as of the last day of your fiscal period for which funds for such payments are available ("Termination Date"). Such termination is without any expense or penalty, except for the portions of such payments and those expenses associated with your return of the Equipment in accordance with the Agreement for which funds have been budgeted or appropriated or are otherwise legally available. You agree that, to the extent permitted by law, you will not terminate the Agreement if any funds are appropriated by you or to you for the acquisition or use of equipment or services performing functions similar to the Equipment during your fiscal period in which such termination would occur. You shall (i) on or before the Termination Date, return the Equipment in accordance with the return requirements set forth in the Agreement, (ii) provide in the Termination Notice a certification of a responsible official that a Non-Appropriation Event has occurred, (iii) deliver to us, upon our request, an opinion of your counsel (addressed to us) verifying that the Non-Appropriation Event as set forth in the Termination Notice has occurred, and (iv) pay us all sums payable to us under the Agreement up to and including the Termination Date. You acknowledge and agree that, in the event of the termination of the Agreement and the return of the Equipment as provided for herein, you shall have no interest whatsoever in the Equipment or proceeds thereof and we shall be entitled to retain for our own account the proceeds resulting from any disposition or re-leasing of the Equipment along with any advance rentals, security deposits or other sums previously paid by you pursuant to the terms of the Agreement.

3. Authority and Authorization. You represent and agree that: (a) you are a state or a political subdivision or agency of a state; (b) the entering into and performance of the Agreement is authorized under your state laws and Constitution and does not violate or contradict any judgment, law, order, or regulation, or cause any default under any agreement to which you are party; (c) you have complied with all bidding requirements and, where necessary, have properly presented the Agreement for approval and adoption as a valid obligation on your part; and (d) you have sufficient appropriated funds or other moneys available to pay all amounts due under the Agreement for your current fiscal period. Upon our request, you agree to provide us with an opinion of counsel as to clauses (a) through (d) above, an incumbency certificate, and other documents that we request, with all such documents being in a form satisfactory to us.

4. Government Use. You agree that (a) you will comply with all information reporting requirements of the Internal Revenue Code of 1986, as amended, including but not limited to the execution and delivery to us of information statements requested by us, and (b) the use of the Equipment is essential for your proper, efficient and economic operation, you will be the only entity to use the Equipment during the term of the Agreement and you will use the Equipment only for your governmental purposes. Upon our request you will provide us with an essential use letter in a form satisfactory to us as to clause (b) above.

5. Insurance. You agree to provide and maintain at your own expense (a) property insurance against the loss, theft, destruction of, or damage to, the Equipment for its full replacement value, naming us as loss payee, and (b) public liability and third party property insurance, naming us as an additional insured. You will give us certificates or other evidence of such insurance on the Equipment at such times as we request. All insurance obtained from a third party insurer will be in a form, amount and with companies acceptable to us, and will provide that we will be given 30 days' advance notice of any cancellation or material change of such insurance. If you do not provide us with proof of such insurance, we may secure insurance on the Equipment to cover our interests (and only our interests). If we obtain such insurance, you will pay us an additional amount for the cost of such insurance and an administrative fee, the cost of which may be more than the cost to obtain your own insurance and on which we may make a profit.

6. Indemnification. With respect to any claims, actions, or suits that are made against us as a result of your actions, omissions, negligence or willful misconduct ("Claims"), to the extent permitted by law, you agree to reimburse us for, and if we request, defend us against, any such Claims.

7. Choice of Law. Regardless of any conflicting provision in the Agreement, **THE AGREEMENT WILL BE GOVERNED BY THE LAWS OF THE STATE IN WHICH YOU ARE LOCATED.**

8. This Addendum supplements and amends the Agreement only to the extent and in the manner set forth, and in all other respects, the Agreement will remain in full force and effect.

IN WITNESS WHEREOF the parties hereto, by their authorized signatories, have executed this Addendum at the date set forth below their respective signatures.

CUSTOMER: **Columbia City Of dba Columbia Police Department**	**LEAF CAPITAL FUNDING, LLC**
By: _____ Print Name: _____ Title: _____ Date: _____	By: _____ Print Name: _____ Title: _____ Date: _____

Approved as to Legal Form:
C. Tim Tisher, City Attorney

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Thad Jablonski, Finance Director, tjablonski@columbiatn.gov, 931.560.1580

AGENDA ITEM TITLE: APPROVE THE ANNUAL RENEWAL OF CYBER INSURANCE WITH TOKIO MARINE HCC AND PAYMENT OF PREMIUM TO INSRUANCE BROKER IN THE AMOUNT OF $24,143

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia's insurance broker, Redman Davis, solicited quotes and proposals for cyber insurance services. Tokio Marine HCC was identified as the vendor providing a consistent level of coverage at the lowest price compared to alternate proponents.

The premium cost for the 2025 is $24,143. The cost of insurance in 2024 totaled $24,093. The increase on the margin follows from solicitation of comparative quotes reviewed by MIS and broker.

Using MIS data provided to calculate the share of computing devices by fund, a breakdown by fund is as follows:

General Fund $20,642
Sanitation Fund $1,811
Wastewater Fund $1,690
Total $24,143

The City Council is requested to approve the renewal of City cyber insurance with Tokio and to authorize payment to Redman Davis in the amount of $24,143.

CERTIFICATION: The Chief Financial Officer certifies that following funds are budgeted and unencumbered within the Insurance Premium line items in the General ($20,642), Sanitation ($1,811) and Wastewater ($1,690) funds.

ATTACHMENTS: Staff Report, Invoice date August 30, 2024.



1040 N James Campbell Blvd, Suite 105
Columbia TN 38401
931-388-5387

Invoice # MEMO BILL		**Page 1**
ACCOUNT NO.	**Date**	
COLUMBI-02	**8/30/2024**	
ACCOUNT NAME & ADDRESS		
City Of Columbia **700 North Garden Street** **Columbia, TN 38401**		
Policy #		
H23NGP230517-00		
Effective	**Expiration**	**Amount Due**
9/11/2024	**9/11/2025**	**$24,143.00**

Due Date	Trans	Policy Type	Description	Amount
09/9/2024	MEM BILL	Cyber Privacy & Data Breach	24/25 Cyber Policy	$24,143.00

*Please make check payable to Redman-Davis Insurance.

You may pay online with a virtual check or credit card by going to https://fsbins.epaypolicy.com

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Michele Stevens, Administrative Assistant, mstevens@columbiatn.gov, 931-560-1010

AGENDA ITEM TITLE: RESOLUTION NO. 24-61 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING SUMMIT AT CARTERS STATION EAST, PHASE 4

RECOMMENDATION: Approve Resolution No. 24-61.

INFORMATION: Summit at Carters Station East, Phase 4 consists of 1,172 linear feet of 8" sanitary sewer main. The Developers met all of the qualifications for acceptance. The Wastewater Department has performed the necessary testing and inspections.

CERTIFICATION:

ATTACHMENTS: Staff Report, Resolution No. 24-61, Resolution No. 24-61 Dedication Letter

A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING SUMMIT AT CARTERS STATION EAST, PHASE 4

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 1,172 linear feet of 8" gravity main serving Summit at Carters Station East, Phase 4; and

WHEREAS, the City of Columbia has inspected said sewer improvements and has determined that said sewer improvements meet the requirements imposed by the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the City of Columbia does hereby accept the ownership and maintenance of said sanitary sewer improvements serving Summit at Carters Station East, Phase 4.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 12th day of September, 2024.

_____

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

_____

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:

_____

C. TIM TISHER - CITY ATTORNEY

Date: 10 July 2024

Columbia City Council
City of Columbia, Tennessee
City Hall
700 North Garden Street
Columbia, Tennessee 38401

Dear Council Members:

I wish to present for dedication to the Council of the City of Columbia, Tennessee, the wastewater system improvements installed to service Summit at Carter's Station East, Phase 4 in the amount of 1,172 linear feet. The Contractor installed the sanitary sewer according to the Standard Sewer Specifications of the City of Columbia.

You have been provided with CCTV and as-built drawings of the project and all inspections and testing has been completed. All fees required for dedication have been paid. You have also been provided a one-year maintenance surety in the amount of $28,421.00, set to expire one year from date of Council acceptance.

Acceptance by the Columbia City Council for these wastewater system improvements would be appreciated.

Sincerely,
Signed:

Print: Jeff Leone
Tamarack Land - Carter's Station, LLC

Lot Numbers to be dedicated: 301-327, 333-335

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Jill Carlson, Sr Administrative Assistant, jcarlson@columbiatn.gov, 931-560-1451

AGENDA ITEM TITLE: RESOLUTION NO. 24-63 - A RESOLUTION TO RATIFY THE AUTHORIZATION OF THE CITY OF COLUMBIA TO APPLY FOR THE 2024 BLUE CROSS HEALTHY PLACES GRANT, ACCEPT THE GRANT AWARD FOR UP TO $1,000,000 AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT.

RECOMMENDATION: Approve Resolution No. 24-63.

INFORMATION: The City of Columbia applied for the 2024 Blue Cross Healthy Places Grant to help fund the construction and installation of pickle ball, tennis and multi-use courts. This grant is up to $1,000,000 with no matching funds from the City of Columbia.

ATTACHMENTS: Staff Report, Resolution No. 24-63.

A RESOLUTION TO RATIFY THE AUTHORIZATION OF THE CITY OF COLUMBIA TO APPLY FOR THE 2024 BLUE CROSS HEALTHY PLACES GRANT, ACCEPT THE GRANT AWARD FOR UP TO $1,000,000 AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT

WHEREAS, the City of Columbia is eligible for funds under the 2024 Blue Cross Healthy Places Grant Program with up to $1,000,000 in funds; and

WHEREAS, this grant provides the construction and installation of pickleball, tennis and multi-use courts in Ridley Sports Complex as a way to enhance the park for increased community accessibility and entertainment; and

WHEREAS, the City of Columbia will utilize said grant monies to help enhance the community park experience with the addition of pickleball, tennie and multi-use courts in Ridley Sports Complex.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA that

(1) The City has applied for the 2024 Blue Cross Healthy Places Grant.

(2) The City Council approves the Blue Cross Healthy Places grant award with the commission funding up to $1,000,000 of the project cost.

(3) The Mayor is hereby authorized and directed to execute and submit an application for funds to the Blue Cross Commission in the amount of $1,000,000.

(4) The Mayor is hereby authorized and directed to enter into all necessary agreements to receive and administer such grant funds.

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA, TENNESSEE, this, the 12th day of September, 2024.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, AICP, Director of Development Services, pkeltner@columbiatn.gov, 931-560-1560

AGENDA ITEM TITLE: RESOLUTION NO. 24-64 - RESOLUTION 24-64 - A RESOLUTION TO RATIFY THE CITY OF COLUMBIA'S APPLICATION FOR THE 2024 HEALTHY BUILT ENVIRONMENT (HBE) GRANT; ACCEPT THE AWARD AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT.

RECOMMENDATION: Approve Resolution No. 24-64.

INFORMATION: The City of Columbia applied for and was awarded the 2024 Healthy Built Environments grant to convening, assessment, and planning for enhancements in East Columbia which promote health and reduce chronic illness. This grant amount is $50,000.

ATTACHMENTS: Staff Report, Resolution No. 24-64.

A RESOLUTION TO RATIFY THE CITY OF COLUMBIA'S APPLICATION FOR THE 2024 HEALTHY BUILT ENVIRONMENT (HBE) GRANT; ACCEPT THE AWARD AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT

WHEREAS, the City of Columbia is eligible for funds under the 2024 Tennessee Department of Health Office of Primary Prevention Healthy Built Environments (HBE) Grant; and

WHEREAS, this grant provides the opportunity to fund convening, assessment, and planning necessary for planning enhancements to the built environment in East Columbia; and

WHEREAS, the City of Columbia will utilize said monies to engage the stakeholders and prepare a subarea plan which includes improvement to the built environment which promote exercise and reduce the risk of obesity, heart disease, and diabetes. These funds will be used for community forums and to procure consulting services; and

WHEREAS, no matching funds are required by the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, as follows:

1. The City hereby ratifies the application for the 2024 HBE Grant program;
2. The City Council approves of the grant award in an amount not to exceed $50,000.00;
3. The Mayor is hereby authorized and directed to enter into all necessary agreements to receive and administer such funds.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the ____ day of September, 2024.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

C. Tim Tisher
C. TIM TISHER, CITY ATTORNEY

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
July 1, 2024	June 30, 2026	34360-05725	

Grantee Legal Entity Name	Edison Vendor ID
City of Columbia	4067

Subrecipient or Recipient	Assistance Listing Number
☐ Subrecipient ☒ Recipient	Grantee's fiscal year end

Service Caption (one line only)

Healthy Built Environments

Funding —

FY	State	Federal	Interdepartmental	Other	TOTAL Grant Contract Amount
2025	$50,000				$50,000
2026	$0				$0
TOTAL:	**$50,000**				**$50,000**

Grantee Selection Process Summary

☒ Competitive Selection	Request for Application (RFA) #34301-17625 was completed.
☐ 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.

CPO USE - GG

Speed Chart (optional)	Account Code (optional)

GRANT CONTRACT
BETWEEN THE STATE OF TENNESSEE,
DEPARTMENT OF HEALTH
AND
CITY OF COLUMBIA

This grant contract ("Grant Contract"), by and between the State of Tennessee, Department of Health, hereinafter referred to as the "State" or the "Grantor State Agency" and Grantee City of Columbia, hereinafter referred to as the "Grantee," is for the provision of Healthy Built Environments, as further defined in the "SCOPE OF SERVICES AND DELIVERABLES."

Grantee Edison Vendor ID # 4067

A. SCOPE OF SERVICES AND DELIVERABLES:

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

A.2. Service Goal. Promote health equity by supporting local governments, not-for-profit and non-governmental organizations who are engaged as partners with local communities to plan, develop, implement and assess sustainable plans and projects that increase access to safe, tobacco-free, and publicly accessible places, offering opportunities for physical activity for a diverse group of users, including those who live, visit, work, play, worship, and learn in the community.

A.3. Service Recipients. Those who live, visit, work, play, worship, and learn in the communities.

A.4. Service Description. The Grantee shall provide services, with measurable outcomes, as specified in its approved application. The Grantee shall:

a. Establish and support internal and external mechanisms for collaboration and shared decision-making;

b. Promote health in all policies through built environment initiatives;

c. Remove barriers to access and increase opportunities for physical activity by planning for and providing publicly accessible facilities (must be on public property or an easement on private property for public use) such as parks, greenways, walking tracks, sidewalks, and bikeways for transportation; additionally, address transportation barriers which limit access to healthy foods and health and wellness services;

d. Identify and leverage opportunities to incorporate healthier design into planning of programs and infrastructure;

e. Expand and share resources to support local communities and diverse populations;

f. Build relationships by working with and for local communities; and

g. Engage individuals and/or partners with communications expertise to increase awareness of needs, resources, successes, and impact.

A.5. Service Reporting. The Grantee must submit and/or participate in the following:

a. An evaluation and grant management webinar with the State. This will be completed before the end of the first 60 days of the contract term. The grantee must submit an updated work and evaluation plan to the state within 30 days of completing the webinar.

b. A quarterly written progress report that updates the State on progress of the project as detailed in D.17. An online template to meet this requirement will be provided by the State. The grantee shall include an updated Work and Evaluation Plan and pictures as necessary with these reports on the template that the State provides. Quarterly reports shall be due within 30 days at the conclusion of each three-month quarter.

c. Disbursement Reconciliation and Close Out Report. These are outlined in section C.7. These should be submitted in accordance with the guidance in C.7. They should also be attached with the online quarterly report described in A.5.b.

d. A final report with an evaluation. This shall be due within 60 days after the end of the grant contract term and shall follow the guidelines of the work and evaluation plan made concluding the webinar described in A.5.a

e. Site visits. The Grantee will allow and participate in site visits from the State as requested.

f. Final versions of work products at various stages of product implementation as requested by the State. This could include:

i. Agendas and minutes from stakeholder meetings;
ii. Community questionnaires/surveys;
iii. Needs assessment (walking audits, greenspace analysis, etc.);
iv. Requests for bids and executed agreements with service providers; and
v. Preliminary and final designs, plans, building specifications, and healthy impact assessments.

A.6. Incarcerated Individual Participation. If a Grantee intends to include incarcerated individuals in any project, the Grantee shall put in place reasonable and necessary safety precautions, including, but not limited to, assurance that no minors or other vulnerable population is accessible to the participating incarcerated individuals during the subject project.

A.7. The Grantee shall limit resources to US-based (onshore) resources only.

A.8. 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;

c. the Grantee's proposal (Attachment 1) incorporated to elaborate supplementary scope of services specifications.

A.9. In the event that the Grantee is subject to an audit in accordance with Section D.19. hereunder, the Grantee shall log in to their account on the Edison Supplier Portal to complete the Information for Audit Purposes (IAP) and End of Fiscal Year (EOFY) eForms.

A.10. No funds awarded under this Grant Contract shall be used for lobbying federal, state, or local officials.

B. TERM OF CONTRACT:

This Grant Contract shall be effective on July 1, 2024 ("Effective Date") and extend for a period of twenty-four (24) months after the Effective Date ("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 fifty thousand dollars ($50,000) ("Maximum Liability"). The Grant Budget, attached and incorporated as Attachment 2 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 (Attachment 3) 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:

By email: Shay.L.Smith@tn.gov

Or by regular mail:

Tennessee Department of Health
South Central Regional Office
Attn: Shay Smith
1216 Trotwood Avenue
Columbia, TN 38401

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 Health, Office of Primary Prevention.
(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.
(4) An invoice under this Grant Contract shall be presented to the State within thirty (30) days after the end of the calendar month in which the subject costs were incurred or services were rendered by the Grantee. An invoice submitted more than thirty (30) days after such date will NOT be paid. The State will not deem such Grantee costs to be allowable and reimbursable by the State unless, at the sole discretion of the State, the failure to submit a timely invoice is warranted. The Grantee shall submit a special, written request for reimbursement with any such untimely invoice. The request must detail the reason the invoice is untimely as well as the Grantee's plan for submitting future invoices as required, and it must be signed by a Grantee agent that would be authorized to sign this Grant Contract.

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 twenty percent (20%) 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 Reconcillation and Close Out. The Grantee shall submit a grant disbursement reconciliation report within thirty (30) days following the end of each quarter and a final invoice and final grant disbursement reconciliation report within forty-five (45) days of the Grant Contract end date and in form and substance acceptable to the State (Attachment 4).

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:

John Vick, Director
Tennessee Department of Health, Office of Primary Prevention
Andrew Johnson Tower, 5th Floor
710 James Robertson Parkway
Nashville, TN 37243
John.vick@tn.gov
Telephone # (615) 253-4665

The Grantee:

Charles "Chaz" Molder, Mayor
City of Columbia
Address
700 N. Garden Street
Columbia, TN 38401-3317
chaz.molder@columbiatn.com
Telephone # (931) 560-1500

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 this Grant Contract upon written notice to the Grantee. The State's right to terminate 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 date. 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. 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 5 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 five thousand dollars ($5,000.00).

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 applicable state and federal law. All material and information, regardless of form, medium or method of communication, provided to the Grantee by the State or acquired by the Grantee on behalf of the State that is regarded as confidential under state or federal law shall be regarded as "Confidential Information." 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 or permitted under state or federal law. Grantee shall take all necessary steps to safeguard the confidentiality of such material or information in conformance with applicable state and federal law. 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.

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.

E.2. Printing Authorization. The Grantee agrees that no publication coming within the jurisdiction of Tenn. Code Ann. § 12-7-101, *et seq*., shall be printed pursuant to this Grant Contract unless a printing authorization number has been obtained and affixed as required by Tenn. Code Ann. § 12-7-103(d).

E.3. Environmental Tobacco Smoke. Pursuant to the provisions of the federal "Pro-Children Act of 1994" and the "Children's Act for Clean Indoor Air of 1995," Tenn. Code Ann. §§ 39-17-1601 through 1606, the Grantee shall prohibit smoking of tobacco products within any indoor premises in which services are provided to individuals under the age of eighteen (18) years. The Grantee shall post "no smoking" signs in appropriate, permanent sites within such premises. This prohibition shall be applicable during all hours, not just the hours in which children are present. Violators of the prohibition may be subject to civil penalties and fines. This prohibition shall apply to and be made part of any subcontract related to this Grant Contract.

E. 4. Healthy Eating Requirements. Grant recipients who purchase or serve snacks or meals in conjunction with their performance under this Grant Contract shall provide only healthy foods. No high sugar beverage shall be served at any time. Fruits and vegetables shall be given preference in menu selections.

IN WITNESS WHEREOF,

CITY OF COLUMBIA:

GRANTEE SIGNATURE **DATE**

CHARLES "CHAZ" MOLDER, MAYOR

Approved as to Legal Form:
C. Tim Tisher, City Attorney

DEPARTMENT OF HEALTH:

RALPH ALVARADO, MD, FACP, COMMISSIONER **DATE**

2024 Healthy Built Environment Application

Response ID:57 Data

1. APPLICANT INFORMATION

1. Applicant Name (name of the organization, non-profit, etc. NOT the name of an individual person.)

City of Columbia

2. Which county will the project take place in?

Maury

3. Descriptive Project Title (7 words or less)

Connecting Columbia To A Better Future

4. Contact Person Name

Danny Coleman

5. Contact person email address

dcoleman@sctdd.org

6. Re-confirm Email Address

dcoleman@sctdd.org

7. Contact person phone number

6156241804

8. Please upload the completed Competitive Requirements form.

COMPETITIVE_REQUIREMENTS_SIGNED.pdf

2. PROJECT INFORMATION

9. Which phase will be the focus of the project?

Phase A: Convening, Assessment, and Planning (maximum $50,000, must be completed within 24 months)

10. How much money in total do you intend to ask for? (maximum $80,000)

$50,000

11. Please provide the address where the project will take place. If this is a planning project, please use a central address in the area that the plan will be for.

871 Iron Bridge Road (Fairview Park)
Columbia TN 38401

12. Project Abstract and Problem Statement (350 words max)
Briefly explain:
the defined need and health disparity in your target population;
the proposed project; and
how the proposed project addresses that need and promotes health equity.

In East Columbia, located within Maury County Census Tract 105, residents face significant health disparities, including high

rates of diabetes, heart disease, and physical inactivity compared to the broader community, according to CDC data. The physical and social isolation of East Columbia from the rest of the city exacerbates this disparity, necessitating deliberate efforts to bridge the gap and foster equal prosperity amid Columbia's small-town revival.

East Columbia – specifically Census Tract 105 - faces significant health disparities due to historical neglect and social vulnerability. With elevated levels of preventable diseases such as diabetes, heart disease, and high blood pressure, coupled with higher rates of physical inactivity compared to the broader community, urgent action is imperative. This majority African-American community, characterized by socioeconomic and household composition vulnerability, experiences persistent health inequities exacerbated by physical and social isolation from the rest of the city.

To address these issues, the city proposes this project as part of a larger initiative to improve public access to multimodal transportation and encourage active living among all residents. If funded, this project would align with previous efforts outlined in the "East Columbia Redevelopment and Urban Renewal Plan" (created in 2011), which has been incrementally implemented by 8 other various grant-funded projects that have been undertaken since 2011 (see "Attachment E"). Prior projects have begun to enhance the built environment with sidewalks, improved lighting, and Civil Rights landmarks, fostering community engagement and ensuring that the cost burden of building up this historically neglected community is not passed on to local residents through raised taxes. Convening the residents of East Columbia will provide an opportunity to continue the present momentum of implementing the city's recently updated comprehensive plan and soliciting input from East Columbia residents to create a more specific, subarea plan for improving health, mobility, and access to the broader community.

13. Project narrative (750 words max)

Describe the timeline of the project with key strategies, milestones, and roles of the organization.
Include plans for sustainability.
Explain how the project will involve the community throughout the project.
Provide examples of collaboration with other initiatives happening related to the project.
Acknowledgment that the project is in compliance with all Americans with Disabilities Act requirements and any relevant installation requirements.
Ensure this narrative compliments your work and evaluation plan.

The project milestones, deliverables, and other pertinent information are as follows:

Milestone #1: Create Strategic Plan (Completed): As mentioned in question #12, the city of Columbia has already been working with community leaders, local pastors, and relevant elected officials to develop the initial plan for improving the East Columbia area (see "Attachment A"), "East Columbia Redevelopment and Urban Renewal Plan" created in 2011). This plan has guided municipal and community group initiatives over the last 12 years to improve the quality of life for the historic African-American community. Eight different grant-funded projects have already addressed several of the needs identified in the plan. Columbia's new zoning ordinance (adopted in 2023) will also gradually mitigate unaddressed blight in the form of sustainable, infill development. Several local residents have already begun to develop their homes and capitalize on the increased value of their properties. Tandem to the zoning ordinance update, the city also updated its comprehensive plan (see "Attachment B"), "Connect Columbia" adopted in 2024). During the comprehensive plan update, the city took specific efforts to hold 1 of the 3 city-wide community input meetings at Fairview Park (which is this project's central location, located in East Columbia) in order to better solicit input from the East Columbia community.

Milestone #2: Convening the East Columbia Community (Present): This next step will allow city staff to dive deeper into soliciting specific input from the residents of East Columbia. This will be accomplished by using HBE grant funds to create greater awareness of the event, hire on-site childcare, hold the event in the evening, and cater food so that the event supports working families who'd like to attend after they return home from work. Additionally, local health leaders, relevant local nonprofits, elected officials, and representatives from Maury Regional Hospital will be invited to participate in order to help guide the conversations towards the intended use of HBE grant funds and speak to the benefits of creating healthy built environments so that the event solicits relevant feedback from residents.

During this phase, city staff will use the bulk of awarded funds to hire a consulting engineer. Columbia's planning staff has

already been stretched thin due to the high volume of developments that have been coming to the city at-large. Hiring an outside engineer to focus exclusively on this project will produce a subarea plan more specifically informed by East Columbia residents, created with the concept of community-driven, ADA compliant, healthy built environments at its core.

Milestone #3: Subarea Plan Adoption (By or before December 2024) – In February 2024, the Columbia City Council adopted its updated comprehensive plan, "Connect Columbia." However, during the process of creating the "Connect Columbia" plan, the 15-member steering committee, city staff, and Municipal Planning Commission, identified a need to create a subarea plan for East Columbia (see "Attachment C") in order to ensure that efforts to revitalize the area continue into the future. City leaders fully expect to adopt this subarea plan by or before December 2024.

It should be noted that the current Columbia City Council has been consistently unanimous in their support of a dynamic approach to improving the state of East Columbia. The plan will be ready for adoption before any turnover occurs on the city council – ensuring that the current, supportive council will still be in place when the subarea plan is ready to be adopted by Ordinance. This would then, in essence, update/replace the aforementioned 2011 "East Columbia Redevelopment and Urban Renewal Plan" with a more formalized and updated plan for continued infrastructure investment and resident-benefitting zoning law adjustments in the area.

With the aid of this grant, this subarea plan would be able to incorporate the East Columbia community's input in a more thorough and robust way than ever before. These much needed funds will help the city continue its efforts to revitalize the area and create ADA-compliant amenities where they are still needed. These intentional efforts aim to promote health equity by ensuring that underserved areas have equal access to the physical, mental, and economic benefits that come from living in healthy built environments.

Milestone #4: Procurement/HBE Project Implementation (2025) – A thorough explanation of this phase is accounted for in the next question (Question #14)

Milestone #5: Evaluation and Continuing Implementation of Subarea Plan (2026-Future) – A thorough explanation of this phase is accounted for in Question #15.

14. Project management (500 words max)

Explain how this project will be managed to ensure the success and financial management while accomplishing health equity.

Procurement/HBE Project Implementation – While Kevin McCarthy (City Planner) will provide direct oversight of this project in the convening phase, Mack Regan (Parks and Recreation Director) will serve as the primary manager of the project once implementation begins. It is noteworthy that the city's planning department has already executed a similar project (largely done "in-house") with great success. In 2019, the Ragan-Smith civil engineering firm was engaged to help create a master plan for Columbia's burgeoning Arts District (see "Attachment D"). Local residents and interested community members were gathered, provided input, voted on projects, and helped inform the master plan which has already manifested in a streetscape project, expansion of the Arts District zoning overlay, and artist-designed crosswalks and murals throughout the area just as the master plan had recommended.

Mr. Regan and his staff of 50 currently oversee 7 city parks and have worked with various community groups over the past 8 years to develop mountain biking trails, create programming for all ages, and are more than capable of handling the implementation of this project in accordance with the wishes of the East Columbia community. Mr. Regan currently has an additional staff member budgeted for next year that would assume the responsibilities of maintenance of these bike/walking trails and he is also actively filling a vacant position that would oversee programming.

In order to ensure quality, community-driven implementation of this project, the city will convene a Bike and Walking Trail committee made up of: (1) An upper management P&R staff member, (2) a P&R Programming Manager, (3) Mr. Regan, (4) a P&R Marketing Manager, and (5) a member of the Columbia City Council, appointed by the council at the appropriate time.

Financial management will be primarily directed by the Assistant City Manager and CFO, Thad Jablonski. Mr. Jablonski and his staff have won multiple awards for their financial management practices from Government Finance Officers Association (GFOA) for their transparency, efficiency, and accountability when it comes to communicating with the public about the city's finances (The "Certificate of Achievement for Financial Reporting" - for 25 years, the "Distinguished Budget Presentation Award" - for 5

years, and the "Popular Annual Financial Reporting Award" - also for 5 years).
Mr. Ragan and his staff estimate that it would require 1 part-time staff member to manage the bike/walking trails as they are currently proposed. As bike/walking trails are a low-maintenance park feature, the city's Public Works department would be more than capable of ensuring that the paths are free of vegetation overgrowth and would be available to repair cracks/potholes as needed.

15. Evaluation (500 words max)

Describe how you will evaluate the impact of this project.

Include your plan to disseminate findings.

Ensure this narrative compliments your work and evaluation plan.

Evaluation and Continuing Implementation of Subarea Plan - The Parks and Recreation team has identified several community groups (like walking clubs, bike clubs, Boy/Girl Scouts, and others) willing to help gather data on how residents use bike/walking paths. They plan to use online forms, similar to what was used for Columbia's comprehensive plan update in 2023. In that survey, 24% of respondents prioritized trails and greenways, with recreation centers coming in second at 14%. It is also worth noting that 54% of respondents indicated an openness to a modest sales tax increase to improve funding for public park projects.
City planning staff annually produces a Development Services Activity report, which will help share this data with the city council and general public, ensuring transparency around projects like this HBE project. The city would also use their Public Information Officer (Hannah Miller) to inform the community about how local taxes and grants support these projects via email, social media, radio, and other local publications.
At the completion of this project, city staff and volunteers will work at the direction of the aforementioned Bike and Walking Trail committee to measure the following metrics in order to evaluate the success of the project and learn what future improvements residents wish to see prioritized:
Increase in park usage
Increased access for users outside of a respective park's pedestrian shed
Usage of bike/walking trails
Increased opportunities for local residents to exercise/connect
Improvement of social determinants of health
With the collected data in conjunction with the new East Columbia subarea plan, city staff will be further empowered to pursue future grants that can fund the continuation of advancing health equity in the community and ensuring that this recreation asset is maintained in good order for all residents who use it.

16. Budget (500 words max)

Provide a budget narrative of the project including total project costs and clearly delineated funding requests.

The narrative should compliment and explain the budget template that you will attach to this application.

HBE grant funds will be instrumental in advancing a comprehensive convening and planning project aimed at enhancing the built environment and improving health outcomes in East Columbia. With $2,750 earmarked for convening the East Columbia community and other key stakeholders, these funds will be used to maximize awareness of the event using social media, print publications, and well placed signage. Leveraging local influencers, elected officials, and hyperlocal podcasts that reach the intended audience will also be explored and would not require grant funds. Funds will also be used to pay for childcare and cater food so that the event supports working families who'd like to attend after they've finished their work day and also need to eat dinner. This inclusive approach ensures that the voices and needs of the East Columbia community are central to the decision-making process, fostering ownership and sustainability.
Finally, a significant portion of the funds - $47,250 - will be allocated towards the preparation of an East Columbia specific subarea plan. This plan will serve as a roadmap for identifying, prioritizing, and implementing specific facilities enhancements over a 2-5 year period following its completion. The city of Columbia has allocated up to $20,000 of its own funds to ensure the successful completion of this project in the event that engineer consulting costs are higher than anticipated.
By delineating actionable steps and timelines, this convening and planning project will provide a clear framework for achieving tangible improvements in the built environment, targeting upstream factors, and ultimately contributing to enhanced health outcomes for East Columbia residents. Through prudent allocation and strategic utilization of funds, Columbia is poised to make

meaningful strides towards creating a more vibrant, equitable, and healthy community for all.

17. Attach the Work and Evaluation Plan
The template can be downloaded from the TDH Funding Opportunities Page under this RFA posting (https://www.tn.gov/health/funding-opportunities.html).

Work_and_Evaluation_Plans_-_FINAL_version.pdf

18. Upload the completed budget spreadsheet using Attachment 2 Excel Worksheet that can be downloaded on theTDH Funding Opportunities Page under this RFA (https://www.tn.gov/health/funding-opportunities.html).

Columbia_HBE_Phase_A_Budget.xls

19. Supplemental attachments may be submitted. This section will not be scored individually, but it can support and complement other sections of the grant. It should be submitted as a single PDF file that does not exceed 10 pages total. Some attachments that may be included are:
Letters of Support and Letters of Commitment;
Documents that demonstrate public support;
Pictures;
Plans; and
Convening meeting minutes.
(Please combine all of your additional attachments into one document that does not exceed 10 pages)

East_Columbia_HBE_Attachments_Packet.pdf

20. Have you reviewed the sample contract included with the RFA with legal counsel?

Yes

21. Are there any terms or conditions in the sample contract the organization cannot accept?

No

Please list any terms or conditions in the sample contract that your organization cannot accept.

3. Thank You!

New Send Email

May 10, 2024 13:52:58 Success: Email Sent to: dcoleman@sctdd.org

New Send Email

May 10, 2024 13:52:59 Success: Email Sent to: competitive.health@tn.gov

Healthy Built Environments Work and Evaluation Plans

There are 4 pages to this document. Please ensure you have filled out all 4 and attach it to your application.

Applicant Organization Name: City of Columbia

Short, Descriptive Project Title Used in Application Form: Connecting Columbia to a Healthier Future

Project Team Members (you do not need to fill in every row):

Name	Organization	Role	Contact Information
Kevin C. McCarthy, AICP	City of Columbia	City Planner/Co-Project Manager	kmccarthy@columbiatn.com
Alex Troje	City of Columbia	Parks & Rec/Co-Project Manager	atroge@columbiatn.com
Thad Jablonski	City of Columbia	Financial Manager	tjablonski@columbiatn.com
Glenn Harper, PE	City of Columbia	City Engineer	gharper@columbiatn.com
Robert Caldiraro	Maury County Building & Zoning	Comp. Plan Steering Committee Member	rcaldiraro@maurycounty-tn.gov
Trent Ogilvie	Columbia Housing & Redevelopment	Comp. Plan Steering Committee Member	Trent@chatoday.org
Mack Reagan	City of Columbia	Parks & Rec. Director	mreagan@columbiatn.com

Partnerships with Community Partners Planned to Form or Strengthen Throughout Project (you do not need to fill in every row):

Organization	Organization Type (business, non-profit, government, etc)	Name of primary contact in organization for project
Peace & Justice Initiative	Nonprofit/Civil Rights Advocacy	Russ Adcox
Columbia State Community College	Government/Education	Dr. Christa Martin
Mule Town Trolley	Government/Public Transportation	Tammy Frazier
Columbia Cycling Club	Community Biking Club	Duane Leach
Maury County Public Schools	Government/Education	Jack Cobb

Other Sources of Funding or Resources to be used in combination with this grant (if any):

In-kind from City of Columbia by way of city staff overtime costs and free facilities usage. An additional $20,000 has been allocated to the successful completion of this phase of the project in the event of unanticipated overages with engineering consulting costs - per Asst. City Manager/CFO, Thad Jablonski

Healthy Built Environment Grant Project Flow Chart

Please fill out the boxes below to show the process and expected results for your proposed project

What resources will you use to implement your project?	What activities will you do with these resources?	What will you produce through these activities?	What changes will result from your project?	What long term impacts will your project have?
Examples: staff, funding, partnerships, volunteer labor	Examples: build a new playground, hold community meetings	Examples: a greenways plan, a new park, new partnerships	Examples: change in physical activity, greater access to parks	Examples: reduce obesity, improve mental health
Grant Funding	convene and plan for improved neighborhood to park land connections	fundable/actionable sidewalk/greenways plan	change in physical activity, greater access to parks	equitably expanded access to physical activity
City Funds	Planning and meeting facilitation	fundable/actionable sidewalk/greenways plan	sidewalk & greenway connections	equitably expanded access to physical activity
Community Volunteers & Steering Committee	convene and facilitate meetings to solicit ideas	meaningful public input to solicit specific proposals for park land conenctions	community buy-in, priorities which work for residents	enhanced trust, support for city investment in implementation
Consulting Engineers	Evaluate feasibility of each community priority	feasibility analysis	filtering of community-driven proposals though technical expertise	prioritized list of projects which can be completed with available resources in 3-5 years
Planning Consultants	Plan preparation and revision	subarea plan focused on physical pedestrian connection	implementable plan of connected parks and neighborhoods	reduction of chronic illness, increase physical activity

EXHIBIT 1

Work Plan

Please list at least 5 milestones. For each milestone you list, please fill out the achieve by date, person responsible, and criteria for completion.

	Milestone	Achieve by Date	Person Responsible	Criteria for Completion
1	#1: Create Strategic Plan	3/1/2011	Trent Ogilvie	E. Columbia Redevelopment Plan
2	#2: Convening the East Columbia Community	8/1/2024	Kevin McCarthy	Community Input + New Subarea Plan
3	#3: Subarea Plan Adoption	12/1/2024	Kevin McCarthy	Subarea Plan Adopted by City Council
4	#4: Procurement/HBE Project Implementation	2/1/2025	Mack Reagan/Alex Troje	HBE Project Construction Completion
5	#5: Evaluation & Continuing Implementation of Subarea Plan	12/1/2025	Mack Reagan/Alex Troje	Data collected/distributed
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

EXHIBIT 1

Evaluation Plan

All grantees must complete an evaluation of their project. Please see this Built Environment Resource Guide for help on forming your evaluation plan. Please list at least 3 desired outcomes of the project and the metric(s) and method(s) for each of those outcomes.

	Desired Outcome of Project (example: increase access to opportunities for physical activity for middle school students)	**What metric(s) will you use to determine if you achieved your desired outcome?** (example: number of students by age using the facility per week)	**What method(s) will you use to collect this metric?** (examples: survey, observation, ArcGis analysis)
1	Increase in park usage	Number of visitors per week	Observation
2	Visits to parks outside of typical pedestrian sheds	Number of new park visitors per week	Observation
3	Usage of bike/walking trails	Number of path users per week	Observation
4	Improved social determinants of health	E. Columbia SVI score + other health related data	Census + CDC Data
5	Increased satisfaction with available parks & rec. assets	Number of park users reporting satisfaction rating of 7+	Online/in-person surveys
6			
7			
8			
9			
10			

How will you use your evaluation results, and who will you share them with?

Columbia City Council, Municipal Planning Commission, City Parks & Rec., Maury County Parks & Rec, and the general public via Columbia's Public Information Officer

Will you be partnering with anybody to complete your evaluation?

Columbia Cycling Club, local Boy/Girl Scout Troops, local walking clubs, and Maury Regional Health Care Foundation

Attachment A



East Columbia Redevelopment and Urban Renewal Plan

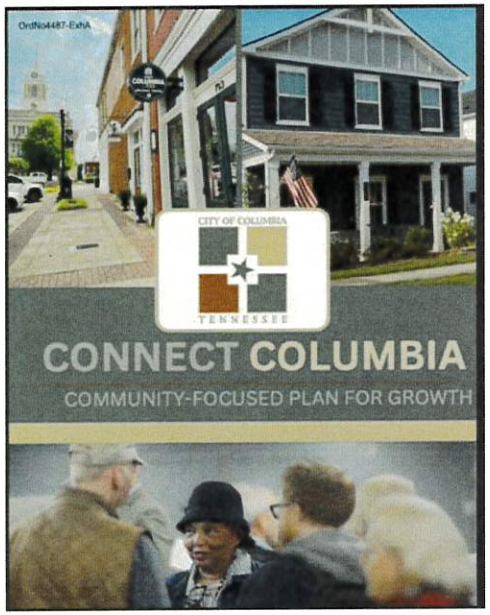
IMPLEMENTATION SUMMARY

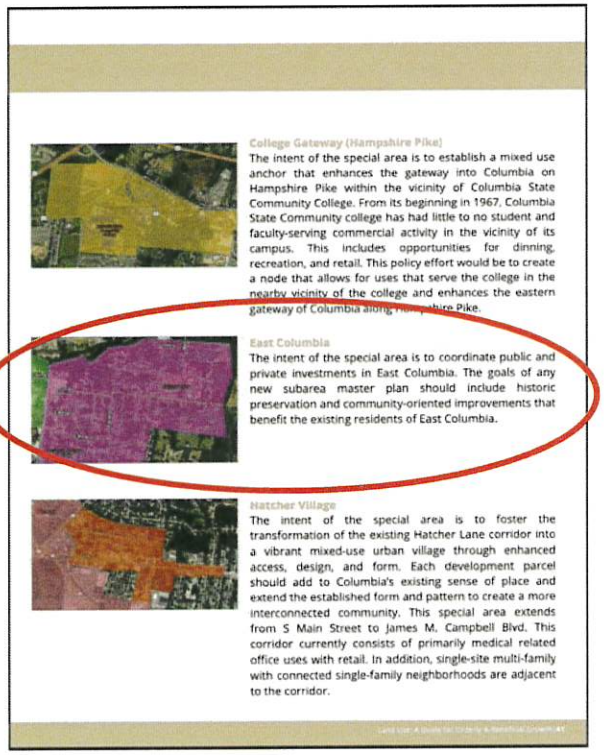
This document is a Summary Report of the Goals and Objectives identified in the plan. The report identifies the initial timeframe, responsible party, and potential funding sources.

Prepared
March 1, 2011

Trent Ogilvie, Executive Director
Kathie Fuston, Executive Assistant

Attachment A: East Columbia Redevelopment and Urban Renewal Plan (2011)





College Gateway (Hampshire Pike)

The intent of the special area is to establish a mixed use anchor that enhances the gateway into Columbia on Hampshire Pike within the vicinity of Columbia State Community College. From its beginning in 1967, Columbia State Community college has had little to no student and faculty-serving commercial activity in the vicinity of its campus. This includes opportunities for dinning, recreation, and retail. This policy effort would be to create a node that allows for uses that serve the college in the nearby vicinity of the college and enhances the eastern gateway of Columbia along Hampshire Pike.

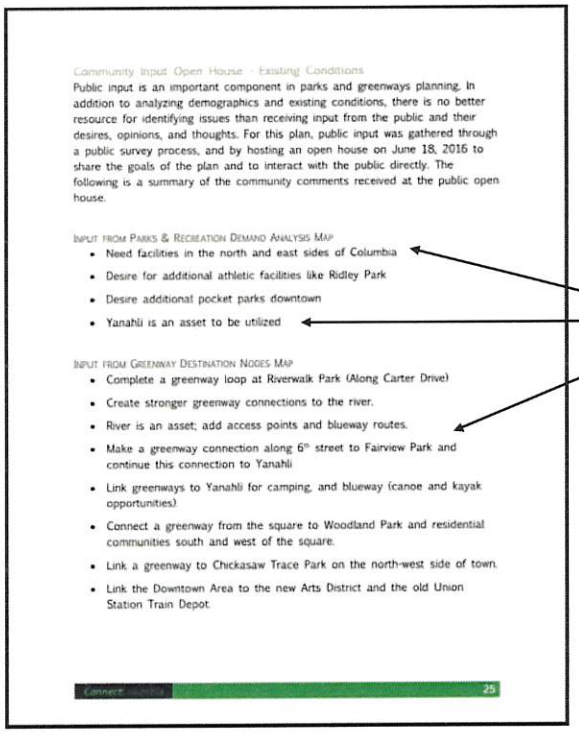
East Columbia

The intent of the special area is to coordinate public and private investments in East Columbia. The goals of any new subarea master plan should include historic preservation and community-oriented improvements that benefit the existing residents of East Columbia.

Hatcher Village

The intent of the special area is to foster the transformation of the existing Hatcher Lane corridor into a vibrant mixed-use urban village through enhanced access, design, and form. Each development parcel should add to Columbia's existing sense of place and extend the established form and pattern to create a more interconnected community. This special area extends from S Main Street to James M. Campbell Blvd. This corridor currently consists of primarily medical related office uses with retail. In addition, single-site multi-family with connected single-family neighborhoods are adjacent to the corridor.

Attachment B: 2024 Connect Columbia Comprehensive Plan + Special Areas identified



Community Input Open House - Existing Conditions

Public input is an important component in parks and greenways planning. In addition to analyzing demographics and existing conditions, there is no better resource for identifying issues than receiving input from the public and their desires, opinions, and thoughts. For this plan, public input was gathered through a public survey process, and by hosting an open house on June 18, 2016 to share the goals of the plan and to interact with the public directly. The following is a summary of the community comments received at the public open house.

Input from Parks & Recreation Demand Analysis Map

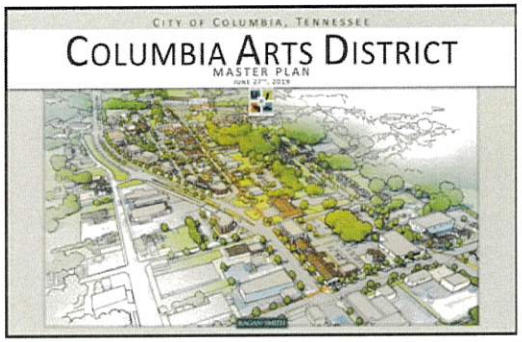
- Need facilities in the north and east sides of Columbia
- Desire for additional athletic facilities like Ridley Park
- Desire additional pocket parks downtown
- Yanahli is an asset to be utilized

Input from Greenway Destination Nodes Map

- Complete a greenway loop at Riverwalk Park (Along Carter Drive)
- Create stronger greenway connections to the river.
- River is an asset; add access points and blueway routes.
- Make a greenway connection along 6th street to Fairview Park and continue this connection to Yanahli
- Link greenways to Yanahli for camping, and blueway (canoe and kayak opportunities)
- Connect a greenway from the square to Woodland Park and residential communities south and west of the square.
- Link a greenway to Chickasaw Trace Park on the north-west side of town.
- Link the Downtown Area to the new Arts District and the old Union Station Train Depot

25

2016 Greenways Plan: Need for requested HBE project beginning to be identified



Attachment D: Arts District Master Plan

ORDINANCE NO. 4487

AN ORDINANCE TO AMEND ORDINANCE NO. 4176 AS AMENDED BY ORDINANCE NO. 4390, TO AMEND THE CONNECT COLUMBIA PLAN REGARDING THE FRAMEWORK, LAND USE, PARKS AND GREENWAYS, TRANSPORTATION AND ACCESS MANAGEMENT PLANS FOR THE CITY OF COLUMBIA, TENNESSEE

WHEREAS, the City of Columbia Municipal Planning Commission has been established and exercises the planning power as provided under the provisions of Tennessee Code Annotated §13-3-102, §13-3-301 thru §13-3-304 and §13-4-101 thru §13-4-309 and the City of Columbia has an approved Zoning Ordinance adopted under the provisions of Tennessee Code Annotated §13-7-201; and

WHEREAS, the Columbia Municipal Planning Commission reviewed an amendment to the general plan called the Connect Columbia Plan regarding Framework, Land Use, Parks and Greenways, Transportation and Access Management Plans for the City of Columbia, Tennessee; and

WHEREAS, the Columbia Municipal Planning Commission did conduct a public hearing on the 8th day of November, 2023 on the plan following public notice.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the Connect Columbia Plan, being the Framework, Land Use, Parks and Greenways, Transportation and Access Management Plans for the City of Columbia, Tennessee, is hereby amended by deleting the existing plan and replacing such plan with a new Connect Columbia Plan as described in Exhibit A, which is attached hereto and incorporated herein by reference.

Section 2: This Ordinance is passed after review of Columbia Zoning Ordinance Article 8.5.20 by the Columbia Municipal Planning Commission, with a recommendation of approval, following a public hearing, on the 8th day of November, 2023, and after a public hearing held on the 11th day of January, 2024, with notice of said

ORDINANCE NO. 4487
Page 1 of 2

ORDINANCE NO. 4487

hearing being given in The Daily Herald of Columbia, Tennessee, thirty (30) days or more before said hearing.

Section 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE. This the 8th day of February, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY, CITY MANAGER

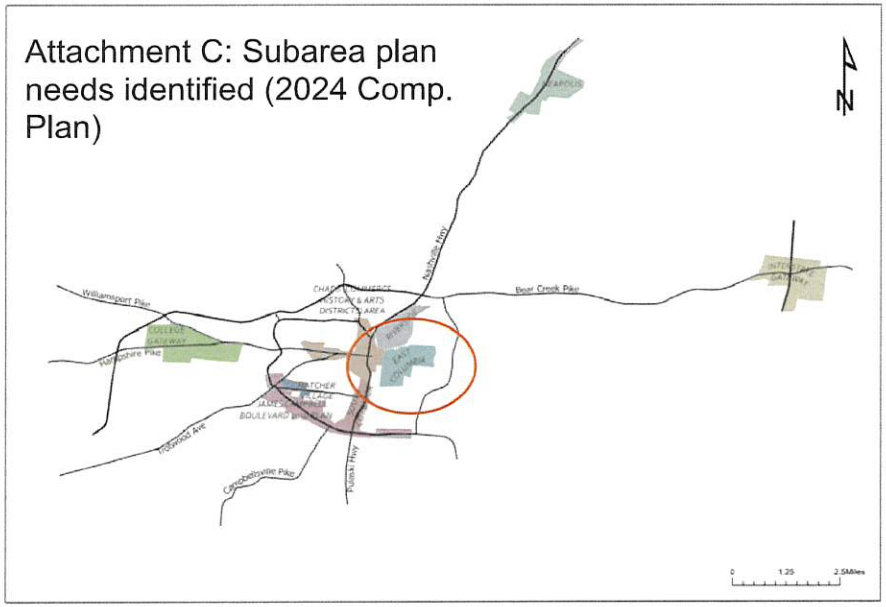
Passed on 1st consideration: 1/11/24

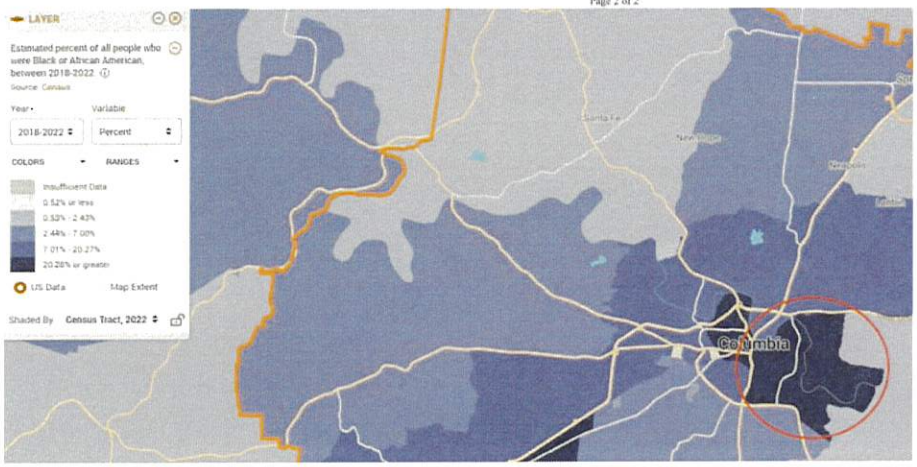
Passed on 2nd consideration: 2/8/24

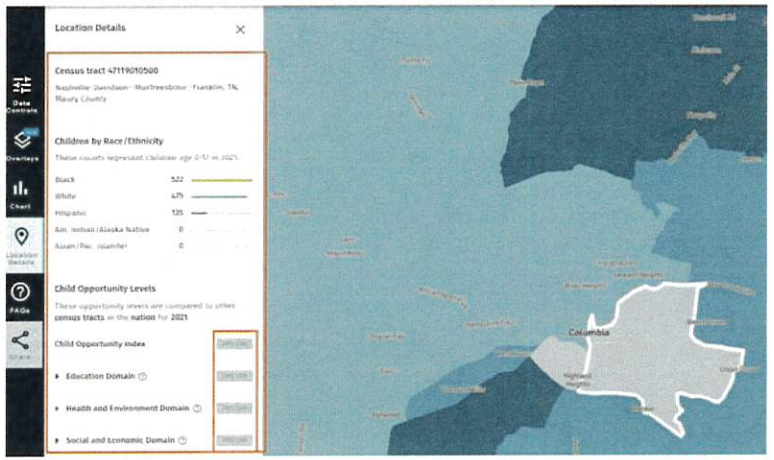
ORDINANCE NO. 4487
Page 2 of 2

Adoption of new 2024 Comprehensive Plan

Relevant data maps







ATTACHMENT 2

GRANT BUDGET

(BUDGET PAGE 1)

Healthy Built Environments				
APPLICABLE PERIOD: The grant budget line-item amounts below shall be applicable only to expense incurred during the period beginning July 1, 2024, and ending June 30, 2026.				
	EXPENSE OBJECT LINE-ITEM CATEGORY [1] (detail schedule(s) attached as applicable)	**GRANT CONTRACT**	**GRANTEE PARTICIPATION**	**TOTAL PROJECT**
	Salaries[2]	$0.00	$0.00	$0.00
	Benefits & Taxes	$0.00	$0.00	$0.00
	Professional Fee/ Grant & Award [2]	$47,250.00	$0.00	$47,250.00
	Supplies	$0.00	$0.00	$0.00
	Telephone	$0.00	$0.00	$0.00
	Postage & Shipping	$0.00	$0.00	$0.00
	Occupancy	$0.00	$0.00	$0.00
	Equipment Rental & Maintenance	$0.00	$0.00	$0.00
	Printing & Publications	$750.00	$0.00	$750.00
	Travel/ Conferences & Meetings[2]	$2,000.00	$0.00	$2,000.00
	Interest [2]	$0.00	$0.00	$0.00
	Insurance	$0.00	$0.00	$0.00
	Specific Assistance To Individuals[2]	$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 (% and method)	$0.00	$0.00	$0.00
	In-Kind Expense	$0.00	$0.00	$0.00
	GRAND TOTAL	$50,000.00	$0.00	$50,000.00

[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 2 (continued)

GRANT BUDGET LINE-ITEM DETAIL

(BUDGET PAGE 2)

SALARIES									AMOUNT
SPECIFIC, DESCRIPTIVE, DETAIL (REPEAT ROW AS NECESSARY)		x		x		+		(Longetivity, if applicable)	$0.00
ROUNDED TOTAL									$0.00

PROFESSIONAL FEE/ GRANT & AWARD	AMOUNT
Engineering Consultant - Feasibility Analysis of projects stemming from East Columbia convening meeting	$10,000.00
Engineering Consultant - Subarea Plan Preparation	$37,250.00
ROUNDED TOTAL	$47,250.00

TRAVEL/ CONFERENCES & MEETINGS	AMOUNT
East Columbia Convening Meeting - Attendee childcare and child entertainment	$1,500.00
East Columbia Convening Meeting - Food/catering costs	$500.00
ROUNDED TOTAL	$2,000.00

INTEREST	AMOUNT
SPECIFIC, DESCRIPTIVE, DETAIL (REPEAT ROW AS NECESSARY)	$0.00
ROUNDED TOTAL	$0.00

SPECIFIC ASSISTANCE TO INDIVIDUALS	AMOUNT
SPECIFIC, DESCRIPTIVE, DETAIL (REPEAT ROW AS NECESSARY)	$0.00
ROUNDED TOTAL	$0.00

DEPRECIATION	AMOUNT
SPECIFIC, DESCRIPTIVE, DETAIL (REPEAT ROW AS NECESSARY)	$0.00
ROUNDED TOTAL	$0.00

OTHER NON-PERSONNEL	AMOUNT
SPECIFIC, DESCRIPTIVE, DETAIL (REPEAT ROW AS NECESSARY)	$0.00
ROUNDED TOTAL	$0.00

CAPITAL PURCHASE	AMOUNT
SPECIFIC, DESCRIPTIVE, DETAIL (REPEAT ROW AS NECESSARY)	$0.00
ROUNDED TOTAL	$0.00

ATTACHMENT 2

GRANT BUDGET

(BUDGET PAGE 3)

Healthy Built Environments

APPLICABLE PERIOD: The grant budget line-item amounts below shall be applicable only to expense incurred during the period beginning July 1, 2024, and ending June 30, 2025.

	EXPENSE OBJECT LINE-ITEM CATEGORY [1] (detail schedule(s) attached as applicable)	GRANT CONTRACT	GRANTEE PARTICIPATION	TOTAL PROJECT
	Salaries [2]	$0.00	$0.00	$0.00
	Benefits & Taxes	$0.00	$0.00	$0.00
	Professional Fee/ Grant & Award [2]	$47,250.00	$0.00	$47,250.00
	Supplies	$0.00	$0.00	$0.00
	Telephone	$0.00	$0.00	$0.00
	Postage & Shipping	$0.00	$0.00	$0.00
	Occupancy	$0.00	$0.00	$0.00
	Equipment Rental & Maintenance	$0.00	$0.00	$0.00
	Printing & Publications	$750.00	$0.00	$750.00
	Travel/ Conferences & Meetings [2]	$2,000.00	$0.00	$2,000.00
	Interest [2]	$0.00	$0.00	$0.00
	Insurance	$0.00	$0.00	$0.00
	Specific Assistance To Individuals [2]	$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 (% and method)	$0.00	$0.00	$0.00
	In-Kind Expense	$0.00	$0.00	$0.00
	GRAND TOTAL	$50,000.00	$0.00	$50,000.00

[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 2 (continued)

GRANT BUDGET LINE-ITEM DETAIL

(BUDGET PAGE 2)

SALARIES									AMOUNT
SPECIFIC, DESCRIPTIVE, DETAIL (REPEAT ROW AS NECESSARY)		x		x		+		(Longetivity, if applicable)	$0.00
ROUNDED TOTAL									$0.00

PROFESSIONAL FEE/ GRANT & AWARD	AMOUNT
Engineering Consultant - Feasibility Analysis of projects stemming from East Columbia convening meeting	$10,000.00
Engineering Consultant - Subarea Plan Preparation	$37,250.00
ROUNDED TOTAL	$47,250.00

TRAVEL/ CONFERENCES & MEETINGS	AMOUNT
East Columbia Convening Meeting - Attendee childcare and child entertainment	$1,500.00
East Columbia Convening Meeting - Food/catering costs	$500.00
ROUNDED TOTAL	$2,000.00

INTEREST	AMOUNT
SPECIFIC, DESCRIPTIVE, DETAIL (REPEAT ROW AS NECESSARY)	$0.00
ROUNDED TOTAL	$0.00

SPECIFIC ASSISTANCE TO INDIVIDUALS	AMOUNT
SPECIFIC, DESCRIPTIVE, DETAIL (REPEAT ROW AS NECESSARY)	$0.00
ROUNDED TOTAL	$0.00

DEPRECIATION	AMOUNT
SPECIFIC, DESCRIPTIVE, DETAIL (REPEAT ROW AS NECESSARY)	$0.00
ROUNDED TOTAL	$0.00

OTHER NON-PERSONNEL	AMOUNT
SPECIFIC, DESCRIPTIVE, DETAIL (REPEAT ROW AS NECESSARY)	$0.00
ROUNDED TOTAL	$0.00

CAPITAL PURCHASE	AMOUNT
SPECIFIC, DESCRIPTIVE, DETAIL (REPEAT ROW AS NECESSARY)	$0.00
ROUNDED TOTAL	$0.00

ATTACHMENT 2

GRANT BUDGET

(BUDGET PAGE 5)

Healthy Built Environments				
APPLICABLE PERIOD: The grant budget line-item amounts below shall be applicable only to expense incurred during the period beginning July 1, 2025, and ending June 30, 2026.				
POLICY 03 Object Line-Item Reference	EXPENSE OBJECT LINE-ITEM CATEGORY [1] (detail schedule(s) attached as applicable)	GRANT CONTRACT	GRANTEE PARTICIPATION	TOTAL PROJECT
1	Salaries[2]	$0.00	$0.00	$0.00
2	Benefits & Taxes	$0.00	$0.00	$0.00
4, 15	Professional Fee/ Grant & Award [2]	$0.00	$0.00	$0.00
5	Supplies	$0.00	$0.00	$0.00
6	Telephone	$0.00	$0.00	$0.00
7	Postage & Shipping	$0.00	$0.00	$0.00
8	Occupancy	$0.00	$0.00	$0.00
9	Equipment Rental & Maintenance	$0.00	$0.00	$0.00
10	Printing & Publications	$0.00	$0.00	$0.00
11, 12	Travel/ Conferences & Meetings[2]	$0.00	$0.00	$0.00
13	Interest [2]	$0.00	$0.00	$0.00
14	Insurance	$0.00	$0.00	$0.00
16	Specific Assistance To Individuals[2]	$0.00	$0.00	$0.00
17	Depreciation [2]	$0.00	$0.00	$0.00
18	Other Non-Personnel [2]	$0.00	$0.00	$0.00
20	Capital Purchase [2]	$0.00	$0.00	$0.00
22	Indirect Cost (% and method)	$0.00	$0.00	$0.00
24	In-Kind Expense	$0.00	$0.00	$0.00
25	**GRAND TOTAL**	$0.00	$0.00	$0.00

[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 2 (continued)

GRANT BUDGET LINE-ITEM DETAIL

(BUDGET PAGE 6)

SALARIES									AMOUNT
SPECIFIC, DESCRIPTIVE, DETAIL (REPEAT ROW AS NECESSARY)		x		x		+		(Longetivity, if applicable)	$0.00
ROUNDED TOTAL									$0.00

PROFESSIONAL FEE/ GRANT & AWARD	AMOUNT
SPECIFIC, DESCRIPTIVE, DETAIL (REPEAT ROW AS NECESSARY)	$0.00
ROUNDED TOTAL	$0.00

TRAVEL/ CONFERENCES & MEETINGS	AMOUNT
SPECIFIC, DESCRIPTIVE, DETAIL (REPEAT ROW AS NECESSARY)	$0.00
ROUNDED TOTAL	$0.00

INTEREST	AMOUNT
SPECIFIC, DESCRIPTIVE, DETAIL (REPEAT ROW AS NECESSARY)	$0.00
ROUNDED TOTAL	$0.00

SPECIFIC ASSISTANCE TO INDIVIDUALS	AMOUNT
SPECIFIC, DESCRIPTIVE, DETAIL (REPEAT ROW AS NECESSARY)	$0.00
ROUNDED TOTAL	$0.00

DEPRECIATION	AMOUNT
SPECIFIC, DESCRIPTIVE, DETAIL (REPEAT ROW AS NECESSARY)	$0.00
ROUNDED TOTAL	$0.00

OTHER NON-PERSONNEL	AMOUNT
SPECIFIC, DESCRIPTIVE, DETAIL (REPEAT ROW AS NECESSARY)	$0.00
ROUNDED TOTAL	$0.00

CAPITAL PURCHASE	AMOUNT
SPECIFIC, DESCRIPTIVE, DETAIL (REPEAT ROW AS NECESSARY)	$0.00
ROUNDED TOTAL	$0.00

STATE OF TENNESSEE
INVOICE FOR REIMBURSEMENT

For ACCOUNTS MANAGEMENT OFFICE USE ONLY			
PO#	**LINE#**	**RECEIPT #**	**TDOH AGENCY INVOICE #**
EDISON CONTRACT #			
EDISON VENDOR #	**EDISON ADDRESS LINE #**		**VOUCHER #**

NAME AND REMITTANCE ADDRESS OF CONTRACTOR/GRANTEE	INVOICE NUMBER
	INVOICE DATE
	INVOICE PERIOD FROM TO
Edison Vendor #	CONTRACT PERIOD FROM TO
CONTRACTING STATE AGENCY Tennessee Department of Health	
PROGRAM AREA	CONTACT PERSON/TELEPHONE NO.
OCR CONTRACT NUMBER	

BUDGET LINE ITEMS	(A) TOTAL CONTRACT BUDGET	(B) AMOUNT BILLED YTD (MO./DAY/YR.)	(C) MONTHLY EXPENDITURES DUE	FOR CENTRAL OFFICE USE ONLY
Salaries				SPEEDCHART NUMBER: USERCODE: PROJECT ID: AMOUNT:
Benefits				SPEEDCHART NUMBER: USERCODE: PROJECT ID: AMOUNT:
Professional Fee/Grant & Award				SPEEDCHART NUMBER: USERCODE: PROJECT ID: AMOUNT:
Supplies				SPEEDCHART NUMBER: USERCODE: PROJECT ID: AMOUNT:
Telephone				SPEEDCHART NUMBER: USERCODE: PROJECT ID: AMOUNT:
Postage & Shipping				SPEEDCHART NUMBER: USERCODE: PROJECT ID: AMOUNT:
Occupancy				SPEEDCHART NUMBER: USERCODE: PROJECT ID: AMOUNT:
Equipment Rental & Maintenance				SPEEDCHART NUMBER: USERCODE: PROJECT ID: AMOUNT:
Printing & Publications				SPEEDCHART NUMBER: USERCODE: PROJECT ID: AMOUNT:
Travel/Conferences & Meetings				SPEEDCHART NUMBER: USERCODE: PROJECT ID: AMOUNT:
Interest				SPEEDCHART NUMBER: USERCODE: PROJECT ID: AMOUNT:
Insurance				SPEEDCHART NUMBER: USERCODE: PROJECT ID: AMOUNT:
Specific Assistance to Individuals				SPEEDCHART NUMBER: USERCODE: PROJECT ID: AMOUNT:
Depreciation				SPEEDCHART NUMBER: USERCODE: PROJECT ID: AMOUNT:
Other Non Personnel				SPEEDCHART NUMBER: USERCODE: PROJECT ID: AMOUNT:
Capital Purchase				SPEEDCHART NUMBER: USERCODE: PROJECT ID: AMOUNT:
Indirect Cost				SPEEDCHART NUMBER: USERCODE: PROJECT ID: AMOUNT:
TOTAL	$0.00	$0.00	$0.00	

I certify to the best of my knowledge and belief that the data above are correct, that all expenditures were made in accordance with the contract conditions, and that payment is due and has not been previously requested.

CONTRACTOR'S/GRANTEE'S AUTHORIZED SIGNATURE

Title:

Date:

Please check one of the following boxes
These services are for ☐ medical services
☐ non-medical services

PROGRAM APPROVAL AUTHORIZED SIGNATURE

Title:

Date:

RECOMMENDED FOR PAYMENT

CONTRACTING STATE AGENCY'S AUTHORIZED CERTIFICATION
FOR FISCAL USE ONLY

Title:

Date:

ATTACHMENT 3

REPORTING TEMPLATE

Introduction

Reporting Template has three parts:
•Schedule A,
•Schedule B, and
•Schedule C which are Program Expense Reports (PER), Program Revenue Reports (PRR) and Reconciliation Between Total and Reimbursable Expenses and Total Expense Summary Report.
Program Expense Reports (PER), Program Revenue Reports (PRR) and Reconciliation Between Total and Reimbursable Expenses and Total Expense Summary Report including Schedule A-1 and Schedule B-1 must be submitted in the same format/the same column heading each quarter. The final Report (definition can be found in grant contract agreement) must be approved by the contracting state agency.

Schedule Headings

At the top of each schedule, the name of the reporting contractor/grantee and the period covered by the report need to be entered. The period of the report should always be the most recent quarter ended and report programs in the same sequence as the previous quarter.

Column Headings

For each program for Schedule A and B, Contracting State Agency, Program Name, Assistance Listing Number/Program Number, Edison Contract Number, and Grant/Contract Term should be entered. These can be found in the grant contract agreement.
•The Contracting State Agency is for the state agency who awards the grant and initiates the contract agreement.
•The Program Name is the title to describe the program or the title that corresponds to the Federal Assistance Listing number.
•The Assistance Listing Number/Program Name is a number assigned to identify the Federal Assistance Listings under which the subaward was made by the contracting State agency.
•The Edison contract number is the number assigned by the contracting state agency and should include the amendment number, if any. This can be found in the grant contract agreement.
•The grant/contract term is the beginning and ending dates of the grant/contract. This can be found in the grant contract agreement.

Program Columns

Program expense columns (Quarter-To-Date and Year-To-Date) are for reporting direct program expenses. Direct program expenses that benefit more than one program (i.e., allocable-direct costs) may be allocated to the benefitted programs within the expense categories. The cognizant state agency should approve the method used for cost allocations and the contacting state agency should abide by the cost allocation approved by the cognizant state agency.
The Quarter-To-Date column can be used to capture all expenses for the specific quarter. For example, the expenses for the 2nd quarter (from 10/1/22 to 12/31/2022) can be entered in this column.
All accumulated expenses for each program can be entered in Year-To-Date column. For example, if a grantee/organization has entered the expenses for the 2nd quarter in Quarter-To-Date column, all accumulated expenses for the 1st quarter and the 2nd quarter should be entered in Year-To-Date column.

Do not send a worksheet that is linked to another file

E-mail completed files to: policy2013_007.amo.health@tn.gov

or Mailing Address:

Rushdi Eskarous
Tennessee Department of Health
Fiscal Services
6th Floor Andrew Johnson Tower
710 James Robertson Parkway
Nashville, TN 37243

Telephone: 615-741-2974

QUESTIONS:

Angela Sumner: angela.sumner@tn.gov
Rushdi Eskarous: rushdi.eskarous@tn.gov

PROGRAM EXPENSE REPORT (PER) SCHEDULE A

Purpose/Scope

The Program Expense Report (PER Schedule A) contains expenses by the detailed line items and then summarizes by subtotals or total. This schedule can be used for any grants received from a state agency or multiple state agencies.

These expenses include direct and allocated direct program expenses in each line item. Per 2 CFR Part 200.413, direct costs are those costs that can be identified specifically with a particular final cost objective, such as a grant, or other internally or externally funded activity, or that can be directly assigned to such activities relatively easily with a high degree of accuracy. Per 2 CFR Part 200.405, allocable direct costs are those that benefit more than one program, but do not fall under the criteria of indirect costs.

Except for depreciation, every expense reported in Lines 1 through 21 must represent an actual cash disbursement or accrual (as defined in the Basis for Reporting Expenses/Expenditures section on page 1 of this instructions). If more than two programs (e.g., four programs), complete multiple Schedule As to report all four program expenses.

Instruction for Expenses by Object Line-Items

Line 1 Salaries and Wages

Enter the amount of compensation, fees, salaries, bonuses, severance payments, and wages paid to program directors, program managers/staffs, and employees.

References:
- 2 CFR Part 200.430
- Form 990 Part IX line 5, 7

Line 2 Employee Benefits & Payroll Taxes

Enter (a) the grantee's/organization's contributions to pension plans and to employee benefit programs such as health, life, and disability insurance; and (b) the grantee's/organization's portion of payroll taxes such as social security, Medicare taxes, and unemployment and workers' compensation insurance.

References:
- 2 CFR Part 200.431
- Form 990 Part IX lines 8, 9, 10

Line 3 Total Personnel Expenses

Add lines 1 Salaries and Wages and 2 Employee Benefits & Payroll Taxes.

Line 4 Professional Fees

Enter the costs/fees of professionals, consultants, and personal-service contractors who are not officers or employees of the grantee/organization. These include legal, accounting, and auditing fees.

References:

2 CFR Part 200.459
Form 990 Part IX line 11

Line 5 Supplies

Enter the grantee's/organization's expenses for office supplies, housekeeping supplies, and other supplies.

References:
2 CFR Part 200.453
Form 990 Part IX line 13

Line 6 Telecommunication

Enter the grantee's/organization's expenses for telephone, cellular phones, beepers, telegram, FAX, telephone equipment maintenance, internet, cloud servers, and other related expenses.

References:
2 CFR Part 200.471
Form 990 Part IX line 13

Line 7 Postage and Shipping

Enter the grantee's/organization's expenses for postage, messenger services, overnight delivery, outside mailing service fees, freight and trucking, and maintenance of delivery and shipping vehicles. Include vehicle insurance here or on line 14.

References:
2 CFR Part 200.474
Form 990 Part IX line 13

Line 8 Occupancy

Enter the grantee's/organization's expenses for use of office space and other facilities including rent, heat, light, power, other utilities, outside janitorial services, mortgage interest, real estate taxes, and similar expenses. Include property insurance here or on line 14.

References:
2 CFR Part 200.465
Form 990 Part IX line 16

Line 9 Equipment Rental and Maintenance

Enter the grantee's/organization's expenses for renting and maintaining computers, copiers, postage meters, other office equipment, and other equipment, except for telecommunications, truck, and automobile expenses, reportable on lines 6, 7, and 11, respectively.

References:
2 CFR Part 200.452
Form 990 Part IX line 13

Line 10 Printing and Publications

Enter the grantee's/organization's expenses for producing printed materials, purchasing books and publications, buying subscriptions to publications, publication costs for electronic and print media, and page charges for professional journal publications.

References:
2 CFR Part 200.461
Form 990 Part IX line 13

Line 11 Travel

Enter the grantee's/organization's expenses for airfare, transportation, meals and lodging, subsistence, and related items incurred by employees on official business of the organization. These costs may be charged on an actual cost basis, on a per diem or mileage basis in lieu of actual costs incurred, consistent with those normally allowed in like circumstances in the organization's non-federal/state-funded activities and in accordance with organization's written travel reimbursement policies. Include gas and oil, repairs, licenses and permits, and leasing costs for company vehicles. Include travel expenses for meetings and conferences. Include vehicle insurance here or on line 14.

If an organization does not have the written travel reimbursement policies, they may use the State Travel policy which is:

F&A Policy 08 Comprehensive State Travel Regulations.

References:
2 CFR Part 200.475
Form 990 Part IX line 17

Line 12 Conference and Meetings

Enter the grantee's/organization's expenses for conducting or attending meetings, conferences, seminars, retreats, and conventions including registration fees. When host of conference, include rental of facilities, speakers' fees and expenses, costs of meals and refreshment (food and beverages), and printed materials for the conference.

References:
2 CFR Part 200.432
Form 990 Part IX line 19

Line 13 Interest

Enter the interest expense for the business related loans and interest costs that are related to capital leases on equipment, trucks and automobiles, and other notes and loans. Do not include mortgage interest reportable on line 8.

References:
2 CFR Part 200.449
Form 990 Part IX line 20

Line 14 Insurance

Enter the grantee's/organization's expenses for liability insurance, fidelity bonds, and other insurance. Do not include employee-related insurance reportable on line 2. Do not include shipping vehicle, property, and organization vehicles for travel if reported on lines 7, 8, or 11 respectively.

References:

2 CFR Part 200.447

Form 990 Part IX line 23

Line 15 Grants and Awards

Enter the grantee's/organization's awards, grants, subsidies, and other pass-through expenditures to other organizations. Include allocations to affiliated organizations. Include in- kind grants to other organizations. Include scholarships, tuition payments, travel allowances, and equipment allowances to clients. These expenses will not include when calculating Administrative Expense in line 22.

References:

2 CFR Part 200.1

Form 990 Part IX line 1

Line 16 Specific Assistance to Individuals

Enter the grantee's/organization's direct payment for expenses of clients, patients, and individual beneficiaries. Include such expenses as medicines, medical and dental fees, children's board, food and homemaker services, clothing, transportation, insurance coverage, scholarships, fellowships, stipends, research grants, wage supplements, and similar payments.

References:

2 CFR Part 200.456

Form 990 Part IX line 2

Line 17 Depreciation

Enter the expenses the grantee's/organization's records for depreciation (the method for allocating the cost of fixed assets to periods benefitting from asset use) of equipment, buildings, leasehold improvements, and other depreciable fixed assets.

References:

2 CFR Part 200.436

Form 990 Part IX line 22

Line 18 Other Nonpersonnel Expenses

Enter the grantee's/organization's allowable expenses for Advertising, Information Technology, Bad Debts, Contingency Provisions, Fines and Penalties, Independent Research and Development, Organization Costs, Rearrangement and Alteration, Recruiting, and Taxes. Include the Organization's and Employees' Membership Dues in Associations and Professional Societies. Include other fees for the Organization's Licenses, Permits, and Registrations, etc.

NOTE: Expenses reportable on lines 1 through 17 should not be reported as an additional expense category on line 18. A description should be attached for each additional category entered on line 18. The contracting state agency may determine these requirements in the grant contract agreement.

a) Advertising:

Enter expenses paid for advertising. Include amounts for print and electronic media advertising. Also include internet site link costs, signage costs, and advertising costs for the organization's in-house fundraising campaigns.

References:
2 CFR Part 200.421
Form 990 Part IX line 12

b) Information Technology:

Enter expenses for information technology, including hardware, software, and support services such as maintenance, help desk, and other technical support services. Also include expenses for infrastructure support, such as website design and operations, virus protection and other information security programs and services to keep the organization's website operational and secured against unauthorized and unwarranted intrusions, and other information technology contractor services.

References:
2 CFR Part 200.1
Form 990 Part IX line 14

c) Bad Debts:

Enter expense amounts for losses (whether actual or estimated) arising from uncollectable accounts and other claims, related collection costs, and related legal costs.

References:
2 CFR Part 200.426
Form 990 Part IX line 24

d) Contingency Provisions:

Enter expense amounts for contributions to a contingency reserve or any similar provision made for events the occurrence of which cannot be foretold with certainty as to time, intensity, or with an assurance of their happening.

References:
2 CFR Part 200.433
Form 990 Part IX line 24

e) Fines and Penalties:

Enter costs of fines and penalties resulting from violations of, or failure of the organization to comply with Federal, State, and local laws and regulations except when incurred as a result of compliance with specific provisions of an award or instructions in writing from the awarding agency.

References:
2 CFR Part 200.441
Form 990 Part IX line 24

f) Independent Research and Development:

Enter the expenses of all research activities, including the training of individuals in research techniques.

References:
2 CFR Part 200.1
Form 990 Part IX line 24

g) Organization Costs:

Enter expenses such as incorporation fees, brokers' fees, fees to promoters, and organizers.

References:
2 CFR Part 200.455
Form 990 Part IX line 24

h) Rearrangement and Alteration:

Enter expenses incurred for ordinary or normal rearrangement and alteration of facilities. Include the expenses incurred in the restoration or rehabilitation of the organization's facilities.

References:
2 CFR Part 200.462
Form 990 Part IX line 24

i) Recruiting:

Enter expenses for recruiting staff and maintaining workload requirements, costs of "help wanted" advertising, operating costs of an employment office necessary to secure and maintain an adequate staff, costs of operating an aptitude and educational testing program and relocation costs incurred incident to recruitment of new employees.

References:
2 CFR Part 200.463
Form 990 Part IX line 24

j) Taxes:

Enter expenses for payment of taxes to the local government or state.

References:
2 CFR Part 200.470
Form 990 Part IX line 24

k) Organization's and Employee's Membership Dues in Associations and Professional Societies:

Enter expenses of the organization's membership or subscriptions in business, technical, and professional organizations.

References:
2 CFR Part 200.454
Form 990 Part IX line 24

Line 19 Total Nonpersonnel Expenses

Add lines 4 Professional Fees through 18 Other Non-personnel Expenses.

Line 20 Reimbursable Capital Purchases

Enter the organization's purchases of fixed assets. Include land, equipment, buildings, leasehold improvements, and other fixed assets.

References:

2 CFR Part 200.439

Form 990 Par X line 10a or Schedule D Part VI

Line 21 Total Direct Program Expenses

Add Line 3 Total Personnel Expenses, and Line 19 Total Non-personnel Expenses, and Line 20 Reimbursable Capital Purchases. These expenses are the summary of the direct and allocated direct program expenses that entered in Line 1 Salaries and Wages through Line 20 Reimbursable Capital Purchases.

Reference:

2 CFR Part 200.405 2 CFR Part 200.413

Form 990 Part IX, column B

Line 22 Administrative Expenses

The distribution will be made in accordance with an allocation plan approved by your cognizant state agency. Pass-through funds (Line 15 Grants and Awards) are not included when computing administrative expenses.

References:

2 CFR Part 200.414

Form 990 Part IX, Column C

Line 23 Total Direct Program and Administrative Expenses

Line 23 is the total of Line 21 Total Direct Program Expenses and Line 22 Administrative Expenses. Total Direct Program and Administrative Expenses (Line 23) Year To Date (if quarter end 3/31/2023) should agree with Total of YTD (Year To Date) Actual Expenditures Through 3/31/2023 (Column E) of the Invoice for Reimbursement.

Line 24 In-Kind Expenses

In-kind Expenses is for reporting the value of contributed resources (non-cash) applied to the program. Approval and reporting guidelines for in-kind contributions will be specified by those contracting state agencies who allow their use toward earning grant funds.

References:

2 CFR Part 200.434

Form 990 Part XI line 6

Line 25 Total Program Expenses

The sum of Line 23 Total Direct Program and Administrative Expenses and Line 24 In-kind Expenses goes on this line.

PROGRAM EXPENSE REPORT (PER) SCHEDULE A-Q1-Q4

Purpose/Scope

This template tracks expenses for all the quarters and summarizes in the Year-To-Date column. The Year-To-Date column can be linked to Year-To-Date column of the Schedule A.

Additionally, this schedule provides the Grant Budget Amount (from grant contract agreement) column and the Over/(Under) Budget Amount column which compares cumulative Year-To-Date expenses to Grant Budget Amount.

Instruction for Expenses by Object Line-Items

The instructions for expense line items are the same as Schedule A.

PROGRAM REVENUE REPORT AND RECONCILIATION BETWEEN TOTAL PROGRAM AND REIMBURSABLE EXPENSES SCHEDULE B

Purpose/Scope

Program Revenue Report (PRR) and Reconciliation Between Total and Reimbursable Expenses, Schedule B, are intended to capture all revenue by the detailed source and reconcile total program expenses and reimbursable expenses. Each revenue column should match up with the Edison Contract Number and the Program Name from Schedule A and align with its corresponding expense column from the Schedule A. The Reconciliation of Total Program Expenses And Reimbursable Expenses, at the bottom of Schedule B, should be completed to show how Total Program Expenses (Line 51 of Schedule B or Line 25 of Schedule A) reconciles to the amount to be reimbursed.

If multiple programs exist, additional copies of the Schedule B can be used to enter all Program Revenue and Reconciliation Between Total and Reimbursable Expenses.

Additional supplemental schedules showing the Sources of Revenue in the aggregations may be attached, if needed. The contracting state agency may provide more guidance in the grant contract agreement.

Instruction for Sources of Revenue

- ### Reimbursable Program Funds

Line 31 Reimbursable Federal Program Funds

Enter the portion of Total Direct Program & Administrative Expenses reported on Line 23 of the Schedule A that are reimbursable from the Federal program funds.

Reference:
Form 990 Part VIII 1e

Line 32 Reimbursable State Program Funds

Enter the portion of Total Direct Program & Administrative Expenses reported on Line 23 of the Schedule A that are reimbursable from the state program funds.

Reference:
Form 990 Part VIII 1e

Line 33 Total Reimbursable Program Funds

Add Line 31 Reimbursable Federal Program Funds and Line 32 Reimbursable State Program Funds.

• Matching Revenue Funds

Note: matching requirements can be found in the grants contact agreement for the grants received from the contracting state agency.

Line 34 Other Federal Funds

Enter the matching portion (the grantee portion) of the program costs that will be covered by other Federal fund sources.

Reference:
Form 990 Part VIII 1e

Line 35 Other State Funds

Enter the matching portion (the grantee portion) of the program costs that will be covered by other State fund source.

Reference:
Form 990 Part VIII 1e

Line 36 Other Government Funds

Enter the matching portion (the grantee portion) of the program costs that will be covered by other government fund source.

Reference:
Form 990 Part VIII 1e

Line 37 Cash Contributions (Nongovernment)

Enter the matching portion (the grantee portion) of the cash contributions that were received from corporations, foundations, trusts, and individuals, United Ways, other not-for-profit organizations, and affiliated organizations. This is only applicable when the grantee has received contributions from above donors for this program and this is included as expense line-items of the Schedule A.

References:
Form 990 Part VIII 1f

Line 38 In-Kind Contributions (Equals Schedule A. Line 24)

Enter the matching portion (the grantee portion) of the direct and administrative in-kind contributions.

Approval and guidelines for valuation and reporting of in-kind contributions will be specified by those grantor agencies who allow their use toward program purposes.

References:
Form 990 Part VIII line 1f and Part XI line 6

Line 39 Program Income

Enter the matching portion (the grantee portion) of program income. For example, income from fees for services performed.

Reference:
Form 990 Part VIII line 2a to 2f

Line 40 Other Matching Revenue

Enter the matching portion of other revenues that are not included in lines 34 through 39.
References:
Form 990 Part VIII 3 through 11e

Line 41 Total Matching Revenue Funds

Add lines 34 through 40.

Line 42 Other Program Funds

Enter any other program revenues that are funded by the contracting state agency but are not reported as matching revenue funds on Line 41 Total Matching Revenue Funds. Example of this can be in-kind expenses (Line 24 of Schedule A), if any.

References:
Form 990 Part VIII 1a through 11e

Line 43 Total Revenue

Add lines 33, 41, and 42.
References:
Form 990 Part VIII 12

Instruction for Reconciliation Between Total and Reimbursable Expenses

Line 51 Total Program Expenses

This line is brought forward from Line 25 Total Program Expenses on Schedule A.

Line 52 Other Unallowable Expenses

Enter amount for Other Unallowable Expenses here. Some program expenses may not be reimbursable under certain grants. Example of this can be the in-kind expenses which is non-cash item. This will vary according to the contracting state agency and the type of grant or contract. Consult with the contracting state agency that funds the program for additional guidelines.

Line 53 Excess Administration

This line may be used to deduct allocated Administration and General expenses (indirect costs) in excess of the allowable percentage specified in the grant contract agreement or the indirect cost rate that is approved by the cognizant State agency. This line may also be used to deduct an adjustment resulting from limitations on certain components of Administration and General expenses. Consult with the contracting state agency that funds the program for additional guidelines.

Line 54 Matching Expenses

Total program expenses should be deducted from matching (cost sharing) expenses required by the program compliance. This portion can be a specified as an amount or percentage to match the federal award. Program income (e.g., user fees or rental of real property) can be deducted from matching portion.

Line 55 Reimbursable Expense (Line 51 Less Lines 52, 53, And 54)

This should equal the amount the contracting state agency has already paid for the quarter's operations of the program. The cumulative Year-To-Date column is what the grantor has actually paid to date if the organization has submitted the invoice and reimbursed monthly.

Line 56 Total Reimbursement To Date

The Quarter-to-Date column is the total amounts received for this quarter from filing of Invoices for Reimbursement (usually monthly). The cumulative Year-to-Date column amount is the total amount received for the grant program.

Line 57 Difference (Line 55 minus Line 56)

This is the portion of Reimbursable Expenses that are not paid yet. If a grantee submits a monthly invoice for reimbursement and reimbursement has been received, this will be zero.

Line 58 Advances

Any advance payments from the contracting state agency should appear on this line. Most of time, the contracting state agency will not pay the expenses in advance.

Line 59 This Reimbursement (Line 57 minus 58)

The remainder should be the amount due under the grant contract. Request for reimbursement is made through the invoicing process and not through filing of the quarterly or annual report. Any amounts showing here needed to be included in the invoice for reimbursement.

NONGRANT EXPENSE REPORT (NER)
NONGRANT REVENUE REPORT (NRR) AND
RECONCILIATION BETWEEN TOTAL NONGRANT AND REIMBURSABLE EXPENSES
SCHEDULE A-1, SCHEDULE A-1-Q1-Q4, and SCHEDULE B-1

Purpose/Scope

These schedules may be used for the nongrants/unallowable expenses that are not reimbursed/will not be reimbursed by the contracting state agencies.

These schedules should be completed to reconcile expenses per the Total Expense Summary Report (Schedule C) to the trial balance/general ledger when the nongrants/unallowable expenses exist in the grantee's books.

Instruction for Schedules A-1, A-1-Q1-Q4, and B-1

The instruction for these schedules A-1, A-1-Q1-Q4, and B-1 are the same as the instructions for Schedule A and B except these expenses will not be reimbursed by the contracting state agency.

Heading sections may be entered as N/A if this heading is not applicable for Nongrant/Unallowable Expense or Revenue.

TOTAL EXPENSE SUMMARY REPORT
Schedule C

Purpose/Scope

The Total Expense Summary Report is intended to recap all the direct program expenses in one column, separately identify nongrant/unallowable expenses, and total administrative expenses in other columns, as well as a grand total of all the expenses of the grantee. The amounts in Grand Total Year-to-Date column should tie to the general ledger/trial balance of the grantee/organization.

Schedule C should be only one schedule regardless if there are multiple Schedule As and Bs. The grantee will complete all the schedules at one time and will submit the same schedule to the multiple contracting state agencies if the grantee has received awards from the multiple state agencies.

Instruction for Expenses by Object Line-Items

The object line-items are the same as Schedule A. See each line-item instruction in Schedule A.

Instruction for Columns

Total Direct Program Expenses Column

This column is the summary of all the individual programs' cumulative year to date expenses as identified separately under the respective program names in Schedule A.

Total Nongrant/Unallowable Expenses Column

The nongrant/unallowable expense column includes the following expenses:

I. The cumulative year-to-date expenses for all other programs that are not funded by the contracting state agency/agencies.

II. The cumulative year-to-date expenses for fund-raising activities, if any.

III. Other cumulative year-to-date expenses that are not allowable for reimbursement according to the terms of the grants or the Federal guidance.

Total Administrative Expenses Column

The administrative expenses column is for categorizing the cumulative year-to-date administrative expenses into the Expense by Object. Total Direct Program Expenses (line 21) of this column is the sum of all the line 21s. Line 22 of this column will make line 21 amount to be a credit amount so that Total Direct and Administrative Expenses is showing zero since these expenses are already claimed in columns Total Direct Program Expenses Year-To-Date and Total Nongrant/Unallowable Expenses Year-To-Date.

Grand Total Column

The Grand Total column contains all the cumulative year-to-date expenses for the entire reporting organization. The Grant Total Year-to-Date expenses must be traceable to the reporting organization's general ledger or trial balance.

STATE OF TENNESSEE
PROGRAM EXPENSE REPORT

Schedule A

Page # of # Pages:

Contractor/Grantee Name:

Report Period:

Contracting State Agency:		
Program Name:	A	B
Assistance Listing Number/Program Number:		
Edison Contract Number:		
Grant/Contract Term:		

Line Item #	Expense By Object	Quarter To Date	Year To Date	Quarter To Date	Year To Date
1	Salaries and Wages		0.00		0.00
2	Employee Benefits & Payroll Taxes		0.00		0.00
3	**Total Personnel Expenses**	0.00	0.00	0.00	0.00
4	Professional Fees		0.00		0.00
5	Supplies		0.00		0.00
6	Telecommunication		0.00		0.00
7	Postage and Shipping		0.00		0.00
8	Occupancy		0.00		0.00
9	Equipment Rental and Maintenance		0.00		0.00
10	Printing and Publications		0.00		0.00
11	Travel		0.00		0.00
12	Conferences and Meetings		0.00		0.00
13	Interest		0.00		0.00
14	Insurance		0.00		0.00
15	Grants and Awards		0.00		0.00
16	Specific Assistance to Individuals		0.00		0.00
17	Depreciation		0.00		0.00
18	Other Non-personnel Expenses: (list details in a-d)				
	a		0.00		0.00
	b		0.00		0.00
	c		0.00		0.00
	d		0.00		0.00
19	**Total Non-personnel Expenses**	0.00	0.00	0.00	0.00
20	Reimbursable Capital Purchases		0.00		0.00
21	**Total Direct Program Expenses**	0.00	0.00	0.00	0.00
22	Administrative Expenses		0.00		0.00
23	**Total Direct and Administrative Expenses**	0.00	0.00	0.00	0.00
24	In-Kind Expenses		0.00		0.00
25	**Total Program Expenses**	0.00	0.00	0.00	0.00

Revised 09/xx/2023

STATE OF TENNESSEE
PROGRAM EXPENSE REPORT

Schedule A-Q1-Q4 | **Page # of # Pages:**

Contractor/Grantee Name: | **Report Period:**

Contracting State Agency:
Program Name: A
Assistance Listing Number/Program Number:
Edison Contract Number:
Grant/Contract Term:

Line Item #	Expense By Object	1 Quarter	2 Quarter	3 Quarter	4 Quarter	Year To Date	Grant Budget Amount (From Contract Agreement)	Over/(Under) Budget Amount
1	Salaries and Wages					0.00		0.00
2	Employee Benefits & Payroll Taxes					0.00		0.00
3	**Total Personnel Expenses**	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	Professional Fees					0.00		0.00
5	Supplies					0.00		0.00
6	Telecommunication					0.00		0.00
7	Postage and Shipping					0.00		0.00
8	Occupancy					0.00		0.00
9	Equipment Rental and Maintenance					0.00		0.00
10	Printing and Publications					0.00		0.00
11	Travel					0.00		0.00
12	Conferences and Meetings					0.00		0.00
13	Interest					0.00		0.00
14	Insurance					0.00		0.00
15	Grants and Awards					0.00		0.00
16	Specific Assistance to Individuals					0.00		0.00
17	Depreciation					0.00		0.00
18	Other Non-personnel Expenses: (list details in a-d)							0
	a					0.00		0.00
	b					0.00		0.00
	c					0.00		0.00
	d					0.00		0.00
19	**Total Non-personnel Expenses**	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20	Reimbursable Capital Purchases					0.00		0.00
21	**Total Direct Program Expenses**	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22	Administrative Expenses					0.00		0.00
23	**Total Direct and Administrative Expenses**	0.00	0.00	0.00	0.00	0.00	0.00	0.00
24	In-Kind Expenses					0.00		0.00
25	**Total Program Expenses**	0.00	0.00	0.00	0.00	0.00	0.00	0.00

STATE OF TENNESSEE
NONGRANT/UNALLOWABLE EXPENSE REPORT

Schedule A-1

Page # of # Pages:

Contractor/Grantee Name:

Report Period:

Contracting State Agency:		
Program Name:	A	B
Assistance Listing Number/Program Number:		
Edison Contract Number:		
Grant/Contract Term:		

Line Item #	Expense By Object	Quarter To Date	Year To Date	Quarter To Date	Year To Date
1	Salaries and Wages		0.00		0.00
2	Employee Benefits & Payroll Taxes		0.00		0.00
3	**Total Personnel Expenses**	0.00	0.00	0.00	0.00
4	Professional Fees		0.00		0.00
5	Supplies		0.00		0.00
6	Telecommunication		0.00		0.00
7	Postage and Shipping		0.00		0.00
8	Occupancy		0.00		0.00
9	Equipment Rental and Maintenance		0.00		0.00
10	Printing and Publications		0.00		0.00
11	Travel		0.00		0.00
12	Conferences and Meetings		0.00		0.00
13	Interest		0.00		0.00
14	Insurance		0.00		0.00
15	Grants and Awards		0.00		0.00
16	Specific Assistance to Individuals		0.00		0.00
17	Depreciation		0.00		0.00
18	Other Non-personnel Expenses: (list details in a-d)				
	a		0.00		0.00
	b		0.00		0.00
	c		0.00		0.00
	d		0.00		0.00
19	**Total Non-personnel Expenses**	0.00	0.00	0.00	0.00
20	Reimbursable Capital Purchases		0.00		0.00
21	**Total Direct Nongrant Expenses**	0.00	0.00	0.00	0.00
22	Administrative Expenses		0.00		0.00
23	**Total Direct Nongrant and Administrative Expenses**	0.00	0.00	0.00	0.00
24	In-Kind Expenses		0.00		0.00
25	**Total Nongrant Expenses**	0.00	0.00	0.00	0.00

STATE OF TENNESSEE
NONGRANT/UNALLOWABLE EXPENSE REPORT

Schedule A-1-Q1-Q4

Page # of # Pages:

Contractor/Grantee Name:

Report Period:

Contracting State Agency:

Program Name: A

Assistance Listing Number/Program Number:

Edison Contract Number:

Grant/Contract Term:

Line Item #	Expense By Object	1 Quarter	2 Quarter	3 Quarter	4 Quarter	Year To Date	Grant Budget Amount (From Contract Agreement)	Over/(Under) Budget Amount
1	Salaries and Wages					0.00		0.00
2	Employee Benefits & Payroll Taxes					0.00		0.00
3	**Total Personnel Expenses**	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	Professional Fees					0.00		0.00
5	Supplies					0.00		0.00
6	Telecommunication					0.00		0.00
7	Postage and Shipping					0.00		0.00
8	Occupancy					0.00		0.00
9	Equipment Rental and Maintenance					0.00		0.00
10	Printing and Publications					0.00		0.00
11	Travel					0.00		0.00
12	Conferences and Meetings					0.00		0.00
13	Interest					0.00		0.00
14	Insurance					0.00		0.00
15	Grants and Awards					0.00		0.00
16	Specific Assistance to Individuals					0.00		0.00
17	Depreciation					0.00		0.00
18	Other Non-personnel Expenses: (list details in a-d)							0.00
	a					0.00		0.00
	b					0.00		0.00
	c					0.00		0.00
	d					0.00		0.00
19	**Total Non-personnel Expenses**	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20	Reimbursable Capital Purchases					0.00		0.00
21	**Total Direct Nongrant Expenses**	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22	Administrative Expenses					0.00		0.00
23	**Total Direct Nongrant and Administrative Exp**	0.00	0.00	0.00	0.00	0.00	0.00	0.00
24	In-Kind Expenses					0.00		0.00
25	**Total Nongrant Expenses**	0.00	0.00	0.00	0.00	0.00	0.00	0.00

STATE OF TENNESSEE
PROGRAM REVENUE REPORT AND
RECONCILIATION BETWEEN TOTAL PROGRAM AND REIMBURSABLE EXPENSES

Schedule B

Page # of # Pages:

Contractor/Grantee Name:

Report Period:

Contracting State Agency:		
Program Name:	A	B
Assistance Listing Number/Program Number:		
Edison Contract Number:		
Grant/Contract Term:		

Line Item #	Sources Of Revenue	Quarter To Date	Year To Date	Quarter To Date	Year To Date
	Reimbursable Program Funds:				
31	Reimbursable Federal Program Funds (Line 23)				
32	Reimbursable State Program Funds (Line 23)				
33	**Total Reimbursable Program Funds (equals line 55)**	0.00	0.00	0.00	0.00
	Matching Revenue Funds:				
34	Other Federal Funds				
35	Other State Funds				
36	Other Government Funds				
37	Cash Contributions (non-government)				
38	In-Kind Contributions (equals line 24)	0.00	0.00	0.00	0.00
39	Program Income				
40	Other Matching Revenue				
41	**Total Matching Revenue Funds (lines 34 - 40)**	0.00	0.00	0.00	0.00
42	Other Program Funds				
43	**Total Revenue (lines 33, 41, & 42)**	0.00	0.00	0.00	0.00
	Reconciliation Between Total and Reimbursable Expenses				
51	Total Program Expenses (line 25)	0.00	0.00	0.00	0.00
52	Subtract Other Unallowable Expenses (contractual)				
53	Subtract Excess Administration Expenses (contractual)				
54	Subtract Matching Expenses (equals line 41)	0.00	0.00	0.00	0.00
55	Reimbursable Expenses (line 51 minus lines 52,53,54)	0.00	0.00	0.00	0.00
56	Total Reimbursement To Date				
57	Difference (line 55 minus line 56)	0.00	0.00	0.00	0.00
58	Advances				
59	This reimbursement (line 57 minus line 58)	0.00	0.00	0.00	0.00

STATE OF TENNESSEE
NONGRANT/UNALLOWABLE REVENUE REPORT AND
RECONCILIATION BETWEEN TOTAL AND REIMBURSABLE EXPENSES

Schedule B-1

Page # of # Pages:

Contractor/Grantee Name:

Report Period:

Contracting State Agency:		
Program Name:	A	B
Assistance Listing Number/Program Number:		
Edison Contract Number:		
Grant/Contract Term:		

Line Item #	Sources Of Revenue	Quarter To Date	Year To Date	Quarter To Date	Year To Date
	Reimbursable Nongrant Funds:				
31	Reimbursable Federal Program Funds (Line 23)				
32	Reimbursable State Program Funds (Line 23)				
33	**Total Reimbursable Nongrant Funds (equals line 55)**	0.00	0.00	0.00	0.00
	Matching Revenue Funds:				
34	Other Federal Funds				
35	Other State Funds				
36	Other Government Funds				
37	Cash Contributions (non-government)				
38	In-Kind Contributions (equals line 24)	0.00	0.00	0.00	0.00
39	Program Income				
40	Other Matching Revenue				
41	**Total Matching Revenue Funds (lines 34 - 40)**	0.00	0.00	0.00	0.00
42	Other Program Funds				
43	**Total Revenue (lines 33, 41, & 42)**	0.00	0.00	0.00	0.00
	Reconciliation Between Total and Reimbursable Expenses				
51	Total Nongrant Expenses (line 25)	0.00	0.00	0.00	0.00
52	Subtract Other Unallowable Expenses (contractual)				
53	Subtract Excess Administration Expenses (contractual)				
54	Subtract Matching Expenses (equals line 41)	0.00	0.00	0.00	0.00
55	Reimbursable Expenses (line 51 minus lines 52,53,54)	0.00	0.00	0.00	0.00
56	Total Reimbursement To Date				
57	Difference (line 55 minus line 56)	0.00	0.00	0.00	0.00
58	Advances				
59	This reimbursement (line 57 minus line 58)	0.00	0.00	0.00	0.00

STATE OF TENNESSEE
TOTAL EXPENSE SUMMARY REPORT

Schedule C

Page # of # Pages:

Contractor/Grantee Name:

Report Period:

Line Item #	Expense By Object	Total Direct Program Expenses Year To Date	Total Nongrant/Unallowable Expenses Year To Date	Total Administrative Expenses Year To Date	Grand Total Year To Date
1	Salaries and Wages	0.00			0.00
2	Employee Benefits & Payroll Taxes	0.00			0.00
3	**Total Personnel Expenses**	0.00	0.00	0.00	0.00
4	Professional Fees	0.00			0.00
5	Supplies	0.00			0.00
6	Telecommunication	0.00			0.00
7	Postage and Shipping	0.00			0.00
8	Occupancy	0.00			0.00
9	Equipment Rental and Maintenance	0.00			0.00
10	Printing and Publications	0.00			0.00
11	Travel	0.00			0.00
12	Conferences and Meetings	0.00			0.00
13	Interest	0.00			0.00
14	Insurance	0.00			0.00
15	Grants and Awards	0.00			0.00
16	Specific Assistance to Individuals	0.00			0.00
17	Depreciation	0.00			0.00
18	Other Non-personnel Expenses: (list details in a-d)				
	a	0.00			0.00
	b	0.00			0.00
	c	0.00			0.00
	d	0.00			0.00
19	**Total Non-personnel Expenses**	0.00	0.00	0.00	0.00
20	Reimbursable Capital Purchases	0.00			0.00
21	**Total Direct Program Expenses**	0.00	0.00	0.00	0.00
22	Administrative Expenses	0.00			0.00
23	**Total Direct and Administrative Expenses**	0.00	0.00	0.00	0.00
24	In-Kind Expenses	0.00			0.00
25	**Total Expenses**	0.00	0.00	0.00	0.00

Annual (Final) Report

1. **Grantee Name:**
2. **Grant Contract Edison Number:**
3. **Grant Term:**
4. **Grant Amount:**
5. **Narrative Performance Details**: (Description of program goals, outcomes, successes and setbacks, benchmarks or indicators used to determine progress, any activities that were not completed)

Submit one to:

Jenny Crane, Contract Manager, Community Health Services jenny.crane@tn.gov; and

fa.audit@tn.gov, TN Department of Finance and Administration

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Regina Connelly, City Recorder's Office, rconnelly@columbiatn.gov, 931-560-1520

AGENDA ITEM TITLE: RESOLUTION NO. 24-65 – TAX CORRECTIONS

RECOMMENDATION: Approve Resolution No. 24-65.

INFORMATION: The City Recorder is presenting tax corrections through 8/23/2024 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

CERTIFICATION:

ATTACHMENTS: Staff Report; Resolution No. 24-65; Resolution No. 24-65 Exhibit A.

RESOLUTION

WHEREAS, the City of Columbia, Tennessee, has on its books certain property that is assessed which should not be assessed; and

WHEREAS, the City of Columbia, Tennessee, has on its books certain property that is incorrectly assessed; and

WHEREAS, the City of Columbia, Tennessee, desires to correct these errors to properly reflect the corrections on the books of the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the following corrections are hereby approved:

(SEE SCHEDULE "A" ATTACHED HERETO)

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF

COLUMBIA, TENNESSEE, this the _____ day of _____, 2024.

_____
CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

TAX CORRECTIONS – EXHIBIT A
RESOLUTION NO. 24-65

1. DELETE 2023 PROPERTY TAX IN THE NAME OF AUTUMN BROOK OWNERS ASSOCIATION INC. MAP 075 045.00, THETA PIKE. PROPERTY VALUE $52,200.00, ASSESSED VALUE $13,050.00, AND TAXES $108.00. DUE TO ERROR IN ASSESSMENT; THIS PARCEL SHOULD NOT BE ON TAX ROLL FOR 2023 DUE TO THIS IS A COMMON AREA PER MAURY COUNTY TAX ASSESSOR.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, AICP, Director of Development Services, pkeltner@columbiatn.gov, 931-560-1560

AGENDA ITEM TITLE: RESOLUTION NO. 24-66 - A RESOLUTION TO RATIFY THE CITY OF COLUMBIA'S APPLICATION FOR THE 2024 NATIONAL PARK SERVICE (NPS) UNDERREPRESENTED COMMUNITIES (URC) GRANT PROGRAM.

RECOMMENDATION: Approve Resolution No. 24-66.

INFORMATION: The City of Columbia applied for the 2024 National Park Service (NPS) Underrepresented Communities Grant Program. The City is an eligible applicant due to its status as a Certified Local Government and support from the State Historic Preservation Officer (SHPO). On August 21, 2024 the SHPO's office expressed support for an application for funding to comprehensively update and expand the 1984 Columbia Commercial District nomination to the National Register to include the historic African American business district on East 8th Street If awarded, the minimum grant amount will be no less than $15,000 and no more than $75,000; the City requested $38,621 in its application. Although no match is required, the City will contribute up to $5,000 of Development Services staff-time toward the project.

ATTACHMENTS: Staff Report, Resolution No. 24-66, URC Fact Sheet, SHPO's letter of support.

A RESOLUTION TO RATIFY THE CITY OF COLUMBIA'S APPLICATION FOR THE 2024 UNDERREPRESENTED COMMUNITIES (URC) GRANT PROGRAM, ACCEPT THE GRANT AWARD NOT TO EXCEED $38,621 AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT

WHEREAS, the City of Columbia is a Certified Local Government (CLG) eligible for funds under the 2024 National Park Service (NPS) Underrepresented Communities Grant Program; and

WHEREAS, this grant provides the opportunity to fund the survey, inventory, and designation of historic properties that are associated with communities currently underrepresented in the National Register of Historic Places or to amend an existing National Register or National Historic Landmark nomination, to better represent underrepresented communities; and

WHEREAS, on August 21, 2024 the State Historic Preservation Officer expressed support for an application for funding to comprehensively update and expand the 1984 Columbia Commercial District nomination to the National Register to include the historic African American business district on East 8th Street; and

WHEREAS, applications were due to NPS on or before August 29, 2024; and

WHEREAS, no matching funds are required by the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, as follows:

(1) The City hereby ratifies the application for the 2024 URC Grant program in an amount of $38,621.
(2) The Mayor be authorized and directed to enter into all necessary agreements to receive and administer such grant funds.
(3) The balance of $5,000 in the local matching funds in the form of staff time from the Department of Development Services will be provided by the City of Columbia.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the ____ day of September, 2024.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

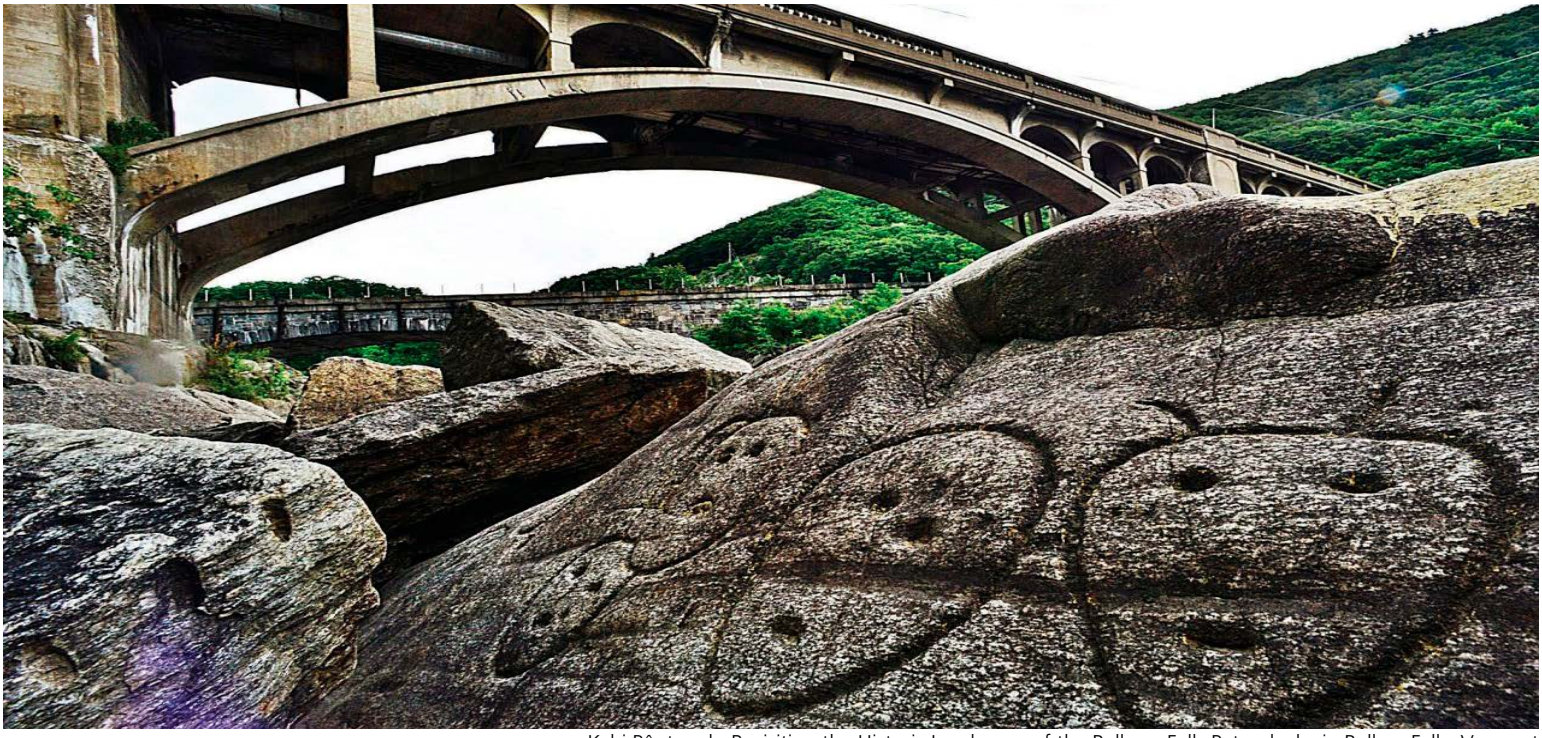
ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

C. Tim Tisher
C. TIM TISHER, CITY ATTORNEY

Underrepresented Communities Grant Program (URC)



Kchi Pôntegok: Revisiting the Historic Landscape of the Bellows Falls Petroglyphs in Bellow Falls, Vermont
BRATTLEBORO REFORMER/KRIS RADDER

Who May Apply

- State Historic Preservation Offices (SHPOs) and Tribal Historic Preservation Offices (THPOs)
- Federally-recognized Tribes, Alaska Native Villages/Corporations, and Native Hawaiian Organizations, as defined by 54 USC 300309, 54 USC 300313 and 54 USC 300314
- Certified Local Governments (CLGs) (list provided at **go.nps.gov/clg**)
- Nonprofit organizations

What Is Funded

- Grant projects support the survey, inventory, and designation of historic properties that are associated with communities currently underrepresented in the National Register of Historic Places and among National Historic Landmarks.
- Projects must result in the submission of a new nomination to the National Register of Historic Places or National Historic Landmark Program, or an amendment to an existing National Register or National Historic Landmark nomination, to include underrepresented communities.

What Is Not Funded

- Construction of new buildings
- Acquisition of collections or historic sites
- Conservation of collections, except as part of gathering oral history documentation
- Long-term maintenance or work outside the grant period
- Reconstructing historic properties (recreating all or a significant portion that no longer exists)
- Moving or work on moved historic properties that are no longer eligible for listing in the National Register of Historic Places
- Cash reserves, endowments, revolving funds, or fund-raising costs
- Work performed prior to announcement of award
- Lobbying or advocacy activities
- Costs for work already completed or funded through other federal programs
- Costs to manage the grant may not exceed 25% of the total budget per statute
- Miscellaneous costs, contingencies, reserves, and overhead
- Nominations of sites not previously determined eligible by the SHPO or that may have owner objection to listing
- Sites or collections owned or leased by the NPS, or in which the NPS holds a property interest

Grant Amounts

The minimum grant request is $15,000 federal share. The maximum grant request is $75,000 federal share. Please note that the selection panel may, at its discretion, award less than the minimum grant request. Matching funds are not required, but may be considered as part of the evaluation process.

Selection Process

NPS personnel and qualified Federal employees will review all complete proposals using the criteria outlined below. Reviewers' evaluations are based solely on the material provided in the application. Additional materials not specifically required by the application, and materials sent separately from the application, will not be considered. A summary of the review panel comments may be provided to the applicant if requested after the grant process is complete. All funded grantees will undergo a risk assessment as part of the award process.

Evaluation and Selection Criteria

Project descriptions must address, and applications will be rated on, each of the criteria listed below. NPS will evaluate and consider only complete applications that separately address each of the criteria. You are required to provide a detailed narrative of these elements using the project description and budget justification worksheets. These items along with other required application documents are only available through Grants.gov.

1. **Significance**: Describe the underrepresented community and the historic resources affected by this project, and why they are historically significant. Describe why the community and the historic resources are underrepresented in your jurisdiction. Identify if the historic resources are listed in the National Register of Historic Places and/or designated at the State, Tribal, or local level; and, if not currently listed, why they should be. Applicants must include concurrence of eligibility from the State or Tribal Historic Preservation Office (SHPO/THPO), such as a determination of eligibility from the SHPO/THPO or a completed survey that was reviewed by the SHPO/THPO.
2. **Planning**: Describe how the project advances the goals of a local, state, and/or tribal preservation plans or comparable planning documents for your jurisdiction. Describe how the results of this project will be incorporated into current and future planning efforts. Describe how this project will bring recognition and consideration to the underrepresented community's historic resources.
3. **Feasibility**: Describe the timeline as provided in the Timeline section of the Project Description Worksheet, keeping in mind that award announcements are not expected until approximately 6 months following the application due date and the timeline should be realistic. Demonstrate that the costs identified in the Budget Justification Worksheet are necessary, reasonable, and allowable. Demonstrate how the project will be accomplished within the given time frame (2-3 years) and with the given resources, while meeting all federal requirements and guidelines. Briefly describe what type of professional expertise will be involved in managing and completing the project and their qualifications. Note that prior involvement with consultants may exclude them from working on the project (2 CFR 200.320).
4. **Sustainability**: Describe the impacts of the project after completion including long lasting effects. Describe the public-private partnerships and community engagement involved in the project and how these partnerships will sustain and continue to support the resource(s) after the grant project is complete.

Process and Deadlines

Applications are anticipated to open in spring of 2024 and are due in summer of 2024. Congress has appropriated $1.25 million for this program in fiscal year 2024. All applications must be made through Grants.gov. No paper applications will be accepted. Registration in Grants.gov, SAM.gov, and other federal systems can take up to four weeks, so please start early. Extensions will not be granted due to incomplete registrations in these systems. To be notified when the grant opportunity opens, please visit Grants.gov and subscribe to a saved search for CFDA number 15.966. You can create a saved search on Grants.gov under the "Connect" menu "Manage Subscriptions."

Additional Information

Visit **go.nps.gov/urc** for more information about this grant program.

For more information on our other programs, please visit go.nps.gov/grants.

For application assistance:
National Park Service
STLPG@nps.gov
202-354-2020

For Grants.gov assistance:
support@grants.gov
1-800-518-4726

From:	Rebecca Schmitt
To:	Angie Thiel; Ethan Holden
Cc:	dcoleman; Robert Archibald; Kevin McCarthy; jsmjam@aol.com; Holly M. Barnett; Justin Heskew
Subject:	[Caution External Email] - RE: [EXTERNAL] NRHP evaluation for the East 8th Street Historic District in Columbia, Maury County, Tennessee
Date:	Wednesday, August 21, 2024 10:03:37 PM
Attachments:	image001.png

Good evening everyone,

Thank you very much for submitting the information on the properties on East 8th Street in Columbia, Tennessee for a National Register evaluation.

The properties on East 8th Street comprise the historic African American business district. Part of the area was listed in the Columbia Commercial Historic District in 1984. Per typical practice of the time, the district's significance narrative was relatively brief and focused heavily on themes of commerce and architecture but did not adequately investigate themes related to African American history and Ethnic Heritage. Given information that is now known, we have determined that the Columbia Commercial Historic District should be comprehensively updated and expanded to fully recognize all important historical themes in the district, including the significance of the Black commercial district and related events in the struggle for equal rights. This is the most efficient and logical way to proceed, given that the existing district has provided a basis for Columbia's commercial context and significance, rather than creating a new district that overlaps geographically, temporally, and thematically with the existing district. This update would also provide updated information on all properties in the district, which would be beneficial for local planning and eligibility for funding programs, such as tax credits or grants.

We understand that a survey of Columbia is in-progress and may recommend other boundary changes to existing districts. Therefore, we consider the proposed revised boundaries to still be under discussion and are subject to change per the full results of the survey and review by our office.

We would be glad to support a grant application for funding to comprehensively update and expand the Columbia Commercial District. Please feel free to use this e-mail as part of any grant application materials.

Best Regards,
Rebecca

TN Tennessee State Government

Rebecca Schmitt, Ph.D. | Coordinator, National Register of Historic Places Program
State Historic Preservation Office
Tennessee Historical Commission
2941 Lebanon Pike
Nashville, TN 37214
p. 615-770-1086

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Nick Brown, Deputy Chief, NBrown@columbiatn.gov , (931) 560-1720

AGENDA ITEM TITLE: RESOLUTION NO. 24-68 - A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE STATE OF TENNESSEE "SMALL CITIES" COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM – IMMINENT THREAT, ACCEPT THE AWARD AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT

RECOMMENDATION: Approve Resolution No. 24-68.

INFORMATION: On May 8, 2024, an EF-3 tornado struck Columbia, Tennessee, causing severe damage, one fatality, and numerous injuries. The tornado's high winds, exceeding 140 mph, caught many residents off guard, as they were engaged in various activities like commuting, attending outdoor events, or visiting parks. The absence of an effective early warning system contributed to the high number of casualties and injuries, as many residents were either unaware of the impending disaster or received insufficient warnings.

In response to this event, the City of Columbia recognizes the urgent need for a comprehensive early warning system. Currently, the city lacks a formal warning infrastructure, with only a limited-range siren at Columbia State Community College. Emergency Management recommends a multi-faceted approach to disaster notifications, incorporating tone/voice sirens, wireless emergency alerts, and televised warnings to ensure all residents are adequately informed. The city's large vulnerable population, including those in lower-income neighborhoods and attendees at outdoor events, underscores the necessity of a robust notification system.

The City of Columbia is seeking $420,000 through the Tennessee Department of Economic and Community Development Block Grant Program to establish this early warning system, as it has not identified alternative funding sources. The city plans to contribute its share of the funding if awarded.

CERTIFICATION: The Chief Financial Officer certifies that $525,000 will be budgeted and available via forthcoming appropriation amendment, which will be proposed if funds are awarded.

ATTACHMENTS: Staff Report, Resolution No. 24-68.

A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE STATE OF TENNESSEE "SMALL CITIES" COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM – IMMINENT THREAT, ACCEPT THE AWARD AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT

WHEREAS, the City of Columbia, Tennessee is eligible for funds under the State of Tennessee "Small Cities" Community Development Block Grant Program - Imminent Threat; and

WHEREAS, on May 8th, 2024, the City of Columbia suffered a catastrophic tornadic event that resulted in the loss of life, personal injury, and severe property damage; and

WHEREAS, there were no available warning sirens to alert residents of the impending disaster; and

WHEREAS, there exists an urgent need to purchase and install early warning sirens throughout the City of Columbia to warn residents of various impending disaster events; and

WHEREAS, the City of Columbia wishes to make an application for said project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA that

1. The Mayor be authorized and directed to execute and submit an application for funds to the Tennessee Department of Economic and Community Development in the amount of $420,000.

2. The City Council hereby agrees to accept any awarded funds

3. The Mayor be authorized and directed to enter into all necessary agreements to receive and administer such grant funds.

4. The total cost of the project is $525,000. The balance of $105,000 or 20% in local matching contribution will be provided by funds from the general fund.

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA, TENNESSEE, this, the 12th day of September, 2024.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 2ND CONSIDERATION ON ORDINANCE NO. 4513 - AN ORDINANCE AMENDING ORDINANCE NO. 4176 BY REPEALING AND REPLACING THE ACCESS MANAGEMENT PLAN WITH A NEW ACCESS MANAGEMENT PLAN

RECOMMENDATION: Approve Ordinance No. 4513 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend Ordinance 4176, with changes concerning Access Management, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

Section 8.5.20.G of the Zoning Ordinance directs the City Council to consider the recommendation of the Planning Commission for this amendment to the access management element of Connect Columbia, the Comprehensive Plan. Specifically, that the proposed change is consistent with the goals, objectives, and policies of the adopted plan; the proposed change is compatible with designated future land uses; the proposed change does not create adverse impacts; and conditions have changed to a sufficient extent to warrant the proposed change.

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Ordinance 4513, Exhibit A, Staff Markup.

AN ORDINANCE AMENDING ORDINANCE NO. 4176 BY REPEALING AND REPLACING THE ACCESS MANAGEMENT PLAN WITH A NEW ACCESS MANAGEMENT PLAN

WHEREAS, the City of Columbia Municipal Planning Commission has been established and exercises the planning power as provided under the provisions of Tennessee Code Annotated §13-3-102 and §13-3-301 thru §13-3-304. In addition, the City of Columbia has an approved Zoning Ordinance adopted under the provisions of Tennessee Code Annotated §13-7-201; and

WHEREAS, the Columbia Municipal Planning Commission has reviewed revisions to the Connect Columbia Plan regarding the Access Management Plan for the City of Columbia, Tennessee.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA as follows:

Section 1: That the Connect Columbia Plan, regarding the Access Management Plan for the City of Columbia, Tennessee, Tennessee be amended by repealing and deleting the current Access Management Plan and replacing such plan with a new Access Management Plan as described in Exhibit "A", which is attached hereto and incorporated herein by reference.

Section 2: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.20 by the Columbia Municipal Planning Commission, with a recommendation of approval, following a public hearing, on the 8th day of August, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, thirty (30) days or more before said hearing.

Section 3: This ordinance shall take effect thirty (30) days after passage by the City Council of the City of Columbia, Tennessee.

Section 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 12th day of September, 2024.

_____

CHARLES M. (CHAZ) MOLDER, MAYOR

ATTEST:

_____

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____

C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____

ANTHONY R. MASSEY, CITY MANAGER

Passed on 1st consideration: _____

Passed on 2nd consideration: _____



City of Columbia

Access Management Regulations

Amended June XX, 20XX

Amendments

Number	Date	Ordinance #

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Chapter 1: Introduction

1.1 Purpose

Access management is the control of driveways and intersections to manage access to land development, while simultaneously preserving the flow of traffic on the surrounding road system in terms of safety, capacity, and speed. Implementing an access management program based on the strategies and principles described in this ordinance will encourage smooth and safe traffic flow.

This document describes transportation design requirements that present a comprehensive approach to access management within the City of Columbia. This ordinance is intended to better connect land use and transportation within the City. These requirements are presented to provide improved transportation throughout the corporate limits.

1.2 Applicability and Jurisdiction

Except as otherwise specified or required by law, these rules and regulations govern access management, along with all associated improvements, within the street network of the City of Columbia, Maury County, Tennessee, and shall apply to all areas within the jurisdiction of the City of Columbia, herein referred to as the City. Variations or exceptions to any of the standards of this Ordinance shall be approved by the City Engineer. Any appeals to the City Engineer's determination or these regulations shall be made to the Columbia Municipal Planning Commission (CMPC) as specified in **Chapter 4: Permitting and Appeals** of the Ordinance.

1.3 Relationship to Other Laws and Agreements

1.3.1 Conflict with Other Public Laws, Ordinances, Regulations, or Permits

Where provisions of this ordinance impose greater restrictions than those of any other City, State, or Federal regulation, statue, or ordinance the provisions of this ordinance shall be controlling. Where the provisions of any City, State, or Federal regulation, statue, or ordinance imposes greater restrictions than this ordinance, the provisions of such City, State, or Federal regulation, statue, or ordinance shall be controlling.

1.3.2 Conflict with Private Agreements

This Ordinance is not intended to revoke or repeal any easement, covenant, or other private agreement. However, where the regulations of this ordinance are more restrictive or impose higher standards or requirements than such easement, covenant, or other private agreement, then the requirements of this ordinance shall govern. Nothing in this Ordinance shall modify or repeal any private covenant or deed restriction, but such covenant or restriction shall not excuse any failure to comply with this Ordinance. The City shall not be obligated to enforce the provisions of any easements, covenants, or agreements between private third parties.

1.3.3 Vested Property Rights

In accordance with TCA 13-4-310, the following subsection specify the list of the specific types of plans approved, on or after January 1, 2015, that will cause a vested property right to be established. Vestment rights and periods shall be in accordance with TCA 13-4-310 and the Zoning Ordinance.

A. Approval by the CMPC, or Administratively by Staff, of a Development Plan as required by Zoning Ordinance;

B. Approval by the CMPC, or Administratively by Staff, of a Final Plat as required by the Subdivision Regulations;

C. Approval by the City Council of a PUD Development Plan as required by the Zoning Ordinance; or,

D. Approval by the CMPC of a Preliminary Plat, when not part of a PUD Development Plan, as required by the Subdivision Regulations.

1.3.4 Permits from other Government Agencies, Entities, and Departments

Prior to beginning any construction, the developer/contractor/property owner shall obtain all necessary permits as required by law. Such permits may include, but are not limited to: those required by the State of Tennessee, Maury County, and/or other City Departments, City Commissions, or City Boards. This includes any and all City Permits.

1.4 Background

This Ordinance is a product of the Connect Columbia comprehensive planning process that produced the Columbia Land Use Plan, Transportation Plan, and Parks and Greenways Plan. Access Management was identified early in the planning process as a critical element to implement the strategies for community and economic development in the City of Columbia. These regulations are presented to achieve the vision and goals of the Connect Columbia Comprehensive Plan.

1.5 Severability

It is hereby declared to be the intention of the City Council of Columbia, Tennessee, that the provisions of this Ordinance are separable in accordance with the following:

A. If any court of competent jurisdiction shall adjudge any provision of this Ordinance invalid, such judgment shall not affect any other provision of this ordinance not specifically included in said judgment; and

B. If any court of competent jurisdiction shall adjudge invalid the application of any provision of this Ordinance to a particular property, driveway, or other access, such judgment shall not affect the application of said provisions to any other property, driveway, or other access not specifically included in said judgment

Chapter 2: Access Management

Access management is a set of techniques to allow for the control of access to highways, arterials, collectors, and other, select streets within Columbia. The result is a more safe and efficient street network for users. Without access management, the transportation network experiences an increase in traffic congestion, and accidents throughout the overall transportation network.

2.1 Importance of Access Management

With less state and federal monies available for new transportation projects, the need for effective transportation systems management strategies is greater than ever before. By managing access, the City aims to directly increase public safety, extend the life of major roadways, reduce traffic congestion, and improve both the appearance and quality of the built environment.

Without access management, the function and character of major transportation corridors can deteriorate rapidly. Failure to manage access is associated with the following adverse social, economic, and environmental impacts:

- An increase in vehicular crashes
- More collisions involving pedestrians and cyclists
- Accelerated reduction in roadway efficiency
- Unsightly commercial strip development
- Degradation of scenic landscapes
- More cut-through traffic in residential areas due to overburdened arterials
- Homes and businesses adversely impacted by a continuous cycle of widening roads
- Increased commute times, fuel consumption, and vehicular emissions as numerous driveways and traffic signals intensify congestion and delays along major roads

Poor access management comes with both direct and indirect costs. Direct costs include adverse impacts to businesses through the difficulty of customers entering and exiting businesses safely. Access to corner businesses may be blocked by queuing traffic. Customers begin to patronize businesses with safer, more convenient access and avoid businesses in areas of poor access design. Gradually the older developed areas begin to deteriorate due to access and aesthetic problems, and investment moves to newer better-managed corridors. Indirect costs include lost time due to increased traffic congestion.

After access problems have been created, they are difficult to solve. Reconstructing an arterial street is costly and disruptive to the public and abutting homes and businesses. The shallow property depth, multiple owners, and right-of-way limitations common to older corridors generally preclude effective redesign of access and site circulation. In some cases, a new arterial or bypass must be built to replace the functionally obsolescent roadway, and the process begins again in a new location. Access management can help stop this cycle of functional obsolescence, protecting both public and private investment in major transportation corridors.

2.2 Safety

Research in the last 50 years has consistently shown that Access Management increases roadway safety. As outlined in the Access Management Manual of the Transportation Research Board (TRB), the reduction of traffic conflict points, higher design standards for access points, and increased awareness/response time for drivers has improved safety on the nation's highways and arterials. Four key observations have come to the forefront:

1. Increasing the number of access points on a roadway will increase its crash rate.
2. Roads with medians are safer than undivided roads, or roads with two-way left- turn lanes (TWLTL).
3. It is safer for vehicles to make a U-turn and a right turn, than to make a direct left turn into or from a driveway.
4. Medians improve pedestrian safety.

2.3 Ten Principles of Access Management

Most, if not all, current access management policies are derived from the Transportation Research Board's (TRB) Access Management Manual, which was published in 2003 and updated in 2014. TRB describes ten (10) principles of access management, which were derived from the organization's expertise in transportation. They include the following:

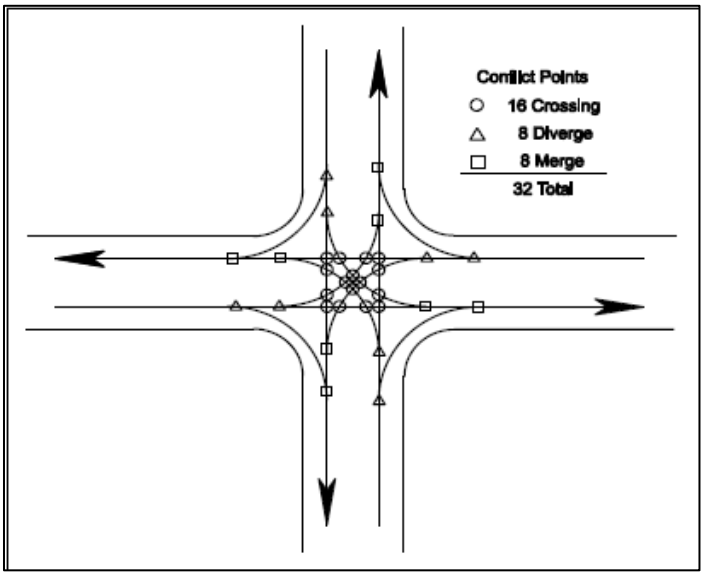
1. Provide a Specialized Roadway System: Design and manage roadways according to their primary functions.
2. Limit Direct Access to Major Roadways: Roadways that serve higher volumes of through traffic need more access control to preserve their function.
3. Promote Intersection Hierarchy: An efficient transportation network provides appropriate transitions from one functional classification to another. This results in a series of intersection types that range from the junction of two freeways or a freeway and a major arterial to a driveway connecting to a local street.
4. Locate Signals to Favor "Through" Movements: Long, uniform spacing of intersections on major roadways enhances the ability to coordinate signals and to ensure continuous movement of traffic at the desired speed.
5. Preserve the Functional Area of Intersections and Interchanges: The functional area of an intersection or interchange is the area that is critical to its safe and efficient operation. Access connections too close to these intersections or interchange ramps can cause serious traffic conflicts.
6. Limit the Number of Conflict Points: A less complex driving environment is accomplished by limiting the number and type of conflicts between vehicles, vehicles and pedestrians, and vehicles and bicyclists **(Figure 1)**.
7. Separate Conflict Areas: Separating conflict areas helps to simplify the driving task and contributes to improved traffic operations and safety.

8. Remove Turning Vehicles from Through Traffic Lanes: Turning lanes reduce the severity and duration of conflicts between turning vehicles and improves the safety and efficiency of intersections.

9. Use Non-traversable Medians to Manage Left Turn Movements: Non-traversable medians and other techniques that minimize left turns are effective in improving roadway safety and efficiency **(Figure 2).**

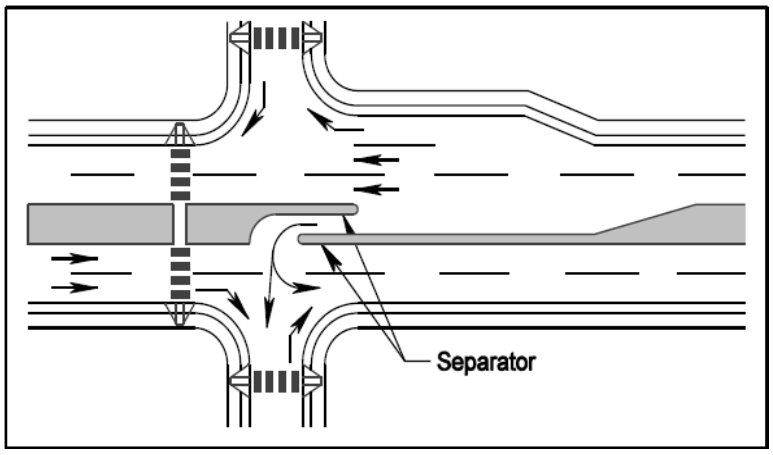
10. Provide a Supporting Street and Circulation System: Well-planned communities provide a supporting network of local and collector streets to accommodate development, as well as unified property access and circulation systems. Interconnected street and circulation systems support alternative modes of transportation and provide alternative routes for bicyclists, pedestrians, and drivers.

Figure 1: Typical Points of Conflict, Intersection



Source: TRB Access Management Manual

Figure 2: Illustration of Directional Median Opening for Left turn and U-turn



Source: TRB Access Management Manual

These principles have been adopted and implemented by various states, including the Tennessee Department of Transportation (TDOT). They have also been employed by numerous local jurisdictions within Middle Tennessee that face growth pressures, including Metro Nashville, Franklin, Murfreesboro, and Mt. Juliet.

These principles provide the foundation for the strategies recommended in this ordinance

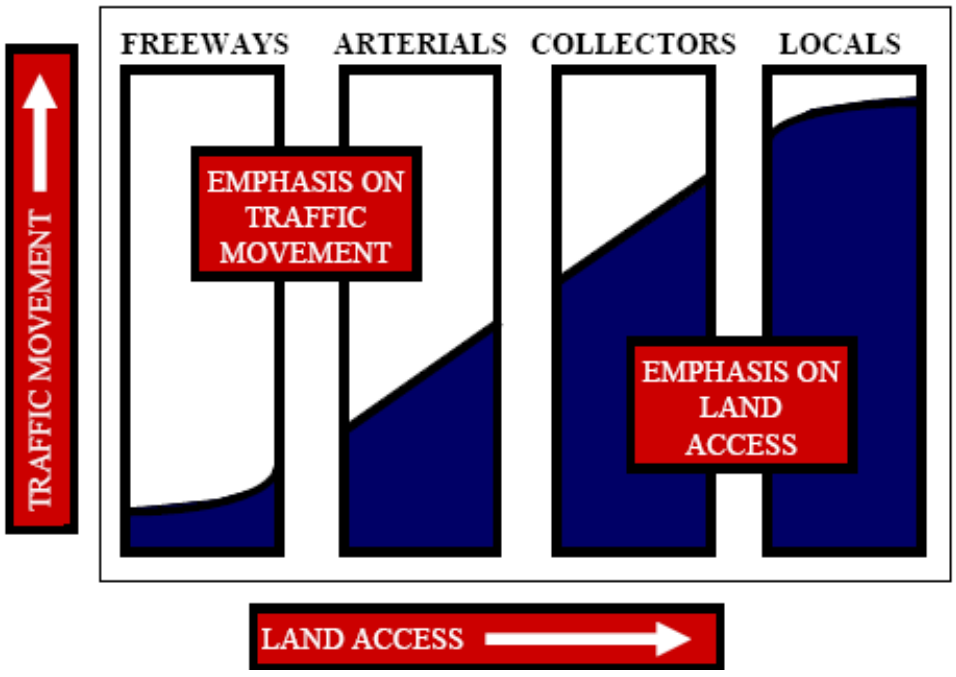
2.4 Roadway Function Classification

Roadway facilities are each classified according to the amount of access and mobility they provide or how the roadway functions. According to the Federal Highway Administration (FHWA), functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide. As land access increases, traffic movement decreases on the lower classified roadways and vice versa – as land access decreases, traffic movement increases along the higher classified roads.

The functional classification of existing facilities is significant because it specifies the desired amount of access control or locations where vehicles can enter or leave a roadway. When there is no access control, intersecting roads or driveways may connect to the mainline at any point. With partial control of access there is minimum spacing of access locations. With full control of access, connections are only allowed at major crossroads – such as interchanges along an interstate. Full or partial control of access helps reduce traffic conflicts.

The diagram below shows schematically how various street classifications relate to each other in terms of movement and access. As land access increases, traffic movement decreases on the lower classified roadways and vice versa – as land access decreases, traffic movement increases along the higher classified roads.

Figure 3: Roadway Functional Class Concept



2.4.1 Classifications

New connections, streets, and developments mean functional classification of streets is constantly evolving. The functional classification of any street in the jurisdiction and those adjacent to the jurisdiction shall defined by the Connect Columbia Master Transportation Plan, or as amended by the City Engineer. Any amendments to the functional classification of streets by the City Engineer shall be updated regularly on a map and shall be readily available to the public.

The Access Management Ordinance, in addition to the Connect Columbia Master Transportation Plan, defines the major roadway functional classifications as follows:

Interstate and Freeway Classification
Interstates and Freeways are limited access highways, typically with grade separated junctions, and no traffic signals or stop controlled intersections. Providing drivers with mobility is the highest priority on this type of facility, with access typically provided at intervals greater than 1-2 miles apart.

Principal Arterial Classification
The principal arterial system serves major centers of activity, the highest traffic volume corridors, and the longest trip destinations. Principal arterials carry a substantial percentage of trips entering and leaving the urban area. These roads typically link to the interstates and freeways.

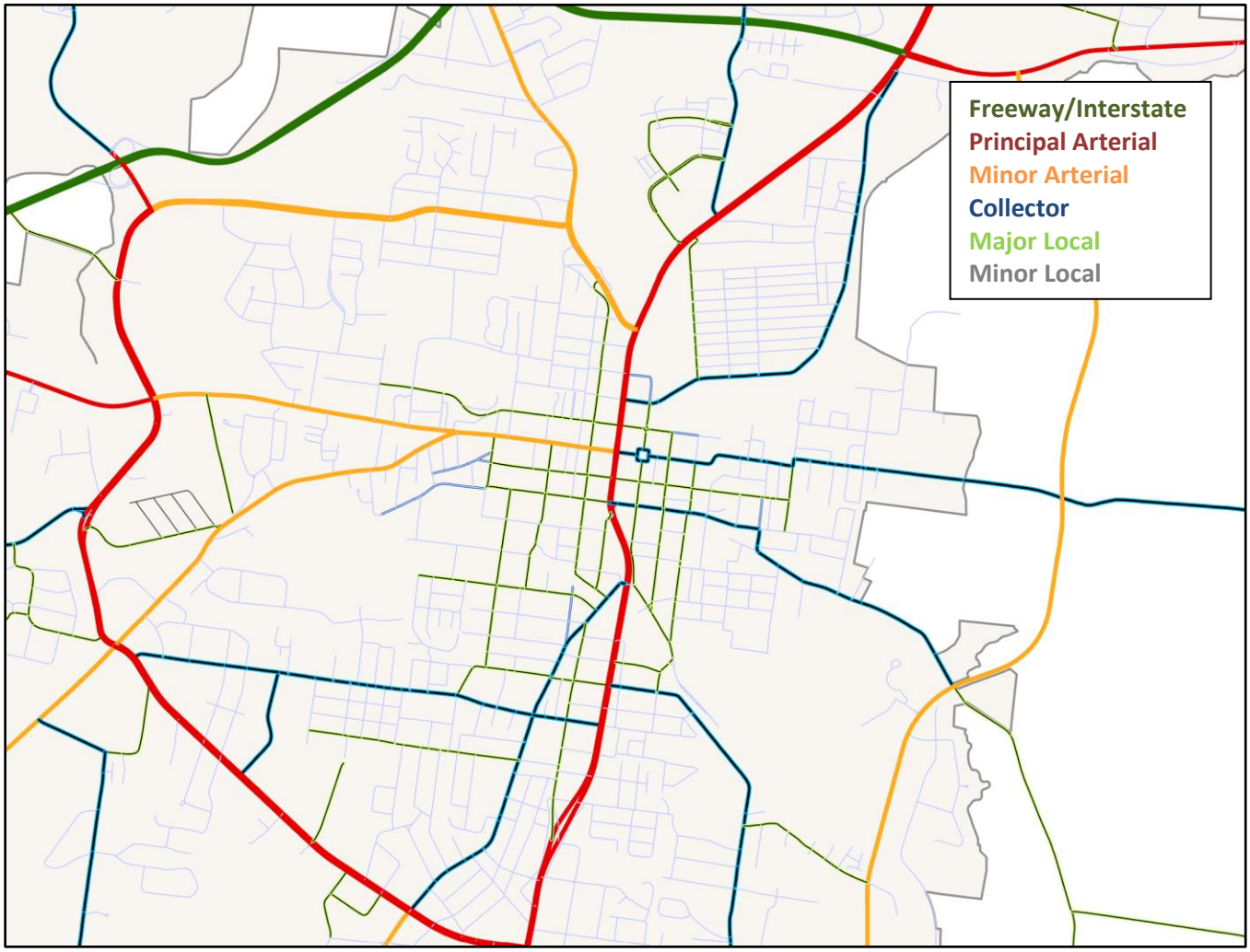
Minor Arterial Classification
Compared to principal arterials, minor arterials are intended for trips of more moderate length and serve smaller geographic areas. They supplement and link to the principal arterial system and provide connections within a community.

Collector Classification
The collector street system connects local streets to the arterial street system, providing both access to land and traffic circulation within neighborhoods, commercial, and industrial areas.

Major Local Street Classification
Major local streets, like collectors, provide a connection between local streets and collectors or arterials, however, major local streets accommodate lower levels of traffic and shorter trips.

Minor Local Street Classification
The minor local street system is made up of all other facilities not classified as one of the categories described above. Minor Local streets' primary function is to provide direct access to properties.

Figure 4: Roadway Functional Class System



Functional Classifications shown in Figure 4 are not official designations. Refer to the map on the Development Services Department webpage at www.columbiatn.com for the most up to date information.

As indicated in **Figure 4**, a functional roadway system facilitates a progressive transition in the flow of traffic from the provision of access to the provision of movement. Interstate (or Freeways) and arterial facilities primarily provide the function of moving vehicles, while collector and local streets concentrate more on providing access to individual properties, homes, and businesses.

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Chapter 3: Access Management Regulations

The following access management strategies will be utilized for roadways within the City of Columbia, Tennessee. At a minimum all standards for Interstate/Freeway roadway classifications shall meet or exceed the standards for Principal Arterial roadways.

3.1 Accesses

3.1.1 General Provisions

A. It shall be unlawful for any person to cut, break, or remove any curb along a street except as herein authorized.

B. This section shall be deemed to be supplemental to other sections regulating the use of public property, and in case of conflict, the more restrictive regulation shall govern.

C. Decisions related to the provision of this ordinance shall be made by the City Engineer or designee (unless otherwise noted). If the City Engineer provides for a designee, this shall be noted, in writing, to the Director of Development Services.

D. Adequate sight distance shall be provided for a passenger motor vehicle making all possible legal turning movements at the access point(s). This determination shall be made by the City Engineer of the Columbia.

E. The specifications and guidelines set forth in this ordinance are to be applied to all roadways and properties that abut these roadways within Columbia, unless otherwise indicated.

F. Any existing access locations that, at the time of enactment of this Ordinance, do not meet the minimum standards documented herein shall be deemed “non- conforming accesses”. These non-conforming accesses shall be allowed to remain in use until such time as a condition per **Section 4.3.1** is met. No changes shall be granted until the offending accesses are brought into conformity with **Chapter 3: Access Management Regulations**.

G. Non-compliance with **Chapter 3: Access Management Regulations** shall be reason for denial of a permitting or development application request. The Planning Commission, the City Council, and/or City Staff may cite non-compliance with the regulations herein as grounds for deferral or denial of any relative application.

3.1.2 Location of Accesses

A. In making a determination as to the location of driveway access, the following characteristics shall be considered:

1. The characteristics of the proposed land use;

2. The existing traffic flow conditions and the future traffic demand anticipated on the development and the adjacent street system;

3. The location of the property;

4. The size of the property;
5. The orientation of structures on the site;
6. The number of driveways needed to accommodate anticipated traffic;
7. The number and location of driveways on existing adjacent and opposite properties;
8. The location and carrying capacity of intersections;
9. The proper geometric design of driveways;
10. The spacing between opposite and adjacent driveways;
11. The internal circulation between driveways; and,
12. The speed of the adjacent roadway.

B. Application of the driveway access location and design policy requires identification of the functional classification of the street on which access is requested and then applying the appropriate spacing requirements.

C. Radius Return

1. The radius return for an access on a state route shall be located according to the TDOT's 2015 Manual for Construction Driveway Entrances on State Highways.
2. The radius return for all other access points shall be in accordance with the City of Columbia Engineering Standards and Specifications (ESS).
3. In no instance, shall any radius return extend beyond the projection of a property line's intersection with the right-of-way line.

D. When driveways are to be jointly used through an access easement by two or more property owners, the property line separation requirements may be waived. However, an access easement, signed by all property owners within the common development, must be provided to Development Services for review and approval. The access easement, once approved by Development Services, shall be recorded with the Maury County Register of Deeds.

E. Access to arterial, collector, and major local streets shall be designed to ensure that off-street parking and loading areas shall not require backing maneuvers in a public street right-of-way.

F. All developments shall have access to a public right-of way. Access shall be through a public right-of-way or through an access easement.

G. The fewest possible access points shall be used to safely accommodate expected traffic volumes. The maximum number of access points that shall be granted is listed in **Table 1.**

Table 1: Maximum Number of Access Points

Type of Development	Maximum Number of Access Points
Individual Single-Family Residential Lot < 100' of primary frontage	1
Individual Single-Family Residential Lot ≥ 100' of primary frontage	2
Residential < 75 units	1
Residential ≥ 75 units	2
Non-residential < 30 required parking stalls	1
Non-residential ≥ 30 required parking stalls	2

1. **Table 1** shall not apply to streets, or street style accesses that function to provide increased interconnectivity for the public to adjoining properties or rights-of-way.

2. Regardless of the number of granted access points, minimum spacing requirements as described in **Section 3.1.3** shall be maintained.

3. For all types of development, excluding individual residential lots, a Traffic Impact Study or Traffic Access Study will be required to justify a greater number of access points than those granted in **Table 1**.

H. For corner tracts, primary access shall be provided from the lesser (lowest classification) street. The determination as to the lesser (or greater) street shall be based on the functional street classification of the jurisdiction.

I. No cuts through a left turn reservoir of a median shall be permitted in order to provide for left turn movements to driveway approaches.

J. Driveways in right turn lane transition areas shall not be permitted.

K. Driveways shall not be permitted in the corner clearance area of an intersection.

L. When a development abuts more than one public street, access shall be provided from the lesser (lowest classification) street. Access to each abutting street may be allowed only if the following criteria are met:

1. It is demonstrated that such access is required to adequately serve driveway volumes and will not be detrimental or unsafe to traffic operations on public streets. The City Engineer may require the submittal of a traffic study which demonstrates that such access is required; and

2. The minimum requirements for the corner clearance are met.

3.1.3 Access Spacing

Where possible, accesses shall be designed and constructed so as to align with driveways or streets on the opposite side of the street. Where accesses are not aligned or where other access points are within the vicinity, the proposed accesses shall meet the following minimum spacing requirements.

A. Minimum required access spacing shall be based upon the functional classification of the roadway in accordance with **Table 2**.

B. Access spacing shall be measured from the centerline of the proposed access to the nearest edge of existing driveway, excluding radius returns, or from the right-of-way line of a street, as indicated in **Figure 5**. Note that the spacing requirements apply to both opposite and adjacent driveways on streets without medians, but it only applies to adjacent driveways on streets with medians.

Figure 5: Measuring Driveway Access

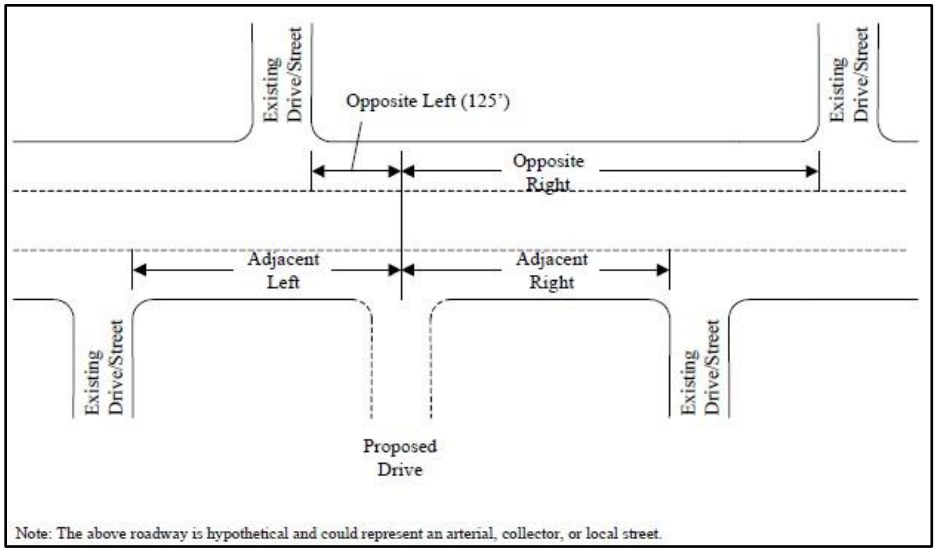


Table 2: Access and Driveway Spacing Requirements

Functional Classification of Intersected Roadway	Distance (ft.)
Principal Arterial	440
Minor Arterial	330
Collector	220
Major Local	100
Minor Local, Non-Residential	50

**On roadways with medians, spacing requirements shall only apply to adjacent driveways*

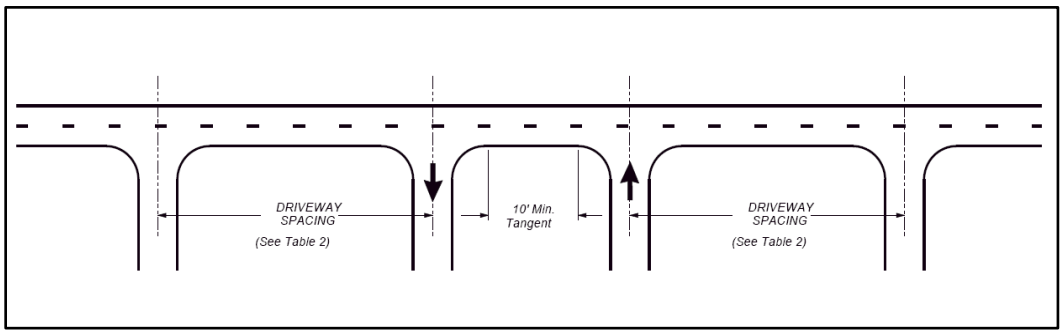
C. Spacing of One-Way Driveways

1. The spacing criteria presented in **Table 2** does not apply to the distance between two one-way driveways (driveway pair) within the same development. Each leg of a driveway pair must be:

    a. Separated by the distance shown in **Figure 6**; and

    b. Separated from all other accesses in accordance with the spacing criteria in **Table 2**.

Figure 6: Spacing for One-Way Driveways



D. The connection spacing requirements may be reduced in situations where they prove impractical, but in no case shall the permitted spacing be less than 80% of the applicable standard. Such a reduction in spacing requirements must still result, to the greatest extent possible, in uniform spacing between adjacent driveways.

E. If the connection spacing of this code cannot be achieved, then a system of joint use driveways and cross access easements may be required.

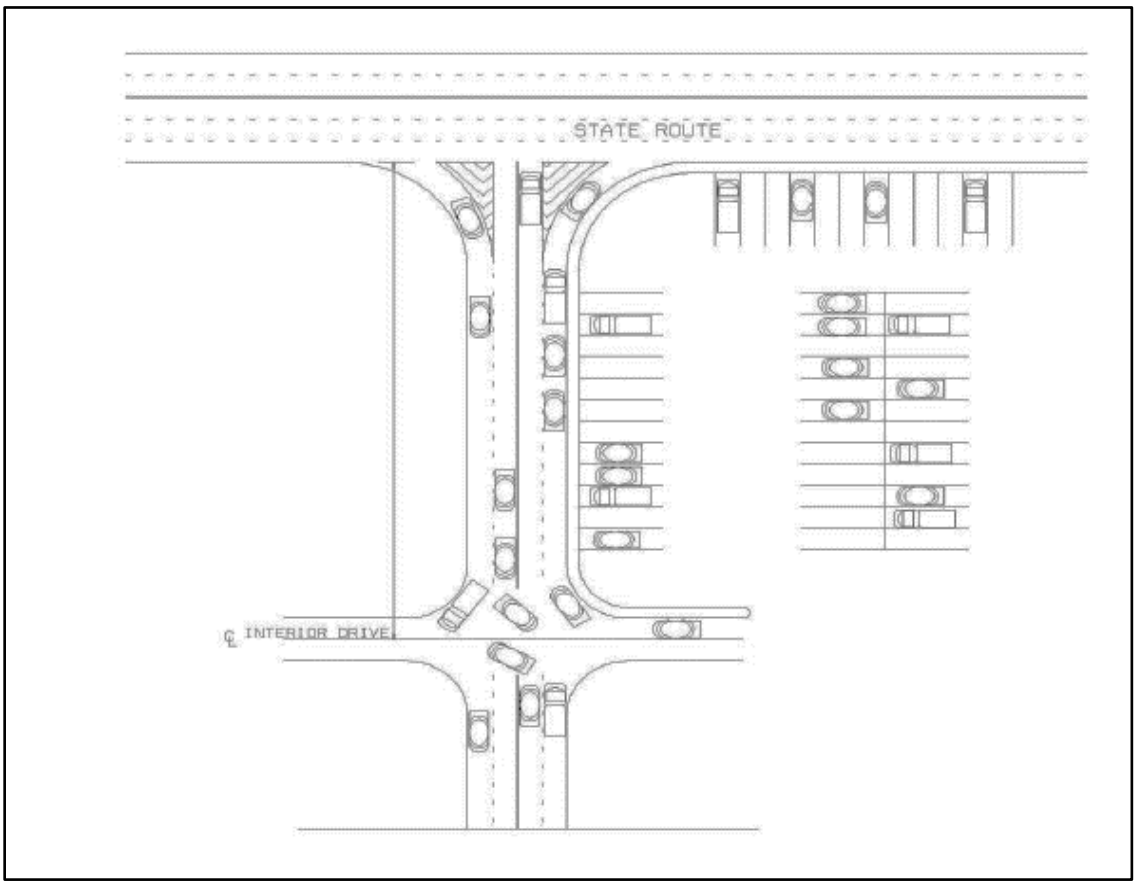
3.1.4 Interior Circulation and Throat Depth

A. Interior driveways, parking aisles, and on-site vehicular circulation patterns shall be designed in order to minimize impacts to public streets and rights-of-way and reduce conflict points. **Figure 7** provides an illustrative example.

B. All uses, excluding single-family residential uses, shall provide a throat depth of at least thirty (30) feet, measured from the right-of-way line to provide for efficient and safe stacking of vehicles. Where the existing right-of-way width is insufficient for the functional classification of the street, the throat depth shall be measured from the minimum right-of-way width as determined by the Engineering Standards and Specifications (ESS). Where thirty (30) feet may be inadequate, the City Engineer shall require a Traffic Impact Study to determine the appropriate throat depth.

C. If no other design alternatives exist and interior drives are proposed which do not meet minimum spacing, exceptions may be made in accordance with **Chapter 4: Permitting and Appeals.**

Figure 7: Placement of Interior Drives

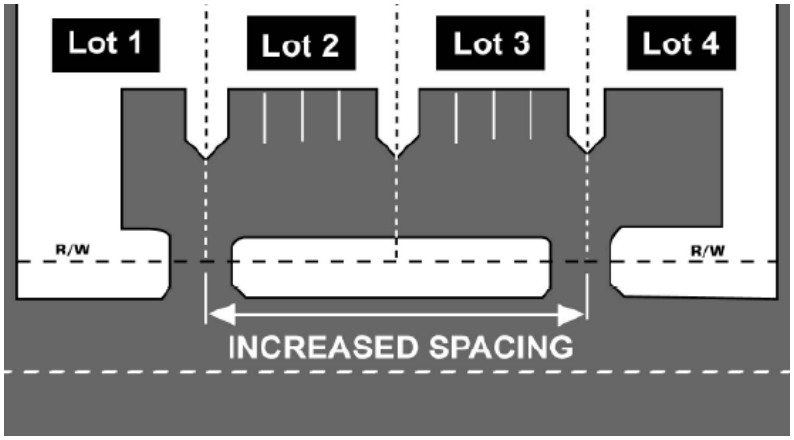


3.1.5 Driveway Consolidation/Shared Access

A. Cross access easements may be required across any lot fronting an arterial or collector street in order to minimize the number of access points and facilitate access between and across individual lots. The location and dimension of said easement shall be reviewed and approved by the City Engineer.

B. Subdivisions and developments fronting arterial or collector streets shall be designed with consolidated/shared access points. Normally a maximum of two accesses shall be allowed regardless of the number of lots or businesses served.

Figure 8: Joint and Cross Access



3.1.6 Cross Access

Accesses shall be designed and constructed so as to align with driveways or streets on the opposite side of the street. The alignment of through movements crossing the highway shall be such that abrupt shifts in the travel pattern are not required.

A. Adjacent commercial or office properties classified as major traffic generators (retail strip centers, office parks, or multi-family residential complexes adjacent to other multi-family residential, commercial and office properties) shall provide a cross access drive and pedestrian access to allow circulation between sites.

B. A system of joint use driveways and cross access easements shall be established wherever feasible along the frontage and/or between parking areas and the building site shall incorporate the following:

    1. A continuous service drive or cross access corridor extending the entire length of each block served to provide for driveway separation consistent with this access management ordinance.

    2. A design speed of 10 mph and sufficient width to accommodate two-way travel aisles designed to accommodate automobiles, service vehicles, and loading vehicles;

    3. Stub-outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross-access via a service drive;

    4. A unified access and circulation system plan that includes coordinated or shared parking areas is encouraged wherever feasible.

C. The Development Services Department may reduce required separation distance of access points where they prove impractical, provided all of the following requirements are met:

    1. Joint access driveways and cross access easements are provided wherever feasible in accordance with this section.

    2. The site plan incorporates a unified access and circulation system in accordance with this section.

3. The property owner enters into a written agreement with the City and records the agreement with the deed. This agreement should, at a minimum, indicate that any pre-existing non-conforming driveway connections on the site will be closed and eliminated after construction of each side of the joint use driveway. The Development Services Department shall have leeway in directing the language of any agreement to fit the specific conditions of the site.

D. The Development Services Department may modify or waive the requirements of this section where the characteristics or layout of abutting properties would make development of a unified or shared access and circulation system impractical.

E. Pursuant to this section, property owners shall:

1. Record an easement with the deed allowing cross access to and from other properties served by the joint use driveways and cross access or service drive.

2. Record an agreement with the deed that remaining access rights along the thoroughfare will be dedicated to the City and pre-existing non-conforming driveways will be closed and eliminated after construction of the joint-use driveway.

3. Record a joint maintenance agreement with the deed defining maintenance responsibilities of property owners.

3.2 Medians

3.2.1 Non-traversable Medians with Left Turn Lanes

One of the most effective measures to improve safety on a roadway is to install a non-traversable median. Raised or grassy medians in the center of a road separate opposing lanes of traffic and restrict turning and crossing movements.

3.2.2 Continuous Two-Way Left-Turn Lane (TWLTL)

A. A continuous TWLTL provides the most alternatives for vehicles to cross a median. This roadway treatment provides accessibility when there are numerous curb cuts on an existing corridor.

B. A TWLTL in the center of a roadway is safer than having no turning lane, but is not as safe as a non-traversable median with directional openings. Engineering judgement should be taken to select the most appropriate option for any road segment.

C. In general a TWLTL functions well for roadways with moderate traffic volumes (up to about 25,000 vehicles per day) and have many commercial driveways and a high percentage of turning movements. They can also work well where there are multiple driveways but a low percentage of turning volumes, like a major collector or minor arterial traversing a residential area.

D. TWLTLs are less effective in high-volume situations (more than 25,000 vehicles per day), and much more so in an area with commercial driveways too close together. Driveway spacing and density still need to be well-managed. The center turn lane is also not recommended where there are more than two travel lanes in either direction.

E. Along transit corridors with TWLTL medians, pedestrian median refuge islands would need to be added at transit stop locations, to allow safer pedestrian crossings. Locations where a transit stop is located within 300 feet of a signalized intersection, and safe pedestrian crossing accommodations are already provided at the intersection, could be exempt from this requirement. When opposing transit stops are located more than 300 feet from each other, two separate pedestrian median refuge islands would be required.

3.2.3 Spacing of Median Crossovers

A. When the applicant is requesting a median crossover on a divided arterial highway with a non-traversable median, the spacing standards shown in Table 3 apply.

Table 3: Spacing of Median Crossovers

Crossover Spacing (ft.)	
Minimum	1000
Desirable	1320

B. Other factors will also be considered, such as distance to other median openings, adjacent land use, expected traffic volumes, and the resulting volume of U-turns that are likely to occur without the median opening. Meeting the spacing criteria is not, in itself, an indication that median openings will be allowed.

3.2.4 Median Opening Criteria

A. New median openings or turn bays shall be allowed to provide access to a city street or to provide access to a private development only where the opening or turn bay can be constructed to satisfy the design standards set forth in this section. In no case shall median openings be located within the taper or storage area for another median opening or intersection.

B. Where a new median opening is proposed for construction, a turn bay shall also be constructed unless the opening is designed to physically prohibit left turns from the divided roadway.

C. If a roadway project is pending or under construction at the time of approval of a request for a median opening or turn bay, the approved median opening or turn bay shall be constructed to the standards for the approved or completed roadway; however, in no case shall construction standards be less than standards set forth above, and the person requesting the change shall pay any and all costs required to make the improvement. The person or party requesting the median opening or turn bay, if approved, shall pay to the City the estimated costs associated with design and installation of the median opening prior to the construction of same. If the estimate is insufficient to cover said costs the requesting party shall pay to the City any additional sums. If the estimated costs exceed the actual cost the overage shall be paid on completion of the project to the requesting person or party.

D. If the requesting person or entity is to construct the median opening or turn bay, the procedures and requirements for construction and public dedication of median openings and turn bays shall be as provided for in this ordinance.

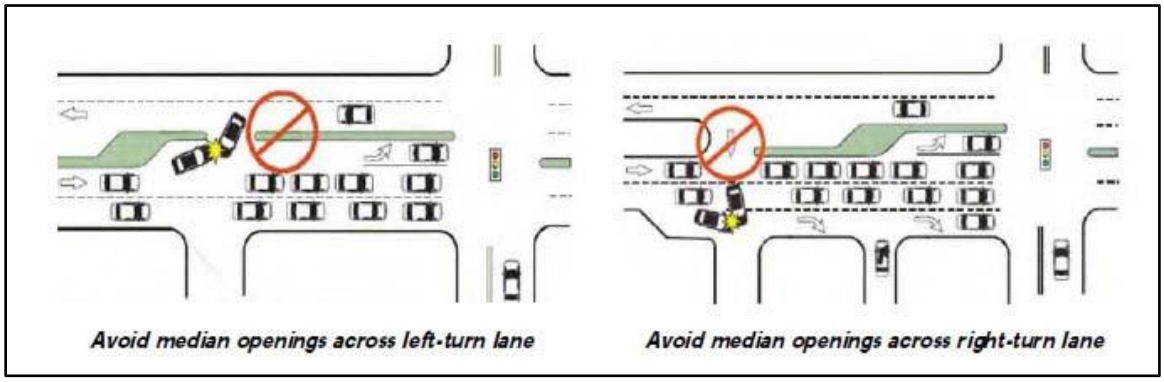
E. Construction and materials shall be in accordance with the latest revisions of the TDOT Standard Specifications for Road and Bridge Construction.

3.2.5 Median Openings Across Turn Lanes

A. Due to the danger of queues building up across a median opening, turning lanes must also be avoided in median openings

B. Driveways shall not be located where it is necessary for left turning vehicles to cross an intersection's left-turn lane or right-turn lane. This problem is often exacerbated as queues build, prompting well-meaning "good Samaritans" to allow the left turner through, only to crash with a vehicle moving freely in the separate right-turn lane.

Figure 9: Avoid median openings across left and right turn lanes



3.2.6 Median Closures

Existing median openings within the vicinity of the access may be required to be closed or removed due to any of the following:

A. Encourages unsafe, or illegal traffic movements;

B. Exceeds spacing requirements;

C. Does not have adequate sight or stopping-sight distance.

D. Is located too close to an existing access or intersections

E. Does not have appropriate auxiliary lanes; or.

3.3 Auxiliary/Turn Lanes

3.3.1 Deceleration Lanes

A. Left turn/Right turn deceleration lanes may be required as determined by the Engineer at driveway accesses and designed in accordance with TDOT and City of Columbia regulations for arterial roadways.

3.3.2 Right-turn/Acceleration Lanes

B. Right-turn / Acceleration Lanes shall be a minimum of 50 feet in length with an additional 50 foot long taper. The length may be required to be increased by the City Engineer, if supported by a Traffic Impact Study (TIS).

1. Right-turn / Acceleration lanes are generally not provided on low speed highways. Acceleration lanes may be required at locations where grade, sight distance or traffic is such that the Development Services Department determines they are needed.

2. A right-turn / acceleration lane and taper may be required at an access point under any one of the following conditions:

    a. A high traffic volume on the highway and lack of gaps in traffic make use of an acceleration lane necessary for vehicles to enter and merge with the highway traffic flow.

    b. The access location has/will have a high percentage of trucks using it.

    c. Site specific conditions create the necessity for an acceleration lane for public safety or traffic operations, as determined by a TIS or by the City Engineer.

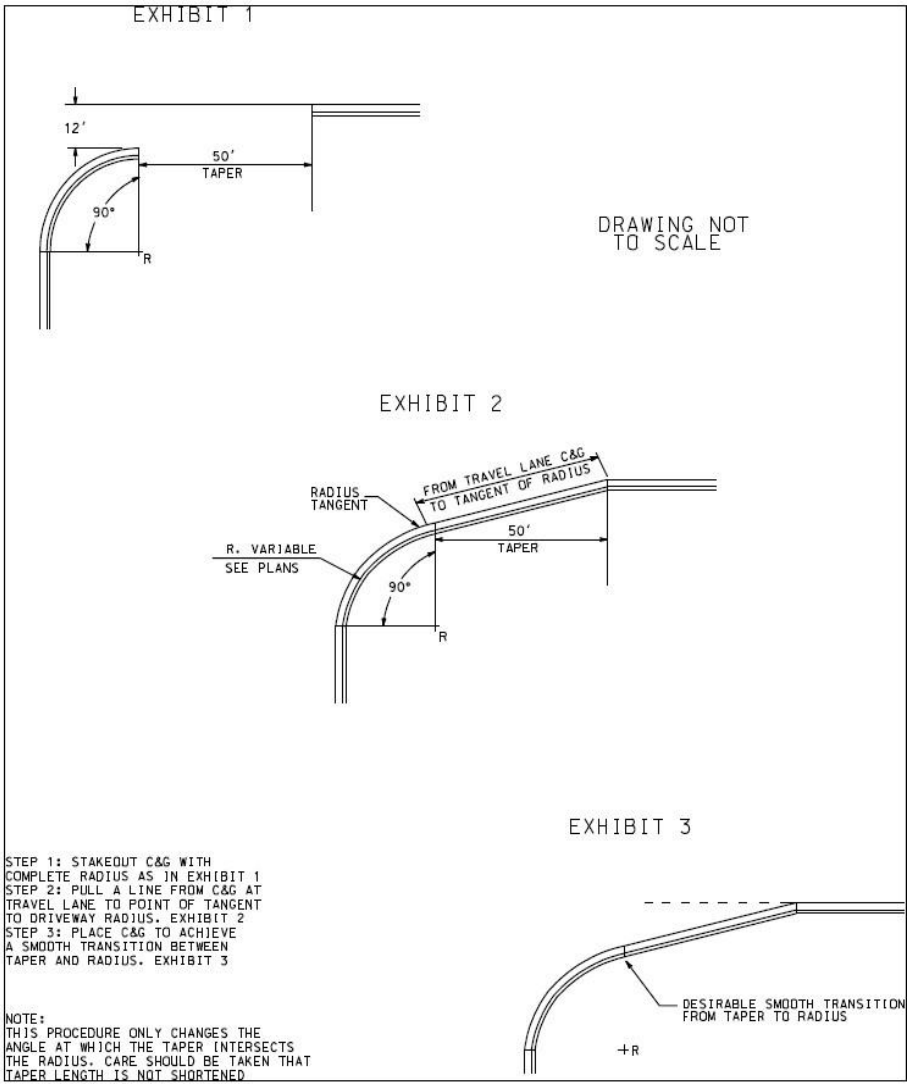
        i. When operating speeds on the highway are 55 MPH and above, full-width acceleration lanes of sufficient length should be considered.

        ii. On all driveways where a deceleration lane is provided, a tapered acceleration lane should be considered. The layout details of the acceleration lane taper are shown in **Figure 10**.

C. A right-turn acceleration lane and taper may also be required at signalized intersections if a free right-turn lane is needed to maintain an appropriate level of service.

D. The taper length will be included within the required acceleration length.

Figure 10: Acceleration Lane Taper Details



3.3.2 Dual Left Turn Lanes

A. Dual left turn lanes are often needed to satisfy high volume demands. Capacity analysis shall be used to identify the need for dual left turn lanes.

B. Dual left turn lanes are typically considered when the peak hour left turn volume is 300 vehicles or greater.

C. The decision to use dual left turn lanes should consider the off-peak periods as well as the peak periods. The off-peak periods may be adversely affected, since the use of dual left turn lanes typically precludes permissive left turns. If dual left turn lanes are included in the design,

D. The decision to use dual left turn lanes should also consider pedestrian activity in the area. Pedestrians will have greater difficulty crossing an intersection with dual left turn lanes due to the increased width.

3.4 Corner Clearance

3.4.1 General Provisions

A. No driveway approach may be located closer to the corner than as shown in **Table 3**.

   1. This measurement shall be taken from the intersection of property lines, or the intersection of the projected extension of property lines, at the corner to the centerline of proposed driveway.

B. All corner lots shall be of adequate size to provide required corner clearance on street frontage and front yard setbacks.

C. When corner clearance or minimum spacing requirements cannot be met due to lack of frontage and all means to acquire shared access drives or cross access easements have been exhausted, the driveway location shall be approved by the City Engineer.

D. If the applicant for a driveway permit determines, through analysis, that a driveway could be appropriately located closer to an intersection than the corner clearance dictates, the applicant shall submit a traffic study that, using acceptable engineering standards, concludes that it is acceptable to place the driveway closer to the intersection.

Table 3: Corner Clearance Requirements

	Intersecting Street		
Accessed By Driveway	Principal & Minor Arterial	Collector	Local
Principal Arterial	440 ft.	440 ft.	440 ft.
Minor Arterial	330 ft.	330 ft.	330 ft.
Collector	220 ft.	220 ft.	220 ft.
Major Local	150 ft.	100 ft.	100 ft.
Local	100 ft.	50 ft.	50 ft.

3.5 Traffic Signals

3.5.1 Spacing

A. Closely or irregularly spaced traffic signals on roadways result in frequent stops, unnecessary delay, increased fuel consumption, excessive vehicular emissions, and high crash rates.

B. Planning ahead for long and uniform signal spacing enhances the ability to coordinate signals and to ensure continuous movement of traffic at the desired speed. Failure to carefully locate access connections or median openings that later become signalized, can cause substantial increases in travel times. In addition, poor signal placement may lead to delays that cannot be overcome by computerized signal timing systems.

C. Optimal spacing depends on travel speed and cycle length. Research data indicate that as speed and cycle length increase, so does desired spacing.

D. Spacing between signalized intersections shall have a minimum separation as illustrated in **Table 4.**

Table 4: Spacing of Signalized Intersections

Signal Spacing (ft.)	
Desirable	2640
Minimum	1320

E. Under certain conditions, better operation may result from the introduction of signals with less spacing if the alternative forces high volumes of traffic to an adjacent intersection. When the applicant can show, through an alternative analysis, that better operations can be achieved with less spacing, an exception will be considered. Signal spacing shall be determined based upon corridor performance rather than individual access requests.

F. Effects of Signal Spacing

1. Spacing of signals has a direct effect on roadway efficiency.

    a. 1⁄2-mile signal spacing could reduce vehicle-hours of delay by over 60% and vehicle-hours of travel by over 50%, compared with signals at 1⁄4-mi intervals with full median openings between signals.

    b. A four-lane divided arterial having signals at uniform 1⁄2-mi signal spacing could carry the same volume of traffic as a six-lane divided roadway with a 1⁄4-mi signal spacing.

    c. Each traffic signal per mile added to a roadway reduces speed 2 to 3 mph. **Table 5** indicates percentage increases in travel times that can be expected as signal density increases, using two traffic signals per mile as a base.

TABLE 5: Percentage Increase in Travel Times as Signalized Density Increases

Signals per Mile	Percent Increase in Travel Time*
2.0	0
3.0	9
4.0	16
5.0	23
6.0	29
7.0	34
8.0	39

**Compared with 2 Signals per Mile*

2. The number of crashes and crash rates increases as the frequency of traffic signals increases.

G. Signal Spacing, Cycle Length, and Progression

1. A uniform signal spacing of 1⁄2 mi provides for efficient signal progression at speeds of 35 mph to 45 mph along major suburban arterials. At these speeds, maximum flow rates are achieved and fuel consumption and emissions are kept to a minimum.

H. Deviation from the Adopted Signal Spacing Interval

1. In many developed areas, signal spacing has already been established by the locations of intersecting streets. In addition, obtaining long, uniform signalized intersection spacing is often difficult in practice when:

   a. There are severe natural or topographical constraints;

   b. Land ownership patterns were laid out by metes and bounds; and

   c. The street pattern is irregular or the area is highly urban with short blocks.

2. When a signalized intersection deviates from the selected uniform interval, progression can be maintained by increasing the percentage of cycle length devoted to the major arterial—with a comparable decrease in green time for the intersecting street. With short cycle lengths (i.e., 60 s), each 1% deviation in intersection spacing requires an increase in green time for the major street of 1% of the cycle length to maintain progression and a 1% decrease in green time for the minor street

3. For long cycles (120 s), the green time to the major street and red time to the minor street would need to be increased by 2% of the cycle length for each 1% deviation. This is a critical issue when considering arterial-to-arterial spacing.

I. Desired progression efficiency for different roadway

1. As progression efficiency decreases, fuel consumption, delay at signalized intersections, and vehicular emissions increase. Because of the volumes they carry and the intense traffic demand during peak periods, a high level of progression efficiency is desirable on major urban arterials.

2. Lower levels of efficiency are acceptable on roadways of lesser importance and lower classification because of the lower volumes, shorter trips served, and driver expectancy. Therefore, the magnitude of the deviation from an adopted or ideal uniform signal spacing interval may increase as the roadway functional classification decreases.

3. Conditions and criteria to be addressed in the evaluation of a potential signal location include the following:

    a. Combinations of speed, cycle length, and minimum progression efficiency for both the peak and off-peak periods;

    b. Computer software to be used;

    c. Traffic volumes;

    d. Development conditions;

    e. Length of roadway segment to be evaluated; and

    f. Other relevant factors.

4. Alternatively, the state code or local ordinance may specify minimum progression efficiency criteria for different functional classes of roadways and provide that the conditions (combinations of speed and cycle length, volumes, length of roadway segment, acceptable computer software, and so forth) will be specified for each individual case.

3.5.2 Traffic Signal Timing

A. In all cases, signal timing shall be coordinated to facilitate traffic flow. For undeveloped sections of a corridor, two-mile spacing should be considered.

B. For frontage or service roads, preference in traffic signal timing and operation shall be given to highways and cross-streets of a higher access category or function.

3.6 Frontage Roads

3.6.1 Frontage Road Concepts

A. An effective treatment to consolidate the number of access points, and therefore conflict points, on an arterial highway can be achieved through the construction of a frontage road or a reverse frontage road. These concepts are depicted in **Figure 13.**

B. A frontage road is a local street (one-way or two-way) that serves multiple land uses (properties) and provides one to two points of access onto the main roadway. A frontage road can be constructed without taking existing buildings fronting the roadway when the buildings are setback far enough to accommodate the roadway and maintain the minimum setback from the road required by zoning.

C. Frontage roads have a place in serving commercial development as well as residential access needs. When carefully designed to facilitate access and maintain signal operations, frontage roads can be a viable access management technique for large commercial developments.

3.6.2 Guidelines for Frontage and Service Roads

A. Frontage roads have been observed to function successfully when they serve low density trip generation activities such as residential and small office areas.

B. Frontage roads for retrofit situations should operate one way and should enter and leave the main lanes as merging and diverging maneuvers.

C. Experience has shown that when a large separation is provided between the intersection of the major road and the crossroad, and the intersection of the crossroad and the frontage road, the minimum separation is suitable only where frontage road volumes will be very low.

D. On a two-way frontage road, a separation of at least 300 ft. (preferably more) is necessary for efficient and safe operation and that the absolute minimum is 150 ft.

E. A landscaped buffer between the major roadway and the frontage road will help avoid driver confusion while improving roadway aesthetics. A minimum buffer width of 25 feet is suggested.

F. The reverse frontage design (**Figures 12 and 13**) results in a separation that allows the intersection of the frontage road and the crossroad to operate with little or no adverse effect on the intersection of the major road with the crossroad.

G. Pedestrian and bicycle traffic can be accommodated along the frontage road.

H. Parking on the frontage road may be permitted in residential areas.

Figure 11: Frontage Roads Concept

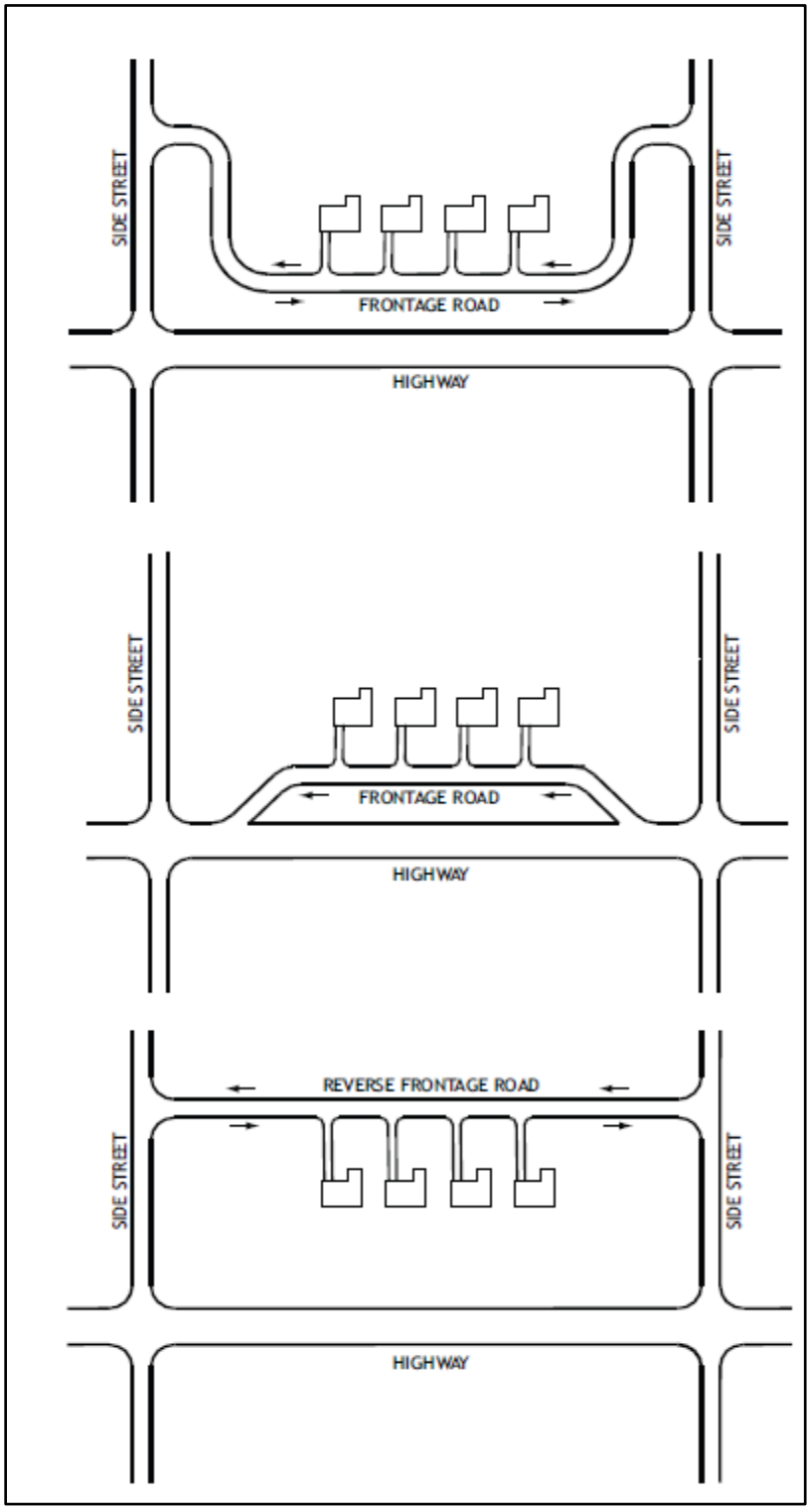
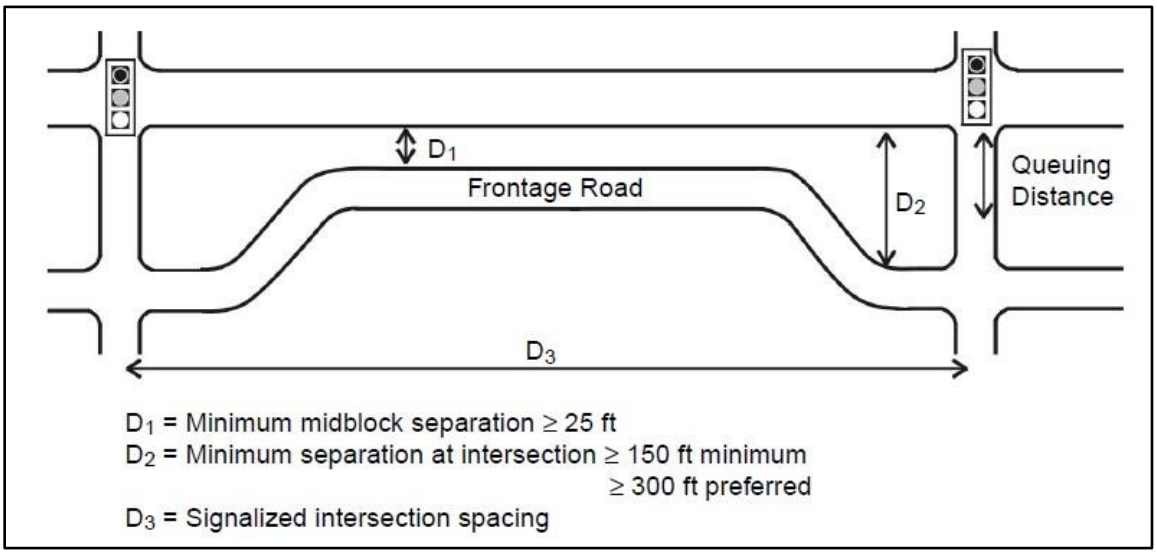


Figure 12: Frontage roads in residential or light office areas can work well where they are one way and begin and end between major crossroads.



Figure 13: Minimum separation between a frontage road and the major roadway



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Chapter 4: Permitting and Appeals

Projects, applications, or requests that require CMPC Approval (Planned Unit Development, Subdivision Preliminary or Final Plat, or Development Plan) shall follow **Section 4.1**. Projects, applications, or requests that do not require CMPC Approval shall follow **Section 4.2**.

4.1 Implementing Access Management

4.1.2 Review Procedures

A. Access requests that are submitted as part of an overall development (Planned Unit Development, Subdivision (Preliminary or Final Plat), Site Plan, or Building Permit) shall be reviewed according to the regulations and schedule for the respective submittal (for example, a Preliminary Plat shall show compliance with these Access Management requirements and following the Plat submittal, review process, and schedule per the Subdivision Regulations, while a Site Plan shall show compliance with these Access Management requirements and follow the Site Plan submittal, review process, and schedule per the Zoning Ordinance.)

B. If access requests are included as part of an overall development, they shall, at a minimum, show the following to demonstrate compliance with this Ordinance:

1. Location of access point(s) on both sides of the road, where applicable;

2. Distances to neighboring constructed or approved access points, median openings, traffic signals, intersections, and other transportation features on both sides of the property;

3. Number and direction of lanes to be constructed on the driveway plus pavement marking plans;

4. All planned transportation features (such as auxiliary lanes, signals, etc.);

5. Trip generation data or appropriate traffic studies;

6. Parking and internal circulation plans;

7. Surveyed lot lines showing property lines, rights-of-way, and ownership of abutting properties; and

8. Any deviation from these standards shall include a detailed description of such requested exception from these standards and the reason(s) the exception is requested. The request for an exception shall provide detailed answers to the items listed in **Section 4.4.2**.

C. Subdivisions, Planned Unit Developments, Site Plans, Preliminary Plats, and Final Plats shall address the following access considerations:

1. Is the road system designed to meet the projected traffic demand, and does the road network consist of hierarchy of roads designed according to function?

2. Does the road network follow the natural topography and preserve natural features of the site as much as possible? Have alignments been planned so that grading is minimized?

3. Is access properly placed in relation to sight distance, driveway spacing, and other related considerations, including opportunities for joint and cross access? Are entry roads clearly visible from the major arterials?

4. Do residential units obtain access on a local streets rather than major roadways?

5. Is automobile movement within the site provided without having to use the peripheral or arterial road network?

6. Does the road system provide adequate access to buildings for residents, visitors, deliveries, transit vehicles, emergency vehicles, and garbage collection?

7. Have the edges of the roadways been landscaped? If sidewalks are provided alongside the road, have they been set back sufficiently from the road, and has a landscaped planting strip between the road and the sidewalk been provided?

8. Does the pedestrian path system link buildings with parking areas, entrances to the development, transit access, open space, and recreational and other community facilities?

D. The City reserves the right to require traffic and safety analysis where safety is an issue or where significant problems already exist.

E. Any application that involves access to the state highway system shall be reviewed by the Tennessee Department of Transportation (TDOT).

F. If the driveway permit or other element of the request is denied, the Development Services Department shall provide a response indicating why the request has been denied.

4.2 Driveway Permit Process

4.2.1 Permits

A. Any plans submitted for building approval which include or involve driveways shall be reviewed for conformance to this ordinance before a building permit is issued.

B. A driveway permit for a new development may be reviewed concurrently with a Planning Commission submittal. Approval of driveway location and design for new properties and other developments on a building plan or site plan may be considered the permit for driveway installation.

C. Any property owner desiring a new driveway or an improvement to an existing driveway at an existing property that does not require Planning Commission shall make application to the Development Services Department for a driveway permit, in writing, and designating the contractor who will do the work, to the City Engineer. This permit request shall be accompanied by a plan and/or drawings that demonstrate compliance with this Ordinance. The City Engineer will prescribe the construction procedure to be followed. A permit shall be required for the location of all driveways that provide for access to property. Driveway permits may also be required for any significant structure changes, land use changes, or property boundary change, wherein **Section 4.1** shall apply. The driveway permit shall also be in conformance with the **Columbia Municipal Code, Section 16-210**.

4.3 Retrofitting

4.3.1 Acquire Access Rights

A. Permitted access connections in place as of (date of adoption) that do not conform with the standards herein shall be designated as nonconforming features and shall be brought into compliance with applicable standards under the following conditions:

   a. When new access connection permits are requested;

   b. Substantial enlargements of the existing floor area (defined as an increase of floor area of 15% or more) or improvements to the existing building (defined as 55% or more of the building is altered);

   c. Significant change in trip generation; and/or

   d. As roadway, utility, or other governmental capital and infrastructure improvements allow.

B. If the principal activity on a property with nonconforming access features is discontinued for a consecutive period of 366 days, or discontinued for any period of time without a present intention of resuming that activity, then that property must thereafter be brought into conformity with all applicable connection spacing and design requirements, unless otherwise exempted by the permitting authority. For uses that are vacant or discontinued upon the effective date of this code, the 366-day period begins on the effective date of this ordinance.

4.4 Exceptions to the Policies, Standards, and Requirements of this Ordinance

4.4.1 General

Exceptions of the standards, regulations, and determinations of this Ordinance shall be made to the City Engineer. If an exception is not granted by the City Engineer, the applicant may appeal that ruling to the CMPC, as an agenda item at a regularly scheduled meeting.

4.4.2 Application for Exception to the City Engineer

A. The application for exception shall be filed by written notification to the City Engineer.

B. The applicant, property owner, or their agent shall have the right to appeal a decision of the City Engineer to the CMPC.

C. An application for exception shall be based on a claim that the true intent of the Access Management Ordinance, as legally adopted, have been incorrectly interpreted, the provisions do not fully apply, or an equally good or better design is proposed.

D. The City Engineer may grant Exceptions to the provisions of this Ordinance only after finding that the life, safety, health, and general welfare of Columbia will not be impacted by such an Exception.

E. Each item listed below shall be considered and deemed satisfied by the City Engineer prior to the approval of an Exception to this Ordinance:

    1. The strict application of this Ordinance would result in practical difficulties to or undue hardship on the owner of the property.

    2. The situation is not self-created.

    3. The Exception may be granted without substantial detriment to the public good and without sustainably impairing the intent and purpose of this Ordinance.

F. The City Engineer may consider the following items

    1. The conditions upon which the request is based are unique to this property and are not applicable to other properties throughout Columbia.

    2. The specific property has exceptional narrowness, shallowness, or shape.

    3. The specific property has exceptional topographic conditions or other extraordinary or exceptional conditions that pertain to the physical nature of the property.

G. The City Engineer shall provide a ruling and justification for the ruling to the applicant.

4.4.3 Appeals Process

A. The Planning Commission shall hear and decide appeals of orders, decisions, or determinations made by the City Engineering or designee relating to the application and interpretation of the technical provisions of the adopted Access Management Ordinance, as adopted by the City of Columbia, Tennessee.

B. The application for appeal shall be filed with the Development Services Department within 90 calendar days after the ruling by the City Engineer was made, and shall be accompanied by a fee, as determined by the Development Services Department. The applicant shall provide a notarized affidavit that affirms the information provided in the Exception request is true and correct.

C. The Planning Commission may grant Exceptions to the provisions of this Ordinance only after finding that the life, safety, health, and general welfare of Columbia will not be impacted by such an Exception.

D. Each item listed below shall be considered and deemed satisfied by the Planning Commission prior to the approval of an Exception:

    1. The strict application of this Ordinance would result in practical difficulties to or undue hardship on the owner of the property.

    2. The situation is not self-created.

    3. The Exception may be granted without substantial detriment to the public good and without sustainably impairing the intent and purpose of this Ordinance.

E. The CMPC shall keep a record of all appeals.

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Chapter 5: Definitions

The following terms, as used in this document, shall have the following meanings unless the context thereof indicates to the contrary. The City Engineer shall be vested with interpretation powers over all provisions of this Ordinance.

AASHTO
(American Association of State Highway and Transportation Officials) which publishes documents in this manual, including A Policy on Geometric Design (Green Book) and Roadway Design Guide.

Acceleration Lane
A speed-change lane, including tapered areas, for the purpose of enabling a vehicle entering the roadway to increase its speed to a rate at which it can more safely merge with through traffic. This also may be titled as an “accel lane."

Access
Entrance to or exit from land adjacent to a public road. May be a driveway, public street, private street, or alley.

Angle of Two-way Driveway
The angle of deflection measured from the centerline of the nearest travel lane to the centerline of the driveway. An angle of 90 degrees is desirable.

Auxiliary Lane
The portion of the roadway adjoining the traveled-way for parking, speed change, turning, weaving, truck climbing, and other purposes supplementary to the through-traffic movement.

Corner Clearance
The distance from an intersection of a public or private road to the nearest access along the highway system. This distance is measured from the closest edge of pavement of the intersecting road to the closest edge of pavement of the access measured along the traveled way (through lanes).

Curb Cut
An access or driveway providing ingress and/or egress to or from the highway system along a "curbed" section of highway.

Commercial Driveway
Any private entrance, exit, ramp, tunnel, bridge, side road or other vehicular passageway to any property used for commercial purposes, except a farm or dwelling house not exceeding a four-family capacity, and leading to or from any public road on the highway system.

Deceleration Lane
A speed-change lane, including tapered areas, for the purpose of enabling a vehicle that is making an exit turn from a roadway to slow to a safe turning speed after it has left the mainstream of faster-moving traffic. Also called a “decel lane"; it denotes a right turn lane or a left turn lane into a development.

Driveway
Private entrance to or exit from land adjacent to a public road. Typically serves a limited number of lots, or uses.

Driveway Width
The narrowest width of a driveway measured perpendicular to centerline of the driveway, from edge of pavement to edge of pavement or face-of-curb to face-of-curb where curb and gutter are installed.

Directional Median Opening
An opening in a restrictive median which provides for U-turn only and/or left-turn in movements. Directional median openings for two opposing left or "U-turn" movements along one segment of road are considered one directional median opening.

FHWA
The Federal Highway Administration

Intersection
An at-grade connection or crossing of a one road with another road

Island
A device used to separate or direct traffic in order to facilitate the safe and orderly movement of vehicles. An island may be a raised area that provides a physical barrier to channel traffic movements or a painted area.

Median Crossover
An opening constructed in the median strip of a divided highway designed to allow traffic movements to cross from one side of the highway to the other. In some cases, the Access Management Engineer may require the design to be such that some movements are physically prohibited.

Residential Driveway
Any private passageway to any property used for dwelling purposes. However, if a driveway provides access for more than four dwelling units, it shall be considered a commercial driveway.

Restrictive Median
The portion of a divided highway or divided driveway physically separating vehicular traffic traveling in opposite directions. Restrictive medians include physical barriers that prohibit movement of traffic across the median such as a concrete barrier, a raised concrete curb and/or island, and a grassed or a depressed median.

Right-of-way (ROW)
All land under the jurisdiction of, and whose use is controlled by the City of Columbia, the Tennessee Department of Transportation or another local government.

Right-of-way Line
A line that defines the limits of the ROW of a public road as it relates to adjacent property.

Roadway
The portion of a highway, including shoulders, for vehicle use.

Sight Distance
Refers to intersection sight distance, which is the distance that can be seen along the main roadway by the driver of a vehicle on the driveway. The distance is measured based on an eye height of 3.5’ and an object height of 3.5’. Sight Distance should be determined to provide adequate time for an entering vehicle to accelerate to within 10 mph of posted speed limit, prior to being overtaken by approaching vehicles. (Refer to AASHTO, Green book)

Stopping Sight Distance
The sum of two distances: the distance traversed by the vehicle from the instant the driver sights an object necessitating a stop to the instant the brakes are applied and the distance required to stop the vehicle from the instant brake application begins. Stopping sight distance is measured based on an eye height of 3.5’ and an object height of 2.0’.

Traveled Way
The portion of the roadway for the movement of vehicles, exclusive of shoulders and auxiliary lanes.

State Highway System (SHS)
The network of highways that have been functionally classified and which are under the jurisdiction of the State of Tennessee, as defined in State Statutes.

Appendix A: References

Access Management Handbook. (October 2000).
Center for Transportation Research and Education (CTRE) at Iowa State University.
http://www.ctre.iastate.edu/Research/access/amhandbook/index.htm

Access Management Manual, 2nd Ed. (2014).
Access Management Committee of the Transportation Research Board. Washington, D.C.

Atlanta Regional Commission. (December 2009).
http://www.atlantaregional.com/html/23.aspx

TDOT Roadway Design Guidelines. (February 17, 2016).
Tennessee Department of Transportation.
https://www.tn.gov/tdot/topic/chief-engineer-design-design-guidelines

Massachusetts Highway Department Project Development and Design Guide. (January 2006).
Massachusetts Department of Transportation.
http://www.mhd.state.ma.us/default.asp?pgid=content/designGuide&sid=about

Regulations for Driveway and Encroachment Control. (March 2, 2004).
Georgia Department of Transportation.
http://www.dot.ga.gov/doingbusiness/PoliciesManuals/roads/Encroachment/Driv ewayFull.pdf

Unified Development Ordinance. (January 30, 2017).
City of College Station planning and development services.
http://www.cstx.gov/Modules/ShowDocument.aspx?documentid=3598

Vermont Best Practices for Access Management. (March 2004).
Vermont Agency of Transportation.
http://www.vtaccessmanagement.info/Documents/BestPractices.pdf

3.1.3 Access ~~spacing~~Spacing

Where possible, accesses shall be designed and constructed so as to align with driveways or streets on the opposite side of the street. Where accesses are not aligned or where other access points are within the vicinity, the proposed accesses shall meet the following minimum spacing requirements.

A. Minimum required access spacing shall be based upon the functional classification of the roadway in accordance with **Table 2**.

B. Access spacing shall be measured from the centerline of the proposed access to the nearest edge of existing driveway, excluding radius returns, or from the right-of-way line of a street, as indicated in **Figure 5**. Note that the spacing requirements apply to both opposite and adjacent driveways on streets without medians, but it only applies to adjacent driveways on streets with medians.

~~A. Separation between accesses shall be based upon the functional classification of the roadway in accordance with **Table 2**.~~

Commented [DT1]: The intent is that driveways that are aligned on opposite sides of the road would not be subject to a minimum separation requirement as the desire is that they do align. Either align or separate enough such that conflicts points and congestion are reduced.

Table 3: Corner Clearance Requirements

	Intersecting Street		
Accessed By Driveway	Principal & Minor Arterial	Collector	Local
Principal Arterial	440 ft.	440 ft.	440 ft.
Minor Arterial	330 ft.	330 ft.	330 ft.
Collector	220 ft.	220 ft.	220 ft.
Major Local	150 ft.	100 ft.	~~50~~ 100 ft.
Local	100 ft.	50 ft.	50 ft.

Commented [DT2]: Matches the corresponding and similar driveway separation requirements, see Table 2.

4.4 Exceptions to the Policies, Standards, and Requirements of this Ordinance

4.4.3 Appeals Process

A. The Planning Commission shall hear and decide appeals of orders, decisions, or determinations made by the City Engineering or designee relating to the application and interpretation of the technical provisions of the adopted Access Management Ordinance, as adopted by the City of Columbia, Tennessee.

B. The application for appeal shall be filed with the Development Services Department within 90 calendar days after the ruling by the City Engineer was made, and shall be accompanied by a fee, as determined by the Development Services Department. The applicant shall provide a notarized affidavit that affirms the information provided in the Exception request is true and correct.

Commented [DT3]: This was inadvertently omitted and was originally a requirement.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 2ND CONSIDERATION ON ORDINANCE NO. 4514 - AN ORDINANCE TO AMEND THE COLUMBIA MUNICIPAL CODE BY DELETING TITLE 14, CHAPTER 4 PERTAINING TO STORMWATER MANAGEMENT REGULATIONS IN ITS ENTIRETY AND REPLACING SUCH SECTION WITH A NEW TITLE 14 CHAPTER 4 PERTAINING TO STORMWATER MANAGEMENT

RECOMMENDATION: Approve Ordinance 4514 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Stormwater Management Ordinance. The intent of this ordinance is to make the language of the Chapter consistent with the language in the State MS4 Permit and BMP Manuals. Planning Commission recommended approval at the June 5, 2024 meeting by a vote of five to zero.

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Ordinance 4514, Exhibit A.

AN ORDINANCE TO AMEND THE COLUMBIA MUNICIPAL CODE BY DELETING TITLE 14, CHAPTER 4 PERTAINING TO STORMWATER MANAGEMENT REGULATIONS IN ITS ENTIRETY AND REPLACING SUCH SECTION WITH A NEW TITLE 14 CHAPTER 4 PERTAINING TO STORMWATER MANAGEMENT

WHEREAS, some of the objectives of the City government are to protect, maintain and enhance the environment of the City of Columbia and to promote the health and general welfare of the citizens of the City of Columbia; and

WHEREAS, in order to meet such objectives it is necessary to enact updated stormwater management regulations to accomplish said purpose.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA as follows:

Section 1. That Title 14, Chapter 4 of the Columbia Municipal Code is hereby repealed and deleted in its entirety and replaced with a new Title 14, Chapter 4 Stormwater Management, which is attached hereto as Exhibit "A" and incorporated herein by reference.

Section 2. That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the _____ day of _____ 2024.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FOR APPROVED:

_____
C.TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration: _____

Passed on 2nd consideration: _____



City of Columbia

Stormwater Ordinance

Adopted XX, 20XX

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Amendments

Number	Date	Ordinance #

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Chapter 1: General provisions

1.1 Title

These regulations shall hereinafter be known and cited as the Stormwater Ordinance of Columbia, Tennessee. They may be referenced within this document as standards, specifications, or regulations.

1.2 Purpose

The purpose of the Stormwater Ordinance is to:

A. protect, maintain, and enhance the environment of the City of Columbia and the public health, safety and the general welfare of the citizens of the city, by controlling discharges of pollutants to the city's Municipal Separate Storm Sewer System (MS4) and to maintain and improve the quality of the receiving waters into which the stormwater outfalls flow, including, without limitation, lakes, rivers, streams, ponds, wetlands, and groundwater of the city;

B. Enable the city to comply with the National Pollution Discharge Elimination System (NPDES) permit and applicable regulations, 40 CFR 122.26 for stormwater discharges; and,

C. Allow the city to exercise the powers granted in Tennessee Code Annotated (TCA) § 68-221-1105

1.3 Jurisdiction

The Stormwater Management Ordinance shall apply to all properties within the corporate limits of the City of Columbia, except agricultural land management activities subject to United States Department of Agriculture (USDA) regulations.

1.4 Compliance Officer

It shall be the duty of the Columbia City Engineer (hereinafter referred to as the "Compliance Officer" or "City Engineer" or his/her designee to enforce these regulations and to bring to the attention of legal counsel any violations or lack of compliance herewith.

1.5 Severability

It is hereby declared to be the intention of the City Council of Columbia, Tennessee, that the provisions of this Ordinance are separable. If any court of competent jurisdiction shall adjudge any provision of this Ordinance invalid, such judgment shall not affect any other provision of this ordinance not specifically included in said judgment; and if any court of competent jurisdiction shall adjudge invalid the application of any provision of this Ordinance to a particular property such judgment shall not affect the application of said provisions to any other property not specifically included in said judgment.

1.6 Saving Provision

The Stormwater Ordinance shall not be construed as abating any action now pending under or by virtue of previous applicable regulations or standards, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, or as waiving any right of the governing body under any section or provision existing at the time of adoption of these regulations, or as vacating or annulling any rights obtained by any person by lawful action of the governing body, except as expressly shall be provided otherwise in these regulations.

1.9 Amendments

For the purpose of providing for the public health, safety, and general welfare the City Council may from time to time amend these regulations.

1.10 Appeals

A. The Columbia Municipal Planning Commission (CMPC) shall hear and decide appeals of orders, decisions, or determinations made by the City Engineer or designee relating to the application and interpretation of the technical provisions of the Stormwater Ordinance.

B. The application for appeal shall be filed with the City Engineer or designee within ninety (90) calendar days after the ruling by the City Engineer or designee was made, and shall be accompanied by a fee, as determined by the Development Services Department.

C. The CMPC shall not grant exceptions to the provisions of this ordinance in conflict with the City's MS4 permit and State of Tennessee regulations, rules, and laws.

D. Each item listed below shall be considered and deemed satisfied by the CMPC prior to the approval of an exception:

    1. The strict application of this ordinance would result in practical difficulties to or undue hardship on the owner of the property;

    2. The situation is not self-created; and

    3. The exception may be granted without substantial detriment to the public good and without sustainably impairing the intent and purpose of this ordinance.

E. The CMPC shall keep a record of all appeals.

1.11 Inspection

All developments shall be subject to inspection during and upon completion of construction by an authorized representative(s) of the City. Presence or absence of an inspector during construction does not relieve the Developer and/or Contractor from adherence to approved plans and material contained in these specifications or from liability. Materials and/or workmanship found not meeting requirements of approved plans and specifications shall be immediately brought into conformity with said plans and specifications.

1.12 Testing

The City Engineer may require testing to verify construction materials and methodologies applicable to this ordinance. Testing shall be done by an independent testing laboratory, and results shall be submitted to and approved by the City Engineer. The Developer shall provide testing when requested by the City Engineer. Defects disclosed by the tests shall be corrected or rectified at no cost to the City.

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Chapter 2: Land Disturbing Activities

2.1 General

The city adopts as its MS4 stormwater design and best management practices (BMP) manuals for stormwater management, the following publications, which are incorporated by reference in this ordinance as if fully set out herein:

A. For Construction Site Stormwater Runoff Pollutant Control, "TDEC - Erosion Prevention and Sediment Control Handbook"; most current edition,

B. For Post Construction Stormwater Runoff, "Tennessee Permanent Stormwater Management and Design Guidance Manual"; most current edition,

C. A collection of approved BMP's developed or collected by the City of Columbia that comply with the goals of the MS4 permit and/or the State of Tennessee Construction General Permit (CGP).

D. The city reserves the right to accept or reject BMP's or Stormwater Control Methods (SCM)s and engineering methods and calculations not explicitly detailed within the adopted BMP manuals.

E. The city manual(s) may be updated and expanded from time to time, at the discretion of the governing body of the city, upon the recommendation of the City Engineer or designee, based on improvements in engineering, science, monitoring and local maintenance experience, or changes in federal or state law or regulation. Stormwater facilities that are designed, constructed and maintained in accordance with these BMP criteria will be presumed to meet the minimum water quality performance standards.

2.2 Land Disturbance Permit

2.2.1 Requirement to Obtain

All development that meets one or more of the following criteria must obtain a Land Disturbance Permit;

A. Development that results in land disturbance of equal to or greater than one (1) acre, or less than one (1) acre if part of a larger plan of common development or sale;

B. Development that results in ten thousand (10,000) square feet or more of additional impervious surface;

C. Development less than the requirements listed above may also be required to obtain authorization under this ordinance if:

   a. The City Engineer or designee has determined that the stormwater discharge from a site is causing, contributing to, or is likely to contribute to a violation of a state or federal water quality standard;

   b. The City Engineer or designee has determined that the stormwater discharge is, or is likely to be a significant contributor of pollutants to waters of the state;

   c. Changes in state or federal rules require sites of less than ten thousand (10,000) square feet that are not part of a larger common plan of development or sale to obtain a permit from the authorizing MS4 authority; and

   d. Any development, regardless of size, that is defined by the City Engineer or designee to be a hotspot land use.

2.2.2 Issuance of Permit

The City Engineer or designee shall issue a Land Disturbance Permit for development that meets the guidelines and requirements of this ordinance as well as all other regulations including but not limited to the Engineering Standards and Specifications, Zoning Ordinance, Access Management Ordinance, and Subdivision Regulations. Application for a permit shall be accompanied by a fee as specified in Engineering Fee Schedule.

A pre-construction meeting with the City Engineer or designee shall be held with the Primary Permittee or designee, Operator(s), and EPSC Professional(s) prior to the issuance of a Land Disturbance Permit.

Prior to commencement of land disturbing activities, the Operator(s) must request an inspection of the site with applicable EPSC practices in place, as designated at the pre-construction meeting. This inspection is not a substitute for Construction General Permit (CGP) initial site assessment requirements.

If coverage under the Construction General Permit (CGP) is required, prior to the pre-construction meeting, proof of Notice of Coverage of the CGP must be provided to the city. Proof of Notice of Termination of the CGP must be also be provided before termination of the Land Disturbance Permit.

Copies of additional applicable local, state or federal permits (i.e.: ARAP, etc.) must also be provided upon request. If requested, these permits must be provided before the issuance of any land disturbance permit or the equivalent.

2.2.3 Termination

The Primary Permittee shall notify the City Engineer once all areas have been stabilized and vegetated, all permanent stormwater controls have been installed, and all construction activities have been completed related to the corresponding Land Disturbance Permit to be granted a Notice of Termination. This shall be completed prior to the release of all performance sureties.

The Primary Permittee shall be responsible for all standards and practices required under this Chapter, regardless of individual lot ownership, until a Notice of Termination is issued by the City Engineer.

2.2.4 Expiration

Every Land Disturbance Permit shall expire and become null and void if substantial work authorized by such permit has not commenced within one hundred and eighty (180) calendar days of issuance, or is not complete within eighteen (18) months from the date of the commencement of construction. Expiration of a Land Disturbance Permit does not release Operator(s) from the requirements of this Chapter. Once a permit has expired, a new permit shall be applied for and shall be accompanied by a fee as specified in the Engineering Fee Schedule.

2.2.5 Extension

Prior to the expiration of the Land Disturbance Permit, the Primary Permittee must request a Land Disturbance Permit extension from the City Engineer or designee.

2.3 Construction Site Stormwater Runoff Control

All land disturbing activities shall exercise erosion prevention and sediment control (EPSC) consistent with the intent of this chapter and the State of Tennessee Construction General Permit.

2.3.1 Sites Receiving a Land Disturbance Permit

All construction sites receiving a Land Disturbance Permit shall follow the requirements of the State of Tennessee's Construction General Permit (CGP) and those set forth in this Chapter (whichever is more stringent) including the following:

A. The design-storm for EPSC practices shall be consistent with the Tennessee Construction General Permit;

B. Land disturbing activities may commence once EPSC practices have been installed and are operational to the City's satisfaction and the Land Disturbance Permit has been issued;

C. All construction site operators must control wastes such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste at the construction site.

D. The city may require more stringent EPSC practices on properties adjacent to impaired waters, or within impaired watersheds, watersheds with TMDLs, or sites in close proximity to water resources. This may include measures that limit or eliminate, with a greater safety factor, the potential for Sediment or other forms of water pollution from entering Sensitive Areas as designated by TDEC or the City Engineer;

E. The city may require more stringent EPSC practices on properties containing or adjacent to slopes greater than 30 percent.

F. Unwarranted acceleration of erosion or sedimentation, or transport of other pollutants or forms of pollution, due to various land development activities shall be controlled;

G. If deemed appropriate, the City may require the addition, removal or modification of EPSC measures and/or EPSC locations at any time during the construction process to ensure proper EPSC performance;

H. The City may impose enforcement actions outlined in **Chapter 5** if any site, development, or construction is found to be in violation of this ordinance or the CGP in order to achieve EPSC compliance.

2.4 Post Construction Stormwater Quality

A. The water quality treatment design storm is a 1-year, 24-hour storm event as defined by NOAA Atlas 14. The water quality treatment volume (WQTV) is a portion of the runoff generated from impervious surfaces at a new development or redevelopment project by the design storm, as set forth below.

B. Roof runoff is considered to be contaminated and may be not be excluded from the WQTV.

C. SCMs shall be located in common or open space lots on residential developments requiring plats. All other development shall be required to locate SCMs in a Public Drainage Easement.

D. When adjacent to or in the vicinity of a stream, wetland, pond, or other aquatic resource, the invert elevation of the outlet control structure shall be no lower than one (1.0) foot above the top of bank.

E. In areas with a base flood elevation established, the invert elevation of the outlet control structure shall be no lower than the base flood elevation.

F. SCMs must be designed, at a minimum, to achieve an overall treatment efficiency of 80% TSS removal from the WQTV. The quantity of the WQTV depends on the type of treatment provided, as established in **Table 1.**

Table 1: Water Quality Treatment Volume and the Corresponding SCM Treatment Type

SCM Type	WQTV	Examples
Type A	runoff generated from the first 1 inch of the design storm	bioretention, stormwater wetlands, and infiltration systems.
Type B	runoff generated from the first 1.25 inches of the design storm	Biologically active filtration with underdrains with a minimum of 12 inches of water storage. Bioretention, pervious pavers and pavements, green roofs
Type C	runoff generated from the first 2.5 inches of the design storm or the first 75% of the design storm, whichever is less	extended detention ponds, wet ponds, sand or gravel filtration, and settling ponds
Type D	maximum runoff generated from the entire design storm	hydrodynamic separators, baffle box settling, and flow-through manufactured treatment devices (MTDs), and treatment trains using MTDs

2.4.1 Treatment Trains

Treatment trains using MTDs must provide an overall treatment efficiency of at least 80% TSS reduction utilizing the following formula:

$$R = A + B - \frac{A \times B}{100}$$

Where:

R = total TSS percent removal from application of both SCMs,

A = the TSS percent removal rate applicable to the first SCM, and

B = the TSS percent removal rate applicable to the second SCM.

TSS removal rates for MTD must be evaluated using industry-wide standards.

TSS removal rates for other SCMs must be from published reference literature.

Treatment trains using infiltration, evaporation, transpiration, reuse, or biologically active filtration followed by sand or gravel filtration, settling ponds, extended detention ponds or wet ponds may subtract the treated WQTV of the upstream SCMs from the WQTV of the downstream SCMs.

2.5 Performance Surety

The City Engineer or designee may, at its discretion, require the submittal of a performance security or performance bond prior to issuance of a permit or Certificate of Occupancy in order to ensure that the storm water practices are installed by the permit holder as required by the approved Stormwater Management Plan. The amount of the surety shall be the total estimated construction cost of the structural BMPs approved under the permit plus any reasonably foreseeable additional related costs, e.g., for damages or enforcement. The performance surety shall contain forfeiture provisions for failure to complete work specified in the stormwater management plan. The applicant shall provide an itemized construction cost estimate complete with unit prices which shall be subject to acceptance, amendment or rejection by the City Engineer or designee. Alternatively, the City Engineer or designee shall have the right to calculate the amount of construction cost estimates.

The performance surety shall be released in full only upon submission of as-built plans and written certification by a registered professional engineer licensed to practice in Tennessee that the structural BMP has been installed in accordance with the approved plan and other applicable provisions of this title. The City Engineer or designee will make a final inspection of the structural BMP to ensure that it is in compliance with the approved plan and the provisions of this chapter. Provisions for a partial pro-rata release of the performance surety based on the completion of various development stages can be made at the discretion of the City Engineer or designee.

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Chapter 3: Operation, Maintenance, and Inspection.

3.1 Inspection of Stormwater Management Facilities

Periodic inspections of facilities shall be performed, documented, and reported in accordance with this chapter.

3.1.1 Records of Installation, Inspection, and Maintenance activities

Parties responsible for the operation and maintenance of a stormwater management facility shall make records of the installation of the stormwater facility, inspection, and of all maintenance and repairs to the facility, and shall retain the records for at least six (6) years. These records shall be made available to the City during inspection of the facility and at other reasonable times upon request.

3.1.2 Failure to Meet or Maintain Design or Maintenance Standards.

If a responsible party fails or refuses to meet the design or maintenance standards required for stormwater facilities under this chapter, the City, after reasonable notice, may correct a violation of the design standards or maintenance needs by performing all necessary work to place the facility in proper working condition. In the event that the stormwater management facility becomes a danger to public safety or public health, the City shall notify in writing the party responsible for maintenance of the stormwater management facility. Upon receipt of that notice, the responsible person shall have thirty (30) days to effect maintenance and repair of the facility in an approved manner. In the event that corrective action is not undertaken within that time, the City may take necessary corrective action. The cost of any action by the City under this section shall be charged to the responsible party.

3.2 Existing Locations and New Developments – Maintenance Agreement

Where the stormwater facility is located on property that is subject to a Land Disturbance Permit or the development provides for permanent stormwater facilities, the owners of the property must execute an inspection and maintenance agreement that shall operate as a deed restriction binding on the current property owners and all subsequent property owners and their lessees and assigns, including but not limited to, homeowner associations or other groups or entities.

3.1.1 Maintenance Agreement

The maintenance agreement shall:

A. Assign responsibility for the maintenance of the stormwater facilities to the owners/operators, a third party, or the City of Columbia for all stormwater facilities and SCMs.

B. Provide for a periodic inspection responsible party in accordance with the requirements of **Section 3.5** for the purpose of documenting maintenance and repair needs and to ensure compliance with the requirements of this ordinance. It shall also grant permission to the City to enter the property at reasonable times and to inspect the stormwater facility to ensure that it is being properly maintained.

C. Provide that the minimum maintenance and repair needs include, but are not limited to: the removal of silt, litter and other debris, the cutting of grass, cutting and vegetation removal, and the replacement of landscape vegetation, in detention and retention basins, and inlets and drainage pipes and any other stormwater facilities. It shall also provide that the property owners shall be responsible for additional maintenance and repair needs consistent with the needs and standards outlined in the MS4 BMP manual(s).

D. Provide that maintenance needs must be addressed in a timely manner, on a schedule to be determined by the City Engineer or designee.

E. Provide that if the property is not maintained or repaired within the prescribed schedule, the City of Columbia may perform the maintenance and repair at its expense, and bill the same to the property owner. The maintenance agreement shall also provide that the City of Columbia cost of performing the maintenance shall be a lien against the property.

3.3 Existing Locations – No Maintenance Agreement.

The City Engineer or designee shall in writing notify the owners of existing locations and developments of specific drainage, erosion or sediment problems affecting or caused by such locations and developments, and the specific actions required to correct those problems. The notice shall also specify a reasonable time for compliance. Discharges from existing BMP's that have not been maintained and/or inspected in accordance with this ordinance shall be regarded as illicit.

The City may, to the extent authorized by state and federal law, enter and inspect private property for the purpose of determining if there are illicit non-stormwater discharges, and to establish inspection programs to verify that all stormwater management facilities are functioning within design limits. These inspection programs may be established on any reasonable basis, including but not limited to: routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; inspection of drainage basins or areas identified as higher than typical sources of sediment or other contaminants or pollutants; inspections of businesses or industries of a type associated with higher than usual discharges of contaminants or pollutants or with discharges of a type which are more likely than the typical discharge to cause violations of the city's NPDES stormwater permit; and joint inspections with other agencies inspecting under environmental or safety laws. Inspections may include, but are not limited to: reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in drainage control facilities; and evaluating the condition of drainage control facilities and other BMP's.

3.4 Requirements for All Existing Locations and Ongoing Developments

The following requirements shall apply to all locations and development at which land disturbing activities are currently occurring or have previously occurred:

A. Denuded areas must be vegetated or covered under the standards and guidelines specified in this Ordinance and the CGP and on a schedule acceptable to the City Engineer or designee.

B. Cuts and slopes must be properly covered with appropriate vegetation and/or retaining walls constructed.

3.5 Owner/Operator Inspections

The owners and/or the operators of stormwater management practices shall:

A. Perform routine inspections to ensure that the BMP's are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at a site. Owners or operators shall maintain documentation of these inspections. The City of Columbia may require submittal of this documentation.

B. Perform comprehensive inspection of all stormwater management facilities and practices. These inspections shall be conducted once every five (5) years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect, licensed in the State of Tennessee. Complete inspection reports for these five (5) year inspections shall include:

    a. Facility type,

    b. Inspection date,

    c. Latitude and longitude and nearest street address,

    d. BMP owner and operator information (e.g. name, address, phone number, fax, and email),

    e. A description of BMP condition including: vegetation and soils; inlet and outlet channels and structures; embankments, slopes, and safety benches; spillways, weirs, and other control structures; and any sediment and debris accumulation,

    f. Photographic documentation of BMP's, and

    g. Specific maintenance items or violations that need to be corrected by the BMP owner along with deadlines and re-inspection dates.

C. Owners or operators shall maintain documentation of these inspections. The City of Columbia may require submittal of this documentation.

3.6 Corrections of Problems Subject to Appeal

Corrective measures imposed by the City Engineer or designee under this section are subject to appeal under **Section 5.3**.

Chapter 4: Illicit Discharges

4.1 Prohibition of illicit discharges

No person shall introduce or cause to be introduced into the municipal separate storm sewer system any discharge that is not composed entirely of stormwater or any discharge that flows from a stormwater facility that is not inspected in accordance with section §14-412 shall be an illicit discharge.

Non-stormwater discharges shall include, but shall not be limited to:

- sanitary wastewater
- car wash wastewater
- radiator flushing disposal
- spills from roadway crashes
- carpet cleaning wastewater
- effluent from septic tanks
- improper oil disposal,
- laundry wastewater/gray water
- improper disposal of auto and household toxics.

The commencement, conduct or continuance of any non-stormwater discharge to the municipal separate storm sewer system is prohibited. except as described as follows:

A. Uncontaminated discharges from the following sources:

- Water line flushing or other potable water sources;
- Landscape irrigation or lawn watering with potable water;
- Diverted stream flows;
- Rising ground water;
- Groundwater infiltration to storm drains;
- Pumped groundwater;
- Foundation or footing drains;
- Crawl space pumps;
- Air conditioning condensation;
- Springs;
- Non-commercial washing of vehicles;
- Natural riparian habitat or wetland flows;
- Swimming pools (if dechlorinated - typically less than one PPM chlorine);
- Firefighting activities;
- Any other uncontaminated water source.

B. Discharges specified in writing by the city as being necessary to protect public health and safety.

C. Dye testing is an allowable discharge if the city has so specified in writing.

D. Discharges authorized by the Construction General Permit (CGP):

- Dewatering of collected stormwater and groundwater
- Waters used to wash dust and soils from vehicles where detergents are not used and detention and/or filtering is provided before the water leaves site. Wash removal of process materials such as oil, asphalt or concrete is not authorized.
- Water used to control dust
- Potable water sources, including waterline flushings, from which chlorine has been removed to the maximum extent practicable.
- Routine external building washdown that does not use detergents or other chemicals.
- Uncontaminated, non-turbid groundwater or spring water.
- Foundation or footing drains where flows are not contaminated with pollutants (e.g., lubricants and fluids from mechanized equipment, process materials such as solvents, heavy metals, etc.).
- Discharges from emergency fire-fighting activities.
- Fire hydrant flushings.
- Landscape irrigation.
- Pavement wash waters, provided spills or leaks of toxic or hazardous substances have not occurred (unless all spill material has been removed) and where soaps, solvents, and detergents are not used.
- Uncontaminated air conditioning or compressor condensate.

4.2 Prohibition of Illicit Connections

The construction, use, maintenance or continued existence of illicit connections to the municipal separate storm sewer system is prohibited. This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.

Reduction of Stormwater Pollutants by the Use of BMP's.
Any person responsible for a property or premises, which is, or may be, the source of an illicit discharge, may be required to implement, at the person's expense, the BMP's necessary to prevent the further discharge of pollutants to the municipal separate storm sewer system. Compliance with all terms and conditions of a valid NPDES permit authorizing the discharge of stormwater associated with industrial activity, to the extent practicable, shall be deemed in compliance with the provisions of this section. Discharges from existing BMP's that have not been maintained and/or inspected in accordance with this ordinance shall be regarded as illicit.

Notification of spills

Notwithstanding other requirements of law, as soon as any person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of any known or suspected release of materials which are resulting in, or may result in, illicit discharges or pollutants discharging into, the municipal separate storm sewer system, the person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release. In the event of such a release of hazardous materials the person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of non-hazardous materials, the person shall notify the city in person or by telephone, fax, or email, no later than the next business day. Notifications in person or by telephone shall be confirmed by written notice addressed and mailed to the city within three (3) business days of the telephone notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three (3) years.

Dumping

No person shall dump or otherwise deposit outside an authorized landfill, convenience center or other authorized garbage or trash collection point, any trash or garbage of any kind or description on any private or public property, occupied or unoccupied, inside the city.

Chapter 5: Enforcement

5.1 Enforcement Authority

The City Engineer or designee shall have the authority to issue notices of violation and citations, and to impose the civil penalties provided in this section. Measures authorized include:

A. **Verbal Warnings**

B. **Written Notices**

C. **Citations with Administrative Penalties**

D. **Stop Work Orders**

E. **Withholding of Plan Approvals or Other Authorizations**

F. **Additional Measures**

The Enforcement Response Plan (ERP) shall guide the City Engineer or designee in selecting the appropriate enforcement action or penalty. The Enforcement Response Plan (ERP) is attached to this Ordinance in **Appendix A.**

5.1.1 Verbal Warning

Verbal warnings may be given at the discretion of the inspector when it appears the condition can be corrected by the violator within a reasonable time, which time shall be approved by the inspector.

5.1.2 Written Notice

Whenever City Engineer or designee finds that any permittee or any other person discharging stormwater has violated or is violating this ordinance or a permit or order issued hereunder, the City Engineer or designee may serve upon such person written notice of the violation. Within ten (10) days of this notice, an explanation of the violation and a plan for the satisfactory correction and prevention thereof, to include specific required actions, shall be submitted to the City Engineer or designee. Submission of this plan in no way relieves the discharger of liability for any violations occurring before or after receipt of the notice of violation.

5.1.3 Consent Orders

The City of Columbia is empowered to enter into consent orders, assurances of voluntary compliance, or other similar documents establishing an agreement with the person responsible for the noncompliance. Such orders will include specific action to be taken by the person to correct the noncompliance within a time period also specified by the order. Consent orders shall have the same force and effect as administrative orders issued pursuant to paragraphs (d) and (e) below.

5.1.4 Show Cause Hearing

The City Engineer or designee may order any person who violates this chapter or permit or order issued hereunder, to show cause why a proposed enforcement action should not be taken. Notice shall be served on the person specifying the time and place for the meeting, the proposed enforcement action and the reasons for such action, and a request that the violator show cause why this proposed enforcement action should not be taken. The notice of the meeting shall be served personally or by registered or certified mail (return receipt requested) at least ten (10) days prior to the hearing.

5.1.5 Compliance Order

When the City Engineer or designee finds that any person has violated or continues to violate this chapter or a permit or order issued thereunder, the City Engineer or designee may issue an order to the violator directing that, following a specific time period, adequate structures or devices be installed and/or procedures be implemented and properly operated. Orders may also contain such other requirements as might be reasonably necessary and appropriate to address the noncompliance, including the construction of appropriate structures, installation of devices, self-monitoring, and management practices.

5.1.6 Cease and Desist and Stop Work Orders

When the City Engineer or designee finds that any person has violated or continues to violate this chapter or any permit or order issued hereunder, the City Engineer or designee may issue a stop work order or an order to cease and desist all such violations and direct those persons in noncompliance to:

A. Comply forthwith; or

B. Take such appropriate remedial or preventive action as may be needed to properly address a continuing or threatened violation; including halting operations except for terminating the discharge and installing appropriate control measures.

5.1.7 Suspension, Revocation, or Modification of Permit

The City of Columbia may suspend, revoke or modify the permit authorizing the land development project or any other project of the applicant or other responsible person within the city. A suspended, revoked or modified permit may be reinstated after the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein, provided such permit may be reinstated upon such conditions as the City Engineer or designee may deem necessary to enable the applicant or other responsible person to take the necessary remedial measures to cure such violations.

5.1.8 Conflicting standards

Whenever there is a conflict between any standard contained in this chapter and in the BMP manual(s) adopted by the City under this ordinance, the strictest standard shall prevail.

5.2 Penalties.

5.2.1 Violations

Any person who shall commit any act declared unlawful under this chapter, who violates any provision of this chapter, who violates the provisions of any permit issued pursuant to this chapter, or who fails or refuses to comply with any lawful communication or notice to abate or take corrective action by the City of Columbia, shall be guilty of a civil offense.

5.2.2 Penalties

Under the authority provided in Tennessee Code Annotated §68-221-1106, the city declares that any person violating the provisions of this chapter may be assessed a civil penalty by the City of Columbia of not less than fifty dollars ($50.00) and not more than five thousand dollars ($5,000.00) per day for each day of violation. Each day of violation shall constitute a separate violation.

5.2.3 Measuring Civil Penalties

In assessing a civil penalty, the City of Columbia may consider:

A. The harm done to the public health or the environment;

B. Whether the civil penalty imposed will be a substantial economic deterrent to the illegal activity;

C. The economic benefit gained by the violator;

D. The amount of effort put forth by the violator to remedy this violation;

E. Any unusual or extraordinary enforcement costs incurred by the City;

F. The amount of penalty established by ordinance or resolution for specific categories of violations; and

G. Any equities of the situation which outweigh the benefit of imposing any penalty or damage assessment.

5.2.4 Recovery of Damages and Costs

In addition to the civil penalties, the City may recover:

A. All damages proximately caused by the violator to the city, which may include any reasonable expenses incurred in investigating violations of, and enforcing compliance with, this chapter, or any other actual damages caused by the violation.

B. The costs of the city's maintenance of stormwater facilities when the user of such facilities fails to maintain them as required by this chapter.

5.2.5 Referral to TDEC

Where the City has used progressive enforcement to achieve compliance with this ordinance, and in the judgment of the city has not been successful, the city may refer the violation to TDEC. For the purposes of this provision, "progressive enforcement" shall mean two (2) follow-up inspections and two (2) warning letters. In addition, enforcement referrals to TDEC must include, at a minimum, the following information:

A. Construction project or industrial facility location;

B. Name of owner or operator;

C. Estimated construction project or size or type of industrial activity (including SIC code, if known);

D. Records of communications with the owner or operator regarding the violation, including at least two follow-up inspections, two warning letters or notices of violation, and any response from the owner or operator.

5.2.6 Other Remedies

The city may bring legal action to enjoin the continuing violation of this chapter, and the existence of any other remedy, at law or equity, shall be no defense to any such actions.

5.2.7 Remedies Cumulative

The remedies set forth in this section shall be cumulative, not exclusive, and it shall not be a defense to any action, civil or criminal, that one (1) or more of the remedies set forth herein has been sought or granted.

5.3 Appeals

Pursuant to Tennessee Code Annotated § 68-221-1106(d), any person aggrieved by the imposition of a civil penalty or damage assessment as provided by this chapter may appeal said penalty or damage assessment to the city's governing body.

5.3.1 Appeals to be in Writing

The appeal shall be in writing and filed with the municipal recorder or clerk within thirty (30) days after the civil penalty and/or damage assessment is served in any manner authorized by law.

5.3.2 Public hearing

Upon receipt of an appeal, the city's governing body, or other appeals board established by the city's governing body shall hold a public hearing within thirty (30) days. Ten (10) days prior notice of the time, date, and location of said hearing shall be published in a daily newspaper of general circulation. Ten (10) days' notice by registered mail shall also be provided to the aggrieved party, such notice to be sent to the address provided by the aggrieved party at the time of appeal. The decision of the governing body of the city shall be final.

5.3.3 Appealing Decisions of the City's Governing Body

Any alleged violator may appeal a decision of the city's governing body pursuant to the provisions of Tennessee Code Annotated, title 27, chapter 8.

Chapter 6: Definitions

For the purpose of this chapter, the following definitions shall apply: Words used in the singular shall include the plural, and the plural shall include the singular; words used in the present tense shall include the future tense. The word "shall" is mandatory and not discretionary. The word "may" is permissive. Words not defined in this section shall be construed to have the meaning given by common and ordinary use as defined in the latest edition of Webster's Dictionary.

Administrative or Civil Penalties
Under the authority provided in Tennessee Code Annotated § 68-221-1106, the city declares that any person violating the provisions of this chapter may be assessed a civil penalty by the city of not less than fifty dollars ($50.00) and not more than five thousand dollars ($5,000.00) per day for each day of violation. Each day of violation shall constitute a separate violation.

As-built plans
Drawings depicting conditions as they were actually constructed.

Best Management Practices (BMP)
Schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants to waters of the state. BMP's also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

Borrow Pit
An excavation from which erodible material (typically soil) is removed to be fill for another site. There is no processing or separation of erodible material conducted at the site. Given the nature of activity and pollutants present at such excavation, a borrow pit is considered a construction activity for the purpose of this permit.

Buffer Zone
A setback from the top of water body's bank of undisturbed vegetation, including trees, shrubs and herbaceous vegetation; enhanced or restored vegetation; or the re-establishment of native vegetation bordering streams, ponds, wetlands, springs, reservoirs or lakes, which exists or is established to protect those water bodies. The goal of the water quality buffer is to preserve undisturbed vegetation that is native to the streamside habitat in the area of the project. Vegetated, preferably native, water quality buffers protect water bodies by providing structural integrity and canopy cover, as well as stormwater infiltration, filtration and evapotranspiration. For Buffer Zone requirements see the Engineering Standards and Specifications (ESS).

Channel
A natural or artificial watercourse with a definite bed and banks that conducts flowing water continuously or periodically.

Common plan of development or sale
Broadly defined as any announcement or documentation (including a sign, public notice or hearing, sales pitch, advertisement, drawing, permit application, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating construction activities may occur on a specific plot. A common plan of development or sale identifies a situation in which multiple areas of disturbance are occurring on contiguous areas. This applies because the activities may take place at different times, on different schedules, by different operators.

Design storm event
A hypothetical storm event, of a given frequency interval and duration, used in the analysis and design of a stormwater facility. The estimated design rainfall amounts, for any return period interval in terms of either 24-hour depths or intensities for any duration, can be found by accessing the following NOAA National Weather Service Atlas 14 data for the Columbia, Tennessee station ID: 40-1957.

Contaminant
Any physical, chemical, biological, or radiological substance or matter in water.

Development
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 permanent storage of materials (as defined as materials of like nature stored in whole or in part for more than six months).

Discharge
Dispose, deposit, spill, pour, inject, seep, dump, leak or place by any means, or that which is disposed, deposited, spilled, poured, injected, seeped, dumped, leaked, or placed by any means including any direct or indirect entry of any solid or liquid matter into the municipal separate storm sewer system.

Easement
An acquired privilege or right of use or enjoyment that a person, party, firm, corporation, city or other legal entity has in the land of another.

Erosion
The removal of soil particles by the action of water, wind, ice or other geological agents, whether naturally occurring or acting in conjunction with or promoted by human activities or effects.

Erosion Prevention and Sediment Control (EPSC) Plan
A written plan including drawings or other graphic representations) that is designed to minimize the erosion and sediment runoff at a site during construction activities.

Hotspot
An area where land use or activities generate highly contaminated runoff, with concentrations of pollutants in excess of those typically found in stormwater. The following land uses and activities are deemed stormwater hot spots, but that term is not limited to only these land uses:

Illicit Connections
Illegal and/or unauthorized connections to the municipal separate storm sewer system whether or not such connections result in discharges into that system.

Illicit Discharge
Any discharge to the municipal separate storm sewer system that is not composed entirely of stormwater and not specifically exempted under **Chapter 4.**

Improved Sinkhole
A natural surface depression that has been altered in order to direct fluids into the hole opening. Improved sinkhole is a type of injection well regulated under TDEC's Underground Injection Control (UIC) program. Underground injection constitutes an intentional disposal of waste waters in natural depressions, open fractures, and crevices (such as those commonly associated with weathering of limestone).

Inspector
A person that has successfully completed (has a valid certification from) the "Fundamentals of Erosion Prevention and Sediment Control Level I" course or equivalent course. An inspector performs and documents the required inspections, paying particular attention to time-sensitive permit requirements such as stabilization and maintenance activities. An inspector may also have the following responsibilities:

A. Oversee the requirements of other construction-related permits, such as Aquatic Resources Alteration Permit (ARAP) or Corps of Engineers permit for construction activities in or around waters of the state;
B. Update field SWPPP's;
C. Conduct pre-construction inspection to verify that undisturbed areas have been properly marked and initial measures have been installed; and
D. Inform the permit holder of activities that may be necessary to gain or remain in compliance with the Construction General Permit (CGP) and other environmental permits.

Land Disturbing Activity
Any activity on property that results in a change in the existing soil cover (both vegetative and non-vegetative) and/or the existing soil topography. Land-disturbing activities include, but are not limited to, development, re-development, demolition, construction, reconstruction, clearing, grading, filling, and excavation.

Maintenance
Any activity that is necessary to keep a stormwater facility in good working order so as to function as designed. Maintenance shall include complete reconstruction of a stormwater facility if reconstruction is needed in order to restore the facility to its original operational design parameters. Maintenance shall also include the correction of any problem on the site property that may directly impair the functions of the stormwater facility.

Maintenance Agreement
A document recorded in the land records that acts as a property deed restriction, and which provides for long-term maintenance of stormwater management practices.

Municipal Separate Storm Sewer System (MS4)
The conveyances owned or operated by the city for the collection and transportation of stormwater, including the roads and streets and their drainage systems, catch basins, curbs, gutters, ditches, man-made channels, and storm drains, and where the context indicates, it means the municipality that owns the separate storm sewer system.

National Pollutant Discharge Elimination System (NPDES) Permit
A permit issued pursuant to 33 U.S.C. 1342.

Off-site Facility
A structural BMP located outside the subject property boundary described in the permit application for land development activity.

On-site Facility
A structural BMP located within the subject property boundary described in the permit application for land development activity.

Operator
Any person associated with construction activities that has either design control over construction plans and specifications or day to day operational control over activities on site that are necessary to comply with the SWPPP.

Peak flow
The maximum instantaneous rate of flow of water at a particular point resulting from a storm event.

Person
Any and all persons, natural or artificial, including any individual, firm or association and any municipal or private corporation organized or existing under the laws of this or any other state or country.

Redevelopment
The alteration of developed land. Redevelopment is not intended to include such activities as exterior remodeling, which would not be expected to cause adverse stormwater quality impacts.

Roadway Prism
A portion of the right-of-way between the back of ditch (at the elevation of the adjoining roadway shoulder) or the back of sidewalk and including the roadway ditches, traveled way, shoulders and auxiliary lanes.

Runoff
A portion of the precipitation on a drainage area that is discharged from the area into the municipal separate storm sewer system.

Sediment
Solid material, both inorganic and organic, that is in suspension, is being transported, or has been moved from its site of origin by air, water, gravity, or ice and has come to rest on the earth's surface either above or below sea level.

Sedimentation
The process of soil particles suspended in stormwater settling out of solution.

Soils Report
A study of soils on a subject property with the primary purpose of characterizing and describing the soils. The soils report shall be prepared by a qualified soils engineer, who shall be directly involved in the soil characterization either by performing the investigation or by directly supervising employees conducting the investigation.

Stabilization
Adequate measures, vegetative, and/or structural, that will prevent erosion from occurring.

Stormwater
Stormwater runoff, snow melt runoff, surface runoff, street wash waters related to street cleaning or maintenance, infiltration and drainage.

Stormwater Entity
The entity designated by the city to administer the stormwater management ordinance, and other stormwater rules and regulations adopted by the city.

Stormwater Management
The programs to maintain quality and quantity of stormwater runoff to pre-development levels.

Stormwater Management Facilities
The drainage structures, conduits, ponds, ditches, combined sewers, sewers, and all device appurtenances by means of which stormwater is collected, transported, pumped, treated, or disposed.

Stormwater Management Plan (SWMP)
The set of drawings and other documents that comprise all the information and specifications for the programs, drainage systems, structures, BMP's, concepts and techniques intended to maintain or restore quality and quantity of stormwater runoff to pre-development levels.

Stormwater Pollution Prevention Plan (SWPPP)
A written plan that includes site map(s), an identification of construction/contractor activities that could cause pollutants in the stormwater, and a description of measures or practices to control these pollutants. It must be prepared and approved before construction begins. In order to effectively reduce erosion and sedimentation impacts, Best Management Practices (BMP's) must be designed, installed, and maintained during land disturbing activities. The SWPPP should be prepared in accordance with the current Tennessee Erosion and Sediment Control Handbook. The handbook is intended for use during the design and construction of projects that require erosion and sediment controls to protect waters of the state. It also aids in the development of SWPPPs and other reports, plans, or specifications required when participating in Tennessee's water quality regulations. All SWPPP's shall be prepared and updated in accordance with Section 3 of the General NPDES Permit for Discharges of Stormwater Associated with Construction Activities.

Stormwater Runoff
Flow on the surface of the ground, resulting from precipitation.

Structural BMP's
Facilities that are constructed to provide control of stormwater runoff.

Surface Water
Waters upon the surface of the earth in bounds created naturally or artificially including, but not limited to, streams, other water courses, lakes and reservoirs.

Waste Site
An area where waste material from a construction site is deposited. When the material is erodible, such as soil, the site must be treated as a construction site.

Water Quality Buffer
See "Buffer".

Watercourse
A permanent or intermittent stream or other body of water, either natural or man-made, which gathers or carries surface water.

Watershed
All the land area that contributes runoff to a particular point along a waterway.

Waters or Waters of the State
Any and all water, public or private, on or beneath the surface of the ground, which are contained within, flow through, or border upon Tennessee or any portion thereof except those bodies of water confined to and retained within the limits of private property in single ownership which do not combine or effect a junction with natural surface or underground waters.

Wetland
Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted to life in saturated soil conditions. Wetlands include, but are not limited to, swamps, marshes, bogs, and similar areas.

Wet Weather Conveyances
Man-made or natural watercourses, including natural watercourses that have been modified by channelization, that flow only in direct response to precipitation runoff in their immediate locality and whose channels are above the groundwater table and are not suitable for drinking water supplies; and in which hydrological and biological analyses indicate that, under normal weather conditions, due to naturally occurring ephemeral or low flow, there is not sufficient water to support fish or multiple populations of obligate lotic aquatic organisms whose life cycle includes an aquatic phase of at least two months. (Rules and Regulations of the State of Tennessee, Chapter 1200-4-3-.04(3)).



Appendix A: Stormwater Enforcement Response Plan

Introduction

The intent of this document is to provide guidance to city officials in enforcing the Stormwater Ordinance. It should be used only as a guide while recognizing that each situation is unique. The provisions of this enforcement response plan are not mandatory. Actual enforcement procedures should consider any unusual aspects of a violation or condition, as well as special characteristics of an enforcement action in determining the proper response.

While the purpose is to provide guidance for administration of the Stormwater Ordinance, it is not intended to limit the judgment and flexibility of the City Engineer or designee in determining the appropriate response.

Initiation of investigations of violations shall take place within seven (7) days of receipt of complaint.

Minor infractions may be resolved by a verbal notice, telephone call or warning letter advising the owner/operator/person of the nature of the violation. If such action fails to generate a response by the owner/operator/person, further enforcement actions as provided by the ordinance may be taken.

Enforcement Response

The order of this precedence for enforcement responses outlined in this guide should not be construed to prevent the City Engineer or his/her designee from taking stronger action without first implementing less stringent steps, if in his/her opinion, a more forceful response is necessary.

A show cause hearing should be held prior to any enforcement action other than a telephone call, warning letter, or notice of violation (NOV). The City of Columbia may order any person who violates the Stormwater management ordinance, permit or order issued hereunder, to show cause why a proposed enforcement action should not be taken. Notice shall be served on the person specifying the time and the place for the meeting, the proposed enforcement action and the reasons for such action, and a request that the violator show cause why this proposed enforcement action should not be taken, The notice of the meeting shall be served personally or by registered or certified mail (return receipt requested) at least ten(10) days prior to the hearing.

Documented Phone Calls or Informal Discussions

In the case of most minor violations of a permit or ordinance, a telephone call or informal meeting may be sufficient to obtain the desired compliance. Phone calls must be documented by contemporaneous notes. A copy of the notes should be placed in the owner's master file and another mailed to the owner.

Likewise if an informal discussion is held, notes shall be kept summarizing the discussion. Copies of the notes should be distributed to all entities involved. Anyone wishing to take exception to the notes should be required o respond in writing.

Warning Letter

A warning letter is the lowest level of formal response to a violation. It is intended for minor violations which would not cause harm to the environment.

Notice of Violation

A notice of violation (NOV) is an official notification to inform a non-compliant owner of a violation of the Stormwater management ordinance. Within ten (10) business days of receipt of the notice, a written explanation of the violation and a plan for satisfactory correction and prevention thereof, to include specific required actions, shall be submitted by the owner to the City Engineer. Inspection to ensure performance of any corrective actions may be conducted by the City Engineer at his/her discretion. Submission of this plan is in no way relieves the owner of liability for any violations occurring before or after receipt of the Notice of Violation.

Administrative Orders

Administrative Orders are enforcement documents which direct owners to perform or to cease specific activities. Administrative orders may also invoke a penalty. There are three (3) primary types of administrative orders: consent orders; compliance orders; and cease and desist orders.

Consent Orders

Consent Orders are entered into between the City and the owners to assure compliance as to specific actions to be taken by the owner to correct non-compliance within a specific time period. The City Engineer may enter into consent orders, assurances of voluntary compliance, or other similar documents establishing an agreement with any owner responsible for noncompliance within a time period specified in the document. Such documents shall have the same force and effect administrative orders issued pursuant to paragraphs (d) and (e) of Section 21-109 of the Stormwater Management Ordinance.

Compliance Orders

Compliance Orders may be issued when the City Engineer finds that the owner has violated, or continues to violate the ordinance or an order issued thereunder. It is similar to a consent order except that the consent of the owner is not implied in its issuance. When the City Engineer finds that an owner has violated or continues to violate a section of the Stormwater Management Ordinance or a permit or order issued thereunder, the City Engineer may issue an order to the owner responsible for the violation directing that the owner come into compliance within a specified time, and such order may include assessment of a civil penalty to be paid if the owner does not come into compliance within the time provided. Compliance orders also may contain other requirements to address the noncompliance, including additional self-monitoring and management practices designed to minimize the amount of pollutants discharged offsite. A compliance order does not relieve the owner of liability for any violation, including any continuing violation. Issuance of a compliance order shall not bar against or a prerequisite for taking any other action against the owner.

Cease and Desist Orders

Cease and Desist Orders may be issued when the City Engineer finds that an owner has violated, or continues to violate, the Stormwater Management Ordinance or an order issued thereunder. The order shall require that the owner:

A. Comply forthwith; and,

B. Take such appropriate remedial or preventative action as may be needed or deemed necessary to properly address a continuing or threatened violation, including halting operations and terminating the discharge. Issuance of a cease and desist order shall not bar against or a prerequisite for taking any other action against the owner.

Contents of Administrative Orders

A. Title – the title specifies the type of order being issued, to whom it is being issued, summarizes the purpose of the order, and contains an identification number.

B. Legal Authority – The authority under which the order is issued (the Stormwater Management Ordinance).

C. The Finding of Noncompliance – All violations must be described including the dates, the specific permit and/or ordinance provisions violated, and any damages known and attributable to the violation.

D. Required Activity – All orders should specify the required actions such as installation of BMP's, additional inspections, appearance at show cause hearings, etc.

E. Milestone Dates for Corrective Actions – When compliance schedules are appropriate, all milestone dates must be established including due dates for required written reports.

F. Supplemental Clauses – The document should contain standard clauses providing that:

   a. Compliance with the terms and conditions of the administrative order shall not be construed to relieve the owner of its obligation to comply with applicable state, federal, or local law, or the permit;

   b. Violation of the administrative order itself may subject the owner to additional penalties as set in the Stormwater Management Ordinance;

   c. No provision of the order shall be construed to limit the city's authority to issue supplementary or additional orders, or to take action deemed necessary to implement this program or ordinance;

   d. The orders shall be binding upon the owner, its officers, directors, agents, employees, successors, assigns, and all persons, firms or corporations acting under, through or on behalf of the owner.

Administrative orders issued as a result of a violation of the Stormwater Management Ordinance shall contain a penalty as determined using Tables "A" and "B" in this document. Administrative orders may also be used to advise an owner to the need of take, or cease, certain actions, and in such case may or may not be associated with penalties as defined in the ordinance or in this guide.

Other Remedies

The City of Columbia may bring legal action to enjoin the continuing violation of the Stormwater Management Ordinance, and the existence of any other remedy, at law or equity, shall be no defense to any such actions.

Civil Injunction

A civil injunction may be requested at any time, for any violation, if in the opinion of the City Engineer in consultation with the City Attorney, such action is needed or appropriate.

Criminal Referral

In cases where criminal acts are suspected, after consultation with the City Attorney, information shall be gathered and forwarded to the District Attorney of the appropriate jurisdiction for action. Criminal prosecution, if pursued, shall be in addition to other actions authorized by the Stormwater Management Ordinance.

Civil Penalties

The Stormwater Ordinance authorizes assessment of civil penalties of not less than fifty dollars ($50.00) and not to exceed five thousand dollars ($5,000.00) per day for each day of violation. Additionally, the Stormwater Ordinance authorizes the City Engineer or designee to assess a civil penalty for actual damages incurred by the City. Before assessment of any civil penalty, a show cause hearing must be held with the non-compliant owner.

If a violation results in conditions requiring the expenditure of public funds for mitigation of damages, a penalty shall be assessed in such amount as to offset the public funds expended. This will in no way reduce or offset the liability of the owner with respect to damages incurred.

Response Guide Tables

The following tables indicates how point values are assigned for each violation, considering the severity, duration, degree of harm, and compliance history of the owner. All possible violations may not be listed; however, this does not preclude an appropriate enforcement response.

In **Table A** three columns are associated with each listed violation – the "Initial Points" column, the "Repeat Value" column, and the "Cumulative" column. If no history of violations is noted, the value in the "Initial Points" column may be used with conjunction with **Table B** to assess a typical response to the violation.

If the user has a history of similar violations, the initial point value plus the product of the number of the previous occurrences times the repeat value should be used as shown in the following formula:

$$T = I + (N \times R)$$

Where:

T = Total Point Value

I = Initial Point Value for a single violation

N = Number of previous occurrences

*R = Repeat Value from **Table A***

Should more than one violation be noted at a time, the cumulative column should be consulted. If violations are cumulative in nature, the sum of the individual point values should be used to judge the response. If not, the greater individual values should be used to judge response, with the documentation for that response noting all violations.

Once a point value is determined, **Table B** should be consulted for recommended responses. **Table B** provides a schedule of appropriate responses bases upon the number of "points" determined by **Table A**

Example

An owner violated the terms of the Stormwater Management Ordinance. This violation is considered significant and causes harm. Investigation reveals the owner has been sited twice in the past for the same violation:

$$T = I + (N \times R)$$

Therefore:

$$T = 3 + (2 \times 1) = 5$$

Where:

3 = Points charged for isolated but significant discharge from **Table A**

2 = Number of previous occurrences; and

1 = Repeat value from **Table A**

Resulting Options: Administrative Order with up to a $500.00 penalty from **Table B**.

Table A: Violation Response Guide

Erosion Prevention and Sediment Control			
Description of Violation	**Initial Points**	**Repeat Value**	**Cumulative**
Violation of a Single Requirement:			
Not Significant	1	1	Yes
Significant, no harm	2	1	Yes
Significant, causes harm	2	1	Yes
Violation of More than one Requirement:			
Not Significant	2	1	Yes
Significant, no harm	3	1	Yes
Significant, causes harm	4	1	Yes
Unauthorized Discharges			
Illicit Discharges:			
Owner unaware of requirement, no harm	1	N/A	No
Owner unaware of requirement, harm	2	N/A	No
Owner aware of requirement, no harm	2	1	Yes
Owner aware of requirement, harm	3	1	Yes
Illicit Connections:			
Owner unaware of requirement, no harm	1	N/A	No
Owner unaware of requirement, harm	2	N/A	No
Owner aware of requirement, no harm	2	1	Yes
Owner aware of requirement, harm	3	1	Yes
Inspection			
Entry denied	2	2	Yes
Inspection Records Incomplete	1	2	No
Inspection Records Not Available	1	2	No
Maintenance			
Failure to properly operate and maintain BMPs	1	1	Yes
Stormwater Management			
Pre-Construction:			
Failure to obtain NOC	2	1	No
Failure to obtain grading permit	2	1	No
Failure to provide performance bond/letter of credit	2	1	No
Post Construction:			
Failure to provide water quality BMPs	2	2	No
Failure to provide channel protection	2	2	No
Failure to provide downstream impact analysis	2	2	No

Table B: Violation Response Guide

Point Total	Action
1	Written Warning
2	Notice of Violation
3	Administrative Order with up to a $150 Penalty
4	Administrative Order with up to a $300 Penalty
5	Administrative Order with up to a $500 Penalty
6	Administrative Order with up to a $1000 Penalty
7	Administrative Order with up to a $2000 Penalty
8	Administrative Order with up to a $3000 Penalty
9	Administrative Order with up to a $4000 Penalty
10	Administrative Order with up to a $5000 Penalty

Cease and Desist Order

A civil injunction may be requested at any time, for any violation, if in the opinion of the City Engineer in consultation with the City Attorney, such action is needed or appropriate.

Criminal Action

In cases where criminal acts are suspected by the director, after consultation with the City Attorney, information shall be gathered and forwarded to the District Attorney of the appropriate county for action. Criminal prosecution, if pursued, shall be in addition to other actions authorized by the Stormwater Management Ordinance.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 2ND CONSIDERATION ON ORDINANCE NO. 4515 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING ADMINISTRATION, PROCEDURE, & ENFORCEMENT IN ARTICLE 8 BY REPEALING AND REPLACING SUCH ARTICLE 8 WITH A NEW ARTICLE 8 ADMINISTRATION, PROCEDURE, & ENFORCEMENT

RECOMMENDATION: Approve Ordinance 4515 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 8: Administration, Procedure, & Enforcement, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

The City Council evaluates zoning text amendments as directed by section 8.5.18.J.4 of the Zoning Ordinance. The proposed changes to the zoning ordinance are consistent with the remainder of the Ordinance (8.5.18.J.4.a), represent a revision necessitated by changing circumstances over time (8.5.18.J.4.b), and correct errors in the text of the Ordinance (8.5.18.J.4.c).

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Ordinance 4515, Exhibit A, Marked Changes, DS Staff Report.

AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING ADMINISTRATION, PROCEDURE, & ENFORCEMENT IN ARTICLE 8 BY REPEALING AND REPLACING SUCH ARTICLE 8 WITH A NEW ARTICLE 8 ADMINISTRATION, PROCEDURE, & ENFORCEMENT

WHEREAS, Section §13-7-201 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 City Council deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the city to enact such an ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Section §13-4-101 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the appropriate regulations to be enforced therein; and

WHEREAS, on the 5th day of June 2024, the Planning Commission reviewed and recommended specific changes in accordance with Section 8.5.18, of the Zoning Ordinance regarding Administration, Procedure & Enforcement in Article 8. As a result, Article 8 is being repealed in its entirety and replaced with a new Article 8 which is attached hereto as Exhibit "A" and incorporated herein by reference. Said recommendations are being considered after a public hearing held on the 8th day of August, 2024, notice of which was published in the Daily Herald of Columbia fifteen (15) days or more prior to said meeting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA as follows:

Section 1: That Ordinance Number 4400, the same being the Zoning Ordinance of the City of Columbia, Tennessee is hereby amended by repealing and deleting Article 8 in its entirety and replacing such Article with a new Article 8, Administration, Procedure & Enforcement which is attached hereto as Exhibit "A" and incorporated herein by reference;

Section 2: That the City Council satisfies the requirements of Section 8.5.18.J.4, by making specific findings as to the following:

a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;
b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;
c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and
d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

Section 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 12th day of September, 2024.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

ARTICLE 8:
ADMINISTRATION, PROCEDURE, & ENFORECEMENT

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SECTION 8.1 PURPOSE & INTENT.

It is the purpose and intent of this Article to provide for the proper and efficient administration of this Ordinance, for procedures for the implementation of this Ordinance, and for enforcement of this Ordinance.

SECTION 8.2 ADMINISTRATION.

8.2.1 Zoning Administrator.

A. Authorization.

1. There is hereby created the Office of the Zoning Administrator. The Zoning Administrator shall be executive head of such office. This Ordinance shall be administered by the Zoning Administrator.
2. The Zoning Administrator shall have all authority, take all actions, and discharge all duties and responsibilities under this Ordinance, as specified herein, under applicable law, or as directed by the Director of Development Services, the Planning Commission, the Board of Zoning Appeals, or the City Council.
3. The City Planner is hereby designated and appointed as the Zoning Administrator. The Zoning Administrator serves at the direction of the Director of Development Services. In the absence of a City Planner, the Zoning Administrator shall be such person as may be designated by the Director of Development Services, or in the absence of both the City Planner and the Director of Development Services, the City Manager.

B. Method of Acting.

The Zoning Administrator, may act directly or through any one or more designees. The Zoning Administrator may designate any staff member to represent the Zoning Administrator in exercising or discharging any of the actions, duties, or responsibilities under this Ordinance, which are within Zoning Administrator's authority. The Zoning Administrator shall remain responsible for any final action.

C. Powers & Duties.

In order to assure compliance with the provisions of this Ordinance, and in addition to the general authority of the Zoning Administrator pursuant to this section , the Zoning Administrator shall have the following specific powers and responsibilities:

1. Reviewing, making recommendations regarding, and certifying completeness and compliance of the following:
   a. Applications for Development Plans and Master PUD Development Plans
   b. Applications for Certificates of Appropriateness;
   c. Amendments to adopted Land Use Plans;

d. Amendments to the text of this Ordinance;

e. Applications for Rezoning;

f. Applications for Historic District designation; and

g. Vested rights determinations.

2. Making final administrative decisions on the following:

a. Interpretations of this Ordinance;

b. Issuing of all Zoning Permits, and the creating and maintaining all pertinent records;

c. Applications for Plot Plans

d. Applications for certain Site Development Plans;

e. Applications for Floodplain Development Permits;

f. Administrative Adjustments;

g. Applications for Temporary Use Permits;

h. Applications for Home Occupation Permits;

i. Applications for Sign Permits.

j. Applications for Certificates of Occupancy, in consultation with the Chief Building Official;

k. Applications for Determination of Economic Hardship; and

l. Applications for removal of Heritage Trees within a required Buffer area or credit for preservation of existing vegetation, including Heritage Trees.

3. Administering the provisions of any Development Plan or Master PUD Development Plan and any approved Conditional Use or approved site plan, except where administration is otherwise expressly provided in this Ordinance to be the responsibility of other City personnel;

4. Reviewing and certifying whether plans and applications submitted pursuant to this Ordinance are complete and in compliance with all standards and requirements hereof;

5. Together with Decision-Making Authorities and other City code enforcement personnel as provided herein, enforcing this Ordinance and the provisions of any Development approval, permit, or plan certified, approved, or issued under this Ordinance;

6. Taking all actions and discharging all duties and responsibilities as directed by the City Manager, Director of Development Services, Planning Commission, Board of Zoning Appeals, or City Council; and

7. Taking all other actions as Zoning Administrator specified in this Ordinance.

D. Additional Responsibilities.

1. The Zoning Administrator shall have the following additional responsibilities:
2. Provide information to the public on all matters relating to this Ordinance;
3. Receive, file, and forward to all necessary agencies all applications for Conditional Uses and for amendments to this Ordinance;
4. Undertake a study of the provisions of this Ordinance, and make reports of his/her recommendations to the Planning Commission as necessary.
5. Receive, file and forward to the Board of Zoning Appeals all applications for matters which the Board of Zoning Appeals is required to review under the provisions of this Ordinance;
6. Maintain permanent and current records of this Ordinance, including, but not limited to, all maps, amendments, Conditional Uses, Variances, appeals, and applications therefor;
7. Prepare an annual report summarizing annexation requests and subsequent action on such requests, and submit the same annually to the City Council;
8. Not make changes in the provisions of this Ordinance, excepting as provided in Section 8, and
9. Not refuse to issue a permit when conditions imposed by this Ordinance are complied with by the applicant, despite the violation of contracts such as deed covenants or private agreements which may occur upon the granting of said permit.

E. Procedures & Guidelines.

The Zoning Administrator shall develop, approve, and implement administrative procedures and guidelines to execute the provisions of this Ordinance. The Zoning Administrator shall develop deadlines, application forms, instructional sheets, checklists and processes for the efficient administration of development review. The Zoning Administrator may update and revise such form time to time as necessary to maintain efficiency.

SECTION 8.3 REVIEW AND DECISION-MAKING AUTHORITIES.

8.3.1 General.

Authority under this Ordinance shall be vested in and delegated to the officials and Decision-Making Authorities designated in this Ordinance, the City Code, and Tennessee law. This authority shall be deemed supplemental to any other authority lawfully conferred upon the officials and Decision-Making Authorities.

The officials and Decision-Making Authorities shall have all implied authority necessary to carry out the duties and responsibilities expressly provided in this Ordinance to the extent the implied authority is not in conflict with the express authority.

8.3.2 City Council.

A. Creation & Membership.

Information regarding the creation, membership, and rules of procedure of the City Council is available in the City Code.

B. Powers & Duties.

1. In execution of the provisions of this Ordinance, the City Council shall have the following powers and duties:
2. Final decision on amendments to this Ordinance;
3. Final decision on Rezonings;
4. Final decision on adoption of/or amendments to the Comprehensive Plan,
5. Final decision on the preliminary Master PUD Development Plan of a Planned Unit Development;
6. Final decision on a Heavy Manufacturing Permit; and
7. To perform all duties and functions assigned to City Councils under Tennessee law, this Ordinance, and any applicable Chapter of the City Code.

8.3.3 Planning Commission.

A. Creation & Membership.

Information regarding the creation and membership of the Planning Commission is available in the City Code.

B. Powers & Duties.

1. In execution of the provisions of this Ordinance, the Planning Commission shall have the following powers and duties:
2. Final decision on certain Development Plans;
3. Make recommendations to the City Council on amendments to this Ordinance;
4. Make recommendations to the City Council on Rezonings;
5. Develop an official Comprehensive Plan for the physical Development of the City, including any area outside of its boundaries which, in the Planning Commission's judgment, bears relation to the planning of the City;
6. Make recommendations to the City Council to amend, extend or add to the Comprehensive Plan or carry any part of subject matter into greater detail;
7. Submit an advisory opinion on any matter before the Board of Zoning Appeals, which opinion shall be made part of the record of such public hearing;

8. Make recommendations to the City Council on a preliminary Master PUD Development Plan; and

9. Make recommendations on compliance for a Final PUD Development Plan or Plat; and

10. To perform all duties and functions assigned to Planning Commissions under state law, this Ordinance, and any applicable Chapter of the City Code.

8.3.4 Board of Zoning Appeals.

A. Creation.

A Board of Zoning Appeals is hereby created for the City (referred to in this Ordinance as "Board of Zoning Appeals").

B. Membership.

The Board of Zoning Appeals shall consist of five (5)members, all of whom shall be bona fide residents of the City both at the time of their appointment and for the duration of their tenure on the Board of Zoning Appeals. No person holding any public office or position within the City government shall be eligible for membership on the Board of Zoning Appeals. A member shall be removed from the Board of Zoning Appeals if found to be in violation of these membership requirements at any time during their tenure.

C. Term of Office, Removal & Vacancies.

1. Members of the Board of Zoning Appeals shall serve for three year terms or until their respective successors are appointed and qualified, except that the members first appointed shall serve respectively for the following terms:

   a. Two Members – One Year

   b. Two Members – Two Years

   c. One Member – Three Years

2. All members of the Board of Zoning Appeals shall serve with such compensation as may be fixed by the City Council and may be removed from membership on the Board of Zoning Appeals for continued absence or just cause. Vacancies of said Board of Zoning Appeals shall be filled for the unexpired term of those members whose positions have become vacant in the manner provided herein for the appointment of such member.

D. Election of Officers.

The Board of Zoning Appeals shall elect from its members a chairman and vice chairman, who shall serve for one year and may upon election serve succeeding terms. The City shall provide necessary secretarial services for members of the Board of Zoning Appeals.

E. Meetings.

Regular meetings of the Board of Zoning Appeals shall be held at such time and place as established by the Zoning Administrator on behalf or such Board. Special meetings may be held at the call of the chairman or at the request of two members, provided that notice of the special meeting is given to every member at least 24 hours before the time

set, except that the announcement of a special session at any meeting at which a quorum is present shall be sufficient notice of such meeting.

F. Conflict of Interest.

Any member of the Board of Zoning Appeals who shall have a direct or an indirect interest in any property which is the subject matter of or affected by, a decision of the Board of Zoning Appeals shall be disqualified from participating in the discussion, decision, and proceedings of the Board of Zoning Appeals in connection therewith. The burden for revealing any such conflict rests with individual members of the Board of Zoning Appeals. Failure to reveal any such conflict shall constitute grounds for immediate removal from the Board of Zoning Appeals for cause.

G. Powers & Duties.

The Board of Zoning Appeals shall have the following powers and duties:

1. Final decision on appeals of any administrative decision made in the enforcement of this Ordinance;
2. Final decision on a Conditional Use Permit;
3. Final decision on an application for a Variance;
4. Interpret zoning District boundaries;
5. Interpret the boundaries of the Flood Hazard Districts on appeal from a decision of the Zoning Administrator;
6. Hear and decide all matters referred to it on which it is required to act under this Ordinance or by statute; and
7. To perform related duties as directed by the City Council;
8. To perform all duties and functions assigned to boards of appeal under state law, this Ordinance, and any other applicable Chapter of the City Code.

H. Annual Report.

The Board of Zoning Appeals shall prepare an annual report and submit it to the City Council. The annual report shall include a comprehensive review of the activities, problems, and actions of the Board of Zoning Appeals and any budget requests or other recommendations.

I. Rules.

The Board of Zoning Appeals shall adopt rules for the conduct of its meetings, requiring at a minimum the requirements of Section 8.3.3.J.

J. Proceedings.

1. The presence of three members of the Board of Zoning Appeals shall constitute a quorum and the concurring affirmative vote of at least three members of Board of Zoning Appeals shall be necessary to deny or grant any application before the Board of Zoning Appeals.

2. No action shall be taken by the Board of Zoning Appeals on any case until after a public hearing and notice thereof. Said notice of public hearing shall be a legal notice published in a newspaper of general circulation in the City at least ten days before the hearing of an appeal. No appeal shall be considered and heard by the Board of Zoning Appeals earlier than 15 days after filing such appeal. If new information is uncovered regarding an action of the Board of Zoning Appeals that could not have been reasonably presented in public hearing before the Board of Zoning Appeals, the Board of Zoning Appeals shall establish a date for the purpose of rehearing in accordance with the appropriate procedures herein.

3. The Board of Zoning Appeals may call upon any other office or agency of the city government for information in the performance of its duties and it shall be the duty of such other agencies to render such information to the Board of Zoning Appeals as may be reasonably required.

4. All hearing sessions shall be open to the public.

K. Appeal.

Any officer, agency or department of the City or other aggrieved party may appeal any decision of the Board of Zoning Appeals to a court of competent jurisdiction as provided by State law.

An appeal shall stay all proceedings relating to the action under appeal, unless the Zoning Administrator certifies to the Board of Zoning Appeals, after such notice of appeal has been filed, that by reason of facts stated in the certificate, such stay would cause imminent peril to life or property. In such instance, the proceedings shall not be stayed otherwise than by a restraining order stating the justification for the stay, which may be granted by a court of competent jurisdiction, on notice to the Zoning Administrator.

L. Rehearing.

1. No Rehearing of a Decision by the Board of Zoning Appeals shall be had except:

    d. On motion by Board of Zoning Appeals member to reconsider the vote; or

    e. On a written request for a hearing by the property owner or authorized agent.

2. All rehearing requests must conform to the following:

    a. All motions or requests to reconsider shall require a majority affirmative vote. Only then shall the Board of Zoning Appeals vote on the motion to grant the request for a rehearing, subject to such conditions as the Board of Zoning Appeals may by resolution in each case, stipulate.

    b. No request to grant a rehearing will be entertained unless new evidence is submitted, which could not reasonably be presented at the previous hearing.

    c. If the request for a rehearing is granted, the case shall be put on the calendar for a rehearing. In all cases, the request for a rehearing shall be in writing, reciting the reasons for the request and shall be duly verified and accompanied by the necessary data and diagrams.

The person(s) requesting the rehearing shall be notified to appear before the Board of Zoning Appeals on a date to be set by the Board of Zoning Appeals.

d. No rehearing for a Variance shall be granted to an applicant found by a court of competent jurisdiction to be in willful violation of the express provisions of a prior Variance granted under the authority of this Ordinance or any prior ordinance.

8.3.5 Historic Zoning Commission.

A. Creation.

A Historic Zoning Commission is hereby created for the City. The Historic Zoning Commission shall consist of seven members, each of who shall be a resident of, or property or Business owner within, the City prior to the appointment and who shall continue to be so as long as they serve.

B. Membership.

1. Membership on the Historic Zoning Commission shall be composed of the following members:

   a. One member of the Planning Commission.

   b. One member representing a local historical or patriotic organization.

   c. One architect who is a member, or meets membership requirements, of the American Institute of Architects, if available; if such a qualified architect is unavailable, this position will be filled by another member selected from the community in general.

   d. Four members as selected from the City in general.

2. Members of the Historic Zoning Commission shall be appointed by the Mayor, subject to confirmation by the City Council.

3. Except as herein provided, the members of the Historic Zoning Commission shall serve for a five year term. The members first appointed, shall serve respectively as follows:

   a. One member for one year;

   b. One member for two years;

   c. One member for three years;

   d. Two members for four years; and

   e. Two members for five years.

4. The term of the member nominated from the Planning Commission shall be concurrent with the term on the Planning Commission, and in the event that any other member shall also be a member of the City Council, the term of such member shall be concurrent with the term of the elected office of the member.

5. All members shall serve without compensation and may be removed from membership by the Mayor and City Council.

C. Vacancies.

Vacancies on the Historic Zoning Commission shall be filled for the unexpired term of those members whose position has become vacant in the manner herein provided for the appointment of such member; vacancies shall be filled within 60 days.

D. Election of Officers.

The Historic Zoning Commission shall elect from its members its own chairman and other officers deemed appropriate to carry out its purpose.

E. Conflict of Interest.

Any member of the Historic Zoning Commission who shall have a direct or indirect interest in any property which is subject matter of or is affected by a decision of the Historic Zoning Commission shall be governed by the provisions of TCA Section 12 – 4 – 101.

F. Rules & Meetings.

1. The Historic Zoning Commission shall adopt rules of order and establish regular meeting dates.
2. Four members of the Historic Zoning Commission shall constitute a quorum for the transaction of its business.
3. The concurring vote of a majority of the Historic Zoning Commission members present shall constitute final action of the commission on any matter before it.

G. Powers & Duties.

1. Subject to state law and the procedures prescribed hereunder, the Historic Zoning Commission shall have the following powers, functions and duties:
2. To create and to recommend the adoption of legislation which will facilitate establishment of Historic Districts wherein the construction, repair, Alteration, rehabilitation, relocation or demolition of any Structure now located or to be located will be subject to special provisions as set forth herein and as further specified in TCA Section 13 – 7 – 402.
3. To create and recommend the enactment of legislation providing for the transfer of Development rights as a portion of the legislation which establishes any Historic District and as further specified in TCA Section 13 – 7 – 402 (C).
4. To testify before all boards and commissions, including the Planning Commission, City Council and the Board of Zoning Appeals, on any matter affecting historically and architecturally significant property, Structures and areas.
5. To conduct a survey of Buildings, places or areas within the City for the purpose of identifying those of historic or cultural significance.

6. To develop and adopt, prior to the establishment of any Historic District, review guidelines as specified in Section 8.5.12.F.3, which the Historic Zoning Commission will apply in ruling upon the granting or denial of a Certificate of Appropriateness.

7. To submit and to review all applications designating Historic Districts.

8. To review and make decisions on any application for a Certificate of Appropriateness as specified in Section 8.5.13.C and to require the presentation of such plans, drawings, elevations and other information as may be necessary to make such decisions.

9. To determine an appropriate system of markers for designation of Historic Districts.

10. To prepare and publish maps, brochures and other descriptive material about the City's Historic Districts, Historic Landmarks and Historic Structures.

11. To cooperate with and enlist the assistance of persons, organizations, corporations, foundations and public agencies in matters involving historic preservation, renovation, rehabilitation and property reuse.

12. To advise and assist owners of Historic Properties on physical and financial aspects of preservation, renovation, rehabilitation and reuse.

13. To accept gifts, grants and money as may be appropriate for the purposes of this Article.

14. To adopt, publish and make available Bylaws for the conduct of Historic Zoning Commission meetings.

15. To exercise such powers as may be delegated it by the Tennessee Historical Commission under the certified Local Government's Historic Preservation Program, to include participation in the review of nominations to National Register of Historic Places, and enforcement of appropriate state and local legislation for designation and protection of Historic Properties.

16. To review proposed zoning amendments, applications for Conditional Use Permits, Variances, and applications for subdivision that affect proposed or designated Historic Districts.

17. To retain such specialists or consultants or to appoint such citizen advisory committees as may from time to time be required.

18. To confer recognition upon the owners of property within Historic Districts.

19. To develop a preservation component in the Comprehensive Plan of the City and to recommend it to the Planning Commission.

20. To review periodically this Ordinance and to recommend to the Planning Commission and City Council any amendments appropriate for the protection of Historic Properties..

21. To undertake any other action or activity necessary or appropriate to the implementation of its powers and duties or to implementation of the purposes of this Article.

22. To review signs citywide of an historic nature as it relates to the original building of at least 50 years old at time of code adoption.

8.3.6 Architectural Design Review Commission.

A. Creation.

1. There is hereby created the Architectural Design Review Commission for the purpose of reviewing Development applications that are subject to design review pursuant to this Ordinance.

2. As authorized by T.C.A. Section 6-54-133, the Columbia Municipal Planning Commission is designated the city's Architectural Design Review Commission, with the authority to develop, adopt, and apply general guidelines for the exterior appearance of properties within the City of Columbia.

B. Design Standards.

In addition to the design standards incorporated in this ordinance, the Planning Commission may develop and adopt exterior appearance guidelines that are applicable throughout the city as well as exterior appearance guidelines that are applicable only to specified areas within the city.

C. Powers & Duties.

1. The Architectural Design Review Commission shall be responsible for reviewing proposals for Site Development Plan, Building Permit, or Planned Unit Development approval for compliance with the applicable architectural design standards.

2. The Architectural Design Review Commission may approve alternative materials and methods of compliance which, in the determination of the Planning Commission, provide aesthetic value which meets or exceeds the prescribed standards.

3. The Zoning Administrator may approve alternative materials and methods of compliance with design standards for existing structures and Site Development Plans for which the Zoning Administrator is the Decision-Making Authority. The alternative means of compliance must provide aesthetic value which meets or exceeds the prescribed standards. The Zoning Administrator may refer any determination of alternative compliance to the Architectural Design Review Commission. Any property owner may appeal the Zoning Administrator’s determination to the Architectural Design Review Commission. The appeal shall be by a written notice to the Zoning Administrator, stating: the guideline at issue; the alternative compliance proposed; and, the owner's reasons for seeking relief from the guideline. The appeal shall be treated as a site development plan for purposes of assessing fees and application requirements.

D. Appeals

1. Any property owner affected by the guidelines for exterior appearance may appeal a decision under those guidelines to the City Council. The appeal shall be by a written notice to the Zoning Administrator, stating: the guideline at issue; the alternative compliance proposed; and, the owner's reasons for seeking relief from the guideline. The appeal shall be treated as a site development plan for purposes of assessing fees and application requirements.

2. The decision of the City Council shall be final and binding.

E. Annual Report.

The Architectural Design Review Commission shall prepare an annual report and submit it to the City Council. The annual report shall include a comprehensive review of the activities and actions of the Architectural Design Review Commission and any recommendations for changes to this ordinance.

8.3.7 Development Review Committee.

There shall be a Development Review Committee. Such Committee shall consist of the Zoning Administrator or designee and other staff that the Zoning Administrator deems necessary to review an application. The Zoning Administrator shall chair the Committee.

The Committee chair shall prepare and retain a report on each meeting of the Committee. The Committee is authorized to review and provide input on any project proposal forwarded to the Committee by the Zoning Administrator. Additionally, the Committee is authorized to review and provide input on each Rezoning, Site Development Plan, Subdivision Plat, and Master PUD Development Plan or amendment to Master PUD Development Plan in accordance with processes and procedures developed by the Zoning Administrator. No application for review shall be forwarded to the Planning Commission until it is deemed completed and responsive to all comments provided by the Development Review Committee.

8.3.8 Other Review & Decision-Making Authorities.

A. General.

1. In addition to those bodies previously identified in this Section 8.3, other bodies as listed below may have review on projects, Development, and property within the City.
2. Development Services Department;
3. Department of Public Works;
4. Wastewater Department;
5. Fire Department;
6. City Power and Water Systems;
7. Police Department;
8. Other departments and agencies as may be required under applicable law.

SECTION 8.4 LIABILITY.

Neither any Board of Zoning Appeals, Planning Commission, Historic Zoning Commission, or Architectural Design Review Team member, the Zoning Administrator, nor other City employee charged with implementation or enforcement of this Ordinance, acting for the City in the discharge of his duties, shall not be liable personally, and is hereby relieved from all personal liability.

All such persons shall be held harmless by the City from and against any damage that may occur to persons or property as the result of any act required or permitted in the discharge of his duties.

Any suit brought against any of such persons shall be defended by legal representatives furnished by the City at the City's expense until the final termination of such proceedings.

SECTION 8.5 APPLICATIONS & DEVELOPMENT REVIEW PROCEDURES

8.5.1 Types of Applications & Development Reviews.

Development review as regulated by this Ordinance, may involve one or more of the following types of applications, requests, and Development reviews:

1. Interpretation of this Ordinance
2. Building Permit
3. Plot Plan or Zoning Permit Review
4. Site Development Plan Review
5. Floodplain Development Permit
6. Administrative Adjustment
7. Temporary Use Permit
8. Home Occupation Permit
9. Certificate of Occupancy
10. Historic District Designation
11. Certificate of Appropriateness
12. Demolition by Neglect
13. Certificate of Economic Hardship
14. Design Review
15. Conditional Use Permit
16. Variance

17. Appeal of Administrative Decision
18. Zoning Ordinance Amendment
19. Rezoning
20. Comprehensive Plan or other Land Use Plan Amendment or Adoption
21. Planned Unit Development Master Development Plan
22. Heavy Manufacturing Permit
23. Sign Permit
24. Other Applications and Reviews

8.5.2 Interpretation of Ordinance.

A. Zoning Administrator Authorized.

When uncertainty exists, the Zoning Administrator shall be authorized to make all interpretations concerning the provisions of this Ordinance with the exception of the interpretations listed in Section 8.5.2.B.

B. Certain Exceptions.

1. All interpretations of matters relating to the City Building Code shall be made by the Building Official or designee.
2. The Zoning Administrator may refer interpretations of other provisions outside this document to the appropriate City and/or County officials.

C. Initiation / Request for Interpretation.

1. The Zoning Administrator may initiate an interpretation concerning the provisions of this Ordinance. The Planning Commission, City Council, Historic Zoning Commission, or Board of Zoning Appeals may also direct the Zoning Administrator to produce an interpretation concerning the provisions of this Ordinance..
2. In addition to requests pursuant to Section 8.5.2.C.1, a request for interpretation may be made by persons having legal authority to take action in accordance with a Zoning Permit. Such persons shall include without limitation owners or lessees of property, or their agents, and persons who have contracted to purchase property contingent upon their ability to acquire the necessary permits under this Ordinance, or the agents of such persons. The Zoning Administrator may require an a requesting person or agent to submit evidence of his or her authority to submit the request for interpretation.

D. Action by Zoning Administrator.

1. Upon receipt of a request pursuant to Section 8.5.2.C, the Zoning Administrator shall:

    a. Review and evaluate the request in light of the text of this Ordinance, the Official Zoning Map, the Comprehensive Plan and any other relevant information;

b. Consult with and coordinate with other staff as necessary; and

c. Render an opinion.

2. The interpretation shall be provided in writing to the requesting party.

E. Official Record.

The Zoning Administrator shall maintain an official record of all interpretations. The record of interpretations shall be available for public inspection during normal business hours.

F. Appeal.

Final action on an interpretation of this Ordinance by the Zoning Administrator or designee pursuant to Section 8.5.2.C.2 may be appealed in accordance with Section 8.5.17, Appeal of Administrative Decision.

8.5.3 Summary of Review Authority.

The following **Table 8.5.3 (Review Authority)** summarizes review authority under this Ordinance.

Table 8.5.3 Review Authority

Application or Permit	Zoning Administrator	Architectural Design Review Commission	Historic Zoning Commission	Board of Zoning Appeals	Planning Commission	City Council	Section
Interpretation of the Ordinance	D	--	--	A*	--	--	8.5.2
Zoning Permit	D	--	--	A*	--	--	8.5.5
Development Plan Review	D/R	--	--	A*	D*	--	8.5.6
Floodplain Development Permit	D	--	--	A*	--	--	8.5.7
Administrative Adjustment	D	--	--	A*	--	--	8.5.8
Temporary Use Permit	D	--	--	A*	--	--	8.5.9
Home Occupation Permit	D	--	--	A*	--	--	8.5.10
Sign Permit	D	--	--	A*	--	--	8.5.23
Certificate of Occupancy (Zoning Compliance)	D	--	--	A*	--	--	8.5.11
Historic District Designation	R	--	R*	A*	--	D	8.5.12

Certificate of Appropriateness	R	--	D*	A*	--	--	8.5.13
Demolition by Neglect	D	--	A*	A*	--	--	8.5.14
Conditional Use Permit	R	--	R	D*	--	--	8.5.16
Appeal of Administrative Decision	--	--	--	D*	--	--	8.5.17
Variance	R	--	R	D*	--	--	8.5.16
Zoning Ordinance Amendment	R	--	R	--	R	D*	8.5.18
Rezoning	R	--	R	--	R	D*	8.5.19
Plan Amendment/Adoption	R	--	R	--	R	D*	8.5.20
Preliminary PUD Development Plan Approval	R	--	R	--	R*	D*	8.5.21
Final PUD Development Plan Approval	R	--	--	--	D*	--	8.5.21
Heavy Manufacturing Permit	R	--	--	--	--	D	8.5.22
Alternative Compliance with Design Standards	D/R	A/D	--	--	--	A	8.5.15
Alternative Performance	R	--	R	--	D	--	8.5.6
Subdivision	D/R	--	--	D	D	--	8.5.24

LEGEND **R** – Review or Recommendation; **A** – Appeal; **D** – Decision; * – Public Hearing

8.5.4 Common Review Procedures.

A. Applicability.

The review procedures described in this Section 8.5.4 apply as may be listed by the individual relevant Sections found in this Article.

B. Pre-Application Conference.

The Zoning Administrator may require applicants to schedule a pre-application conference with the Zoning Administrator, City Engineer, utility providers, and other appropriate staff to discuss the procedures, standards and regulations required by this Ordinance.

C. Application Requirements.

1. Applications required under this Ordinance shall be submitted on forms and in such numbers as required by the appropriate Zoning Administrator. All forms shall include, at a minimum, the following information:

    a. Contact information for the individual or firm submitting the application.

b. Contact information for the individual or firm on whose behalf the application is being submitted.

c. If applicable, identification of the property affected by the application, such as a legal description, address, or PIN as may be appropriate; and

d. Any other information required by the Zoning Administrator, other appropriate department, or the provisions of this Ordinance.

2. All applications and associated fees shall be filed with the appropriate department.

3. Filing fees shall be established from time to time to defray the actual cost of processing the application.

4. All applications must be complete before the appropriate department is required to review the application.

5. A determination of whether a Development application is complete shall be made by the Zoning Administrator no more than five days after submittal of the application.

6. The Zoning Administrator shall determine whether an application contains all required information and shall only initiate the review and processing of applications determined to be complete..

7. If the application is determined not to be complete, the Zoning Administrator shall notify the applicant. The notification shall list issing or incomplete items and provide a specific period of time for the applicant to resubmit the material for the next application deadline. After an application has been rejected, a new application and fee shall be required.

8. A determination of completeness does not preclude any negative final action and does not include any implied determination that the application successfully meets any review criteria.

9. If an incomplete application is erroneously deemed complete and later determined to be incomplete, Section 8.5.4.C.7 shall apply.

10. The Zoning Administrator may require an applicant to present evidence of authority to submit the application.

11. Schedules indicating submittal dates shall be developed each year and made available to the public. Applications sufficient for processing shall be submitted to the Zoning Administrator in accordance with the published calendar schedule.

12. Applications for Development approvals may be filed and reviewed simultaneously, at the option of the applicant. Any application that also requires a Variance or Administrative Adjustment shall not be eligible for final approval unless and until such relief has been granted.

13. Applications submitted simultaneously are subject to approval of all other related applications; denial or disapproval of any concurrently submitted application shall stop consideration of any related applications until the denied or disapproved application is resolved.

D. Notice & Public Hearing.

1. Notice shall be required for applications for Development approval as shown in **Table 8.5.4.D-1 (Summary of Notice Requirements).**

Table 8.5.4.D-1 Summary of Notice

Procedure	Published	Posted	Mailed
Historic District Designation			●
Appeal of Administrative Decision	●		
Certificate of Appropriateness	●		
Demolition by Neglect			
Conditional Use Permit	●		●
Variance	●		●
Ordinance Amendment	●		
Rezoning	●	●	●
Comprehensive Plan Amendment/Adoption	●		
Planned Unit Development	●	●	●
Heavy Use Permit		●	●
Design Review	●		

2. For published notice, in addition to other requirements that may be required for the specific procedure, the following shall be required:

   a. a distinctive notice shall be placed by the Development Services Department in a newspaper of general circulation within the City at least ten days but not more than 30 days prior to the Planning Commission or Board of Zoning Appeals meeting, as applicable;

   b. the notice shall include, at a minimum:

      (1) The time, date, and location of the proposed meeting or hearing; and

      (2) A summary description of the proposed action.

3. For posted notice (sign), in addition to other requirements that may be required for a specific procedure, the following shall be required:
    a. The sign shall specify the phone number for the City Development Services Department.
    b. The sign shall be constructed of a rigid waterproof material, such as plastic board or metal. Letters shall be at least 2" tall.
    c. The sign shall have a minimum dimension of 18" tall by 24" wide and legs of sufficient length to raise the top of the sign 36" above the adjacent grade.
4. For an application to be considered complete, at least ten days prior to the meeting, the applicant and/or the Development Services Department shall post any required signs. The signs shall remain in place and in readable condition until one of the following occurs:
    a. The request has received final action by the Decision-Making Authority; or
    b. The applicant withdraws the request.
5. If the signs are removed during the decision process, the signs shall be replaced by the Development Services Department.
6. Posted notices shall be installed by the City in conformance with the following:
    a. At least one sign shall be placed as close as possible to the property line fronting on a public street at the point of clearest visibility.
    b. In situations where site conditions prevent the placement of signs in conformance with the requirements in Sections 8.5.4.D.7.a above, shall be placed at the clearest point of visibility as determined by the Zoning Administrator.
7. For mailed notice, in addition to other requirements that may be required for the specific procedure, the following shall be required:
    a. All letters shall be sent by the City using certified U.S. Mail.
    b. The letter shall specify the street address and phone number for the City Development Services Department.
    c. If the letter shall contain a notice of an upcoming meeting or hearing, the letter shall include the date, time, location of the meeting and the body before which the meeting or hearing shall take place.
    d. The letter shall contain the proposed action and street address, or parcel identification, for the property in question.
    e. All letters shall be mailed at least ten days prior to the scheduled meeting, hearing, or other action.

f. Letters shall be mailed to all owners of property that is Adjacent to the property in question.

8. Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements.

9. A public hearing shall be held for the following procedures before the City Council, Planning Commission, Board of Zoning Appeals, or Historic Zoning Commission, as indicated:

Table 8.5.4.D-10 Required Hearing

Procedure				
Historic District Designation	●			●
Certificate of Appropriateness				●
Conditional Use Permit			●	
Variance			●	
Appeal of Administrative Decision			●	
Ordinance Amendment	●			
Rezoning	●	●		
Plan Amendment/ Adoption	●	●		
Vested Rights Determination	●			
Planned Unit Development	●	●		
Heavy Manufacturing Permit	●			

8.5.5 Zoning Permit.

A. Required.

1. A Zoning Permit shall be required to commence the excavation for or the construction of any Structure, to commence the moving, Alteration, or repair of any Structure, to use any Structure or to change the use of any Structure. Such permit may be independent in form or combined with other department permit processes.

2. The Zoning Permit shall contain a statement that the plans, specifications and intended use of such Structure in all respects conform to the provisions of this Ordinance.

B. Application.

1. Applications for Zoning Permits may be made by persons having legal authority to take action in accordance with the permit, including without limitation the owners or lessees of property, or their agents, or persons who have contracted to purchase property contingent upon their ability to acquire the necessary permits under this Ordinance, or the agents of such persons (who may make application in the name of such owners, lessees or contract vendees).

2. The Zoning Administrator may require an applicant to submit evidence of his or her authority to submit the application for a Zoning Permit.

3. An application for a Building Permit shall be submitted in accordance with Section 8.5.4. All applications for Zoning Permits must be complete before the Zoning Administrator may consider the application.

4. Unless specifically exempted, Development Plan or Master PUD Development review and approval shall be required prior to the issuance of a Zoning Permit.

5. For any application where loading and/or five or more parking spaces are to be provided, the application shall be accompanied by a fully dimensioned site plan drawn to a scale of no less than 1"=200'. Such site plan shall show the location of all Structures on the Lot and the location and layout of the proposed parking and loading, including any required vehicular area landscaping.

C. Development of Forms.

The Zoning Administrator shall make every effort to develop application forms, instructional sheets, checklists, or other techniques or devices to assist applicants in understanding the Zoning Permit application requirements and the form and type of information that must be submitted. In classes of cases where a minimal amount of information is necessary to enable the Zoning Administrator to determine compliance with this Section, such applications for Zoning Permits to construct single – family or two – family Dwellings, or applications for Sign Permits, the Zoning Administrator shall develop standard forms that will expedite the submission of the necessary Plans and other required information.

D. Zoning Administrator Action.

1. Upon receipt of a complete application for Zoning Permit and any other required materials, the Zoning Administrator shall initiate the review according to the procedures established under Section 8.2.1.E..

2. Upon hearing recommendations from all appropriate departments and review bodies, the Zoning Administrator shall proceed as follows:

   a. In cases where no additional permits are required and all Ordinance requirements have been met, the Zoning Administrator shall issue a Zoning Permit.

   b. In cases where an additional permit(s) is required, the Zoning Administrator shall notify the applicant of the additional permit(s).

3. In no case shall a Zoning Permit be issued until all other permits required by this Ordinance have been obtained. Additional permits may include any or all of the following:

   a. Temporary Use Permit

   b. Home Occupation Permit

   c. Sign Permit

   d. Certificate of Appropriateness

   e. Conditional Use Permit

4. In cases where an amendment to the text of this Ordinance and/or a Rezoning may be required prior to the issuance of a Zoning Permit, the Zoning Administrator shall notify the applicant of the text amendment procedure in Section 8.5.18, and/or the Rezoning procedure in Section 8.5.19.

5. In cases where a Variance or Administrative Waiver may be required prior to the issuance of a Zoning Permit, the Zoning Administrator shall notify the applicant of the Variance procedure in Section 8.5.16 or the Administrative Adjustment procedure in Section 8.5.8.

6. Any Zoning Permit issued by the Zoning Administrator shall become null and void twelve months after the date of its issuance unless Actual Construction has begun and been continued in a diligent manner.

7. Final action on a Zoning Permit may be appealed in accordance with Section 8.5.17, Appeal of Administrative Decision.

8.5.6 Development Plan Review.

A. Applicability

1. Except as exempted under Section 8.5.6.B below, no Building Permit or Certificate of Occupancy may be issued unless and until a Development Plan has been approved therefor and unless the application for the same includes a Development Plan, which has been certified by the Zoning Administrator as being in compliance with Section 4.3. and this Section 8.5.6.

2. Except as exempted by this Ordinance, no Building shall be constructed, re-constructed, or modified, and no Lot or other land shall be Developed, Improved, subdivided, or re-subdivided, and none of the same shall be used, except in compliance with a Development Plan that has been prepared, submitted, reviewed and certified in accordance with this Article and all standards and requirements applicable thereto.

3. All requirements imposed by a Development Plan shall run with the land and shall apply against any owner, subsequent owner, or occupant.

B. Exemptions.

The following Development, activities, or Uses shall be exempt from Development Plan review, although they may be subject to other review procedures where noted in other Sections of this Ordinance:

1. Ordinary Maintenance and Repair of a Structure (unless review is required under Certificate of Appropriateness).
2. The use or intended use of land for the purpose of agriculture, raising of crops, or forestry, to the degree established by state law.
3. Home Occupations.
4. Accessory Uses incidental to a one- or two-family Residential Use, provided that an Accessory Building or Accessory Structure is not exempt.
5. Any proposal for which an application for Master PUD Development Plan approval has been approved pursuant to Section 8.5.21.

C. Types of Development Plans.

There shall be three types of Development Plans, each applicable to certain types of Development and each having a different level of approval required. The criteria for establishing which type of Development Plan and the corresponding level of approval for each are indicated below:

1. Plot Plan, which is a Development Plan the approval of which is necessary for:
    a. A one – or two – family detached Dwelling located on a single Lot or Building Site;
    b. A one – or two-family attached Dwelling located on two abutting Lots or Building Sites;
    c. A Manufactured Home located on an individual Lot or Building Site; or
    d. A request for issuance of a Sign Permit; and

for which no Conditional Use Permit, Variance, or Rezoning is necessary;

1. Major Site Development Plan, which is a Development Plan that does not meet the criteria listed in Section 8.5.6.C.1 above, for which the Planning Commission is identified as the Decision Making Authority in Section 8.5.6.D below; and
2. Minor Site Development Plan, which is a Development Plan that does not meet the criteria listed in Section 8.5.6.C.1 above, for which the Zoning Administrator is identified as the Decision Making Authority in Section 8.5.6.D below

D. Decision-Making Authorities.

1. The Zoning Administrator shall be the Decision-Making Authority for Plot Plans. However, the Zoning Administrator shall have the discretion to refer Plot Plans to the Planning Commission for approval.

2. Except as provided in Section 8.5.6.D.3, the Zoning Administrator shall be the Decision-Making Authority for Site Development Plans. However, the Zoning Administrator shall have the discretion to refer Site Development Plans to the Planning Commission for approval.

3. The Planning Commission shall be the Decision-Making Authority for Site Development Plans that include one or more Development Parcels, any Request for Alternative Performance, Food Truck Courts, Large Multi-Family Buildings, or Manufactured Home Parks, or an application referred by the Zoning Administrator.

E. Review by other Departments.

The Zoning Administrator shall ensure that all appropriate entities have reviewed the application and had opportunity to comment.

F. Development Plan Requirements - General.

The following requirements are applicable to all Development Plans and applications:

1. All Development Plans shall be submitted in accordance with Section 8.5.4 and all procedures and guidelines established under Section 8.2.1.E.

2. State or Federal regulations may require that additional information be supplied as a part of a submittal.

3. Each Development Plan required under this Article shall be prepared, signed, and submitted by or on behalf of the Owner of the applicable property or authorized agent. The Zoning Administrator may establish minimum evidence sufficient to demonstrate owner authorization.

4. Other information concerning the Lot, Building Site, Development Parcel, or other land or Adjacent Lot, Building Site, Development Parcel, or other land as may be deemed essential by the Zoning Administrator, City Engineer or other reviewers to determine whether the provisions of this Ordinance and other applicable regulation are met.

5. Any other information or items deemed necessary by the Planning Commission to determine the conformity of the Site Development Plan with the spirit and intent of this Ordinance, which information or items as specifically identified to the applicant in writing.

G. Development Plan Procedures - Submission of Application.

1. No later than six (6) months after a required pre-application meeting, , the applicant shall submit complete Development Plan application, including all supporting documentation, accompanied by the appropriate submission fee to the Zoning Administrator, adhering to any published deadlines, guidelines, and procedures.

2. The application must adhere to the format established under Section 8.2.1.E.

H. Development Plan Procedures - Staff Review.

1. The Zoning Administrator shall review and determine whether the application is complete.

2. If the Zoning Administrator determines that the Development Plan application is complete, the Zoning Administrator shall initiate the review according to the procedures established under Section 8.2.1.E, and in the case of a Site Development Plan that is subject to review by the Planning Commission, forward such Development Plan application to the Development Review Committee;

3. If, upon resubmittal following review and comment by the Development Review Committee, the Zoning Administrator determines that the application is complete and responsive to all technical comments, the Zoning Administrator shall refer the request to the Planning Commission for review and action,.

4. If the Zoning Administrator determines that a Development Plan application remains incomplete, the Zoning Administrator shall notify the applicant of such determination with a written explanation regarding which items are incomplete.

5. Applications which remain incomplete following two resubmittal deadlines may be deemed unresponsive and regarded as withdrawn by the applicant.

I. Review Criteria.

1. The criteria to be applied by the Zoning Administrator in reviewing a Development Plan and application shall be whether such Plan and application comply with the applicable conditions, standards, and requirements of this Ordinance, all applicable previously approved Plans, such as earlier Development Plans, the Comprehensive Plan and any applicable special area plans.

2. With respect to a Development Plan the Planning Commission shall rely on all conditions, standards, and requirements of Articles 1-5 and Article 7 of this Ordinance and the Planning Commission shall review the Plan and application for compliance with all other conditions, standards, and requirements of this Ordinance, including without limitation those of Article 6 (Supplemental Standards) , and compliance with all applicable previously approved Plans, such as earlier Development Plans, the Comprehensive Plan and all other applicable Land Use Plans. The Planning Commission shall determine:

    a. Whether the Development Plan conforms to all applicable requirements of the Zoning Ordinance, including any methods of Alternative Performance which are included in the request.

    b. Whether the Development design and Development intensity are appropriate for and tailored to the unique characteristics of the site, such as significant wooded areas, specimen trees, wetlands, steep slopes, floodplains, and zoning of or existing Development on Adjacent property;

    c. Whether the proposed access and circulation are adequate with respect to traffic patterns, traffic control measures, and street pavement areas, with provisions for maintaining traffic flows and reducing any negative effects of traffic on nearby properties;

    d. Compliance with site construction requirements;

e. Adequacy of stormwater facilities, water supply, sanitary sewer service, fire protection, street signs, and street lighting as evidenced by conformance with City standards, specifications and guidelines; and

f. Compliance with requirements for Easements or dedications.

J. Alternative Performance.

1. Alternative Performance review allows innovative, high-quality development that would not otherwise conform to certain Lot & Building Site Standards of Article 4, Development Standards of Article 5, and Sign Standards of Article 7 but utilizes other methods of accomplishing the public purpose of those standards. All methods of Alternative Performance must contribute to the character of the applicable district, and implement Connect Columbia.

2. Alternative Performance provides equivalent methods of conforming to the purpose of Articles 4, 5 and 7; it is not a means of alleviating hardship, amending the Zoning Ordinance, or avoiding compliance with the Zoning Ordinance.

   a. Alternative Performance is not a Variance. See section 8.5.16.L regarding the process for Variances which provide for the use of property where exceptional circumstances such as unusual narrowness, shallowness, or shape of a parcel renders strict conformity with the Ordinance impossible.

   b. Alternative Performance does not establish a new standard, alter the Official Zoning Map, or revise the text of the Zoning Ordinance. Approved methods of Alternative Performance are limited to particular Site Development Plan approvals. All subsequent use the subject property shall conform to all standards of the Zoning Ordinance. See section 8.5.21 regarding the process for establishing a Planned Unit Development.

   c. Under no circumstances shall Alternative Performance be used to avoid conformity with the Zoning Ordinance.

   d. Under no circumstances shall Alterative Performance be used to avoid compliance with other applicable regulations including the Subdivision Regulations, the Engineering Standards & Specifications, the Access Management Ordinance, the International Fire Code, or the International Building Code.

3. Authority and Applicability

   a. The Planning Commission is the Decision-Making Authority for all requests for Alternative Development Compliance.

   b. Requests for Alternative Compliance approval shall be included as part of a Site Development Plan.

   c. When Alternative Compliance is proposed as part of a Site Development Plan for which the Zoning Administrator is the Decision-Making Authority, the Zoning Administrator shall refer to the Site Development Plan review to the Planning Commission.

   d. Requests for Alterative Performance approval which propose alternatives to dimensional and quantitative criteria may not exceed a deviation of thirty-five percent (35%) from the prescribed standard.

4. Review Process

a. Zoning Administrator Action

(1) The Zoning Administrator shall establish procedures and guidelines for requesting Alternative Performance as provided by section 8.1.1.E.

(2) The Zoning Administrator shall evaluate the request and prepare an analysis as part of the Site Development Plan review. The Zoning Administrator shall provide the Planning Commission an evaluation of the proposal and shall, at the request of the Planning Commission, make a recommendation for approval or denial.

b. Planning Commission Action

(1) The Planning Commission shall evaluate the request for Alternative Performance based on the criteria listed at 8.5.6.O.4.b(2) below, and render a decision to approve, approve subject to conditions, or deny.

(2) The Planning Commission shall determine that:

(a) The proposed Alterative Performance Standard advances the purposes of zoning listed at section 1.5 of the Ordinance;

(b) The proposed Alternative Performance standard implements Connect Columbia and the description of the applicable character district in Article 3 and 4;

(c) The proposed alternative will provide a high-quality built environment which meets or exceeds the public benefits of the prescribed standards;

(d) The proposed alternative will result in specific enhanced site design features including, but not limited to: increased landscape treatment, tree preservation, public art, public or shared parking, public amenities, innovative Civic Space design, or other enhanced site features which would be impractical through conformity to the prescribed standards;

(e) The proposal does not produce a site plan or street circulation system that would be impractical or detract from the appearance of the development plan or the surrounding area;

(f) The proposal does not adversely affect adjoining properties; and

(g) The Site Development Plan otherwise conforms to the Ordinance and other applicable regulations adopted by the City of Columbia.

If the Planning Commission declines to approve a proposed method of Alternative Performance, the Site Development Plan must conform to strict application of the prescribed standards of the Zoning Ordinance.

K. Development Plan Procedures -Decision-Making Authority's Action.

1. The Site Development Plan shall be approved or disapproved by the Decision-Making Authority in accordance with the review criteria of Section 8.5.6.I, 8.5.6.J and Sections 8.5.6.K.2-.5 below:

2. A Development Plan and application shall be approved by the Decision-Making Authority, upon a finding that the Site Development Plan and application are in compliance with the review criteria set forth in Section 8.5.6.I.

3. If a Development Plan and Application are approved, the Development Plan as approved shall become part of the record of approval, and subsequent actions relating to the authorized Development must be consistent with approved plan.

4. A Development Plan and application shall be disapproved if the Decision-Making Authority determines that the Plan and application do not comply with any one or more of the review criteria set forth in Section 8.5.6.I.

L. Comment Compilation.

Pursuant to Section 8.5.6.E, the Zoning Administrator shall compile all staff comments on behalf of the applicable Decision-Making Authority for a Site Development Plan in light of the applicable requirements of this Ordinance. A copy of these comments shall be provided to the Applicant.

M. Concurrent Applications.

Development Plan applications for projects that also require Design Review, a Variance, a Conditional Use Permit, a Certificate of Appropriateness, a Floodplain Development Permit, or Rezoning may proceed concurrently with such additional application. However, final approval of the Development Plan may not be granted prior to receiving the additional required permit or approval.

N. Time Limits on Approvals.

Any Development Plan approved under the provisions of this Ordinance shall become null and void one year after the date of its approval unless a Building Permit for the entire project or applicable phase thereof has been obtained, in which case the provisions of Section 8.5.5, shall apply.

O. Inspection of Required Improvements.

Inspections during the installation of site Improvements shall be made by the entity responsible for such Improvements that is required to certify compliance with approved Development Plans. Without limitation to the foregoing, no Improvements shall be accepted for maintenance by the City unless and until the requirements regarding public improvements have been met.

P. Fees

The applicant shall pay to the City the fees established in Fee Schedule Document available from the Development Services Department in order to cover a portion of the costs associated with the administration of this Ordinance.

Q. Appeal.

1. Final action by the Zoning Administrator on a Plot Plan may be appealed in accordance with Section 8.5.17.

2. Final action by the Zoning Administrator on a Minor Site Development Plan may be referred to the Planning Commission.

3. Final action by the Planning Commission on a Development Plan may be appealed may appeal by certiorari to a court of competent jurisdiction.

R. Construction & Use Pursuant to Approved Application, Plans, & Permits

Permits, including without limitation, Conditional Use Permits, issued on the basis of approved Development Plans and applications, authorize only the Use, arrangement, and construction set forth in such approved Plans and applications, and none other. Use, arrangement, or construction that does not comply with such approved Plans and applications shall constitute a violation of this Ordinance, enjoinable or punishable as provided by Section 8.6.

8.5.7 Floodplain Development Permit.

A. Applicability.

1. Within any Floodplain District:

2. No person shall erect, construct, enlarge, Alter, repair, Improve, move, or demolish any Building or Structure without first obtaining a separate Floodplain Development Permit for each such Building or Structure;

3. No man – made change to improved or unimproved real estate, including but not limited to Buildings or other Structures, mining, dredging, filling, grading, paving, excavation or drilling operations, shall be commenced until a separate Floodplain Development Permit has been obtained for each such change; and

4. No Manufactured Home shall be placed on improved or unimproved real estate without first obtaining a separate permit for each Manufactured Home.

B. Application Requirements.

1. All applications for Floodplain Development Permits shall be submitted in accordance with Section 8.5.4.C.

2. Any application for a Floodplain Development Permit shall be made prior to any Development activities, and may include, but not be limited to, plans in triplicate drawn to scale and showing:

    a. The nature, location, dimensions, and elevations of the area in question;

    b. Existing or proposed Structures, earthen fill, storage of materials or equipment, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

    c. Elevation in relation to mean sea level of the proposed lowest floor (including Basement) of all Structures;

    d. Elevation in relation to mean sea level to which any Non-Residential Building will be floodproofed;

    e. Certificate from a registered professional engineer or architect that a Non-Residential floodproofed Building will meet the floodproofing criteria set forth in this Ordinance; and

f. Description of the extent to which any watercourse will be changed or relocated as a result of proposed Development.

C. Action by Zoning Administrator.

1. In the review of the requirements of this Section, the Zoning Administrator shall:

   a. Review all Development permits to assure that the permit requirements of this Ordinance have been satisfied and that proposed Building sites will be reasonably safe from flooding;

   b. Advise applicant that additional federal or state permits may be required, and if specific federal or state requirement are known, require that copies of such permits be provided and maintained on file with the Floodplain Development Permit;

   c. Notify adjacent communities and the Tennessee Department of Economic and Community Development, Local Planning Office prior to any change or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency;

   d. Assure that maintenance is provided within the changed or relocated portion of said watercourse so that the flood – carrying capacity is not diminished;

   e. Verify and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved Buildings, in accordance with Section 6.12.4.D;

   f. Verify and record the actual elevation (in relation to mean sea level) to which the new or substantially improved Buildings have been floodproofed, in accordance with Section 6.12.4.D;

   g. When floodproofing is utilized for a particular Building, the Zoning Administrator shall obtain certification from a registered professional engineer or architect, in accordance with Section 6.12.4.D;

   h. 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) the Zoning Administrator shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this Ordinance; and

   i. When Base Flood Elevation or floodway data have not been provided in accordance with Section 6.12.3., then the Zoning Administrator shall obtain, review, and utilize any Base Flood Elevation and floodway data available from a federal, state, or other source, in order to administer the provisions of this Section.

2. Before a Floodplain Development Permit is issued, the Zoning Administrator shall confirm that all necessary permits have been obtained 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.

3. Upon placement of the lowest floor, or floodproofing by whatever construction means, or upon placement of the lowest horizontal structural members of the lowest floor, whichever is applicable, it shall be the duty of the permit holder to submit to the Zoning Administrator a certification of the lowest floor, floodproofed elevation, or the elevation, whichever is applicable, as built, in relation to mean sea level. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer

and certified by same. When floodproofing is utilized for a particular Building, said certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The Zoning Administrator shall review the floor elevation survey data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further progressive work being permitted to proceed. Failure to submit the survey or failure to make said corrections required hereby shall be cause to issue a stop work order for the project.

D. Final Action.

The Zoning Administrator shall issue the Floodplain Development Permit upon notice that the applicant has successfully satisfied all of the requirements listed above.

E. Appeal.

Final action on a Floodplain Development Permit may be appealed in accordance with Section 8.5.17, Appeal of Administrative Decision.

F. Maintenance of Records.

All records pertaining to Floodplain Development Permits shall be maintained in the office of the Zoning Administrator and shall be open for public inspection.

8.5.8 Administrative Adjustment / Approval

A. Applicability.

The Zoning Administrator shall be authorized to approve minor specified Administrative Adjustments to the requirements of this Ordinance as specified below where, owing to special conditions, strict enforcement of the provisions of this Ordinance would be physically impractical.

B. Application Requirements.

An application for an Administrative Adjustment shall be submitted in accordance with Section 8.5.4.C.

C. Action by Zoning Administrator

1. The Zoning Administrator shall have the following administrative authority:

    a. To make a determination that a Use, which is not specifically listed as Not Permitted ("NP"), Permitted by Right ("P"), Permitted Subject to Limited Conditions ("PC"), or as a Conditional Use (CU") in **Table 4.3.9.A-1 (Building, Lot, & Building Site Principal Uses), Table 4.3.9.A-2 (Building, Lot, & Building Site Accessory Uses), or Table 4.3.9.A-3 (Building, Lot, & Building Site Temporary Uses),** as applicable, for the applicable District, is substantially similar to a Use that is specifically listed in such applicable Table as Permitted by Right ("P"), Permitted Subject to Limited Conditions ("PC"), or as a Conditional Use (CU") for the applicable District, applying the following criteria:

        (1) The actual or projected characteristics of the activity in relationship to the stated characteristics of each group of Uses.

(2) The relative number of vehicle trips generated.

(3) The likely impact on surrounding properties. and

(4) Whether the activity is likely to be found independent of the other activities on the site.

b. To permit Outdoor Display subject to the standards in Section 4.3.9.D.6;

c. To adjust dimensional requirements in accordance with Section 8.5.8.D

2. Any request for a deviation from the provisions of this Ordinance not listed above shall be deemed to be a request for Variance, which shall be subject to review by the Board of Zoning Appeals as provided in Section 8.5.16.D.

D. Administrative Adjustment Criteria.

To approve an Administrative Adjustment of a dimensional requirement up to 20% of such requirement, subject to the Zoning Administrator's affirmative finding that all of the following criteria are met:

1. All additional procedures and standards are met;
2. That granting the Administrative Adjustment will not have an adverse impact on land use compatibility;
3. That granting the Administrative Adjustment will not materially and adversely affect Adjacent land uses or the physical character of uses in the immediate vicinity of the proposed Development; and
4. That granting the Administrative Adjustment will be consistent with the Comprehensive Plan and the purposes and intent of this Ordinance.

E. Appeals.

Final action on an Administrative Adjustment by the Zoning Administrator may be appealed in accordance with Section 8.5.17.

8.5.9 Temporary Use Permit

A. Applicability.

1. Temporary Uses occurring on property outside of the public right-of-way shall be allowed only upon the issuance of a Temporary Use Permit, except as set forth in Section 4.3.9.
2. The provisions of this section shall not apply to Temporary Uses occurring within the public right-of-way, except as provided for in section 4.3.9.E.6.x.

B. Application Requirements.

A Temporary Use Permit application shall be submitted in accordance with Section 8.5.4.C.

C. Action by Zoning Administrator.

1. After receiving the application, the Zoning Administrator shall have up to 30 days to review the application.

2. Upon hearing recommendations from all appropriate departments, the Zoning Administrator shall approve the issuance of a Temporary Use Permit subject the use standards established in Section 4.3.9 and the following:

   a. No lighting or electrical service shall be provided without an electrical permit;

   b. No Temporary Use Structure shall be erected without a Building Permit;

   c. No Temporary Use Structure shall block fire lanes or pedestrian or vehicular access;

   d. The site of the Temporary Use shall be cleared of all debris at the end of the Temporary Use. All temporary Structures shall be cleared from the site within five days after the use is terminated;

   e. Written permission of the property owner for the Temporary Use shall be provided;

   f. Adequate Parking shall be provided;

   g. Required Parking for other uses shall remain available;

   h. Adequate traffic control measures shall be provided;

   i. Adequate provisions for refuse disposal and sanitary facilities shall be provided; and

   j. When appropriate, adequate provisions for crowd control shall be provided.

3. Temporary Use Permits shall be valid for the time period established in Section 4.3.9.G. Where no time period is established in Section 4.3.9.G, the use shall automatically be permitted for thirty (30) days. The Zoning Administrator may extend this time period by up to sixty (60) days at his/her discretion provided the request is made at the time of original application.

4. Temporary Use Permits may be renewed one time by the Zoning Administrator unless other renewal standards are specified in Section 4.3.9.G or in other provisions of this Section.

D. Temporary Use Permit for Mobile Vending

1. All permits for Mobile Vending shall expire one year from the date of issuance, and shall be renewable.

2. The fee for a Mobile Vending permit shall be established as provided under Section 8.5.4.C.; applicants found to be operating without a permit within the previous twelve (12) months shall be charges 200% of the regular fee.

3. Prior to issuing a permit for Mobile Vending, the Zoning Administrator shall confirm that the City of Columbia Fire Marshal has inspected the mobile vending apparatus and issued a fire permit certifying compliance with the International Fire Code, or the that the Fire Marshall has accepted an equivalent fire permit.

E. Revocation of Temporary Use Permit.

Temporary Use Permit shall be revoked if the Zoning Administrator finds that the terms of the permit have been violated or that there is a hazard to the public health, safety and welfare.

F. Appeal

Final action on a Temporary Use Permit may be appealed in accordance with Section 8.5.17.

8.5.10 Home Occupation Permit

A. Applicability

Any Home Occupation shall require a permit, as set forth below.

B. Application Requirements.

A Home Occupation application shall be submitted in accordance with Section 8.5.4.C.

C. Action by Zoning Administrator.

1. Upon review of the application, the Zoning Administrator shall approve the Home Occupation Permit, provided the Home Occupation meets all requirements of this Ordinance.
2. The Zoning Administrator shall maintain a record of all Home Occupation Permits that have been issued by the City.

D. Time Limit.

A Home Occupation Permit shall be valid for a period not to exceed two (2) years.

E. Revocation.

A Home Occupation Permit shall be revoked if the Zoning Administrator finds the Home Occupation to be in violation of the requirements of this Ordinance.

F. Appeal.

Final action on a Home Occupation Permit may be appealed in accordance with Section 8.5.17.

8.5.11 Certificate of Occupancy

A. Certificate of Occupancy Required.

No land, Building, Structure, or part thereof hereafter erected, Altered, or changed in its use shall be used or occupied until the Zoning Administrator shall have approved and the Building Official shall have issued a Certificate of Occupancy stating that such land, Building, Structure, or part thereof, and the proposed use thereof are found to be in conformity with the provisions of this Ordinance.

B. Applicability.

A Certificate of Occupancy shall be required for any of the following:

1. Occupancy or use of a Building or Structure hereafter erected or enlarged;
2. Change in occupancy or use of an existing Building; or

3. Any change in a Nonconforming Use or Nonconforming Structure.

C. Application Requirements.

A Certificate of Occupancy application shall be submitted in accordance with Section 8.5.4.C.

D. Action by Zoning Administrator.

The Zoning Administrator shall review an application for a Certificate of Occupancy for conformance with the approved Development Plan and the requirements of this Ordinance. The Zoning Administrator shall provide comments and recommendations to the Building Official.

E. Action by the Building Official.

Upon review of the application and approval by the Zoning Administrator, the Building Official shall issue the Certificate of Occupancy, provided the project meets all requirements of this Ordinance and other applicable requirements.

F. Permits not to be Issued.

No final Certificate of Occupancy shall be issued for any Building, Structure, or part thereof, or for the use of land, which is not in accordance with the provisions of this Ordinance, or where the Development or Improvements have not been completed in accordance with the approved Development Plan.

G. Temporary Certificate of Occupancy.

1. In the case of hardship not related to the applicable Building, Structure, or premises, at the discretion of the Building Official, he or she may issue a temporary Certificate of Occupancy provided that such portion of the Building, Structure, or premises for which the temporary certificate is issued is in conformity with the provisions of this Ordinance. A temporary Certificate of Occupancy shall not be effective for a time period in excess of three (3) months.

2. In order for a temporary Certificate of Occupancy to be issued, all required Improvements must be substantially complete. The temporary certificate may include safeguards and conditions as will protect the safety of the occupants and the public.

3. An Applicant for a temporary Certificate of Occupancy shall post a bond or other surety acceptable to the City in an amount equal to $10,000 or the 125% of the cost of completing all required improvements, whichever is greater.

H. Appeal.

Final action on a Certificate of Occupancy may be appealed in accordance with Section 8.5.17.

8.5.12 Historic District Designation

A. Creation.

There is hereby created pursuant to TSA sections 13-7-401 et seq. the Historic District designation, as defined in Article 9 (Definitions) and established as such pursuant to this Section 8.5.12. The boundaries of each specific Historic District

so established shall be shown on the official Zoning Map or special overlays thereto and noted by name on said maps, and shall be so designated and made subject to the Historic Overlay District as described in Section 3.7.3.B.2, in which no Structure shall be constructed, Altered, repaired, relocated, or demolished unless the action complies with the requirements of this Ordinance.

B. Interim Control.

No Building Permit shall be issued for Alteration, construction, demolition, or removal of a nominated Structure within a nominated Historic District from the date of the meeting of the Historic Zoning Commission at which a completed nomination form is first presented until the final decision by the City Council, unless such Alteration, removal, or demolition is authorized by formal resolution of the City Council as necessary for public health, welfare or safety. In no event shall this restriction be in place for more than 180 days. After 180 days, a Building Permit may be issued provided all applicable requirements have been met. This may include the requirement for a Certificate of Appropriateness if the nominated District or Structure has been approved by the City Council.

C. Applicability.

1. The City Council may designate an area as a Historic District.
2. The owner or owners may request that an area as a Historic District, a property be designated as a Historic District.
3. Any designation of a Historic District must be pursuant to this Section 8.5.12, shall require a Zoning Map amendment pursuant to Section 8.5.19, and shall subject the applicable area, property or Structure to all applicable requirements of this Section 8.5.12, Section 8.5.13, and Section 8.5.14.

D. Initiation of Request.

1. Requests for designating a Historic District, may be made in any one of the following methods:
    a. By petition to the City Council by owner(s) of the proposed Historic District;
    b. By initiative of the City Council; or
    c. By initiative of the Historic Zoning Commission subject to the requirements of Section 8.5.12.E.
2. An application for a Historic District designation shall be submitted to the Historic Zoning Commission in accordance with Section 8.5.4.C. Requests for designation shall include the specific elements of the area, property, or Structure for which the designation is proposed.

E. Historic Preservation Plan.

The Historic Zoning Commission shall undertake an ongoing survey within the corporate limits of the City to identify neighborhoods, areas, sites, property, Structures and objects that have historic, community, architectural, or aesthetic importance, interest, or value. Before the Historic Zoning Commission shall on its own initiative nominate any Historic District, it shall develop a plan for completion of a survey of the entire City.

F. Historic Zoning Commission Review & Recommendation.

1. The Historic Zoning Commission shall, within sixty (60) days from receipt of a completed nomination in proper form, adopt by resolution a recommendation that the nominated Historic District does or does not meet the criteria for nomination set out in Section 8.5.12.F.2. The resolution, accompanied by a written report, shall be forwarded to the Planning Commission for review as specified in Section 8.5.12.G and to the City Council as specified in Section 8.5.12.H for final action. The report shall contain the following information:

    a. Explanation of the significance or lack of significance of the nominated Historic District as it relates to the criteria for designation.

    b. Explanation of the integrity or lack of integrity of the nominated Historic District.

    c. Proposed Design Guidelines required by Section 8.5.12.F.3, for applying the criteria for review of Certificates of Appropriateness to the nominated Historic District.

    d. The relationship of the nominated Historic District to the ongoing effort of the Historic Zoning Commission to identify and nominate all potential areas, properties, and Structures that meet the criteria for designation.

    e. Recommendations as to appropriate Permitted Uses, Uses Permitted Subject to Limited Development Standards, Conditional Uses, height and area regulations, minimum Dwelling size, Floor Area, Sign regulations, and parking regulations necessary or appropriate to the preservation of the nominated Historic District.

    f. A map showing the location of the nominated Historic District.

    g. In the case of a nominated area or property found to meet the criteria for designation as a Historic District

        (1) The significant exterior architectural features of the nominated Historic District that should be protected;

        (2) The types of construction, Alteration, demolition, and removal, other than those requiring a Building Permit or Demolition Permit, which are subject to review for appropriateness pursuant to the provisions of Section 8.5.13.

2. In order for an area or property to be considered for nomination as a Historic District such must be found to meet one or more of the following criteria:

    a. That it is associated with an event that has made a significant contribution to local, state or national history;

    b. That it includes is associated with the lives of persons significant in local, state or national history;

    c. That it is a Structure, or contains Structures or groups of Structures, which embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that pose high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction;

d. That it has yielded or may be likely to yield archaeological information important in history or prehistory; or

e. That it is listed in the National Register of Historic Places.

3. Prior to the establishment or designation of a Historic District, the Historic Zoning Commission shall adopt for each such area or property a set of Design Guidelines, which it will apply in ruling upon the granting or denial of a Certificate of Appropriateness, as provided for in this Article. Such guidelines shall be consistent with this Ordinance and with the requirements for such, as established and provided for by TCA Section 13 – 7 – 406. The Historic Zoning Commission shall, to the maximum feasible extent, secure the involvement and participation of owners of property proposed for designation within any Historic District in developing such guidelines. These guidelines shall accompany the request for Historic District designation and shall be considered together with such request. These Design Guidelines shall, at a minimum, consider the following criteria:

   a. The height of any proposed Alteration or construction should be compatible with the style and character of or within the Historic District and with surrounding Structures in the Historic District.

   b. The proportions and relationships between doors and windows should be compatible with the architectural style and character of or within the Historic District and with surrounding Structures in the Historic District.

   c. The relationship of a Structure within a Historic District to the open space between it and adjoining Structures should be compatible.

   d. The design of the roof should be compatible with the architectural style and character of or within the Historic District and with surrounding Structures in a Historic District.

4. Landscaping should be compatible with the architectural character and appearance of or within the Historic District and with surrounding Structures in a Historic District.

5. The scale of the Structure after Alteration, construction, or partial demolition should be compatible with its architectural style and character and with surrounding Structures in a Historic District.

6. Facades in a Historic District and surrounding Structures in a Historic District should blend with other Structures with regard to directional expression. Structures in a Historic District should be compatible with the dominant horizontal or vertical expression of surrounding Structures. The directional expression of a Historic District and surrounding Structures in a Historic District after Alteration, construction, or partial demolition should be compatible with its original architectural style and character.

7. Architectural details, including materials, colors, and textures, should be treated so as to make a Historic District and Structures within a Historic District compatible with the original architectural style and character thereof and to preserve and enhance the architectural style or character of and within a Historic District and Structures within a Historic District.

G. Planning Commission Review & Recommendation.

Upon receipt of a report prepared by the Historic Zoning Commission in accordance with Section 8.5.12.F, the Planning Commission shall conduct a review as provided herein. The Planning Commission shall review such report relative to the following:

1. The adopted Major Thoroughfare Plan.
2. Any re-Development or restoration plans.
3. Utility plans (including need for Easements).
4. Impact on or possible modification required in base District zoning.
5. All other matters normally considered in recommending a Rezoning, excepting those aspects of the report that pertain specifically and solely to the Historic District and as otherwise specified in Section 8.5.12.F.

H. City Council Review & Decision.

1. The City Council shall schedule a public hearing on the nomination within thirty (30) days following receipt of a report and recommendation from the Planning Commission that a nominated Historic District does or does not meet the criteria for designation.
2. Notice of the Zoning Map Amendment shall be published in accordance with Section 8.5.4.D.2. This notice shall also include the street address and legal description of the boundaries of a nominated Historic District.
3. Notice of the Zoning Map Amendment shall be mailed to the owner(s) of record and to the nominators, as well as to owners of property Adjacent to the nominated Historic District at least 15 days prior to the date of the hearing in accordance with Section 8.5.4.D.8. This notice shall also include the street address and legal description of the boundaries of a nominated Historic District.
4. Oral or written testimony concerning the significance of the nominated Historic District shall be taken at the public hearing from any person concerning the nomination. The Historic Zoning Commission may present expert testimony or present its own evidence regarding the compliance of the nominated Historic District with the criteria for consideration of a nomination set forth in this Section.
5. The owner of any real property located within or consisting of any nominated Historic District shall be allowed reasonable opportunity to present evidence in support of his position and shall be afforded the right of representation by counsel and reasonable opportunity to cross – examine expert witnesses. The hearing shall be closed upon completion of testimony.

I. Landowner Approval.

A petition signed by at least 51% of the owners of property within a Historic District, indicating approval of the designation of a Historic District shall be required prior to final designation of the Historic District. Such petition shall be filed with the Zoning Administrator.

J. Action by City Council.

1. The City Council shall, within thirty (30) days after holding the Public Hearing specified in Section 8.5.12.H. and after consideration of the report prepared by the Historic Zoning Commission and the review by the Planning Commission concerning the proposed Historic District either reject the proposed nomination or designate the Historic District by ordinance. The City Council may extend this decision period if it determines that additional meetings or hearings are required. Each extension shall be for no more than thirty (30) days. No more than three extensions shall be permitted. If, at the end of three (3) extensions no final decision has been rendered by the City Council, the application shall be considered rejected.

2. In the event that the City Council approves the proposed Historic District ordinance, the City Council shall amend this Zoning Ordinance to reflect the same in the manner specified in Sections 8.5.18. Upon designation, a Historic District shall be classified as "Historic Overlay District" shall be classified as such and the designating ordinance shall prescribe significant exterior architectural features, the types of construction, Alteration, demolition, and removal, other than those requiring a Building Permit or Demolition Permit that should be reviewed for appropriateness; the Design Guidelines for applying the criteria for review of appropriateness; Permitted Uses, Permitted Uses Subject to Limited Development Standards, Conditional Uses; height and area regulations; minimum Dwelling size; Floor Area; Sign regulations; and Parking regulations.

3. Upon decision to amend this Zoning Ordinance, the Official Zoning Map of the City shall be amended to show the location of the Historic District. The applicant shall not be required to go through the Rezoning process in Section 8.5.19.

K. Amendment or Removal of Designation.

Designation of a Historic District may be amended or rescinded upon petition to the Historic Zoning Commission and compliance with the same procedure and according to the same criteria set forth herein for designation.

L. Mapping of Historic Landmarks & Historic Structures.

The locations or boundaries of Historic Landmarks and Historic Structures, each as defined in Article 9 (Definitions) shall be indicated for reference only on the official Zoning Map or special overlays thereto and noted by name on said maps. The applicant shall not be required to go through the Rezoning process in Section 8.5.19.

8.5.13 Certificate of Appropriateness

A. Applicability.

A Certificate of Appropriateness shall be required before the any of the following actions may be taken, which affect the exterior architectural appearance of any Structure or other property within a Historic District:

1. Any construction, Alteration, or removal requiring a Building Permit.

2. Any demolition in whole or in part requiring a Demolition Permit.

3. Any construction, Alteration, demolition, or removal affecting a significant exterior architectural feature as specified in the ordinance designating the Historic District.

B. Application for Certificate Appropriateness.

A Certificate of Appropriateness application shall be submitted in accordance with Section 8.5.4. In addition:

1. Every application for a Demolition Permit or a Building Permit, including the accompanying plans and specifications, affecting the exterior architectural appearance of a designated Historic District or property within a designated Historic District shall be forwarded by the Planning Department within seven days following its receipt of the application for action pursuant to the City Historic Guidelines.

2. The Planning Department shall not issue the Building Permit or Demolition Permit until a Certificate of Appropriateness has been issued by the Historic Zoning Commission. Any applicant may request a meeting with the Historic Zoning Commission before the application is sent by the Planning Department to the Historic Zoning Commission or during the review of the application. Application for review of construction, Alteration, demolition, or removal not requiring a Building Permit for which a Certificate of Appropriateness is required shall be made on a form available at the office of the Historic Zoning Commission.

C. Review by Historic Zoning Commission.

1. Upon receipt of an application for a Certificate of Appropriateness, which in the judgment of the Historic Zoning Commission is sufficiently complete to enable it to make a decision on the request, the Historic Zoning Commission shall set a meeting for initial presentation of the application.

2. The Historic Zoning Commission shall within thirty (30) days following the initial meeting at which the application is presented approve, conditionally approve or deny the request.

3. In its review of any application submitted hereunder, the Historic Zoning Commission shall apply all applicable review standards established in accordance with Section 8.5.13.D.

4. The owner(s) of a Historic Structure, or any individual or group of property owners from the Historic District where the specific property that is the subject of the requested Certificate of Appropriateness is located may appear before the Historic Zoning Commission for purposes of offering evidence or testimony concerning the request and its applicability to the Design Guidelines established for the Historic District. In making its decision as to the granting of a Certificate of Appropriateness, the Historic Zoning Commission shall consider:

    a. The review guidelines established for the Historic District.

    b. The testimony and evidence offered by property owner(s) of the owners of property within the Historic District where the specific property that is the subject of the requested Certificate of Appropriateness is located.

5. The Historic Zoning Commission may establish a subcommittee of its members to review a routine application for a Certificate of Appropriateness when delay to the next regular meeting would create an unnecessary inconvenience to the applicant. A Certificate of Appropriateness may be issued prior to the next regular meeting upon the signatures of four (4) of the members of the subcommittee.

D. Standards for Review.

In considering an application for a Certificate of Appropriateness, the Historic Zoning Commission shall be guided by the following criteria:

1. Every reasonable effort shall be made to provide a compatible Use for a property that requires a minimal Alteration to the Historic District or property therein and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of Historic District or property therein and its environment shall not be destroyed. The removal or Alteration of any historic material or distinctive architectural feature shall be avoided.

3. All Historic Districts and properties therein shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.

4. Changes that may have taken place in the course of time are evidence of the history and development of a Historic District, the properties therein and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a Historic District and the properties therein shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other Structures.

7. The surface cleaning of Structures shall be undertaken with the most gentle means possible. Sandblasting and other cleaning methods that will damage the historic materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or Adjacent to, any project.

9. Contemporary design for Alterations and additions to existing properties shall not be discouraged when such Alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

E. Final Action by Historic Zoning Commission.

The Historic Zoning Commission shall either:

1. Approve the application for Certificate of Appropriateness; or

2. Approve the application for Certificate of Appropriateness with conditions; or

3. Deny the application for Certificate of Appropriateness.

F. Denial of Certificate of Appropriateness.

A denial of a Certificate of Appropriateness shall be accompanied by a statement of the reasons for the denial. The Historic Zoning Commission shall make recommendations to the applicant concerning changes, if any, in the proposed action that would cause the Historic Zoning Commission to reconsider its denial and shall confer with the applicant and attempt to resolve as quickly as possible the differences between the owner(s) and the Historic Zoning Commission. The applicant may resubmit an amended application or submit a new application that takes into consideration the recommendations of the Historic Zoning Commission.

8.5.14 Demolition by Neglect

A. Applicability.

The requirements of this Section 8.5.14 are applicable only to Structures within designated Historic Districts that are identified as "contributing" or "pivotal".

B. Maintenance.

Owners shall maintain or cause to be maintained the exterior and structural features of their properties and not allow to occur on such properties any Condition of Neglect. It shall be a violation of this Ordinance to fail to remedy a Condition of Neglect within the period of time set by a final administrative determination, as described in Sections 8.5.14.C and 8.5.14.D.

C. Conditions of Neglect.

1. Each of the following is a Condition of Neglect:

    a. Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling;

    b. Deterioration of flooring or floor supports, roofs, or other horizontal members that causes leaning, sagging, splitting, listing, or buckling;

    c. Deterioration of external chimneys that causes leaning, sagging, splitting, listing, or buckling;

    d. Deterioration or crumbling of exterior plasters or mortars;

    e. Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors;

    f. Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective covering;

    g. Rotting, holes, or other forms of decay;

    h. Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, or architectural details that causes delamination, instability, loss of shape and form, or crumbling;

    i. Heaving, subsidence, or cracking of sidewalks, steps, or pathways;

    j. Deterioration of Fences, gates, or Accessory Structures;

k. Deterioration that has a detrimental effect on the applicable Historic District or on the special character thereof; and

l. Deterioration that contributes to a hazardous or unsafe condition.

2. The existence of any one or more Conditions of Neglect shall constitute Demolition by Neglect.

D. Process & Administration.

1. The initial determination that there is a Condition of Neglect shall be made by the Zoning Administrator, after an investigation that is initiated by a petition from any person who is familiar with the subject property, which may include but not be limited to a City employee.

2. On receipt of a petition alleging the existence of a Condition of Neglect, the Zoning Administrator shall notify the owner(s) in writing of the allegation and the process for making a decision regarding the petition, including any applicable deadlines. Among other things, the notice shall offer the owner the opportunity to meet in person with the Zoning Administrator and to present any relevant information. Notice shall be delivered by personal service, or by certified or registered mail, return receipt requested. If certified mail is refused or unclaimed, notice may be delivered by first class mail, and shall be considered effective if such mail is not returned by the post office within fifteen (15) days of mailing. In the case of notice by first class mail, notice shall also be posted on the property. Notice of the investigation may also be given to the owners of nearby or adjacent properties or neighborhood associations.

3. The Zoning Administrator shall:

a. Investigate the allegation that a Condition of Neglect exists;

b. Hold one or more meetings at a time to be set by the Zoning Administrator in which the owner(s), other persons who have received notice, or other interested persons may give information;

c. Issue a written determination, supported by findings of fact, regarding the allegation within 45 days of the owner's receipt of notice;

d. Include within the determination a time period for correcting the Condition of Neglect, if a Condition of Neglect has been found;

e. Retain all information presented by the owner(s) or other persons;

f. Deliver the written determination through any of the means for delivery of notice, as described above;

g. Designate the written determination as a final administrative determination with the right of appeal to the Historic Zoning Commission; and

h. Include information regarding rights to a de novo hearing before the Historic Zoning Commission in accordance with the process described in Section 8.5.14.D.5.

4. The above process may be suspended in the event the owner(s) agrees in writing to correct the alleged Condition of Neglect within a time period determined to be reasonable by the Zoning Administrator. If the condition is not corrected within that time period, the process shall continue where it was suspended.

5. If the owner(s) disagrees with the Zoning Administrator's determination, the owner may appeal and may request a de novo hearing before the Historic Zoning Commission.

6. The request shall be delivered to the Development Services Department, in writing, within thirty (30) days of receipt of the Zoning Administrator's determination.

7. The Historic Zoning Commission shall hold a hearing on the issue of whether Demolition by Neglect is occurring on the property. Procedures that would be followed by the Board of Zoning Appeals shall be used.

8. The Zoning Administrator's determination shall be considered an administrative determination, which has been appealed to the Historic Zoning Commission. The Historic Zoning Commission's determination on the administrative determination shall be in accordance with the standards established in Section 8.3.4.

9. The Historic Zoning Commission's written decision shall include findings of fact and conclusions regarding Conditions of Neglect consistent with this Section 8.5.14.D. It shall be delivered to the appealing party by certified mail, return receipt requested.

10. Decisions by the Historic Zoning Commission may be appealed to the courts in the same manner as an appeal of a Board of Zoning Appeals decision. If the decision is not appealed, it shall be considered a final decision subject to enforcement with no rights of appeal.

11. The owner(s) is entitled to make a claim of undue economic hardship if the owner(s) is unable to make needed repairs to the property because it is economically unfeasible.

12. In the event that the owner(s) and/or other parties in interest do not wish to contest the determination regarding the Condition of Neglect, but do wish to petition for a claim of undue Economic Hardship, the Zoning Administrator's order regarding the Condition of Neglect shall be stayed until after the Historic Zoning Commission's determination regarding the claim of undue Economic Hardship.

13. If a claim of undue Economic Hardship is made, the Zoning Administrator shall receive all information from the property owners that the Historic Zoning Commission is entitled to receive pursuant to this Ordinance, make a determination regarding whether there is undue Economic Hardship, and if it is found to exist, develop a plan for dealing with such hardship, and issue a Certificate of Economic Hardship with respect to its determination and plan.

14. The determination and, if applicable, the plan, shall be sent to the owner(s), certified mail, return receipt requested, with notice of the owner's rights to appeal to the Historic Zoning Commission within thirty (30) days of receipt. If the owner(s) disagrees with the determination and, if applicable, the plan, the owner(s) may request a hearing before the Historic Zoning Commission. In the event of such a request, the hearing shall be a quasi-judicial hearing, in the nature of a Board of Zoning Appeals hearing, and the decision shall be in writing, supported by findings and conclusions. The Zoning Administrator's determination as to undue Economic Hardship and any plan for dealing with such a hardship shall be considered a final administrative determination, and any Historic Zoning Commission decision altering such determination or plan shall be made in a manner consistent with the requirements of Section 8.3.4.

15. When a claim of undue Economic Hardship is made owing to the effects of this Section 8.5.14, the owner and/or parties in interest shall, where reasonably possible, provide the evidence below, describing the circumstances of hardship, and any additional evidence requested by the Zoning Administrator or Historic Zoning Commission or evidence the owner(s) considers relevant:

a. Nature of ownership (individual, Business, or nonprofit) or legal possession, custody, and control.

b. Financial resources of the owner(s) and/or parties in interest.

c. Cost of repairs.

d. Assessed value of the land and improvements.

e. Real estate taxes for the previous two years.

f. Amount paid for the property, date of purchase, and party from whom purchased, including a description of the relationship between the owner(s) and the person from whom the property was purchased, or other means of acquisition of title, such as by gift or inheritance.

g. Annual debt service, if any, for previous two years.

h. Any listing of the property for sale or rent, price asked, and offers received, if any.

i. Annual gross income, if any, from the property for the previous two years.

j. Itemized operating and maintenance expenses for the previous two years, including proof that adequate and competent management procedures were followed.

k. Annual cash flow, if any, for the previous two years.

16. Nothing contained within this Section 8.5.14 shall diminish the City's power to declare a Structure unsafe or in violation of the minimum housing code or any other applicable statute or code. In addition, the procedures described herein are mandatory only for determinations being made solely under the authority of this Section 8.5.14. Where other sections of this Ordinance, the City Code, or other ordinances apply, the City Council may, in its discretion, choose to process any action regarding the property under such other provisions alone, or under such provisions along with these provisions concurrently, or solely under these provisions. The City Council may also suspend the procedures of this Section 8.5.14 at any time if an action has been initiated under other applicable law.

17. Enforcement of this Section 8.5.14 may be by any one or more of the following methods, and the institution of any action under any of these methods shall not relieve any party from any other civil or criminal proceeding prescribed for violations and prohibitions:

a. The City may apply for any appropriate equitable remedy to enforce the provisions of this Section 8.5.14.

b. The City may apply for and the court may enter an order of abatement. An order of abatement may direct that improvements or repairs be made, or that any other action be taken that is necessary to bring the property into compliance with this Section 8.5.14. Whenever the party is cited for contempt by the

court and the City has executed the order of abatement, the City shall have a lien on the property for the cost of executing the order of abatement.

c. Civil penalties may be assessed for failure to comply with a final administrative determination or an un-appealed Historic Zoning Commission decision under the provisions and guidelines for assessing such penalties for violations of this Ordinance. Prior to imposing a civil penalty, the Zoning Administrator shall deliver a written notice by personal service or by registered or certified mail, return receipt requested, to the person responsible for the violation indicating the nature of the violation and ordering corrective action. Where the violation is the failure to remedy a Condition of Neglect within the time periods provided by the Zoning Administrator or the Historic Zoning Commission, no additional time period for compliance need be given. The notice shall include information regarding the possible assessment of civil penalties and other possible enforcement actions. If this notice is appealed to the Board of Zoning Appeals, the Board of Zoning Appeals shall not rehear any issue that was heard by the Historic Zoning Commission or could have been so heard had an appeal to the Historic Zoning Commission been made; rather, the Board of Zoning Appeals shall limit the scope of its review to whether there has been compliance with the Zoning Administrator's determination or the Historic Zoning Commission's determination, as applicable.

8.5.15 Design Review

A. Intent.

Design Review by the Architectural Design Review Commission is intended to protect the physical character of the City through additional review of certain proposed Developments meeting certain criteria.

B. Applicability.

Prior to issuance of a Building Permit, or concurrent with approval of a Site Development Plan, or Preliminary Planned Unit Development Master Plan, Design Review shall be required for the following

1. Design of all Buildings and Structures within a Special District; and
2. Design of all Buildings and Structures within a Planned Unit Development District.

C. Pre-Application Conference.

Applicants for Development requiring Design Review are encouraged to schedule a pre-application conference in accordance with Section 8.5.4.B.

D. Action by Architectural Review Commission.

All reviews by the Architectural Design Review Commission shall be in accordance with the following procedures:

1. Upon receipt of an application for Design Review which in the judgment of the Zoning Administrator is sufficiently complete to enable the Architectural Design Review Commission to conduct a review, the Zoning Administrator shall set a meeting for initial review as soon as reasonably possible, but in no case later than 30 calendar days after receipt of a complete application.

2. Applicants are encouraged (but not required) to begin the process with a conceptual presentation of the project to the Architectural Design Review Commission at the initial review meeting.
3. In cases where the Architectural Design Review Commission deems it necessary, it may hold a public hearing concerning the application. Such hearing shall be advertised in accordance with Section 8.5.4.D.

E. Approval Authority.

For all applications that include Buildings which are subject to Design Review, the Architectural Design Review Commission shall approve or deny a proposal. The Zoning Administrator shall approve or deny requests by delegation described in 8.3.6.C.3.

F. Design Review Criteria.

1. In their consideration, the Architectural Design Review Commission shall consider the following:
   a. Compatibility with the surrounding Structures; and
   b. Compliance with applicable design standards and requirements of this Ordinance or the applicable Development Plan or Master PUD Development Plan.
2. In rendering a decision, the Architectural Design Review Team shall be limited to the consideration of the design features and materials of construction of each Building or other Structure.
3. The Architectural Design Review Team shall not be permitted to consider aspects of a proposal not specifically related to the design features and/or materials of construction of a Building or other Structure.

8.5.16 Conditional Use Permits & Variances

A. Applicability.

This Section applies to Conditional Use Permits and to Variances.

B. Concurrent Applications.

Applications for Variances may be submitted concurrently with applications for Conditional Use Permits. However, decisions shall be rendered separately for any Variance and the Conditional Use Permit.

C. Conditional Use Permits.

1. Conditional Uses within Districts are considered to be Uses which are appropriate in a particular District, but because of their potential for incompatibility with Adjacent Uses, require individual review.
2. The Board of Zoning Appeals shall hear and decide, in accordance with the provisions of this Ordinance, requests for Conditional Use Permits.

3. The procedures and requirements for Conditional Uses are applicable when a Use is indicated within the applicable District as a Conditional Use in **Tables 4.3.9.A-1 (Building, Lot, & Building Site Principal Uses)**, **4.3.9.A-2 (Building, Lot, & Building Site Accessory Uses), and 4.3.9.A-3 (Building, Lot, & Building Site Temporary Uses)** and are not applicable to Use when a Use is indicated within the applicable District as a Use Permitted Subject to Limited Use Standards in such Tables.

D. Variances.

1. The Board of Zoning Appeals shall hear and decide, in accordance with the provisions of this Ordinance, requests for Variances.

2. The Board of Zoning Appeals may authorize, upon appeal relating to a piece of property, a Variance from the strict application of certain standards, conditions, and requirements of this Ordinance; subject however to the requirements of this Section.

3. Notwithstanding anything to the contrary contained or implied in Section 8.5.16.D.2, no Variance may be granted with respect to any of the following types of standards, conditions, or requirements of this Ordinance:

   a. Use

   b. Floor Area or Floor Area Ratio

   c. Lot or Building Site Width or Area

   d. Impervious Surface Coverage

   e. Parking

   f. Signs

   g. Extension of Nonconforming Use

   h. Maximum dimensions of vehicular lanes

4. In addition to Variances that may be granted pursuant to Section 8.5.16.D.2, the Board of Zoning Appeals may grant Variances for the reconstruction, rehabilitation, or restoration of Structures within Historic Districts.

E. Pre-Application Conference.

All applicants for a Conditional Use Permit or a Variance shall schedule a pre-application conference in accordance with Section 8.5.4.B.

F. Application Requirements.

An application for a Conditional Permit or a Variance shall be filed in writing with the Board of Zoning Appeals in accordance with Section 8.5.4.C. Application Requirements and shall contain the information and exhibits required under Section 8.5.6.H as if it were an application for Site Development Plan review.

G. Public Hearing

1. Any request for a Conditional Use Permit or a Variance shall require a public hearing before the Board of Zoning Appeals.

2. Not more than 60 days after filing such application, a hearing shall be held on the application, unless otherwise withdrawn or postponed upon written request by the applicant.

3. All notices shall specify the current zoning and notification that applicant is seeking a Conditional Use Permit or Variance.

4. All notices shall include a brief summary indicating the nature of the action and the standard that is requested to be modified (if applicable).

5. All notices shall be made at least 10 days prior to the scheduled Board of Zoning Appeals meeting.

6. The notice shall be published in accordance with Section 8.5.4.D.2. The notice shall be mailed in accordance with Section 8.5.4.D.8.

H. Zoning Administrator Action.

1. The Zoning Administrator shall transmit one copy of the application and all supporting information to the City Engineer for technical assistance in evaluating the proposed project in relation to flood heights and velocities, threatened erosion, the adequacy of the plans for flood and erosion protection, the adequacy of drainage facilities, and other technical matters.

2. If the proposed use is located within or on a Historic District, the Zoning Administrator shall transmit one copy of the application and all supporting information to the Historic Zoning Commission.

3. The Zoning Administrator shall prepare a report that reviews the application in light of any requirements of this Ordinance and technical input from the City Engineer or other review bodies. A copy of the report shall be provided to the Board of Zoning Appeals and to the applicant.

I. Historic Zoning Commission Action.

1. If the proposed Use is located within a Historic District and a Certificate of Appropriateness is required, the applicant shall obtain the certificate according to the procedure in Section 8.5.13, prior to proceeding.

2. If no Certificate of Appropriateness is required but the proposed use is within a Historic District, the Zoning Administrator shall include comments and recommendations in the report prepared by the Zoning Administrator.

J. Board of Zoning Appeals Action.

1. The Board of Zoning Board of Appeals shall conduct a public hearing pursuant to Section 8.5.16.G.

2. After conducting the public hearing, and considering the recommendations of the Zoning Administrator and the requirements listed in Sections 8.5.16K and 8.5.16.L, the Board of Zoning Appeals shall:

    a. Approve the request;

b. Approve the request with conditions;

c. Deny the request; or

d. Continue the hearing.

3. In acting on an application for a Variance, the Board of Zoning Appeals shall limit its review and action to the specific standard, condition, or requirement from which relief is requested.

K. Conditional Use Permit Specific Requirements.

1. A Conditional Use Permit may be granted provided the Board of Zoning Appeals finds that the request conforms to the following requirements:

a. The proposed Use is listed as a Conditional Use for the applicable District.

b. The proposed Use conforms to all applicable standards listed in Section 4.3.9.D, for the proposed Use;

c. The proposed Use Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected;

d. The proposed Use will not adversely affect other property in the area in which it is located;

e. The proposed Use conforms to all applicable provisions of this Ordinance for the District in which it is to be located.

2. The Board of Zoning Appeals may impose such other conditions and restrictions upon the premises benefited by a Conditional Use Permit as may be necessary to reduce or minimize the injurious effect of such Conditional Use upon and ensure compatibility with surrounding properties. The Board of Zoning Appeals may establish dates for the expiration of any Conditional Use Permit as a condition of approval.

3. The provisions of Sections 8.5.16.K.3.a-.c following shall apply to all applications for approval of any Conditional Use located within any Floodplain District as indicated on the Floodplain Map available from the Development Services Department during normal business hours:

a. Prior to the approval of a Conditional Use Permit application, an approved Floodplain Development Permit shall be required.

b. The Board of Zoning Appeals shall determine the specific flood or erosion hazard at the site and shall evaluate the suitability of the proposed use in relation to the flood hazard. Upon consideration of the factors listed herein and the purposes of this Ordinance, the Board of Zoning Appeals may attach such conditions to the granting of the Conditional Use Permit as it deems necessary to further the purposes of this Ordinance.

c. In passing upon such applications, the Board of Zoning Appeals shall consider the technical evaluation of the City Engineer, all relevant factors, and standards specified in other sections of this Ordinance, and:

(1) The danger that materials may be swept onto the other lands to the injury of others;

(2) The danger to life and property due to flooding or erosion damage;

(3) The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions;

(4) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

(5) The importance of the services provided by the proposed facility to the community;

(6) The necessity to the facility of a waterfront location, where applicable;

(7) The availability of alternative locations, not subject to flooding or erosion damage;

(8) The compatibility of the proposed use with existing Development anticipated in the foreseeable future;

(9) The relationship of the proposed use to the Comprehensive Plan and floodplain management program for that area;

(10) The safety of access to and from the property in times of flood for ordinary and emergency vehicles;

(11) The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and

(12) 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, and water systems, and streets and bridges.

L. Variance Requirements.

1. The Board of Zoning Appeals shall not grant a Variance unless it makes the following findings based upon evidence presented to it:

   a. That by reason of exceptional narrowness, shallowness, or shape of a particular piece of property at the time of enactment of this Ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any regulation contained within this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.

   b. That the Variance is the minimum Variance necessary so as to relieve such difficulties or hardship and thereby make possible the reasonable use of the land, Building, or Structure.

   c. That the Variance will not authorize uses or activities in the applicable District other than those permitted by this Ordinance.

   d. That financial returns alone shall not be considered as a basis for granting a Variance.

   e. That the granting of the Variance will not be substantially detrimental to the public good or substantially injurious to other property or improvements in the area in which the subject property is located, and

will not substantially impair the intent and purpose of the general provisions of the City's zone plan and this Ordinance.

f. That the proposed Variance will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety.

g. That the alleged difficulty or hardship has not been caused or created by the act or omission of the applicant or any person having an interest in the property.

2. Notwithstanding anything to the contrary contained or implied in Section 8.5.16.L.1, none of the following shall be deemed or considered to be, or be considered in making a determination whether strict compliance with this Ordinance presents, a peculiar and exceptional practical difficulty to or exceptional or undue hardship upon the owner of property:

a. Pecuniary considerations

b. Aesthetic considerations

c. Historic Preservation

d. Public good

e. Over-compliance with other provisions of this Ordinance

f. Personal Situations

g. Proximity to inconsistent or incompatible Uses or Development

h. Other Variances that have been granted

i. Nonconformities

j. District boundaries

k. Conditional Uses or Uses Permitted Subject to Limited Use Standards; or

L. Deterioration of surrounding area

3. Neither any Nonconforming Use of neighboring lands, Structures, or Buildings in the same District, nor any non-permitted or Nonconforming Use of lands, Structures, or Building in other Districts shall be considered grounds for the issuance of a Variance.

4. Under no circumstances shall the Board of Zoning Appeals grant a Variance to allow a Use that is not permissible under this Ordinance in the applicable District, or any Use which is expressly or by implication prohibited by the terms of this Ordinance in said District.

5. The Board of Zoning Appeals may impose such conditions and restrictions upon the premises benefited by a Variance as may be necessary to comply with the provisions set out in Sections 8.5.16.L.1 above to reduce or minimize the injurious effect to such Variance upon surrounding property and better carry out the general

intent of this Ordinance. The Board of Zoning Appeals may establish expiration dates as a condition or as a part of any Variances.

6. The additional requirements of Sections 8.5.16.L.6.a -.c following shall apply to all applications for approval of any Variance from the provisions of Section 6.12:

   a. Each application for a Variance shall reflect the type of Structure(s) for which the Variance is sought, the size of such Structures, the approximate location upon the parcel and the intended use thereof.

   b. Due to the extreme hazardous conditions within the floodway and the effect of obstructions to upstream Structures, no Variance shall be issued within the designated Floodway District which would result in any increase in flood levels during the regulatory flood discharge.

   c. Any applicant to whom a Variance is granted shall be given notice that the proposed Structure will be located in the flood prone area, but the Structure will be permitted to be built with a lowest flood elevation of the number of feet approved by the Variance below the regulatory flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced first floor elevation, and all subsequent purchasers shall be notified in writing, and same shall be set out in any deed or other writing issued to subsequent purchasers, lessees, mortgagors or vendees.

7. Any person, including without limitation any agency of the City, who is aggrieved by a decision of the Board of Zoning Appeals on a Variance, may appeal by certiorari to a court of competent jurisdiction. The judgment and findings of the Board of Zoning Appeals on all questions of fact that may be involved in any appeal, cause, hearing or proceeding under this Ordinance shall be final and subject to review only for illegality or want of jurisdiction.

8.5.17 Appeal of Administrative Decision

A. Applicability.

An appeal may be made by the aggrieved party in the case of refusal by the Zoning Administrator to issue a Building Permit, Certificate of Compliance, or other administrative decision.

B. Application Requirements.

1. An application for an appeal of an administrative decision shall be filed in accordance with Section 8.5.4.C.

2. A notice of appeal of an administrative decision shall be considered filed when a complete application is delivered to the Zoning Administrator, or designee. The date and time of filing shall be entered on the notice.

3. An application for appeal of an administrative decision shall be filed with the Board of Zoning Appeals within 30 days of receipt of the decision by the Zoning Administrator.

C. Notice & Public Hearing.

1. Any appeal of an administrative decision shall require a public hearing before the Board of Zoning Appeals.

2. Each application for appeal of an administrative decision shall be numbered serially and filed in proper form with the required date, and shall be placed upon the calendar of the Board of Zoning Appeals by the Zoning

Administrator. The calendar numbers shall begin anew on January 1, each year, shall be hyphenated with the year in which the appeal is filed.

3. Appeals will be assigned for hearing by the Zoning Administrator in the order in which they appear on the calendar thereof, except that appeals may be advanced for hearing by order by the Board of Zoning Appeals, upon good cause being shown. The Zoning Administrator of Adjustment shall give published public notice as forth in Section 8.5.4.D.2.

4. All notices shall specify the current zoning and notification that the applicant is seeking an appeal of administrative decision.

5. All notices shall be made at least 10 days prior to the scheduled Board of Zoning Appeals meeting.

6. The notice shall be published in accordance with 8.5.4.D.2.

D. Action by Board of Zoning Appeals.

1. At the public hearing of the case before the Board of Zoning Appeals, the appellant shall appear on appellant's own behalf or be represented by counsel or agent. The appellant's case shall be heard first and those in objection shall follow. To maintain orderly procedure, each side shall proceed without interruption from the other.

2. Every person before the rostrum shall abide by the order and direction of the chair. Discourteous, disorderly, or contemptuous conduct shall be regarded as a breach of the privileges of the Board of Zoning Appeals and shall be dealt with as the chair deems proper.

3. The Board of Zoning Appeals may reverse or affirm (wholly or partly) or may modify the order, requirement, decision, or determination appealed from and shall make any order, requirement, decision or determination that in its opinion ought to be made in the case before it. To this end, the Board of Zoning Appeals shall have all the powers of the officer from whom the appeal is taken.

4. A motion to reverse, affirm, or modify the order, requirement, decision, or determination appealed from shall include, insofar as practicable, a statement of the specific reasons or findings of fact that support the motion.

5. The concurring vote of a majority of the entire membership of the Board of Zoning Appeals shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Administrator, or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance, or to effect any Administrative Adjustment in the application of this Ordinance.

6. Any motion to overturn an administrative decision shall state the reasons or findings of fact that support the motion.

E. Effect of Appeal.

1. An appeal shall stay all proceedings in furtherance of the action appealed, unless the administrative official from whom the appeal is taken certifies to the Board of Zoning Appeals that, because of facts stated in the certificate, a stay would, in their opinion, cause imminent peril to life or property or that because the violation

is transitory in nature a stay would seriously interfere with the effective enforcement of this Ordinance. In that case, proceedings shall not be stayed except by order of the Board of Zoning Appeals or a court, issued on application of the party seeking the stay, for due cause shown, after notice to the administrative official.

2. An appeal shall not stop action lawfully approved (including construction activities authorized by a Building Permit); only actions presumed in violation of this Ordinance are stayed.

F. Further Appeal.

Any person, including without limitation, any agency of the City, who is aggrieved by a decision of the Board of Zoning Appeals on appeal of an administrative decision may appeal by certiorari to a court of competent jurisdiction. The judgment and findings of the Board of Zoning Appeals on all questions of fact that may be involved in any appeal, cause, hearing or proceeding under this Ordinance shall be final and subject to review only for illegality or want of jurisdiction.

8.5.18 Zoning Ordinance Text Amendment

A. Applicability.

This Section 8.5.18 is applicable to requests for amendment of the text or other content of this Ordinance. Such an amendment is sometimes referred to as a Zoning Ordinance Amendment or a "zoning text amendment". Requests for changing the Zoning Map as applied to a particular piece of property (i.e., a Rezoning or Zoning Map Amendment] are governed by Section 8.5.19.

B. General.

The City Council may, from time to time, amend this Ordinance by changing any provisions whenever it is alleged that there was an error in the Zoning Ordinance or whenever the public necessity, convenience, and general welfare require such amendment.

C. Consistency with Plans.

1. All petitions for Zoning Ordinance Amendment must be consistent with the Comprehensive Plan and applicable local plans. A petition for Zoning Ordinance Amendment shall not be approved by the City Council when there is a conflict with the Comprehensive Plan or applicable local plans, as determined by the Planning Commission (see Section 8.3.3.B.4.

2. When required, an application for an amendment to the Comprehensive Plan or local plan may be submitted concurrently with an application for Zoning Ordinance Amendment. The decisions, however, shall be rendered with separate motions.

D. Initiation of Amendment.

A Zoning Ordinance Amendment may be initiated by the City Council, the Planning Commission, or by the Zoning Administrator..

E. Application for Amendment.

1. An application for Zoning Ordinance amendment shall be filed with the Zoning Administrator.

2. An application for Zoning Ordinance Amendment shall be submitted in accordance with Section 8.5.4.C.

3. An application for Zoning Ordinance Amendment shall be accompanied by a conceptual Plot Plan or Zoning Permit.

4. The Zoning Administrator on receiving such an application, shall transmit a copy thereof to the Planning Commission prior to any consideration of the proposed amendment by the City Council.

F. Planning Commission Hearing Schedule.

The petition for Zoning Ordinance Amendment shall be placed on the agenda of the next available Planning Commission meeting.

G. Planning Commission Action.

1. The Planning Commission shall make a recommendation within 30 days of its initial meeting on the application. The time period for a recommendation may be altered, as in the case of significant modifications, in which case one additional 30-day period shall be granted before the case shall go to the City Council.

2. When a recommendation is not rendered within the time periods established in this section, the City Council may process the request without a Planning Commission recommendation.

3. The Planning Commission in its review and recommendation shall make specific findings with regard to the following grounds for a Zoning Ordinance Amendment and shall note the same in the official record as follows:

    a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;

    b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;

    c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and

    d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

H. City Council Hearing Schedule.

The petition for Zoning Ordinance Amendment shall be placed on the agenda of the next available City Council meeting following a Planning Commission recommendation or failure of the Planning Commission to make a recommendation under Section 8.5.18.G above.

I. Notice of Public Hearing.

1. Any request for Zoning Ordinance Amendment shall require a public hearing before the City Council.

2. Notice of the proposed Zoning Ordinance Amendment shall be published in accordance with Section 8.5.4.D.2.

3. This notice shall also include:

    a. A summary description of the proposed amendment;

    b. A statement that interested parties may appear at the City Council meeting; and

    c. A statement that substantial changes to the proposed action may be made following the meeting.

J. City Council Action.

1. A public hearing shall be held.

2. In rendering its decision, the City Council shall consider any recommendations by the Planning Commission.

3. The City Council may approve the proposed Zoning Ordinance Amendment, approve the amendment with modifications, deny the amendment, or send the amendment back to the Planning Commission for additional consideration.

4. The City Council in its deliberation and decision shall make specific findings with regard to the following grounds for an Zoning Ordinance Amendment and shall note the same in the official record as follows:

    a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;

    b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;

    c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and

    d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

K. Effect of Denial of Application.

Whenever an application for a Zoning Ordinance Amendment 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 City Council or Planning Commission.

2. When the previous application was denied for the reason that the proposed Zoning Ordinance Amendment would not conform to the Comprehensive Plan or local plans, and the Comprehensive Plan has subsequently been amended in a manner which will allow the proposed Zoning Ordinance Amendment.

L. Entry of Zoning Ordinance Amendment.

Upon enactment of a Zoning Ordinance Amendment, the Zoning Administrator shall cause such amendment to be entered into the Ordinance, and if it affects the Zoning Map, cause such amendment to be entered on the Official Zoning Map, in each case noting thereon the ordinance number and effective date of such amendatory ordinance.

M. No Unauthorized Changes.

No changes of any nature shall be made to the Zoning Ordinance except in conformity with the procedures set forth in this Ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Ordinance and punishable as provided under Section 8.6.

8.5.19 Rezoning

A. Applicability

This Section 8.15.9 is applicable to requests for a change in the District boundaries of property, including without limitation the District assignment of a particular piece of property, as depicted on the Official Zoning Map. Such a change is sometimes referred to as a Rezoning or a Zoning Map Amendment. Requests for amendment of the text or other content of this Ordinance (i.e., a Zoning Ordinance Amendment or a "zoning text amendment") are governed by Section 8.5.18.

B. General.

1. The City Council may, from time to time, amend the Official Zoning Map by changing the boundaries of districts whenever it is alleged that there was an error in the Official Zoning Map or whenever the public necessity, convenience, and general welfare require such amendment.

2. For additional requirements applicable to Rezonings to a Planned Unit Development, see Section 8.5.21.

C. Consistency & Coordination with Plans.

1. All petitions for Rezoning shall be consistent with the Comprehensive Plan and any applicable local plans. A petition for Rezoning shall not be approved by the City Council unless the Rezoning is consistent with and not in conflict with the Comprehensive Plan or applicable local plans, as determined by the Planning Commission (see Section 8.5.20). The Planning Commission is not obligated to recommend approval of requests which would bring existing zoning into conformity with the Comprehensive Plan prior to the time such change is warranted by the findings of 8.5.19.H.4.e and f.

2. When required, an application for a Comprehensive Plan Amendment or other Land Use Plan Amendment may be submitted concurrently with an application for Rezoning. The decisions, however, shall be rendered with separate motions.

D. Initiation of Rezoning.

Rezonings may be initiated by the City Council, the Planning Commission, the Zoning Administrator, or by application by the owner of the property or an authorized agent of the owner.

E. Application for Rezoning.

1. An application for Rezoning shall be filed with the Zoning Administrator.

2. The Zoning Administrator, on receiving such application, shall transmit a copy thereof to the Planning Commission prior to any consideration of the proposed amendment by the City Council.

F. Application Requirements.

1. Rezonings must correspond with the boundary lines of existing platted Lots, Building Sites, or tracts, or if the boundaries of a Rezoning request stop short of an exterior property line, that portion of the property outside the proposed Rezoning boundary shall be capable of being subdivided in accordance with the Subdivision Regulations and Developed in accordance with the requirements of this Ordinance.

2. All requirements of this Ordinance shall be met within the boundaries of the area being Rezoned. If all of the requirements cannot be met on the property proposed to be Rezoned, the Rezoning shall be expanded to include necessary property being used to meet such requirements.

3. As applicable, a concept plan meeting the minimum requirements established by the Zoning Administrator or a Master PUD Development Plan meeting the requirements of Section 8.5.21 shall be provided as part of a Rezoning application that proposes assignment of land to any of the available types of PUD District. Without limitation to the foregoing, no proposal for Rezoning shall be approved unless and until a concept plan or a Master PUD Development Plan, as applicable, shall have been reviewed pursuant to Section 8.3.7 and Section 8.5.4 or as applicable, Section 8.5.21.

G. Hearing Schedule.

The petition for Rezoning shall be placed on the agenda of the next available Planning Commission meeting.

H. Planning Commission Action.

1. Notice requirements shall be met as described in Section 8.5.4.D.

2. The Planning Commission shall make its recommendation within 30 days of its initial public hearing. The time period for a recommendation may be altered, as in the case of significant modifications, in which case one additional 30-day period shall be granted before the case shall go to the City Council.

3. When a recommendation is not rendered within the time periods established in this section, the City Council may process the request without a Planning Commission recommendation.

4. The Planning Commission in its review and recommendation, shall make specific findings with regard to the following grounds for an amendment and shall note the same in the official record as follows:

    a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area, provided the Planning Commission is not obligated to recommend approval of requests which would bring existing zoning into conformity with the Comprehensive Plan prior to the time such change is warranted by the findings of 8.5.19.H.4.e and f;

    b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5;

    c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

    d. 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;

e. It has been determined that conditions affecting the area have changed to a sufficient degree to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake.

f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.

I. Notice of Public Hearing.

Prior to approval, any request for Rezoning shall require a public hearing before the City Council, which shall be placed on the agenda of the next available City Council meeting. Notification of a public hearing shall be performed as follows:

1. Notice of the Rezoning shall be published in accordance with Section 8.5.4.D.2.
2. This notice shall specify the property by the best means possible and proposed zoning classification of the property under consideration.
3. Except in cases of a newly annexed property receiving initial zoning, the City shall post signs on the property indicating the action requested in accordance with Section 8.5.4.D.3.
4. Initial zoning of properties newly annexed into the City shall not require the posting of a sign.
5. Notice of the Rezoning shall be mailed in accordance with Section 8.5.4.D.3.
6. This notice shall specify the street address, current and proposed zoning classification, and it shall contain a graphic illustration of the area.

J. Initial Consideration by City Council.

The City Council shall hold an initial consideration of the petition for Rezoning after conducting a public hearing. The request must receive an affirmative vote upon first consideration in order to proceed to second consideration.

K. City Council Action.

1. Notice requirements shall be met.
2. The City Council shall consider any recommendations by the Planning Commission in rendering its decision.
3. The City Council may approve the request, deny the request, or send the request back to the Planning Commission for additional consideration.
4. The City Council may approve the request at a less intensive classification than requested with consent of the applicant.
5. Including the initial consideration before City Council mentioned above, affirmative votes on two considerations before the City Council shall be required for the petition to be approved. If the Planning Commission recommended denial of the request, the petition must receive a favorable vote of a majority of the entire membership of the City Council to be approved.
6. The City Council in its deliberation and decision shall make specific findings with regard to the following grounds for a Rezoning and shall note the same in the official record as follows:

a. The Rezoning is consistent with the Comprehensive Plan and any applicable local area plans;

b. It has been determined that the legal purposes for which zoning exists are not contravened; and

c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.

L. Effect of Denial of Application.

Whenever an application for a Rezoning of any property is denied, no application for Rezoning of all or any part of such property may be made or considered for one year following such denial, except in the following cases:

1. Upon initiation by the City Council or Planning Commission.
2. If the new application, although involving all or a portion of the same property, is for a different District than that for which the denied application was made.
3. If the previous application was denied for the reason that the proposed Rezoning would not conform to the Comprehensive Plan, and the Comprehensive Plan was subsequently amended in a manner which would allow the proposed zoning.

M. Reflection on Zoning Map.

1. Upon approval of a Zoning Map Amendment, the Zoning Administrator shall cause such amendment to be placed upon the Official Zoning Map, noting thereon the ordinance number and effective date of such amendatory ordinance.
2. No amendment to this Ordinance that involves any matter portrayed on the Official Zoning Map shall become effective until after such change and entry have been made on said map.

N. No Unauthorized Changes.

No changes of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Ordinance and punishable as provided under Section 8.6.

8.5.20 Plan Amendment / Adoption

A. Applicability.

1. This Section 8.5.20 is applicable to the adoption of, or amendments to, the Comprehensive Plan, Future Land Use Map, or other City land use plans and maps (hereinafter referred to collectively as "Land Use Plans).
2. The City Council shall consider adoption of, or amendments to, Land Use Plans as may be required from time to time.
3. The process for adoption of a Land Use Plan shall be the same as that for a Land Use Plan Amendment, as set forth herein.

B. Coordination with Rezoning Application.

An application for a Land Use Plan Amendment may be submitted and reviewed concurrently with a Rezoning application. The public hearings on both the proposed Land Use Plan Amendment and the proposed Rezoning may be heard at the same meeting; however, decisions shall be rendered with separate motions.

C. Pre-Application Conference.

All applicants applying for a Land Use Plan Amendment shall schedule a pre-application conference with the Zoning Administrator in accordance with Section 8.5.4.B.

D. Application Requirements.

An application for a Land Use Plan Amendment shall be submitted in accordance with Section 8.5.4.C, Application Requirements. The Zoning Administrator shall review the application and make any recommendations to the Planning Commission.

E. Action by Planning Commission.

1. Before making any recommendation on a Land Use Plan Amendment, the Planning Commission shall consider any recommendations from the Zoning Administrator, and shall conduct a public hearing.
2. Notice and public hearing requirements shall be in accordance with Section 8.5.4.D.
3. It is expected that the applicant or a representative of the applicant will appear at the meetings to explain why the Land Use Plan should be changed.
4. Following the public hearing, the Planning Commission shall make a recommendation on the application to the City Council.
5. The Planning Commission shall make its recommendation within 30 days of its initial public hearing. The time period for a recommendation may be altered, as in the case of significant modifications, in which case one additional 30-day period shall be granted before the case shall go to the City Council.
6. If a recommendation is not rendered within the time periods established in this section, the City Council may process the request without a Planning Commission recommendation.

F. Criteria for Planning Commission Recommendations.

The recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed Land Use Plan Amendment in relation to the following, where applicable:

1. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of all other applicable adopted Land Use Plans;
2. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;
3. Whether the proposed change would create substantial adverse impacts in the Adjacent area or the City in general;

4. Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and

5. Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

G. Action by City Council

1. Before taking action on a Land Use Plan Amendment, the City Council shall consider the recommendations of the Planning Commission and any recommendations of Zoning Administrator, and shall conduct a public hearing.

2. Notice and public hearing requirements shall be in accordance with Section 8.5.4.D.

3. It is expected that the applicant or a representative of the applicant will appear at the meetings to explain why the Land Use Plan should be changed.

4. Following the public hearing, the City Council may approve the amendment, deny the amendment, or send the amendment back to the Planning Commission for additional consideration.

5. An approval shall be by written resolution. The approval may be subject to any conditions specified by the City Council. The effective date may be immediate or may be a date otherwise specified in the approval.

H. Official Copies of Land Use Plans.

Official, current copies of all land use plans adopted by the City shall be maintained in the office of the Zoning Administrator and shall be available for review during normal business hours.

8.5.21 Planned Unit Development (PUD)

A. Applicability.

This Section 8.5.21 is applicable to the establishment of Planned Unit Developments (each, sometimes referred to as a "PUD") and to the regulation and continued administration of such Planned Unit Developments.

B. Rezoning, Zoning Ordinance Amendment & Master PUD Development Plan Approval Necessary.

1. Establishment of a PUD is subject to Rezoning of the subject land as one of the available PUD Districts by a Zoning Map Amendment, a Zoning Ordinance Amendment to set out the standards and requirements applicable to the specific PUD District, and approval of a Preliminary Master PUD Development Plan and a Final Master PUD Development Plan. Accordingly, in addition to the requirements of this Section 8.5.21, all requirements of Section 8.5.18 and Section 8.5.19 must be complied with to establish a PUD.

2. No application for Rezoning of property to a PUD District, application for Zoning Text Amendment application related to a PUD, or application for approval of a Preliminary Master PUD Development Plan or a Final Master PUD Development Plan., and no approval of any of the foregoing, shall be proposed or used to avoid, or have the effect of avoiding, compliance with the standards and requirements of this Ordinance or of the other zoning Districts, and instead shall be used sparingly and only in exceptional situations where:

a. such rezoning, the related Preliminary Master PUD Development Plan or a Final Master PUD Development Plan, and the proposed Development are necessary to implement the Comprehensive Plan and any adopted special area Plan and are consistent with the Comprehensive Plan and any adopted special area Plan,

b. due to unique site conditions or the necessary and intrinsic Uses, size, or form of the Development, such Development cannot under any other plan, design, or circumstances conform to one of more of the Character Districts or standards therefor specified in this Ordinance,

c. the rezoning, the related Master PUD Development Plan, and the proposed Development provide an innovative plan, design, and Development that are harmonious with and respect the land use, character, and natural or man-made features of the subject property and Adjacent property, and promote quality design and environmentally sensitive development by taking advantage of special site characteristics, locations and land uses, and

d. there are sufficient existing infrastructure, services, and utilities available to the site prior to Development.

3. Without limitation to Section 8.5.21.B.2 above, approval of Rezoning of property to a PUD District, Zoning Text Amendment application related to a PUD, or a Master PUD Development Plan are subject to the Planning Commission's and the City Council's first making formal, written findings regarding each of the items listed in Section 8.5.21.B.2 and that the proposed Development, such applications, and approvals:

a. conform to all applicable standards and requirements of this Ordinance,

b. would be compatible with other Development permitted under all applicable provisions of this Ordinance;

c. will not significantly interfere with the use and enjoyment of other land in the vicinity;

d. adequately conserve woodland and the protect water courses from erosion and siltation;

e. maximize safety, convenience, and amenities for the residents and visitors of the Development; and

f. adequately address all such other matters as they may find to have a material bearing upon the stated standards and objectives of this Ordinance.

4. Unless specifically exempted, the standards and requirements contained in this Section 8.5.21 shall be in addition to all other applicable standards and requirements established in this Ordinance.

C. Adopted Special Area Plans Mandatory.

1. In the event that any adopted special area plan for an area in which any PUD is proposed so recommends, the City Council shall require that all petitions for reclassifications of land within the area be formulated and administered in accordance with this Article, including any amendments thereto.

2. As appropriate for their respective areas, any adopted special area plans shall also contain recommendations which may differ from or supplement the provisions of this Ordinance respecting new or modified PUD Districts; design standards for signage, Setbacks or Yards, Parking, and other matters, to be made applicable

either area – wide or within particular PUD Districts, or both; density credit or bonus systems linked to Development elements; or any other matter affecting public health, safety, or welfare. The City Council shall not entertain proposals for the reclassification of land within such areas until it has formally acted upon these recommendations.

D. Relationship of PUD & Other Regulations.

1. The PUD regulations in this Ordinance shall apply generally to the establishment, initiation and regulation of all PUD Districts. Where there are conflicts between the PUD-specific regulations herein and other zoning, subdivision, or other regulations or requirements, the PUD-specific regulations shall apply in PUD Districts.

2. Where actions, designs, or solutions proposed by the applicant do not conform to applicable PUD or other regulations, but the City Council makes a finding in the particular case that public purposes are satisfied to an equivalent or greater degree, the City Council may make specific modification of the regulations applicable to the particular PUD, provided that specific standards and requirements applicable to each type of PUD District established by this Ordinance shall not be subject to modification.

2. Except as indicated above, notwithstanding procedures and requirements generally in effect, procedures and requirements set forth herein and in guidelines and standards officially adopted as part of regulations for the applicable type of PUD District shall apply to all such PUD Districts, to any amendments creating such Districts, and to issuance of all required permits therein.

E. Combination of Types of PUD Districts.

The Planning Commission and the City Council may consider different types of PUDs (PUD-R and PUD-MU) within a consolidated Master PUD Development Plan and application as a single administrative procedure, provided the total tract is under the Unified Control of a Landholder and the land area is sufficient to comply with separate area requirements combined. This provision in no way alters any requirements of this Ordinance.

F. Phasing of Development.

The Planning Commission may permit the phasing of Development within a PUD, in which case, the following provisions shall apply:

1. In PUD-R, the ratio of gross Floor Area of Commercial Use- to - Residential Use in the Master PUD Development Plan as initially approved or amended shall not be exceeded at any given phase of construction.

2. Each phase shall be so planned and so related to existing surroundings and available facilities and services that failure to proceed with subsequent phases will not have an adverse impact on the PUD or its surroundings.

3. The commencement of Actual Construction of any phase of the PUD shall be governed by the provisions of Section 8.5.21.W.

4. In the instance of a combined PUD involving Residential Uses as well as Commercial or Mixed Uses, the Planning Commission may permit the Commercial and Mixed Uses to be constructed first, but only if it finds and records its findings on the final Master PUD Development Plan that the non-Residential Uses are consistent with the Comprehensive Plan even if no Residential construction takes place.

G. Developmental Controls & Division of Land.

1. No tract of land may receive final approval as a PUD unless such tract is under the Unified Control of a Landholder. Unless otherwise provided as a condition of approval of a PUD, the landholder of an approved PUD may divide and transfer parts of the PUD. The transferee shall complete each such part, and shall use, Develop, construct, and maintain it in strict conformance with the adopted final PUD Development Plan.

2. A report identifying all property owners within the area of the proposed PUD and giving evidence of unified control of its entire area shall be submitted with any application for approval of a preliminary PUD Development Plan. The report shall state agreement of all present property owners and/or their successors in title:

    a. To proceed with the proposed PUD according to the regulations in effect when the map amendment creating the PUD District becomes effective, with such modifications as are set by City Council in the course of such action;

    b. To provide bonds, dedication, guarantees, agreements, contracts, and deed restrictions acceptable to the City Council for completion of such PUD according to approved plans; and for continuing operation and maintenance of such areas, facilities, and services as are not to be provided, operated, or maintained at general public expense; and such dedications, contributions, or guarantees as are required for provision of needed public facilities and services; and

    c. To bind further successors in title to any commitments listed above.

H. Consistency with PUD Standards.

All PUD Developments shall be subject to all applicable standards and requirements of this Ordinance, including without limitation, those of Article 4 (Building, Lot, and Building Site Standards), Article 5 (Development Parcel Standards), Article 6 (Supplemental Standards), Article 7 (Sign Standards), and this Section 8.5.21.

I. Application Requirements.

1. A request for approval of a Master PUD Development Plan or an amendment to an existing Master PUD Development Plan shall be made by filing an application for such approval in connection with an application for Rezoning to a PUD District and an application for a Zoning Ordinance Amendment.

2. An application for approval of a Master PUD Development Plan or an amendment to an existing Master PUD Development Plan shall be filed by the owner of the property or an authorized agent of the owner with the Zoning Administrator in accordance with guidelines and procedures established under Section 8.2.1.E.

J. Preliminary Master PUD Development Plan.

1. An application for approval of a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan shall meet the requirements of guidelines and procedures established under Section 8.2.1.E and sufficient information to disclose:

a. A tabulation of the land area and each Building to be devoted to various Uses categories and activities, and the overall number of Dwelling Units and square footage of each non-Residential Use category within the PUD, each part of the PUD, and each Building .

b. Reservations for public uses including schools, parks, and other open spaces.

c. The general means of the disposition of sanitary waste.

d. The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.

e. The substance of covenants, grants of Easements or other restrictions to be imposed upon the land, Buildings and Structures including proposed Easements.

f. If applicable, phase Development schedule, setting forth when the landholder intends to commence construction and a completion period for each phase.

g. If it is proposed that the final Master PUD Development Plan or amendment to an existing Master PUD Development Plan will be submitted in stages, a schedule of submission thereof.

2. Each application for approval of a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, and the submitted Preliminary Master PUD Development Plan or amendment to an existing Preliminary Master PUD Development Plan shall be reviewed for completeness pursuant to Section 8.5.4.

3. The Zoning Administrator shall review the Preliminary Master PUD Development Plan for compliance with Article 4 (Building, Lot, & Building Site Standards), Article 5 (Development Parcel Standards), Article 6 (Supplemental Standards), and Article 7 (Sign Standards) and forward the proposal to the Development Review Committee.

4. The Development Review Committee shall review the preliminary Master PUD Development Plan or amendment to an existing Master PUD Development Plan. If the Zoning Administrator determines that the preliminary Master PUD Development Plan or amendment to an existing Master PUD Development Plan complies with such Articles, as applicable, the Zoning Administrator shall forward the request to the Planning Commission.

5. No Master PUD Development Plan or amendment to an existing Master PUD Development Plan shall be presented for Planning Commission action until the Zoning Administrator determines that the application is complete and responsive to all technical comments.

K. Planning Commission Action on Preliminary Master PUD Development Plan.

1. Before making any recommendation on a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the Planning Commission shall consider the Certificate of Compliance and all recommendations from the Zoning Administrator, the City Engineer, and other the Development Review Committee, and shall conduct a public hearing.

2. Notice and public hearing requirements shall be in accordance with Section 8.5.4.

3. The applicant or a representative of the applicant shall appear at the meetings to explain the proposed Development and answer questions.

4. The Planning Commission may render any one of the following recommendations:

   a. Unconditional approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan;

   b. Conditional approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, in which the Planning Commission expressly denotes conditions and modifications that must be made to the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan; or

   c. Disapproval.

5. If the Planning Commission recommends conditional approval, the Zoning Administrator shall transmit the Planning Commission's conditions in writing to the applicant detailing the conditions or modifications which must be complied with in order for the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan to be recommended for unconditional approval.

6. The Planning Commission shall make its recommendation to the City Council within 45 days of the Planning Commission's initial public hearing. The Planning Commission shall prepare a report detailing the Planning Commission's action on the application, including any conditions or modifications that it may have imposed for its recommendation of approval. The time period for a recommendation may be changed, as in the case of significant conditions or modifications, in which case one additional 45-day period shall be granted before the case shall go to the City Council.

7. After review and recommendation by the Planning Commission, the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan shall be forwarded to the City Council with the recommendation.

8. When a recommendation is not rendered or deemed to have been rendered within the time periods established in this Section, the City Council may process the request without a Planning Commission recommendation.

L. City Council Action on Preliminary Master PUD Development Plan.

1. Upon receipt of the Planning Commission's report and recommendations, the City Council shall consider such report and recommendations and otherwise proceed in the manner established in Section 8.5.18 and Section 8.5.19, as applicable.

2. The City Council may render one of the following decisions with respect to the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan:

   a. Approve;

   b. Disapprove; or

c. In an instance where the Planning Commission has recommended approval subject to conditions or recommendations for alterations to the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the City Council may establish, eliminate, or modify such conditions in its action.

3. In any instance where the City Council acts to eliminate or modify conditions imposed by the Planning Commission to recommend approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the City Council shall provide specific guidance as to:

   a. Overall design of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan;

   b. Any conditions or modifications required; and

   c. Any additional information which may be required by the Planning Commission to determine substantial compliance of the Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan with the approved Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan.

4. Upon City Council approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the applicant may prepare and submit to Zoning Administrator for forwarding to the Planning Commission a final Master PUD Development Plan or amendment to an existing Master PUD Development Plan.

   Only upon approval of a Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan shall the approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan become final. In any instance where a Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan is to be presented in portions or stages, any associated Rezoning shall only become effective at the time of final approval of each individual stage or segment Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan.

M. Final Master PUD Development Plan - Requirements.

1. City Council approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan must be obtained prior to submission of the Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan.

2. An application for approval of a Master PUD Development Plan or an amendment to an existing Master PUD Development Plan shall be filed by the owner of the property or an authorized agent of the owner with the Zoning Administrator in accordance with Section 8.5.4.C.

3. The proposed Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan must meet all requirements for a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan and shall additionally include the following:

a. Sufficiently detailed information to indicate the ultimate operation and appearance of the Development, or applicable portion thereof.

b. Drawings at a scale no smaller than one inch = 200 feet, indicating:

(1) A circulation plan indicating the proposed movement of vehicles, goods and pedestrians within the PUD and to and from existing Thoroughfares and Internal Drives, which shall specifically include the width of proposed Thoroughfares and Internal Drives;

(2) a plan showing sidewalks and other pedestrian ways; and any special engineering features and traffic regulation devices needed to facilitate or insure the safety of the circulation pattern;

(3) A plot plan for each Lot, Building Site, common open area, Civic Space, and other public or semi – public open space uses, showing the approximate location of all Structures and Improvements and indicating the open spaces around Structures;

(4) A utilities plan, including sewers, both sanitary and storm, gas lines, water lines, fire hydrants, and electric lines showing proposed connections to existing utility systems;

c. a plan which indicates the location, function, and ownership of all Civic Spaces and open spaces, excepting those open spaces included in fee simple Lots;

d. final drafts of all proposed covenants and grants of Easement.

e. copies of legal documents required by the Planning Commission for dedication or reservation of group or common open space and/or for the creation of a nonprofit association; and

f. if applicable, a development phasing schedule.

N. Final Master PUD Development Plan - Completeness & Compliance Reviews.

1. The Zoning Administrator shall review the submitted Final Master PUD Development Plan or amendment to Final Master PUD Development Plan for completeness pursuant to Section 8.5.4.C. If determined to be complete, the Zoning Administrator shall forward the application to the Development Review Committee.

   If, following review by the Development Review Committee,the Zoning Administrator determines that the resubmission of a Final Master PUD Development Plan or amendment to Final Master PUD Development Plan is complete and responsive to all technical comments, the Zoning Administrator shall forward the request to the Planning Commission. complete by,. No Final Master PUD Development Plan or amendment to Final Master PUD Development Plan shall be formally presented to the Planning Commission until the Zoning Administrator determines the application is complete and ready for review.

2. The Zoning Administrator shall review the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan for compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan.

O. Final Master PUD Development Plan - Phased Approval.

Submission of and the request for approval of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan and the approval thereof by the Planning Commission may be limited to each phase of Development.

P. Expiration or Revocation of Preliminary Master PUD Development Plan Approval.

1. In the event the applicant fails to submit the for approval within two years from the date of the approval of the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan by the City Council or in the event the Planning Commission finds that conditions in support of the granting of approval of the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan have so changed as to raise reasonable question regarding the landholder's ability to pursue the Development pursuant to the plan, the Planning Commission may recommend revocation of the approval of the Preliminary Master PUD Development Plan or amendment to existing Preliminary Master PUD Development Plan.

2. Should the Planning Commission recommend revocation of the approval of the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan, a report of this action shall be sent immediately to the City Council along with a recommendation that action be taken to remove revert the site to its previous District designation.

Q. Final Master PUD Development Plan - General.

1. In reviewing a Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, the function of the reviewing agencies is twofold:

    a. First, the plan or amendment must be found to be in substantial compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan.

    b. Second, all new or revised information that was not in the previously approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan must be reviewed to determine its quality and compliance with all applicable requirements of this Ordinance.

2. The Final Master PUD Development Plan or amendment to Final Master PUD Development Plan shall be deemed in substantial compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan provided any modifications by the applicant do not involve changes which in aggregate would:

    a. Violate any provisions of this Ordinance;

    b. Change the Lot or Building Site Area requirement as submitted in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan by more than 10%;

    c. Involve any increase in the number of Dwelling Units approved for the site in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan;

d. Involve a reduction of more than 3% of the area shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan as reserved for Common Open Space;

e. Increase the Floor Area shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan for non-Residential Uses by more than 5%; or

f. Alter the mix of Building Types or Uses shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan by more than 3% in any category or Uses or any one or more Building Types from that proposed in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan.

R. Planning Commission Action.

1. The Planning Commission may approve, approve with conditions or modifications, or disapprove the final Master PUD Development Plan or Amendment to existing Master PUD Development Plan.

2. The Planning Commission may approve the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan if it finds:

   a. That the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan meets the provisions for substantial compliance with the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan ; and

   b. The Final Master PUD Development Plan or amendment to Final Master PUD Development Plan complies with all other standards for review which were not considered when the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan was approved.

3. The Planning Commission may approve the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan with conditions or modifications.

4. Upon formal action by the Planning Commission approving a Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, or in the instance of conditional or modified approval of a Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, upon acceptance of the conditions or modifications as set forth in Section 8.5.21.M.4.B, said f Final Master PUD Development Plan or amendment to Final Master PUD Development Plan and all maps, covenants, and other portions thereof, shall be filed with:

   (1) The City Council;

   (2) The City Recorder; and

   (3) The Zoning Administrator.

5. If the Planning Commission finds that the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan does not meet the test for substantial compliance or does not comply with other standards of review, it shall disapprove the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

6. In the event of disapproval, the Zoning Administraor shall prepare a written report on behalf of the Planning Commission and sent to the City Council and the applicant. This report shall detail the grounds on which the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan was denied.

S. City Council Action.

1. In the event that the Planning Commission disapproves any Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, such action shall be reviewed by the City Council.

2. The Council shall consider the report submitted by City Planning Commission and such other information as it may require in order to determine whether such Final Master PUD Development Plan or amendment to Final Master PUD Development Plan in its view meets the test of substantial compliance and complies with other standards of review herein established.

3. Should the City Council uphold the Planning Commission's disapproval of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, it shall notify the landholder that the action approving the reclassification of such property as contained in the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan shall be disapproved.

4. Should the City Council determine that the f Final Master PUD Development Plan or amendment to Final Master PUD Development Plan does meet the test of substantial compliance and other requirements for approval, it shall notify both the landholder and the Planning Commission of its decision, and the action of the City Council approving the zoning shall thereby become final.

T. Failure to Begin PUD.

If no Actual Construction has begun in the PUD within three (3) years from the date of approval of the final shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan , said approval shall be lapse and be of no further effect and the related Zoning Ordinance Amendment and Rezoning shall lapse, be of no further effect and be repealed. The Planning Commission may, upon showing of good cause by the landholder, extend the time for commencement of Actual Construction for periods of 12 months. However, at least annually the Planning Commission shall review the status of any PUD on which construction has not begun in order to determine that the project has not been abandoned.

U. Enforcement of Development Schedule.

1. Unless specifically approved as part of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, the construction and provision of all Civic Spaces, Common Open Spaces, and public and recreational facilities which are shown on the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan must proceed at no slower rate than the construction of Dwelling Units and non-Residential Improvements.

2. From time to time, the Zoning Administrator shall compare the actual Development and construction accomplished with the approved Development schedule. If the Zoning Administrator finds that the rate of Development and construction of Dwelling Units or non-Residential Improvements is substantially greater than the rate at which Civic Spaces, Common Open Spaces, and public and recreational facilities have been

Developed and constructed and provided, then the Zoning Administrator may take either or both of the following actions:

a. Cease to approve any additional final site plans or plats;

b. Instruct the Building Official to discontinue issuance of Building Permits.

3. In any instance where either of the above actions is taken, the Planning Commission must be provided satisfactory assurance from the applicant and its successors in interest that the relationship between the Development and construction of Dwelling Units and Commercial or Industrial Structures and the provision of common open spaces and public and recreational facilities is brought into balance acceptable to the Planning Commission prior to the continuance of Development or construction.

V. Building Permits & Certificates of Occupancy

Building Permits and Certificates of Occupancy may be issued for Development, Uses, Buildings and other Structures in a PUD in accordance with this Section.

1. The City may issue a Building Permit for Development, Structures, Buildings, activities, or uses as a part of a finally approved PUD only in strict compliance with the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan for the particular PUD, including the conditions of approval and only after the administrative procedure outlined in this section has been strictly followed. No Building Permit shall be issued for the area included in a Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan until the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan has been finally approved.

2. A Certificate of Occupancy shall be issued when the Zoning Administrator determines that a Structure, Building, activity, or Use within a PUD conforms with the applicable adopted Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, including the any conditions or modifications required for approval.

W. Modification of Approved Final Master PUD Development Plan or Amendment to Existing Development Plan During Initial Construction Period.

1. During the period of actual Development or Construction of or within any PUD, or of or within any portion of a PUD when Developed in phases, the provisions of this Section 8.5.21.W shall apply to any proposed modifications to an approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

2. Any such proposed modification that is not permitted under this section may be approved only as an amendment to the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, provided the Decision Making Authority may authorize the Zoning Administrator approve specific changes as part of the Final Master Plan approval.

3. The Planning Commission may approve:

a. minor modifications in the location, siting, and height of Buildings and Structures if required by engineering or other circumstances not foreseen at the time the f Final Master PUD Development Plan or amendment to Final Master PUD Development Plan was approved so long as no such modification violates the basic policy and concept, standards and requirements of this Ordinance applicable to the PUD, or other standards and requirements applicable to the PUD pursuant to the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan. Collectively, all such modifications approved by the Planning Commission shall not in the aggregate result in:

(1) Any increase in the number of Dwelling Units from that approved in the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan; or

(2) An increase of more than 3% in the floor area for Commercial Uses from that approved in the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan; and

b. minor modifications in the location of streets and underground utilities shown on the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

4. For any modification to an approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan other than minor modifications authorized by Section 8.5.21W, such modification shall be subject to satisfactory proof by the applicant and written findings by the Planning Commission and City Council as follows and approval as an amendment to the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

a. The modification shall be limited to the minimum necessary;

b. Strict application of the provisions of the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan would result in practical difficulties or unnecessary hardship;

c. There are exceptional or extraordinary circumstances or conditions applying to the land, Buildings, Structures or Uses referred to in the request for modification, which circumstances or conditions do not apply generally to other land, Buildings, Structures or uses in the same type of PUD District.

d. The requested modification will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood of the premises.

e. Under the circumstances of the particular case, the requested modification will not adversely affect the health or safety of persons working or residing in the neighborhood of the premises.

f. The requested modification is consistent the intent and purpose of this Ordinance, the Comprehensive Plan, and the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan and will not adversely affect the community objectives of the Comprehensive Plan.

g. The requested modification will not result in any reduction of required Buffer areas or other specific open spaces required by this Ordinance and will not vary any District or Development standard applicable to the PUD under this Ordinance.

X. PUD Control After Completion.

1. After the PUD has been substantially completed, the use of land and the construction, modification, or Alteration of any Buildings or Structures within the PUD will be governed by the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan and the applicable provisions of this Ordinance.

2. No changes may be made in the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan except upon application to the appropriate agency under the procedures below:

    a. Any minor extensions, Alterations, or modifications of existing Buildings or Structures may be authorized by the Zoning Administrator if the extensions, Alterations, or modifications are consistent with the purposes and intent of the recorded approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, this Ordinance, and the Comprehensive Plan.

    b. Any Uses not authorized by the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, but allowable in the applicable type of PUD District as a Permitted Use, Permitted Subject to Limited Use Standards, or as a permitted Conditional Use, may be added to the recorded approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan under the procedures provided by for the approval of Conditional Uses.

    c. A Building or Structure that is completely or substantially destroyed may be reconstructed only in compliance with the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan unless an amendment to the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan is approved as set forth below.

3. All other changes in the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan may be approved only by the City Council under the procedures authorized by this Ordinance for Rezoning, Zoning Ordinance Amendment, and Master PUD Development Plan approval.

4. Notwithstanding any other provision of this Section 8.5.21.AA, no changes may be made to the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan unless such changes are required for the continued successful functioning of the PUD or are required by changes in conditions that have occurred since the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan was approved or by changes in the development policy of the community.

5. No changes in the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan that are approved under this Section are to be considered as a waiver of the covenants limiting the use of land, Buildings, Structures and Improvements within the area of the PUD and all rights to enforce these covenants against any changes permitted by this Section are expressly reserved.

Y. Re-Subdivision of PUD After Completion.

A completed PUD may be subdivided and re-subdivided for purpose of sale or lease subject to the following:

1. If the subdivision or re-subdivision of a PUD will create a new plot line, the applicant shall make application to the Planning Commission for the approval of a subdivision or re-subdivision. The Planning Commission may approve the subdivision or re-subdivision if each section of the subdivided or re-subdivided PUD meets the provisions of this Ordinance governing density, common open space, and dimensional requirements.

2. The owner and lessees of a subdivided or re-subdivided PUD may jointly make application for a Conditional Use or for an amendment to an approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

8.5.22 Heavy Manufacturing Permit

A. Applicability.

All proposed Uses requiring a Heavy Manufacturing Permit shall be required to obtain a Heavy Manufacturing Permit prior to establishment or expansion.

B. Pre-Application Conference

All applicants shall schedule a pre-application conference in accordance with Section 8.5.4.B.

C. Application Requirements

An application shall be filed in writing with the City Council in accordance with Section 8.5.4.C, which shall contain information and exhibits as may be required under Section 8.5.6. In the case of Buildings or other Structures or Uses to be located within Floodplain Districts, all information as may be required by Section 6.6 and 8.5.7 Additionally the applicant shall provide the following information in sufficient detail to reveal the intended function and ultimate operation of such Use:

1. The nature of the operations and/or processes proposed, including storage, processing, and handling methods, proposed;
2. The materials; and
3. The nature and potential level of atmospheric emissions associated with the intended operation.

D. Meetings.

The City Council may conduct meetings as may be required in order to establish the findings necessary to proceed with such application. However, prior to final consideration of any information that has been provided to the City Council, such information shall be made available for public view and comment.

E. Notice & Public Hearing.

1. Any request shall require a public hearing before the City Council.
2. Not more than 60 days after filing such application, a hearing shall be held on the application, unless otherwise withdrawn or postponed upon written request by the applicant.
3. All notices shall specify the current zoning and notification that applicant is seeking a Heavy Manufacturing Permit.
4. All notices shall include a brief summary indicating the nature of the action.
5. All notices shall be made at least 10 days prior to the scheduled City Council meeting.

6. The notice shall be published in accordance with Section 8.5.4.D.2.
7. The notice shall be posted in accordance with Section 8.5.4.D.3.
8. The notice shall be mailed in accordance with Section 8.5.4.D.8.

F. Zoning Administrator Action

1. The Zoning Administrator shall transmit one copy of the application and all supporting information to the City Engineer for technical assistance in evaluating the proposed project.
2. The Zoning Administrator shall prepare a report that reviews the application in light of any requirements of this Ordinance and technical input from the City Engineer or other review bodies. A copy shall be provided to the City Council and the applicant.

G. City Council Action

1. The City Council shall conduct a public hearing.
2. After the public hearing, and considering the recommendations of the Zoning Administrator, the City Council shall:
    a. Approve the request;
    b. Approve the request with conditions.
    c. Deny the request; or
    d. Continue the hearing.

H. Requirements for Permit

A Heavy Manufacturing Permit may be granted only if the City Council finds that the request conforms to the following requirements:

1. The proposed Use is:
2. Listed as a Permitted Use within the applicable District;
3. Conforms to any additional standards listed in Section 4.3.9.D for the proposed Use;
4. Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected;
5. Will not adversely affect other property in the area in which it is located; and
6. Conforms to all applicable provisions of this Ordinance for the applicable District.
7. Any proposed use Adjacent to a Residential District or Use (whether or not such property is actively used as a residence), shall be required to provide a Yard of a minimum depth of 150 feet between the proposed Use

and the Adjacent Residential District or Use. This Yard shall not be used for any activity or Use other than permitted in Section 4.3.10.

8. A proposed Use Adjacent to any non-Residential District or Use shall be required to provide a Yard of a minimum depth of 100 feet between the proposed Use and the Adjacent District or Use. The City Council may impose such other conditions and restrictions as may be necessary to reduce or minimize the injurious effect of such Heavy Manufacturing Use upon and ensure compatibility with surrounding properties. The City Council may establish dates for the expiration of any Heavy Manufacturing Use Permit as a condition of approval.

8.5.23 Sign Permits.

A. Sign Permit Required

No Sign other than an Exempt Sign may exist or be erected, installed, altered, modified, or restored in the City unless it is the subject of a valid Sign Permit issued by the Chief Building Official in accordance with this Section 8.5.23.

B. Applications

Sign Permit applications shall be made with the Chief Building Official.

C. Application Requirements

Each application for a Sign Permit shall be accompanied by a fully dimensioned Sign Plan that reflects that such Sign, the method and means of its installation, its type, and its location on the applicable Building or Lot comply with all applicable standards and requirements of this Ordinance, together with such other information as may be necessary to determine and provide for the enforcement of Article 7 (Sign Standards).

D. Review by Zoning Administrator; Certificate of Compliance

Upon receipt of an application for a Sign Permit, the Chief Building Official shall forward to the Zoning Administrator a copy thereof and copies of all accompanying materials, including without limitation the Sign Plan.

The Zoning Administrator shall review such application, Sign Plan, and other materials to determine whether the proposed Sign complies with Article 7 (Sign Standards).

If the Zoning Administrator determines that the application, Sign Plan, and other materials, comply with Article 7 (Sign Standards), he or she shall issue a Certificate of Compliance, certifying compliance Article 7 (Sign Standards), and shall forward a copy of the same to the Chief Building Official.

E. Issuance of Sign Permit

A Sign Permit shall be issued by the Chief Building Official if and only if:

1. the applicant pays the application fee in accordance with a fee schedule adopted by the Commission,

2. the Chief Building Official determines that the application, proposed Sign, and the Sign Plan and other materials accompanying the application conform to the applicable requirements of the Building Code and all applicable electrical codes, and

3. the Chief Building Official has received a copy of the Zoning Administrator's Certificate of Compliance, certifying compliance with Article 7 (Sign Standards).

8.5.24 Subdivision Plats.

Subdivision Plats must meet the standards and requirements of this Ordinance and the City Subdivision Regulations as the same are in effect from time to time, and must be prepared, submitted, reviewed and acted upon in accordance with such City Subdivision Regulations.

SECTION 8.6 ENFORCEMENT.

8.6.1 Enforcement; Violations; Penalties; & Remedies - General.

A. Enforcement.

This Ordinance and the provisions of any Development approval, permit, or Plan certified, approved, or issued under this Ordinance shall be enforced by the Zoning Administrator, the Chief Building Official, the applicable Decision-Making Authority, the City Code Enforcement Officer, and other City code enforcement personnel as provided herein.

B. Complaints / Notice of Violation.

1. Whenever a violation of this Ordinance occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint shall state fully the causes and basis thereof and shall be filed with the Zoning Administrator. The Zoning Administrator shall record properly such complaint, immediately investigate, and take action thereon as provided by this Ordinance.

2. If, after such investigation or at his own initiation, the Zoning Administrator determines that a violation of this Ordinance exists, the Zoning Administrator, Chief Building Official, or a law enforcement officer of the City, shall serve a notice of violation on the owner, agent or contractor of the Structure or Lot, Building Site, or other land where such violation has been committed or shall exist, and on any lessee or tenant of the part of, or of the entire Structure or the Lot, Building Site or other land where such violation has been committed or shall exist and/or on the agent, architect, contractor, or any other Person who takes part or assists in such violation or who maintains any Structure or the Lot, Building Site or other land with respect to which any such violation has been committed or shall exist.

3. If the violation is one of those for which the premises may or must be vacated, such fact shall be stated in the notice, and a notice to that effect shall be affixed to the front of the premises giving notice thereof.

4. Irrespective whether notice is otherwise required, notice of violation shall be served by certified mail, return receipt requested, or by personal service.

C. Correction of Violation.

1. If notice of violation is given by certified mail, the violation must be corrected not later than five (5) days after the time of mailing.

2. If notice of violation is given by personal service, the violation must be corrected within two (2) days after such service.

D. Service of Appearance Ticket.

In addition, if those Persons notified shall fail to correct any violation within the required period, the Zoning Administrator, Chief Building Official, or any police officer may serve an appearance ticket by personal service on any Person so notified, charging a violation of this Ordinance before the appropriate court of law.

E. Remedies

1. In case any Structure is proposed to be erected, constructed, reconstructed, Altered, extended, or converted, or any Structure or land is or is proposed to be used in violation of this Ordinance, the Zoning Administrator or other appropriate authority of the City or any Adjacent or neighboring property owner who would be especially damaged by such violation may, in addition to other remedies, institute injunction, mandamus or other appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, Alteration, extension, conversion or use, to correct or abate the violation, or to prevent the occupancy of such Structure or land.

2. Where a violation of this Ordinance exists, the Zoning Administrator may, in addition to other remedies, notify all public utilities and municipal service departments of such violation and request that initial or re – establishment of service be withheld until such time as the Structure or premises are no longer in violation of this Ordinance.

F. Certain Remedies for Specific Violations.

1. If the violation is one of the following, and if those Persons notified shall fail to correct such violation within the allotted time period, the Zoning Administrator, the City Code Enforcement Officer, the Chief Building Official and/or any law enforcement officer of the City shall charge them with such violation of this Ordinance before the appropriate court of law:

    a. No Building Permit and/or no Certificate of Occupancy.

    b. Building Permit and/or Certificate of Occupancy has been revoked.

    c. The Structure, in the opinion of the Chief Building Official, constitutes an immediate danger to health or a fire hazard. An immediate danger to health shall consist of:

        (1) No heat or heat below 50° F in the months of December, January, February or March.

        (2) Inoperable plumbing facilities.

        (3) Structural instability.

        (4) No water service to the Building or applicable part thereof.

(5) Heating units, systems, or venting not in conformity with the requirements of the Building Code and Fire Code.

2. Such charge may be made by an appearance ticket, which the Zoning Administrator, the City Code Enforcement Officer, the Chief Building Official, and/or police officer is authorized to issue.

3. Other provisions of this Ordinance notwithstanding, no notice shall be required by the Zoning Administrator, the City Code Enforcement Officer, the Chief Building Official, or a City law enforcement officer prior to the issuance of an appearance ticket for violations of Sections 1.9.4, 4.3.12.F.9, or 8.5.11.A.

G. Request for Reconsideration Review.

If any Person shall feel aggrieved by the determination of the Zoning Administrator or Chief Building Official to close a Structure, said Person may file a written request for reconsideration review, together with the applicable fee, within the time provided to correct the defect, and the right to remove shall be stayed until one (1) day after notice of the decision on reconsideration is provided by personal service or three (3) days after notice of the decision on reconsideration is provided certified mailing or, if the Zoning Administrator or Chief Building Official shall grant an extension of the time allowed to correct the violation, until the end of that extension.

H. Each Violation Separate.

Each violation of this Ordinance shall constitute a separate and distinct violation and each day a violation of this Ordinance continues after expiration of the allotted time for its cure, if any, shall constitute a separate and distinct violation.

I. Penalties for Violation

1. Any violation of the provisions of this Ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of Variance or Conditional Uses) shall constitute a misdemeanor and shall be punished as provided for by law.

2. Each day such violation exists shall be deemed a separate offense.

3. The owner or tenant of any Structure, premises, or part thereof, and any architect, builder, contractor, agent, or other person, who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.

J. Other Remedies for Violation.

In addition to all other remedies provided by this Ordinance or other applicable law, rule or regulation, if there exists or occurs with respect to any Lot, Building Site or other land or any Structure, Development, Use, permit, license, approval, or certificate issued or granted pursuant to this Ordinance any violation or failure to comply with any requirement, standard, or condition of this Ordinance or any such permit, license approval, or certificate, any or all of the following actions or proceedings may be taken on behalf of the City, whether by legal process or otherwise:

1. Revocation or suspension of any or all approvals, permits, certificate or licenses related to such Lot, Building Site or other land or any Structure, Development, or Use;

2. Denial of any or all applications, approvals, permits, certificates or licenses related to such Lot, Building Site, or other land or any Structure, Development, or Use;

3. Issuance of one or more stop work or cease and desist orders;

4. Taking or instituting any other action or proceeding, whether by legal process or otherwise, to require compliance with the requirements, standards, and conditions of this Ordinance, and all permits, license, certificate, or approvals granted or issued pursuant to this Ordinance; and

5. Taking or instituting any other action or proceeding to prevent the unlawful erection, construction, reconstruction, Alteration, repair, conversion, moving, maintenance, Use, Development, Improvement, or Structure, to restrain, correct or abate such violation, to prevent the occupancy of such Structure or Lot, or to prevent any illegal act, conduct, Business or use in or about such premises.

8.6.2 Procedure to Revoke Certificate of Occupancy or Building Permit.

A. Notice of Non-Compliance

Without limitation to any of the other penalties, remedies, and rights of enforcement provided for under this Ordinance, if the Zoning Administrator or the Chief Building Official determines that a violation exists under this Ordinance or any permit, license, or certificate approval granted or issued pursuant to this Ordinance, or certificate that one or more of the terms of any Building Permit or Certificate of Occupancy are not being complied with, the Zoning Administrator shall give notice of noncompliance to the owner, as shown on the latest tax assessment roll, by certified mail addressed to the address shown thereon, requiring that the specified violations be corrected within five (5) days of the mailing of the notice and that, in the event that the violations are not corrected within that time, the Chief Building Official shall revoke any such Certificate of Occupancy and/or Building Permit.

A return receipt or refusal of certified mail shall create a presumption of compliance with the mailing requirements hereof.

B. Reinspection

On or after said fifth (5th) day of certified mail notice, the Zoning Administrator and Chief Building Official shall reinspect the site, and, if any of such violations still exist, the Chief Building Official shall revoke the Building Permit and/or Certificate of Occupancy, post a notice of revocation on the property or Structure and mail a notice, by certified mail, to the owner thereof as shown on the latest tax assessment roll.

C. Appeal

In the event that any Person shall feel aggrieved by the revocation, such Person shall have ten (10) days from the mailing of the notice of revocation to file an appeal with the Board of Zoning Appeals, specifying the objections, which shall review the same and give a decision, by certified mail, to the applicant at the address shown on the application. The revocation shall be stayed by the appeal from the date of filing until three (3) days after any notice of denial shall be sent by the Board of Zoning Appeals.

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Additions are Underlined
~~Deletions are Strikethrough~~

Proposed Changes

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~~Deletions are Strikethrough~~

§ 8.1 Purpose & Intent (p. 392)

It is the purpose and intent of this Article to provide for the proper and efficient administration of this Ordinance, for procedures for the implementation of this Ordinance, and for enforcement of this Ordinance.

§ 8.2 Zoning Administrator (p. 392)

A. Authorization.

1. There is hereby created the Office of the Zoning Administrator. The Zoning Administrator shall be executive head of such office. This Ordinance shall be administered by the Zoning Administrator.

2. The Zoning Administrator shall have all authority, take all actions, and discharge all duties and responsibilities under this Ordinance, as specified herein, under applicable law, or as directed by the Director of Development Services, the Planning Commission, the Board of Zoning Appeals, or the City Council.

3. The City Planner is hereby designated and appointed as the Zoning Administrator. The Zoning Administrator serves at the direction of the Director of Development Services. In the absence of a City Planner, the Zoning Administrator shall be such person as may be designated by the Director of Development Services, or in the absence of both the City Planner and the Director of Development Services, the City Manager.

B. Method of Acting.

The Zoning Administrator, may act directly or through any one or more ~~of its~~ designees. The Zoning Administrator may designate any staff member to represent the Zoning Administrator in exercising or discharging any of the actions, duties, or responsibilities under this Ordinance, which are

within Zoning Administrator's authority. The Zoning Administrator shall remain responsible for any final action.

C. Powers & Duties.

In order to assure compliance with the provisions of this Ordinance, and in addition to the general authority of the Zoning Administrator pursuant to this ~~S~~section ~~8.2.1.A above~~, the Zoning Administrator shall have the following specific powers and responsibilities:

1. Reviewing, making recommendations regarding, and certifying completeness and compliance of the following:
   a. Applications for Development Plans and Master PUD Development Plans
   b. Applications for Certificates of Appropriateness;
   c. Amendments to adopted Land Use Plans;
   d. Amendments to the text of this Ordinance;
   e. Applications for Rezoning;
   f. Applications for Historic District designation; and
   g. Vested rights determinations.
2. Making final administrative decisions on the following:
   a. Interpretations of this Ordinance;
   b. Issuing of all Zoning Permits, and the creating and maintaining all pertinent records;
   c. Applications for ~~Sketch Development~~Plot Plans~~;~~
   d. Applications for certain Site Development Plans;
   e. Applications for Floodplain Development Permits;
   f. Administrative Adjustments;
   g. Applications for Temporary Use Permits;
   h. Applications for Home Occupation Permits;

i. Applications for Sign Permits.

j. Applications for Certificates of Occupancy, in consultation with the Chief Building Official;

k. Applications for Determination of Economic Hardship; and

l. Applications for removal of Heritage Trees within a required Buffer area or credit for preservation of existing vegetation, including Heritage Trees.

3. Administering the provisions of any ~~certified~~ Development Plan or Master PUD Development Plan and any approved Conditional Use or approved site plan, except where administration is otherwise expressly provided in this Ordinance to be the responsibility of other City personnel;

4. Reviewing and certifying whether plans and applications submitted pursuant to this Ordinance are complete and in compliance with all standards and requirements hereof;

5. Together with Decision-Making Authorities and other City code enforcement personnel as provided herein, enforcing this Ordinance and the provisions of any Development approval, permit, or plan certified, approved, or issued under this Ordinance;

6. Taking all actions and discharging all duties and responsibilities as directed by the City Manager, Director of Development Services, Planning Commission, Board of Zoning Appeals, or City Council; and

7. Taking all other actions as Zoning Administrator specified in this Ordinance.

D. Additional Responsibilities.

The Zoning Administrator shall have the following additional responsibilities:

1. Provide information to the public on all matters relating to this Ordinance;

2. Receive, file, and forward to all necessary agencies all applications for Conditional Uses and for amendments to this Ordinance;

3. Undertake a study of the provisions of this Ordinance, and make reports of his/her recommendations to the Planning Commission as necessary.

4. Receive, file and forward to the Board of Zoning Appeals all applications for matters ~~on~~ which the Board of Zoning Appeals is required to review under the provisions of this Ordinance;

5. Maintain permanent and current records of this Ordinance, including, but not limited to, all maps, amendments, Conditional Uses, Variances, appeals, and applications therefor;

6. Prepare an annual report summarizing annexation requests and subsequent action on such requests, and submit the same annually to the City Council;

7. Not make changes in the provisions of this Ordinance, excepting as provided in Section 8, and

8. Not refuse to issue a permit when conditions imposed by this Ordinance are complied with by the applicant, despite the violation of contracts such as deed covenants or private agreements which may occur upon the granting of said permit.

E. Procedures & Guidelines.

The Zoning Administrator shall develop, approve, and implement administrative procedures and guidelines to execute the provisions of this Ordinance. The Zoning Administrator shall develop deadlines, application forms, instructional sheets, checklists and processes for the efficient administration of development review. The Zoning Administrator may update and revise such form time to time as necessary to maintain efficiency.

Clarifies the responsibility of staff to establish a process of review

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Additions are Underlined
~~Deletions are Strikethrough~~

No changes are proposed to sections 8.3.1 through 8.3.6 (p. 393- 400)

§ 8.3.7 Development Review Committee (p. 400)

There shall be a Development Review Committee. Such Committee shall consist of the Zoning Administrator or designee and other staff that the Zoning Administrator deems necessary to review an application. The Zoning Administrator shall chair the Committee.

Clarifies the scope of the DRC

The Committee chair shall prepare and retain a report on each meeting of the Committee. The Committee is authorized to review and provide input on any project proposal forwarded to the Committee by the Zoning Administrator. Additionally, the Committee is authorized to review and provide input on each Rezoning, Site Development Plan, Subdivision Plat, and Master PUD Development Plan or amendment to Master PUD Development Plan in accordance with ~~Section 8.5.6.I.3~~processes and procedures developed by the Zoning Administrator. No application for review shall be forwarded to the Planning Commission until it is deemed completed and responsive to all comments provided by the Development Review Committee.

§ 8.5.2 Interpretation of Ordinance. (p. 401)

A. Zoning Administrator Authorized.

When uncertainty exists, the Zoning Administrator shall be authorized to make all interpretations concerning the provisions of this Ordinance with the exception of the interpretations listed in Section 8.5.2.B.

B. Certain Exceptions.

1. All interpretations of matters relating to the City Building Code shall be made by the Building Official or designee.

2. The Zoning Administrator may refer interpretations of other provisions outside this document to the appropriate City and/or County officials.

C. Initiation / Request for Interpretation.

1. The Zoning Administrator may ~~make an~~initiate an interpretation concerning the provisions of this Ordinance. ~~on his own initiative, at the request of t~~The Planning

Revised to gender neutral language

Commission, City Council, Historic Zoning Commission, or Board of Zoning Appeals may also direct the Zoning Administrator to produce an interpretation concerning the provisions of this Ordinance..

2. In addition to requests pursuant to Section 8.5.2.C.1, a request for interpretation may be made by persons having legal authority to take action in accordance a ~~Zoning Permit~~Zoning Permit. Such persons shall include without limitation owners or lessees of property, or their agents, and persons who have contracted to purchase property contingent upon their ability to acquire the necessary permits under this Ordinance, or the agents of such persons. The Zoning Administrator may require an a requesting person or agent to submit evidence of his or her authority to submit the request for interpretation.

D. Action by Zoning Administrator.

1. Upon receipt of a request pursuant to Section 8.5.2.C, the Zoning Administrator shall:

   a. Review and evaluate the request in light of the text of this Ordinance, the Official Zoning Map, the Comprehensive Plan and any other relevant information;

   b. Consult ~~with the Building Official~~ and coordinate with other staff, ~~including the City Attorney,~~ as necessary; and

   c. Render an opinion.

2. The interpretation shall be provided in writing to the requesting party.

E. Official Record.

The Zoning Administrator shall maintain an official record of all interpretations. The record of interpretations shall be available for public inspection during normal business hours.

F. Appeal.

Final action on an interpretation of this Ordinance by the Zoning Administrator or designee pursuant to Section 8.5.2.C.2 may be appealed in accordance with Section 8.5.17, Appeal of Administrative Decision.

§ 8.5.3 Summary of Review Authority/Table 8.5.3 (p. 402-403)

Replace current table with changes to formatting and updates consistent with previous zoning text amendments (see Attachment 8.A)

§ 8.5.4 Common Review Procedures (p. 401)

A. Applicability.

The review procedures described in this Section 8.5.4 apply as may be listed by the individual relevant Sections found in this Article.

B. Pre-Application Conference.

1. The Zoning Administrator may require applicants to ~~Before submitting an application for any Development or Plat approval, it is recommended that each applicant~~ schedule a pre-application conference with the Zoning Administrator, City Engineer, utility providers, and other appropriate staff to discuss the procedures, standards and regulations required ~~in accordance with of~~by this Ordinance.

~~2. A pre-application conference is not required for Developments of 2 or fewer one- or two-family Dwellings.~~

~~3. A pre-application conference with the Zoning Administrator shall be required but not limited to the following types of Development review:~~

~~a. Application for Development Plan or Plat, of 3 or more one- or two-family Dwellings;~~

~~b. Application for Conditional Use Permit;~~

In practice, formal pre-application meetings are mandated for all reviews which require Planning Commission or City Council approval. Staff rejects applications for review if there has not been a pre-app.. Scheduling a pre-app, providing a "napkin-sketch" and paying the associated fee guarantees a meeting with the City Planner, City Engineer, and Fire Marshal (or designees) and usually includes the Director of Development Services, wastewater engineer, and a representative from CPWS. Others are encouraged to schedule pre-apps, but they are not required in order to submit an application.

~~c. Application for a Variance or Administrative Adjustment;~~

~~d. Application for Rezoning or Zoning Ordinance Amendment, including Rezoning to a PUD; and~~

~~e. Application for Heavy Manufacturing Permit.~~

~~f.~~a. ~~Application for Certificate of Appropriateness~~

C. Application Requirements.

1. Applications required under this Ordinance shall be submitted on forms and in such numbers as required by the ~~appropriate department~~Zoning Administrator. All forms shall include, at a minimum, the following information:

   a. Contact information for the individual or firm submitting the application.

   b. Contact information for the individual or firm on whose behalf the application is being submitted.

   c. If applicable, identification of the property affected by the application, such as a legal description, address, or PIN as may be appropriate; and

   d. Any other information required by the Zoning Administrator, other appropriate department, or the provisions of this Ordinance.

2. All applications and associated fees shall be filed with the appropriate department.

3. Filing fees shall be established from time to time to defray the actual cost of processing the application.

4. All applications must be complete before the appropriate department is required to review the application.

5. A determination of whether a Development application is complete shall be made by the Zoning Administrator no more than five days after submittal of the application.

6. ~~An~~ The Zoning Administrator shall determine whether an application ~~that~~ contains all required information ~~shall be deemed complete.~~ and shall only initiate the review and processing of applications determined to be complete.

7. If the application is determined not to be complete, the Zoning Administrator shall notify the applicant. The notification shall list ~~all m~~issing or incomplete items and provide a specific period of time for the applicant to resubmit the material for the next ~~scheduled meeting~~application deadline. ~~The applicant may request an additional meeting for explanation of the missing or incomplete items. If the application is not resubmitted within the period specified by the Administrator, the application shall be deemed rejected and shall not be accepted for filing.~~ After an application has been rejected, a new application and fee shall be required.

8. A determination of completeness does not preclude any negative final action and does not include any implied determination that the application successfully meets any review criteria.

9. If an incomplete application is erroneously deemed complete and later determined to be incomplete, Section 8.5.4.C.7 shall apply. ~~The applicant may rely on the recommendations of the appropriate department as to whether more or less information should be submitted.~~

10. The Zoning Administrator may require an applicant to present evidence of authority to submit the application.

11. ~~Applications sufficient for processing shall be submitted to the Zoning Administrator in accordance with the published calendar schedule.~~ Schedules indicating submittal dates shall be developed each year and made available to the public. Applications sufficient for processing shall be submitted to the Zoning Administrator in accordance with the published calendar schedule.

12. Applications for Development approvals may be filed and reviewed simultaneously, at the option of the applicant. Any application that also requires a Variance or Administrative Adjustment shall not be eligible for final approval unless and until such relief has been granted.

13. Applications submitted simultaneously are subject to approval of all other related applications; denial or disapproval of any concurrently submitted application shall stop consideration of any related applications until the denied or disapproved application is resolved.

D. Notice & Public Hearing.

1. Notice shall be required for applications for Development approval as shown in **Table 8.5.4.D-1 (Summary of Notice Requirements).**

2. For published notice, in addition to other requirements that may be required for the specific procedure, the following shall be required:

Item #2 missing in 2022 text; renumbered here

a. a distinctive notice shall be placed by the Development Services Department in a newspaper of general circulation within the City at least ten days but not more than 30 days prior to the Planning Commission or Board of Zoning Appeals meeting, as applicable;

b. the notice shall include, at a minimum:

(1) The time, date, and location of the proposed meeting or hearing; and

(2) A summary description of the proposed action.

4. For posted notice (sign), in addition to other requirements that may be required for a specific procedure, the following shall be required:

a. The sign shall specify the phone number for the City Development Services Department.

b. The sign shall be constructed of a rigid waterproof material, such as plastic board or metal. Letters shall be at least 2" tall.

c. The sign shall have a minimum dimension of 18" tall by 24" wide and legs of sufficient length to raise the top of the sign 36" above the adjacent grade.

5. For an application to be considered complete, at least ten days prior to the meeting, the applicant and/or the Development Services Department shall post any required signs. The signs shall remain in place and in readable condition until one of the following occurs:

a. The request has received final action by the Decision-Making Authority; or

b. The applicant withdraws the request.

6. If the signs are removed during the decision process, the signs shall be replaced ~~and re-certified~~ by the Development Services Department.

~~6. Signs for all requests shall be removed following final action by the Decision-Making Authority or when the applicant withdraws the request.~~

Removes language redundant with #5 above

7. Posted notices shall be installed by the City in conformance with the following:

a. At least ~~O~~one sign shall be placed ~~on or to the closest extent~~as close as possible ~~along~~ to the property line fronting on a public street at the point of clearest visibility~~.~~

Allows staff to determine the most visible location for posted notice

~~b. Properties fronting on more than one public street must have one single sign on the property line fronting along each public street.~~

~~c. Signs shall be placed at mid – point on the street frontage from which the site is addressed. If signs are not clearly visible at such midpoints, then they shall be placed at the clearest point of visibility as determined by the Zoning Administrator.~~

~~d. On properties where existing Structures encroach into the minimum sign setback area, the sign shall be located on such Structures so that the top of the sign is located seven to ten feet above grade.~~

~~e.~~b. In situations where site conditions prevent the placement of signs in conformance with the requirements in Sections 8.5.4.D.7.a ~~through 8.5.4.D.7.d~~ above, shall be placed at the clearest point of visibility as determined~~alternative placement may be approved~~ by the Zoning Administrator.

8. For mailed notice, in addition to other requirements that may be required for the specific procedure, the following shall be required:

a. All letters shall be sent by the City using certified U.S. Mail.

b. The letter shall specify the street address and phone number for the City Development Services Department.

c. If the letter shall contain a notice of an upcoming meeting or hearing, the letter shall include the date, time, location of the meeting and the body before which the meeting or hearing shall take place.

d. The letter shall contain the proposed action and street address, or parcel identification, for the property in question.

Not all properties have street addresses

e. All letters shall be mailed at least ten days prior to the scheduled meeting, hearing, or other action.

f. Letters shall be mailed to all owners of property that is Adjacent to the property in question.

9. Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements.

10. A public hearing shall be held for the following procedures before the City Council, Planning Commission, Board of Zoning Appeals, or Historic Zoning Commission, as indicated:

§ 8.5.5 Zoning Permit (p. 407)

A. Required.

1. A Zoning Permit shall be required to commence the excavation for or the construction of any Structure, to commence the moving, Alteration, or repair of any Structure, to use any Structure or to change the use of any Structure. Such permit may be independent in form or combined with other department permit processes.

2. The Zoning Permit shall contain a statement that the plans, specifications and intended use of such Structure in all respects conform to the provisions of this Ordinance.

B. Application.

1. Applications for Zoning Permits may be made by persons having legal authority to take action in accordance with the permit, including without limitation the owners or lessees of property, or their agents, or persons who have contracted to purchase property contingent upon their ability to acquire the necessary permits under this Ordinance, or the agents of such

persons (who may make application in the name of such owners, lessees or contract vendees).

2. The Zoning Administrator may require an applicant to submit evidence of his or her authority to submit the application for a Zoning Permit.

3. An application for a Building Permit shall be submitted in accordance with Section 8.5.4. All applications for Zoning Permits must be complete before the Zoning Administrator may consider the application.

4. Unless specifically exempted, Development Plan or Master PUD Development review and approval shall be required prior to the issuance of a Zoning Permit.

5. For any application where loading and/or five or more parking spaces are to be provided, the application shall be accompanied by a fully dimensioned site plan drawn to a scale of no less than 1"=200'. Such site plan shall show the location of all Structures on the Lot and the location and layout of the proposed parking and loading, including any required vehicular area landscaping.

C. Development of Forms.

The Zoning Administrator shall make every effort to develop application forms, instructional sheets, checklists, or other techniques or devices to assist applicants in understanding the Zoning Permit application requirements and the form and type of information that must be submitted. In classes of cases where a minimal amount of information is necessary to enable the Zoning Administrator to determine compliance with this Section, such applications for Zoning Permits to construct single – family or two – family Dwellings, or applications for Sign Permits, the Zoning Administrator shall develop standard forms that will expedite the submission of the necessary Plans and other required information.

D. Zoning Administrator Action.

1. Upon receipt of a complete application for Zoning Permit and any other required materials, the Zoning Administrator shall ~~have up to 60 days to initiate review of the application. Application review not initiated within 60 days shall be deemed to have automatic approval~~initiate the review according to the procedures established under Section 8.2.1.E.

2. Upon hearing recommendations from all appropriate departments and review bodies, the Zoning Administrator shall proceed as follows:

   a. In cases where no additional permits are required and all Ordinance requirements have been met, the Zoning Administrator shall issue a Zoning Permit.

   b. In cases where an additional permit(s) is required, the Zoning Administrator shall notify the applicant of the additional permit(s).

3. In no case shall a Zoning Permit be issued until all other permits required by this Ordinance have been obtained. Additional permits may include any or all of the following:

   a. Temporary Use Permit

   b. Home Occupation Permit

   c. Sign Permit

   d. Certificate of Appropriateness

   ~~e. Certificate of Economic Hardship~~

   ~~f. Demolition by Neglect~~

   ~~g.~~e. Conditional Use Permit

4. In cases where an amendment to the text of this Ordinance and/or a Rezoning may be required prior to the issuance of a Zoning Permit, the Zoning Administrator shall notify the applicant of the text amendment procedure in Section 8.5.18, and/or the Rezoning procedure in Section 8.5.19.

5. In cases where a Variance or Administrative Waiver may be required prior to the issuance of a Zoning Permit, the Zoning Administrator shall notify the applicant of the Variance procedure in Section 8.5.16 or the Administrative Adjustment procedure in Section 8.5.8.

6. Any Zoning Permit issued by the Zoning Administrator shall become null and void twelve months after the date of its issuance unless Actual Construction has begun and been continued in a diligent manner.

7. Final action on a Zoning Permit may be appealed in accordance with Section 8.5.17, Appeal of Administrative Decision.

§ 8.5.6 Development Plan Review (p. 408 - 422)

A. Applicability

1. Except as exempted under Section 8.5.6.B below, no Building Permit or Certificate of Occupancy may be issued unless and until a Development Plan has been approved therefor and unless the application for the same includes a Development Plan, which has been certified by the Zoning Administrator as being in compliance with Section 4.3. and this Section 8.5.6.

2. Except as exempted by this Ordinance~~under Section 8.5.6.B below~~, no Building shall be constructed, re-constructed, or modified, and no Lot or other land shall be Developed, Improved, subdivided, or re-subdivided, and none of the same shall be used, except in compliance with ~~this Ordinance, the Zoning Map, and~~ a Development Plan that has been prepared, submitted, reviewed and certified in accordance with this Article and all standards and requirements applicable thereto.

3. All requirements imposed by a Development Plan shall run with the land and shall apply against any owner, subsequent owner, or occupant.

B. Exemptions.

The following Development, activities, or Uses shall be exempt from Development Plan review, although they may be subject to other review procedures where noted in other Sections of this Ordinance:

1. Ordinary Maintenance and Repair of a Structure (unless review is required under Certificate of Appropriateness).
2. The use or intended use of land for the purpose of agriculture, raising of crops, or forestry, to the degree established by state law.
3. Home Occupations.
4. Accessory Uses incidental to a one- or two-family Residential Use, provided that an Accessory Building or Accessory Structure is not exempt.
5. Any proposal for which an application for Master PUD Development Plan approval has been approved pursuant to Section 8.5.21.

C. Types of Development Plans.

There shall be ~~two~~ three types of Development Plans, each applicable to certain types of Development and each having a different level of approval required. The criteria for establishing which type of Development Plan and the corresponding level of approval for each are indicated below:

1. ~~Sketch Development~~Plot Plan, which is a Development Plan the approval of which is necessary for:

   a. A one – or two – family detached Dwelling located on a single Lot or Building Site;

   b. A one – or two-family attached Dwelling located on two abutting Lots or Building Sites;

   c. A Manufactured Home located on an individual Lot or Building Site; or

   d. A request for issuance of a Sign Permit; and

Matches terminology of daily practice for zoning compliance review

for which no Conditional Use Permit, Variance, or Rezoning is necessary;

2. Major Site Development Plan, which is a Development Plan ~~the approval of which is necessary for a project~~ that does not meet the criteria listed in Section 8.5.6.C.1 above, for which the Planning Commission is identified as the Decision Making Authority in Section 8.5.6.D below~~. See Illustration 8.5.6 (Development Plan Review Process)~~; and ~~.~~

Distinguishes site plans by decision-making authority

~~2.~~3. Minor Site Development Plan, which is a Development Plan that does not meet the criteria listed in Section 8.5.6.C.1 above, for which the Zoning Administrator is identified as the Decision Making Authority in Section 8.5.6.D below

[Delete Illustration 8.5.6 Development Plan Review Process]

D. Decision-Making Authorities.

Move flow illustration of process into administrative guidelines and procedures document

1. The Zoning Administrator shall be the Decision-Making Authority for ~~Sketch Development~~Plot Plans. However, the Zoning Administrator shall have the discretion to refer ~~Sketch Development~~Plot Plans to the Planning Commission for approval.

2. Except as provided in Section 8.5.6.D.3, the Zoning Administrator shall be the Decision-Making Authority for Site Development Plans. However, the Zoning Administrator shall have the discretion to refer Site Development Plans to the Planning Commission for approval.

3. The Planning Commission shall be the Decision-Making Authority for Site Development Plans that include one or more Development Parcels, any Request for Alternative Performance, Food Truck Courts, Large Multi-Family Buildings, or Manufactured Home Parks, ~~one or more Development Parcels,~~ or an application referred by the Zoning Administrator.

Addition of Food Truck Park adopted in June 2023; Alternative Performance

E. Review by other Departments.

The Zoning Administrator shall ensure that all appropriate ~~review~~ entities have reviewed the ~~proposed project~~application and had

opportunity to comment. ~~These review entities may include, but are not limited to: Department of Public Works, Inspections Department, City Engineer, and others. It is encouraged that the applicant addresses all concerns raised by these entities.~~

F. Development Plan Requirements - General.

1. The following requirements are applicable to all Development Plans and applications:

   a. All Development Plans shall be submitted in accordance with Section 8.5.4 and all procedures and guidelines established under Section 8.2.1.E.~~.~~

   b. ~~In addition,~~ State or Federal regulations may require that additional information be supplied as a part of a submittal.

   c. Each Development Plan required under this Article shall be prepared, signed, and submitted by or on behalf of the Owner of the applicable property or authorized agent. The Zoning Administrator may establish minimum evidence sufficient to demonstrate owner authorization.~~ If such Plan is prepared, signed, or submitted on behalf of such Owner, a written durable irrevocable power of attorney authorizing such actions to be taken on behalf of the Owner shall accompany the Plan.~~

   d. Other information concerning the Lot, Building Site, Development Parcel, or other land or Adjacent Lot, Building Site, Development Parcel, or other land as may be deemed essential by the Zoning Administrator, City Engineer or other reviewers to determine whether the provisions of this Ordinance and other applicable regulation are met.

   Establishes minimum information for review

   ~~d.~~e. Any other information or items deemed necessary by the Planning Commission to determine the conformity of the Site Development Plan with the spirit and intent of this Ordinance, which information or items as specifically identified to the applicant in writing.

~~e. Each Development Plan shall be prepared in accordance with this Section 8.5.6.F and must conform to all applicable requirements of this Ordinance.~~

~~f. Each Development Plan must include all items described in Section 8.5.6.G.~~

~~g. Each Development Plan must be submitted for review and action in accordance with this Section 8.5.6.F~~

~~h. Each Development Plan shall include:~~

~~(1) The name and address of the Applicant and the owner of record, if different from the Applicant.~~

~~(2) The name, address, signature, and seal of the professional preparing the Plan.~~

~~(3) The title of the Development, date prepared, and date of revisions, if any.~~

~~(4) Legal description of the property and tax parcel identification.~~

~~(5) A location map drawn to a scale of no smaller than one inch (1") equals 200 feet, with a North arrow, and written and graphic scale legend.~~

~~(6) Existing zoning of the property and all Adjoining properties.~~

~~(7) The identification of all Adjacent properties, including owners' names.~~

~~(8) Description of all existing and proposed restrictions or covenants applicable to the site.~~

~~(9) Location, width and purpose of all existing and proposed Easements, Setbacks, Yards, reservations and areas, dedicated to public use, both within and Adjacent to the property.~~

~~(10) Certified survey of existing conditions of the application property, prepared and sealed by a~~

Much of the following text is repetitious and overly specific for inclusion in the Ordinance; these requirements are found in checklists, applications, and guidelines published by the Zoning Administrator, the Building Official, and the City Engineer

~~licensed Tennessee surveyor, and showing at a minimum:~~

~~(a) Property lines and measurements,~~

~~(b) Tax lot designation,~~

~~(c) Utility lines and connections,~~

~~(d) Curb cuts,~~

~~(e) Street designations, and~~

~~(f) North arrow.~~

~~(11) Detailed Plan prepared, signed, and sealed by an architect, landscape architect, engineer, or land surveyor licensed to practice by the State of Tennessee, and signed by the applicant, which shall include the following, fully dimensioned and presented at a scale no smaller than 1" = 50' unless a different scale is otherwise approved in writing by the Zoning Administrator showing the location, height, and materials associated with the following:~~

~~(a) Screens~~

~~(b) Streetscreens;~~

~~(c) Walls and Fences;~~

~~(d) Landscaping, including proposed plant species and size at time of planting; and~~

~~(e) Exterior lighting.~~

~~i. In addition to all items required by Section 8.5.6.F, each Development Plan shall show and include all items described in Section 8.5.6.G (Sketch Development Plan Requirements) or Section 8.5.6.H (Site Development Plan Requirements), as applicable.~~

~~j. Each Development Plan must comply with the standards and requirements of the Zoning Map, any other applicable approved Plan, and this Ordinance, including without~~

~~limitation those applicable to the District in which the land covered by such Development Plan is situated; provided however, that a conceptual Development Plan submitted as part of an application for Zoning Text Amendment or Rezoning need only provide information to describe the intended Development; and provided further that solely with respect to a Development Plan submitted for approval of a Development Plan modification, such Plan shall be required to include only those elements being changed.~~

~~2. Development Plan applications that cover property located, either wholly or in part, within a Floodplain District shall:~~

~~a. Be submitted in conformance with this Section 8.5.6;~~

~~b. Indicate the location of area(s) subject to flooding.~~

~~c. Require the issuance of a Floodplain Development Permit prior to final approval (see Section 6.12)~~

~~G. Sketch Development Plan Requirements.~~

~~At minimum, in addition to meeting all requirements under Section 8.5.6.F above, each Sketch Development Plan shall be fully dimensioned and at a scale no smaller than 1" = 200' except as otherwise specifically provided in this Ordinance, and shall be in compliance with the standards and requirements of the Zoning Map, any other applicable approved Plan, and this Ordinance and shall:~~

~~1. Show the actual shape, location and dimensions of the overall project site and each Lot or Building Site;~~

~~2. Show the shape, size, and location of all Buildings or other Structures to be constructed, erected, Altered or moved, and of any Building or other Structure already on project site and each Lot or Building Site;~~

~~3. Include the existing and intended use of each Lot, Building Site, and other land and of all Buildings or other Structures upon it, including the number of Dwelling Units or other measure of~~

~~Density each Lot, Building Site, and Building is intended to accommodate;~~

~~4. Show and include the following, in compliance with the standards and requirements of the Zoning Map, any applicable approved Plan, and this Ordinance, including without limitation those applicable to the District in which the applicable land is situated:~~

~~a. Lot or Building Site Width and Area~~

~~b. Lot or Building Site Layers~~

~~c. Percentage of Building and Wall at Frontage Line-to-Lot or Building Site Width (Frontage Buildout)~~

~~d. Principal Building~~

~~e. Accessory Building and other Accessory Structure~~

~~f. Setbacks or Yards~~

~~g. Encroachments~~

~~h. Building Type~~

~~i. Proposed Impervious Surface Coverage of each Lot or Building Site and the overall Development site~~

~~j. Proposed Floor Area, Dimensions, Floor Elevations, Floor-to-Ceiling Heights, and Height of each Building~~

~~k. Private Frontage and Façade Elements~~

~~l. Building Roof Type & Pitch~~

~~m. Building and Lot Principal Uses, Accessory Uses, and Temporary Uses~~

~~n. Vehicular Parking Accommodations, including Parking spaces and their dimensions within the Lot or Building Site, layout, design and if applicable, landscaping of Parking Lots, Parking Areas and Parking Structures, Parking and if applicable Loading Area Locations, Location of any Garage, Driveways to Off Street Parking, Passenger Dropoff~~

~~Location, Driveway/Vehicular Entrance Width, any Parking Screen, and points of vehicular ingress and egress to and from each Lot or Building Site, including cross-access Easements~~

~~o. Driveway~~

~~p. Exterior lighting plan including photometric plan, location, pole height, luminaire/head type, pole/standard type, shielding, manufacturer's specifications and hours of operation for all exterior light fixtures;~~

~~q. Refuse Receptacle, Utility Box and Service Meter Accommodations and Locations~~

~~r. Any other personal property or fixtures not affixed to a Building~~

~~s. Private Landscaping, Walls, and Fencing~~

~~t. All Screens & Streetscreens, including vegetative, Fence, and Wall Screens & Streetscreens and their dimensions~~

~~u. Sign Plan, including locations, types, and detailed dimensioned drawings~~

~~v. Ground Floor Elevation above grade for each Building~~

~~w. Any applicable Special Requirements~~

~~x. Any Public Frontage improvement or replacement elements required under Section 6.10~~

~~y. The existing and any proposed zoning classification for the property~~

~~z. Recorded Plat consistent with the Sketch Development Plan.~~

~~5. Demonstrate that all other requirements of this Ordinance are met.~~

~~6. Include such other information concerning the Lot, Building Site, or other land and all Adjacent Lots, Building Sites, or other land as may be deemed necessary by the Zoning Administrator,~~

~~Director of Public Works, or City Engineer for determining whether the provisions of this Ordinance and other applicable provisions of the City Codes are being met.~~

~~H. Site Development Plan Requirements.~~

~~At minimum, in addition to meeting all requirements under Sections 8.5.6.F and 8.5.6.G, each Site Development Plan shall be fully dimensioned and at a scale no smaller than 1" = 200' except as otherwise specifically provided in this Ordinance, shall be in compliance with the standards and requirements of the Zoning Map, any other applicable approved Plan, and this Ordinance and shall:~~

~~1. Be prepared and, as applicable, stamped by an individual licensed and/or certified by the State of Tennessee to perform such design services.~~

~~2. Include any more detailed and/or separate plans may be required by the Zoning Administrator.~~

~~3. Comply with any applicable approved Plan, the Official Zoning Map, and all standards and requirements of this Ordinance, including without limitation those applicable to the District in which the applicable land is situated, and show and include the following:~~

~~a. The actual shape, location, and dimensions of the overall Development site and each Lot or Building Site.~~

~~b. The shape, size, and location of all Buildings or other Structures to be erected, Altered or moved, and of any other Building or other Structure already on the Lot, Building Site, and overall Development site.~~

~~c. Each existing and intended Use of the Lot, Building Site, and Development site and of all Structures upon it, including, for Residential activities, the number of Dwelling Units each Building is intended to accommodate and for all Non-Residential Uses, the number of square feet of each such Use.~~

~~d. If regulated in the applicable District, the Density and Floor Area Ratio of each Building and Lot or Building Site.~~

~~e. Location of all groupings of trees and how they will be incorporated into the proposed Development.~~

~~f. Location, trunk diameter, and species of all Heritage Trees within any required Buffer or landscaped area. All Heritage Trees proposed for removal shall also be shown.~~

~~g. Position, materials, and dimensions of fences and walls.~~

~~h. Location and dimensions of all required Buffers, which shall be provided on a separate Buffer plan if required by the Zoning Administrator.~~

~~i. Location, type, and size of proposed Signs.~~

~~j. Proposed means of surface drainage.~~

~~k. Overall Development site dimensions.~~

~~l. Bicycle Parking Accommodations, including without limitation number of spaces~~

~~m. Loading Space calculations and location, and Storage, Drive-Through, Refuse Receptacle, Utility Box, and Service Meter Accommodations and Locations~~

~~n. Total area, materials, and design of the following proposed or to remain:~~

~~(1) Structures;~~

~~(2) Parking Lots, Parking Areas, and Parking Structures, keyed to the Parking Plan provided pursuant to Section 8.5.6.H.3.t(12)(o);~~

~~(3) Driveways and their respective distances from the nearest street corner if fewer than 200 feet;~~

~~(4) All impervious surfaces; and~~

~~(5) Outdoor storage and refuse areas, if any, and trash receptacles, including enclosures and Screening measures;~~

~~o. Fire hydrants, keyed to a detailed Fire Equipment Access Plan;~~

~~p. Location, dimensions, design, pavement specifications, profiles, finished grade, slope as a percent of grade, and curbing and striping of proposed public and private sidewalks and other pedestrian accommodations, bicycle, ride-sharing, and pedestrian loading accommodations, Thoroughfares, Internal Drives, Alleys, and Driveways (from the Adjacent roadway through each curb cut to the Building(s), pedestrian accommodations, Parking Area, Parking Lot, Parking Structure, or Garage);~~

~~q. Recorded Plat consistent with the Site Development Plan.~~

~~r. Proposed hours of operation.~~

~~s. Description of all existing and proposed restrictions or covenants applicable to the Development site.~~

~~t. Certified ALTA survey of existing conditions of the applicable property, prepared and sealed by a licensed surveyor, and showing at a minimum:~~

~~(1) Property lines and measurements,~~

~~(2) Legal description and street address,~~

~~(3) Tax parcel designation,~~

~~(4) Utility lines and connections,~~

~~(5) Curb cuts,~~

~~(6) Thoroughfares, Internal Drives, and Alleys, showing dimensions of each element and types,~~

~~(7) North arrow,~~

~~(8) Scale Legend,~~

~~(9) Title block, including:~~

~~(a) The address and legal description of the site; and~~

~~(b) Names, addresses and telephone numbers for the Applicant(s) and owner(s);~~

~~(c) Current zoning classification and use of the property and Adjacent properties;~~

~~(10) Locations of all of the following existing on or within fifty feet (50') of the overall Development site:~~

~~(a) Property boundaries;~~

~~(b) Buildings and other Structures, keyed to the project description and project illustrative plan provided pursuant to Section 8.5.6.H.3.u(3) and the architectural renderings and preliminary plans provided pursuant to Section 8.5.6.H.3.u(2); and~~

~~(c) Sidewalks, walkways, handicap ramps, and curb cuts;~~

~~u. The following additional plans and information:~~

~~(1) Site Access and Circulation Plan, indicating access and circulation routes for all vehicular and pedestrian movement;~~

~~(2) Full color architectural renderings and preliminary architectural plans, showing all Facades and Elevations of each other exterior Wall and all exterior materials to be used, keyed to the project description and project illustrative plan provided pursuant to Section 8.5.6.H.3.u(3);~~

~~(3) Project Description and Illustrative Plan showing each Development and Building element regulated by this Ordinance;~~

~~(4) If applicable, public address system plan, including type, location, design, manufacturer's specifications and hours of operation;~~

~~(5) Erosion and sedimentation control measures for the Development;~~

~~(6) Topographic, excavation and grading plans shown at contour intervals of two feet (2'), and indicating both existing and proposed contours, extended at least ten feet (10') into Adjoining properties, and delineating areas of steep slopes as applicable;~~

~~(7) Existing vegetation plan, including the location of Heritage Trees, existing wooded areas, other significant individual trees with a diameter at breast height of eight inches (8") or more, trees to be removed and trees to be preserved;~~

~~(8) Map showing the extent of flood prone areas or storm water overflows, including Special Flood Hazard Areas as established by the Federal Emergency Management Agency;~~

~~(9) Detailed landscape plan drawn to scale including:~~

~~(a) Common and botanical plant names~~

~~(b) Plant and planting specifications, including size at time of planting~~

~~(c) Total number of trees provided~~

~~(d) Total square footage of landscaped area on site and internal to each Parking Area and Parking Lot~~

~~(e) Identification of area used to calculate Parking Lot or Parking Area landscaping~~

~~(f) Fence detail drawing~~

~~(10) Refuse collection enclosure detail drawing~~

~~(11) Detailed Sign Plan, showing types, design, materials, dimensions and locations of each Sign, keyed to the Sign portion of the plan provided pursuant to Section 8.5.6.H.3.i;~~

~~(12) Stormwater pollution prevention plan that meets all applicable City, County, State and federal standards;~~

~~(13) Detailed utilities plan, showing the locations, design, and specifications of all proposed sanitary sewage and water supply systems, electric, telecommunications, cable television, gas, and other utility facilities, together with "Capacity and Will Serve" letters from each applicable utility provider;~~

~~(14) Storm water drainage facilities with details of detention/ retention basins, catch basins, swales, dry wells and other related stormwater facilities, and if required by the Planning Commission or Zoning Administrator, as applicable, accompanying calculations supporting the design of the proposed drainage system and indication of runoff rates, runoff patterns and storm drain loads;~~

~~(15) Detailed Parking Plan, showing layout, dimensions, grades and pavement section for all Parking stalls, drive aisles, turning radii, etc, keyed to the Parking location plan provided pursuant to Section 8.5.6.H.3.p;~~

~~(16) Demonstration to the satisfaction of the Decision-Making Authority that the Site Development Plan complies with the following:~~

~~(a) The Comprehensive Plan,~~

~~(b) City Development standards for Site Grading, Site Drainage, Sewage, Utilities, Traffic Circulation,~~

~~and Facilities for Persons with Disabilities, as set forth in the City Subdivision Regulations,~~

~~(c) The Supplemental Development Standards of Section 6.2 (Preservation of Natural Features),~~

~~(d) The Supplemental Development Standards of Section 6.3 (Streetscape Repairs and Improvements),~~

~~(e) The Site Development Plan application is complete, as evidenced by the Zoning Administrator's Certificate of Completeness,~~

~~(f) Compliance with all applicable standards and requirements of Article 4 (Lots, Building Sites & Building Standards) and Article 5 (Development Parcel Standards), as evidenced by the Zoning Administrator's Certificates of Compliance, and~~

~~(g) All other applicable provisions of the City Ordinances, City Code, City Subdivision Regulations and other applicable City rules and regulations, and all applicable state and federal statutes and regulations.~~

~~(17) If required by the Planning Commission or Zoning Administrator, as applicable, a traffic impact analysis;~~

~~(18) If required by the Planning Commission or Zoning Administrator, as applicable, a Parking study; and~~

~~(19) If required by the Planning Commission or Zoning Administrator, as applicable, an environmental impact analysis;~~

~~(20) Development schedule indicating, to the best of the Applicant's knowledge, the approximate date on which Development of the project can be expected to begin, the phases of Development, if any, the anticipated rate of Development and the completion~~

~~date, which schedule shall be pursued with diligence until completion by the owner of the property and its successors in interest;~~

~~(21) If the proposed project will require other approvals, such as Rezoning, Variances, Administrative Adjustments, or Conditional Use approvals, the Applicant must identify all such other required approvals;~~

~~(22) All information deemed necessary by the Zoning Administrator, the Director of Public Works or the City Engineer to determine compliance with this Ordinance and all other applicable codes and ordinances;~~

~~(23) Any other items required by this Ordinance with respect to any Site Development Plan or required for any other applicable Development application; and~~

~~(24) Any other studies, information, or items deemed necessary by the Planning Commission or Zoning Administrator, as applicable, to determine the conformity of the Site Development Plan with the requirements of this Ordinance, which information or items as specifically identified to the Applicant in writing.~~

~~(25) If the proposal includes a Development Parcel and includes or requires Construction of any Structure or exterior Alteration to an existing Structure, Development, re-Development, Improvement, subdivision, or re-subdivision of any Lot, Building Site, or other land, use of any land or Structure, or filing, issuing, applying for, approving, or certifying any subdivision application or plat, Building Permit, Conditional Use, site plan, Zoning Map or Zoning Map Amendment, or other Development approval with respect to such Development Parcel, the Sketch~~

~~Development, the items listed in Sections 8.5.6.H.3.a(18)(a) - 8.5.6.H.3.a(18)(j) below, including without limitation those applicable to the District in which the applicable land is situated:~~

~~(a) Thoroughfare and Internal Drive Network, laid out according to Section 5.2, including existing and any required or proposed new Thoroughfares and Internal Drives, or extensions or changes to any existing Thoroughfare(s) or Internal Drive(s);~~

~~(b) Thoroughfare and Internal Drive Types and Standards;~~

~~(c) Thoroughfare Internal Drive cross-sections;~~

~~(d) One or several proposed or existing Standard or Linear Pedestrian Sheds, as applicable, on which the Site Development Plan shall be based, each having a Common Destination near its center and located according to existing conditions, such as traffic intersections, Adjacent Development, and natural features. See Illustration 5.1.4.B-1 (Standard Pedestrian Shed) and Illustration 5.1.4.B-2 (Linear Pedestrian Shed);~~

~~(e) Existing and any required or proposed Civic Spaces, open spaces, Civic Buildings, and Civic Districts and calculation of percentage of Civic Space area-to-Net Site Area, Open Spaces, Civic Buildings, and Civic Districts assigned pursuant to Sections 5.3.1, 5.3.3, 5.3.4, and 5.3.5 and Section 2.4.2;~~

~~(f) Existing and any proposed Character Districts, assigned according to and as required Section 2.4.1;~~

~~(g) Existing and proposed Special Districts, if any, assigned according to Section 2.4.3;~~

~~(h) Existing and proposed Special Requirements, if any;~~

~~(i) The proposed Block Structure for the site in compliance with applicable Block Perimeter Standards; and~~

~~(j) Public Landscaping Plan.~~

~~(26) Where subsurface sewage disposal is anticipated, certification from the Tennessee Department of Health and Environment approving the Lot, Building Site, Development Parcel, or other land, as applicable, for each Use.~~

~~(27) The following additional information and items:~~

~~(a) Photographs of the property and surrounding areas~~

~~(b) The location and dimensions (length, width, floor elevations and height in feet and Stories) of all existing and proposed Structures and Structures to remain.~~

~~(c) Floor plans that indicate the types of Use proposed for each level of floor space.~~

~~(d) Location, width and finished grade of proposed public and private streets, roads and sidewalks, including pavement type and profiles.~~

~~(e) Location, design, pavement specifications, finished grade, curbing and striping of proposed parking, pedestrian, bicycle, ride-sharing, and loading accommodations.~~

~~(f) Driveway designs and profiles from the Adjacent roadway through the curb cut to the Parking Area, Parking Lot, Parking Structure, or Garage, with slopes indicated by percent of grade.~~

~~(g) The location and design of all proposed sanitary sewage and water supply systems and other utility facilities.~~

~~(h) Proposed hours of operation.~~

~~(i) All information deemed necessary by the Division of Public Works and Division of Public Safety to determine compliance with all applicable City codes and ordinances.~~

~~(j) Any other items required by this Ordinance with respect to any applicable Site Plan.~~

~~(28) Any other information or items deemed necessary by the Planning Commission to determine the conformity of the Site Development Plan with the spirit and intent of this Ordinance, which information or items as specifically identified to the applicant in writing.~~

~~(29) All other requirements of this Ordinance shall be met.~~

~~(30) Such other information concerning the Lot, Building Site, Development Parcel, or other land or Adjacent Lot, Building Site, Development Parcel, or other land as may be deemed essential by the Zoning Administrator, Director of Public Works, or City Engineer for determining whether the provisions of this Ordinance are being met.~~

~~**I. Development Plan Procedures - Pre-Application Conference & Review.**~~

The pre-application requirement is stated above in 8.5.4

~~**1.** Prior to formal submission of a Development Plan application, an applicant shall schedule a pre-application conference with the Zoning Administrator.~~

~~**2.** The pre-application conference is intended to define potential issues with the project proposal and to identify any required Variances, Administrative Adjustments, Conditional Uses, or other necessary certifications, approvals or permits.~~

~~Additionally, the pre-submission conference serves to educate the applicant on the Development approval process and the information required to submit a complete Development Plan application.~~

~~3.~~ ~~After the pre-application conference, the applicant may provide one complete draft copy of a proposed Development Plan application to the Zoning Administrator for pre-application review and feedback.~~

~~4.~~2. ~~No pre-submission discussion, statement, advice, feedback or review must be binding on the City.~~

~~**J. Development Plan Procedures - Coordination with other Approvals.**~~

~~When a Development Plan requires other approvals the applicant shall identify in the Development Plan application all such other approvals that such applicant is seeking and refer a draft Development Plan to the Planning Commission to obtain such Planning Commission's recommendation prior to making application for any other such approval.~~

This language is contradicted by the Concurent Applications provisions (8.5.6.O of the July 2022 version of the Ordinance)

~~K.~~G. Development Plan Procedures - Submission of Application.

1. No later than six (6) months after ~~feedback~~ a required pre-application meeting~~on the draft Development Plan application is provided to the applicant~~, ~~and no fewer than twenty (20) days prior to the meeting of the Decision-Making Authority at which the application is to be considered~~, the applicant shall submit complete Development Plan application, including all supporting documentation, accompanied by the appropriate submission fee to the Zoning Administrator, adhering to any published deadlines, guidelines, and procedures~~—printed copies and one (1) digital PDF copy of the complete Development Plan application, including all supporting documentation, accompanied by the appropriate submission fee~~.

2. The ~~digital copy of the application must be clearly identified with the name of the applicant, project address, submission date, and case number, if assigned.~~application must adhere to the format established under Section 8.2.1.E.

~~I.~~H. Development Plan Procedures - ~~Completeness~~ Staff Review.

1. ~~Within fifteen (15) days of submission of a Development Plan application, t~~The Zoning Administrator shall review and determine whether the application is complete.

2. If the Zoning Administrator determines that the Development Plan application is complete, the Zoning Administrator shall initiate the review according to the procedures established under Section 8.2.1.E, and in the case of a Site Development Plan that is subject to review by the Planning Commission, forward such Development Plan application to the Development Review Committee;

~~2.~~3. If, upon resubmittal following review and comment by the Development Review Committee, the Zoning Administrator determines that the application is complete and responsive to all technical comments, the Zoning Administrator shall refer the request to the Planning Commission for review and action, ~~and shall notify the applicant that the application has been certified as complete and, if applicable, forwarded to the Planning Commission for consideration~~.

4. If the Zoning Administrator determines that a Development Plan application ~~is~~ remains incomplete, ~~he~~ the Zoning Administrator shall notify the applicant of such determination with a written explanation regarding which items are incomplete~~, and shall return the application to the applicant~~.

~~3.~~5. Applications which remain incomplete following two resubmittal deadlines may be deemed unresponsive and regarded as withdrawn by the applicant.

~~**M. Development Plan Procedures - Compliance Review, Notice & Hearing.**~~

~~1. Upon review for a Site Development Plan application for which the Zoning Administrator is the Decision-Making Authority, upon receipt of payment by the Applicant of all fees and reimbursable costs due to the City, the Zoning Administrator shall review the application and take action pursuant to Section 8.5.6.O.1.~~

~~2. Upon review for a Site Development Plan application for which the Planning Commission is the Decision-Making Authority, the Zoning Administrator shall review the application for compliance with the conditions, standards, and requirements of Articles 1-5 and Article 7 of this Ordinance and if the application complies with such Articles, he shall issue a Certificate of Compliance, certifying such compliance, and shall forward the same with the Certificate of Completeness and the Site Development Plan application, to the Planning Commission.~~

~~3. Upon receipt of the items described in Section 8.5.6.M.2, the Planning Commission shall promptly schedule a public hearing on the matter, which shall provide public notice of such hearing in compliance with the public notice requirements set forth in Section 8..~~

~~N.~~ I. Review Criteria.

1. The criteria to be applied by the Zoning Administrator in reviewing a Development Plan and application shall be whether such Plan and application comply with the applicable conditions, standards, and requirements of this Ordinance, all applicable previously approved Plans, such as earlier Development Plans, the Comprehensive Plan and ~~all other~~any applicable ~~Land Use Plans~~special area plans.

2. With respect to a Development Plan the Planning Commission shall rely on all conditions, standards, and requirements of Articles 1-5 and Article 7 of this Ordinance and the Planning

Commission shall review the Plan and application for compliance with all other conditions, standards, and requirements of this Ordinance, including without limitation those of Article 6 (Supplemental Standards) , and compliance with all applicable previously approved Plans, such as earlier Development Plans, the Comprehensive Plan and all other applicable Land Use Plans. ~~Additionally, in the case of Development in a Special District, t~~The Planning Commission shall determine:

a. Whether the Development Plan conforms to all applicable requirements of the Zoning Ordinance, including any methods of Alternative Performance which are included in the request.

~~a.~~b. Whether the Development design and Development intensity are appropriate for and tailored to the unique characteristics of the site, such as significant wooded areas, specimen trees, wetlands, steep slopes, floodplains, and zoning of or existing Development on Adjacent property;

~~b.~~c. Whether the proposed access and circulation are adequate with respect to traffic patterns, traffic control measures, and street pavement areas, with provisions for maintaining traffic flows and reducing any negative effects of traffic on nearby properties;

~~c.~~d. Compliance with site construction requirements;

~~d.~~e. Adequacy of stormwater facilities, water supply, sanitary sewer service, fire protection, street signs, and street lighting as evidenced by conformance with City standards, specifications and guidelines; and

~~e.~~f. Compliance with requirements for Easements or dedications.

J. Alternative Performance

Creates a process for Planning Commission to approve Alternative Performance equivalent to the default prescriptive standards of the Ordinance

1. Alternative Performance review allows innovative, high-quality development that would not otherwise conform to certain Lot & Building Site Standards of Article 4, Development Standards of Article 5, and Sign Standards of Article 7 but utilizes other methods of accomplishing the public purpose of those standards. All methods of Alternative Performance must contribute to the character of the applicable district, and implement Connect Columbia.

2. Alternative Performance provides equivalent methods of conforming to the purpose of Articles 4, 5 and 7; it is not a means of alleviating hardship, amending the Zoning Ordinance, or avoiding compliance with the Zoning Ordinance.

   a. Alternative Performance is not a Variance. See section 8.5.16.L regarding the process for Variances which provide for the use of property where exceptional circumstances such as unusual narrowness, shallowness, or shape of a parcel renders strict conformity with the Ordinance impossible.

   b. Alternative Performance does not establish a new standard, alter the Official Zoning Map, or revise the text of the Zoning Ordinance. Approved methods of Alternative Performance are limited to particular Site Development Plan approvals. All subsequent use the subject property shall conform to all standards of the Zoning Ordinance. See section 8.5.21 regarding the process for establishing a Planned Unit Development.

   c. Under no circumstances shall Alternative Performance be used to avoid conformity with the Zoning Ordinance.

   d. Under no circumstances shall Alterative Performance be used to avoid compliance with other applicable regulations including the Subdivision Regulations, the Engineering Standards & Specifications, the Access Management

Ordinance, the International Fire Code, or the International Building Code.

3. Authority and Applicability

a. The Planning Commission is the Decision-Making Authority for all requests for Alternative Development Compliance.

b. Requests for Alternative Compliance approval shall be included as part of a Site Development Plan.

c. When Alternative Compliance is proposed as part of a Site Development Plan for which the Zoning Administrator is the Decision-Making Authority, the Zoning Administrator shall refer to the Site Development Plan review to the Planning Commission.

d. Requests for Alterative Performance approval which propose alternatives to dimensional and quantitative criteria may not exceed a deviation of thirty-five percent (35%) from the prescribed standard.

4. Review Process

a. Zoning Administrator Action

(1) The Zoning Administrator shall establish procedures and guidelines for requesting Alternative Performance as provided by section 8.1.1.E.

(2) The Zoning Administrator shall evaluate the request and prepare an analysis as part of the Site Development Plan review. The Zoning Administrator shall provide the Planning Commission an evaluation of the proposal and shall, at the request of the Planning Commission, make a recommendation for approval or denial.

b. Planning Commission Action

(1) The Planning Commission shall evaluate the request for Alternative Performance based on the criteria listed at 8.5.6.O.4.b(2) below, and render

a decision to approve, approve subject to conditions, or deny.

(2) The Planning Commission shall determine that:

(a) The proposed Alterative Performance Standard advances the purposes of zoning listed at section 1.5 of the Ordinance;

(b) The proposed Alternative Performance standard implements Connect Columbia and the description of the applicable character district in Article 3 and 4;

(c) The proposed alternative will provide a high-quality built environment which meets or exceeds the public benefits of the prescribed standards;

(d) The proposed alternative will result in specific enhanced site design features including, but not limited to: increased landscape treatment, tree preservation, public art, public or shared parking, public amenities, innovative Civic Space design, or other enhanced site features which would be impractical through conformity to the prescribed standards;

(e) The proposal does not produce a site plan or street circulation system that would be impractical or detract from the appearance of the development plan or the surrounding area;

(f) The proposal does not adversely affect adjoining properties; and

(g) The Site Development Plan otherwise conforms to the Ordinance and other

applicable regulations adopted by the City of Columbia.

(3) If the Planning Commission declines to approve a proposed method of Alternative Compliance, the Site Development Plan must conform to strict application of the prescribed standards of the Zoning Ordinance.

~~O.~~K. Development Plan Procedures -Decision-Making Authority's Action.

1. ~~Within 62 days for a Development Plan and application for which the Zoning Administrator is the Decision-Making Authority, or within 62 days after the hearing on a Development Plan and application for which the Planning Commission is the Decision-Making Authority, t~~The Site Development Plan ~~and application~~ shall be approved or disapproved by the Decision-Making Authority in accordance with the review criteria of Section 8.5.6.~~N~~I, 8.5.6.J and Sections 8.5.6.K~~O~~.2-.5 below:

2. A Development Plan and application shall be approved by the Decision-Making Authority, upon a finding that the Site Development Plan and application are in compliance with the review criteria set forth in Section 8.5.6.I~~.N.~~

3. If a Development Plan and Application are approved, the Development Plan as approved shall become part of the record of approval, and subsequent actions relating to the authorized Development must be consistent with approved ~~items~~plan.

4. A Development Plan and application shall be disapproved if the Decision-Making Authority determines that the Plan and application do not comply with any one or more of the review criteria set forth in Section 8.5.6.I~~N~~.

~~P.~~L. Comment Compilation.

Pursuant to Section 8.5.6.E, ~~the applicable Decision-Making Authority~~ the Zoning Administrator shall compile all staff comments on behalf of the applicable Decision-Making Authority for a Site Development Plan ~~and application~~ in light of the applicable requirements of this Ordinance. A copy of these comments shall be provided to the Applicant.

~~Q.~~M. Concurrent Applications.

Development Plan applications for projects that also require Design Review, a Variance, a Conditional Use Permit, a Certificate of Appropriateness, a Floodplain Development Permit, or Rezoning may proceed concurrently with such additional application. However, final approval of the Development Plan may not be granted prior to receiving the additional required permit or approval.

~~R.~~N. Time Limits on Approvals.

This time limit remains in place although it is superseded by Section 1.24 and the Tennessee Vested Rights Act

Any Development Plan approved under the provisions of this Ordinance shall become null and void one year after the date of its approval unless a Building Permit for the entire project or applicable phase thereof has been obtained, in which case the provisions of Section 8.5.5, shall apply.

~~S.~~O. Inspection of Required Improvements.

Inspections during the installation of site Improvements shall be made by the entity responsible for such Improvements that is required to certify compliance with approved Development Plans. Without limitation to the foregoing, no Improvements shall be accepted for maintenance by the City unless and until the requirements regarding public improvements have been met.

~~T.~~P. Fees

The applicant shall pay to the City the fees established in Fee Schedule Document available from the Development Services Department in order to cover a portion of the costs associated with the administration of this Ordinance.

Additions are Underlined
~~Deletions are Strikethrough~~

~~U.~~Q. Appeal.

1. Final action by the Zoning Administrator on a ~~Development~~ Plot Plan ~~and application~~ may be appealed in accordance with Section 8.5.17.

~~1.~~2. Final action by the Zoning Administrator on a Minor Site Development Plan may be referred to the Planning Commission.

~~2.~~3. Final action by the Planning Commission on a Development Plan may be appealed may appeal by certiorari to a court of competent jurisdiction.

~~V.~~R. Construction & Use Pursuant to Approved Application, Plans, & Permits

Numbering removed from single item heading

Permits, including without limitation, Conditional Use Permits, issued on the basis of approved Development Plans and applications, authorize only the Use, arrangement, and construction set forth in such approved Plans and applications, and none other. Use, arrangement, or construction that does not comply with such approved Plans and applications shall constitute a violation of this Ordinance, enjoinable or punishable as provided by Section 8.6.

No changes are proposed to

Sections 8.5.7 through 8.5.20 (p. 422- 451)

§ 8.5.19.M Districts as Applied to Territory Added to Jurisdiction of City (p. 449)

Deletion of language which contradicts Section 2.5 and typical process of annexation

~~M. Districts as Applied to Territory Added to Jurisdiction of City.~~

~~Whenever new territory is added to the zoning jurisdiction of the City by any means, the Planning Commission shall recommend to the City Council appropriate zoning districting within 30 days following the final approval of the annexation action. Prior to the final enactment by the City Council of an Zoning Map Amendment establishing zoning districting for said territory, the area shall be temporarily unclassified and no Building Permits shall be issued~~.

Article 8
Administration, Procedure, & Enforcement
Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

8.5.21 Planned Unit Development (PUD)

(p. 451 – 467)

A. Applicability.

This Section 8.5.21 is applicable to the establishment of Planned Unit Developments (each, sometimes referred to as a "PUD") and to the regulation and continued administration of such Planned Unit Developments.

B. Rezoning, Zoning Ordinance Amendment & Master PUD Development Plan Approval Necessary.

1. Establishment of a PUD is subject to Rezoning of the subject land as one of the available PUD Districts by a Zoning Map Amendment, a Zoning Ordinance Amendment to set out the standards and requirements applicable to the specific PUD District, and approval of a Preliminary Master PUD Development Plan and a Final Master PUD Development Plan. Accordingly, in addition to the requirements of this Section 8.5.21, all requirements of Section 8.5.18 and Section 8.5.19 must be complied with to establish a PUD.

2. No application for Rezoning of property to a PUD District, application for Zoning Text Amendment application related to a PUD, or application for approval of a Preliminary Master PUD Development Plan or a Final Master PUD Development Plan., and no approval of any of the foregoing, shall be proposed or used to avoid, or have the effect of avoiding, compliance with the standards and requirements of this Ordinance or of the other zoning Districts, and instead shall be used sparingly and only in exceptional situations where:

    a. such rezoning, the related Preliminary Master PUD Development Plan or a Final Master PUD Development Plan, and the proposed Development are necessary to implement the Comprehensive Plan and any adopted special area Plan and are consistent with the Comprehensive Plan and any adopted special area Plan,

b. due to unique site conditions or the necessary and intrinsic Uses, size, or form of the Development, such Development cannot under any other plan, design, or circumstances conform to one of more of the Character Districts or standards therefor specified in this Ordinance,

c. the rezoning, the related Master PUD Development Plan, and the proposed Development provide an innovative plan, design, and Development that are harmonious with and respect the land use, character, and natural or man-made features of the subject property and Adjacent property, and promote quality design and environmentally sensitive development by taking advantage of special site characteristics, locations and land uses, and

d. there are sufficient existing infrastructure, services, and utilities available to the site prior to Development.

3. Without limitation to Section 8.5.21.B.2 above, approval of Rezoning of property to a PUD District, Zoning Text Amendment application related to a PUD, or a Master PUD Development Plan are subject to the Planning Commission's and the City Council's first making formal, written findings regarding each of the items listed in Section 8.5.21.B.2 and that the proposed Development, such applications, and approvals:

a. conform to all applicable standards and requirements of this Ordinance,

b. would be compatible with other Development permitted under all applicable provisions of this Ordinance;

c. will not significantly interfere with the use and enjoyment of other land in the vicinity;

d. adequately conserve woodland and the protect water courses from erosion and siltation;

e. maximize safety, convenience, and amenities for the residents and visitors of the Development; and

f. adequately address all such other matters as they may find to have a material bearing upon the stated standards and objectives of this Ordinance.

4. Unless specifically exempted, the standards and requirements contained in this Section 8.5.21 shall be in addition to all other applicable standards and requirements established in this Ordinance.

C. Adopted Special Area Plans Mandatory.

1. In the event that any adopted special area plan for an area in which any PUD is proposed so recommends, the City Council shall require that all petitions for reclassifications of land within the area be formulated and administered in accordance with this Article, including any amendments thereto.

2. As appropriate for their respective areas, any adopted special area plans shall also contain recommendations which may differ from or supplement the provisions of this Ordinance respecting new or modified PUD Districts; design standards for signage, Setbacks or Yards, Parking, and other matters, to be made applicable either area – wide or within particular PUD Districts, or both; density credit or bonus systems linked to Development elements; or any other matter affecting public health, safety, or welfare. The City Council shall not entertain proposals for the reclassification of land within such areas until it has formally acted upon these recommendations.

D. Relationship of PUD & Other Regulations.

1. The PUD regulations in this Ordinance shall apply generally to the establishment, initiation and regulation of all PUD Districts. Where there are conflicts between the PUD-specific regulations herein and other zoning, subdivision, or other regulations or requirements, the PUD-specific regulations shall apply in PUD Districts.

2. Where actions, designs, or solutions proposed by the applicant do not conform to applicable PUD or other regulations, but the City Council makes a finding in the particular case that public

purposes are satisfied to an equivalent or greater degree, the City Council may make specific modification of the regulations applicable to the particular PUD, provided that specific standards and requirements applicable to each type of PUD District established by this Ordinance shall not be subject to modification.

3. Except as indicated above, notwithstanding procedures and requirements generally in effect, procedures and requirements set forth herein and in guidelines and standards officially adopted as part of regulations for the applicable type of PUD District shall apply to all such PUD Districts, to any amendments creating such Districts, and to issuance of all required permits therein.

E. Combination of Types of PUD Districts.

Corrects reference to Mixed Use PUD abbreviation

The Planning Commission and the City Council may consider different types of PUDs (PUD-R and PUD-~~COMUMF~~MU) within a consolidated Master PUD Development Plan and application as a single administrative procedure, provided the total tract is under the Unified Control of a Landholder and the land area is sufficient to comply with separate area requirements combined. This provision in no way alters any requirements of this Ordinance.

F. Phasing of Development.

The Planning Commission may permit the phasing of Development within a PUD, in which case, the following provisions shall apply:

1. In PUD-R, the ratio of gross Floor Area of Commercial Use- to -Residential Use in the Master PUD Development Plan as initially approved or amended shall not be exceeded at any given phase of construction.

2. Each phase shall be so planned and so related to existing surroundings and available facilities and services that failure to proceed with subsequent phases will not have an adverse impact on the PUD or its surroundings.

3. The commencement of Actual Construction of any phase of the PUD shall be governed by the provisions of Section 8.5.21.W.

4. In the instance of a combined PUD involving Residential Uses as well as Commercial or Mixed Uses, the Planning Commission may permit the Commercial and Mixed Uses to be constructed first, but only if it finds and records its findings on the final Master PUD Development Plan that the non-Residential Uses are consistent with the Comprehensive Plan even if no Residential construction takes place.

G. Developmental Controls & Division of Land.

1. No tract of land may receive final approval as a PUD unless such tract is under the Unified Control of a Landholder. Unless otherwise provided as a condition of approval of a PUD, the landholder of an approved PUD may divide and transfer parts of the PUD. The transferee shall complete each such part, and shall use, Develop, construct, and maintain it in strict conformance with the adopted final PUD Development Plan.

2. A report identifying all property owners within the area of the proposed PUD and giving evidence of unified control of its entire area shall be submitted with any application for approval of a preliminary PUD Development Plan. The report shall state agreement of all present property owners and/or their successors in title:

   a. To proceed with the proposed PUD according to the regulations in effect when the map amendment creating the PUD District becomes effective, with such modifications as are set by City Council in the course of such action;

   b. To provide bonds, dedication, guarantees, agreements, contracts, and deed restrictions acceptable to the City Council for completion of such PUD according to approved plans; and for continuing operation and maintenance of such areas, facilities, and services as are not to be provided, operated, or maintained at general public expense; and such dedications, contributions, or

guarantees as are required for provision of needed public facilities and services; and

c. To bind further successors in title to any commitments listed above.

H. Consistency with PUD Standards.

All PUD Developments shall be subject to all applicable standards and requirements of this Ordinance, including without limitation, those of Article 4 (Building, Lot, and Building Site Standards), Article 5 (Development Parcel Standards), Article 6 (Supplemental Standards), Article 7 (Sign Standards), and this Section 8.5.21.

[Delete Illustration 8.5.21 Summary of Master PUD Development Plan]

Move flow illustration of PUD process into administrative guidelines and procedures document

~~I. Initial Meeting & Pre-Application Conference.~~

~~1. Prior to filing an application for approval of a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan and prior to the pre-application conference pursuant to Section 8.15.21.I.2, the applicant shall meet with the Zoning Administrator to determine whether the applicant is proceeding under the proper section of this Ordinance, to consider the desirability or necessity of approving a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, to clarify the issues, and to discuss any other matter as may aid in the disposition of the proposal.~~

~~2. In addition to such initial meeting, an applicant applying for approval of a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan shall schedule a pre-application conference with the Zoning Administrator in accordance with Section 8.5.4.B.~~

~~3. Approval of a Master PUD Development Plan or an amendment to an existing Master PUD Development Plan requires both an application for approval of a Preliminary Master PUD~~

~~Development Plan under Section 8.5.21.J and submission of a Final Master PUD Development Plan under Section 8.5.21.O.~~

~~J.~~I. Application Requirements ~~– General~~.

1. A request for approval of a Master PUD Development Plan or an amendment to an existing Master PUD Development Plan shall be made by filing an application for such approval in connection with an application for Rezoning to a PUD District and an application for a Zoning Ordinance Amendment.

2. An application for approval of a Master PUD Development Plan or an amendment to an existing Master PUD Development Plan shall be filed by the owner of the property or an authorized agent of the owner with the Zoning Administrator in accordance with Section 8.5.4.C and Section 8.5.21.K.

~~K.~~J. Preliminary Master PUD Development Plan.

1. An application for approval of a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan shall meet the requirements of ~~Section 8.5.6.G~~guidelines and procedures established under Section 8.2.1.E and sufficient information to disclose:

   a. A tabulation of the land area and each Building to be devoted to various Uses categories and activities, and the overall number of Dwelling Units and square footage of each non-Residential Use category within the PUD, each part of the PUD, and each Building .

   b. Reservations for public uses including schools, parks, and other open spaces.

   c. The general means of the disposition of sanitary waste.

   d. The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.

e. The substance of covenants, grants of Easements or other restrictions to be imposed upon the land, Buildings and Structures including proposed Easements.

f. If applicable, phase Development schedule, setting forth when the landholder intends to commence construction and a completion period for each phase.

g. If it is proposed that the final Master PUD Development Plan or amendment to an existing Master PUD Development Plan will be submitted in stages, a schedule of submission thereof.

2. Each application for approval of a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, and the submitted Preliminary Master PUD Development Plan or amendment to an existing Preliminary Master PUD Development Plan shall be reviewed for completeness pursuant to Section 8.5.4~~.C. If is deemed incomplete by the Zoning Administrator, a written request for further information shall be made within ten days after the original submittal. In such case, the application shall be held in abeyance until the Zoning Administrator issues a Certificate of Completeness pursuant to Section 8.5.4.C.~~

3. If the Zoning Administrator shall review ~~determines that~~ the Preliminary Master PUD Development Plan is complete, the Zoning Administrator ~~he shall review~~ it for compliance with Article 4 (Building, Lot, & Building Site Standards), Article 5 (Development Parcel Standards), Article 6 (Supplemental Standards), and Article 7 (Sign Standards) and forward the proposal to the Development Review Committee~~. If the Zoning Administrator determines that the preliminary Master PUD Development Plan or amendment to an existing Master PUD Development Plan complies with such Articles, as applicable, he shall issue his Certificate of Compliance with respect thereto.~~

Clarifies DRC process for PUDs

4. The Development Review Committee shall review the preliminary Master PUD Development Plan or amendment to

an existing Master PUD Development Plan. If the Zoning Administrator determines that the preliminary Master PUD Development Plan or amendment to an existing Master PUD Development Plan complies with such Articles, as applicable, the Zoning Administrator shall forward the request to the Planning Commission.

~~3.~~5. No Master PUD Development Plan or amendment to an existing Master PUD Development Plan shall be presented for Planning Commission action until the Zoning Administrator determines that the application is complete and responsive to all technical comments~~such Certificate of Completeness and Certificate of Compliance~~ have been issued.

~~4. The Development Review Committee shall the preliminary Master PUD Development Plan or amendment to an existing Master PUD Development Plan.~~

~~**L. Architectural Design Review Team Review of Preliminary Master PUD Development Plan.**~~

~~Each Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan for which a Certificate of Completeness and Certificate of Compliance have been issued shall be reviewed by the Architectural Design Review Team as provided in Section 8.5.15.~~

~~M.~~K. Planning Commission Action on Preliminary Master PUD Development Plan.

1. Before making any recommendation on a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the Planning Commission shall consider the Certificate of Compliance and all recommendations from the Zoning Administrator, the City Engineer, and other ~~City departments~~the Development Review Committee, and shall conduct a public hearing.

2. Notice and public hearing requirements shall be in accordance with Section 8.5.4.~~D.~~

3. The applicant or a representative of the applicant shall appear at the meetings to explain the proposed Development and answer questions.

4. The Planning Commission may render any one of the following recommendations:

   a. Unconditional approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan;

   ~~b.~~ Conditional approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, in which the Planning Commission expressly denotes conditions and modifications that must be made to the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan. If the Planning Commission recommends conditional approval,~~:~~

   ~~c.~~b. the Zoning Administrator ~~Planning Commission~~ shall transmit Planning Commission's conditions in writing to the applicant ~~and to the Zoning Administrator the~~detailing the conditions or modifications which must be complied with in order for the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan to be recommended for unconditional approval;

      (1) ~~Applicant shall have 60 days following the transmittal of the required conditions or modifications to demonstrate compliance with the required conditions or modifications and provide its written commitment to comply with said requirements. The application shall receive Planning Commission recommendation for unconditional approval upon satisfactory review of the revised Preliminary Master PUD Development~~

~~Plan or an amendment to an existing approved Preliminary Master PUD Development Plan and/or written commitment(s); and~~

~~(2) If the applicant makes a negative reply within 60 days of the date of conditional approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, or does not reply to the Planning Commission, the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan shall be deemed to have received a disapproval recommendation from the Planning Commission, unless such time limit is extended by a specific action of the Planning Commission upon a written request by the applicant; or~~

Removes language pertaining to back-and-forth negotiation related to CMPC-imposed conditions

~~d.~~c. Disapproval.

5. The Planning Commission shall make its recommendation to the City Council within 45 days of the Planning Commission's initial public hearing. The Planning Commission shall prepare a report detailing the Planning Commission's action on the application, including any conditions or modifications that it may have imposed for its recommendation of approval. The time period for a recommendation may be changed, as in the case of significant conditions or modifications, in which case one additional 45-day period shall be granted before the case shall go to the City Council.

6. After review and recommendation by the Planning Commission, the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan shall be forwarded to the City Council with the recommendation.

7. When a recommendation is not rendered or deemed to have been rendered within the time periods established in this

Section, the City Council may process the request without a Planning Commission recommendation.

~~N.~~L. City Council Action on Preliminary Master PUD Development Plan.

1. Upon receipt of the Planning Commission's report and recommendations, the City Council shall consider such report and recommendations and otherwise proceed in the manner established in Section 8.5.18 and Section 8.5.19, as applicable.

2. The City Council may render one of the following decisions with respect to the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan:

   a. Approve;

   b. Disapprove; or

   c. In an instance where the Planning Commission has recommended approval subject to conditions or recommendations for alterations to the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the City Council may establish, eliminate, or modify such conditions in its action.

3. In any instance where the City Council acts to eliminate or modify conditions imposed by the Planning Commission to recommend approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the City Council shall provide specific guidance as to:

   a. Overall design of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan;

   b. Any conditions or modifications required; and

c. Any additional information which may be required by the Planning Commission to determine substantial compliance of the Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan with the approved Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan.

4. Upon City Council approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the applicant may prepare and submit to Zoning Administrator for forwarding to the Planning Commission a final Master PUD Development Plan or amendment to an existing Master PUD Development Plan.

Only upon approval of a Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan shall the approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan become final. In any instance where a Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan is to be presented in portions or stages, any associated Rezoning shall only become effective at the time of final approval of each individual stage or segment Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan.

~~O.~~M. Final Master PUD Development Plan - Requirements.

1. City Council approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan must be obtained prior to submission of the Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan.

2. An application for approval of a Master PUD Development Plan or an amendment to an existing Master PUD Development Plan shall be filed by the owner of the property or an authorized

agent of the owner with the Zoning Administrator in accordance with Section 8.5.4.~~C and Section 8.5.21.K~~.

3. The proposed Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan must meet all requirements for a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan and shall additionally include the following:

The 2022 text includes a blank hanging paragraph 2; it is removed and subsequent sections renumbered

a. Sufficiently detailed information to indicate the ultimate operation and appearance of the Development, or applicable portion thereof.

b. Drawings at a scale no smaller than one inch = 200 feet, indicating:

(1) A circulation plan indicating the proposed movement of vehicles, goods and pedestrians within the PUD and to and from existing Thoroughfares and Internal Drives, which shall specifically include the width of proposed Thoroughfares and Internal Drives;

(2) a plan showing sidewalks and other pedestrian ways; and any special engineering features and traffic regulation devices needed to facilitate or insure the safety of the circulation pattern;

(3) A plot plan for each Lot, Building Site, common open area, Civic Space, and other public or semi – public open space uses, showing the approximate location of all Structures and Improvements and indicating the open spaces around Structures;

(4) A utilities plan, including sewers, both sanitary and storm, gas lines, water lines, fire hydrants, and electric lines showing proposed connections to existing utility systems;

c. a plan which indicates the location, function, and ownership of all Civic Spaces and open spaces, excepting those open spaces included in fee simple Lots;

d. final drafts of all proposed covenants and grants of Easement.

e. copies of legal documents required by the Planning Commission for dedication or reservation of group or common open space and/or for the creation of a nonprofit association; and

f. if applicable, a Development phasing schedule.

~~P.~~N. Final Master PUD Development Plan - Completeness & Compliance Reviews.

1. The Zoning Administrator shall review the submitted Final Master PUD Development Plan or amendment to Final Master PUD Development Plan for completeness pursuant to Section 8.5.4.C. If determined to be complete, the Zoning Administrator shall ~~issue his Certificate of Completeness~~forward the application to the Development Review Committee.

   If, following review by the Development Review Committee, the Zoning Administrator determines that the resubmission of a Final Master PUD Development Plan or amendment to Final Master PUD Development Plan is complete and responsive to all technical comments, the Zoning Administrator shall forward the request to the Planning Commission. ~~is deemed in~~complete by~~ the Zoning Administrator, a written request for further information shall be made within ten days after the original submission of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan. In such case, the further processing of the PUD application and review of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan shall be held in abeyance until the Certificate of Completeness has been issued~~. No Final Master PUD Development Plan or amendment to Final Master

PUD Development Plan shall be formally presented to the Planning Commission until ~~such plan is certified by~~ the Zoning Administrator determines the application ~~as being complete~~is complete and ready for review.

2. ~~Upon Issuance of a Certificate of Completion, t~~The Zoning Administrator shall review the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan for compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan. ~~It determined to comply, the Zoning Administrator shall issue his Certificate of Compliance.~~

~~Q.~~O. Final Master PUD Development Plan - Phased Approval.

Submission of and the request for approval of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan and the approval thereof by the Planning Commission may be limited to each phase of Development ~~in compliance with the Section 8.5.21.6.~~

~~R.~~P. Expiration or Revocation of Preliminary Master PUD Development Plan Approval.

1. In the event the applicant fails to submit the for approval within two years from the date of the approval of the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan by the City Council or in the event the Planning Commission finds that conditions in support of the granting of approval of the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan have so changed as to raise reasonable question regarding the landholder's ability to pursue the Development pursuant to the plan, the Planning Commission may recommend revocation of the approval of the Preliminary Master PUD Development Plan or amendment to existing Preliminary Master PUD Development Plan.

2. Should the Planning Commission recommend revocation of the approval of the Preliminary Master PUD Development Plan or

amendment to Preliminary Master PUD Development Plan, a report of this action shall be sent immediately to the City Council along with a recommendation that action be taken to remove revert the site to its previous District designation.

~~S.~~Q. Final Master PUD Development Plan - General.

1. In reviewing a Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, the function of the reviewing agencies is twofold:

   a. First, the plan or amendment must be found to be in substantial compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan.

   b. Second, all new or revised information that was not in the previously approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan must be reviewed to determine its quality and compliance with all applicable requirements of this Ordinance.

2. The Final Master PUD Development Plan or amendment to Final Master PUD Development Plan shall be deemed in substantial compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan provided any modifications by the applicant do not involve changes which in aggregate would:

   a. Violate any provisions of this Ordinance;

   b. Change the Lot or Building Site Area requirement as submitted in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan by more than 10%;

   c. Involve any increase in the number of Dwelling Units approved for the site in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan;

d. Involve a reduction of more than 3% of the area shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan as reserved for Common Open Space;

e. Increase the Floor Area shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan for non-Residential Uses by more than 5%; or

f. Alter the mix of Building Types or Uses shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan by more than 3% in any category or Uses or any one or more Building Types from that proposed in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan.

~~**T. Review Procedure - Planning Commission.**~~

~~**1.** Upon issuance of the Zoning Administrator's Certificate of Completeness and Certificate of Compliance, the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan shall be submitted to the Planning Commission for review.~~

~~**2.** The Final Master PUD Development Plan or amendment to Final Master PUD Development Plan must be submitted 15 days prior to the meeting of the Planning Commission at which the plan is to be presented. Twenty copies of the plan and related documents will be required.~~

~~**3.** Within 30 days subsequent to the formal presentation of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan to the Planning Commission, the Zoning Administrator shall present to the Planning Commission data and findings of the various City departments and agencies concerning the f Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.~~

~~4. In the course of its consideration and prior to any approval of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, the Planning Commission shall give notice and provide each of the following an opportunity to be heard:~~

~~a. Any person who is on record as having appeared at the formal public hearing on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan, or~~

~~b. Any other person who has indicated to the Planning Commission in writing that he wished to be notified.~~

~~U.~~R. Planning Commission Action.

1. The Planning Commission may approve, approve with conditions or modifications, or disapprove the final Master PUD Development Plan or Amendment to existing Master PUD Development Plan.

2. The Planning Commission may approve the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan if it finds:

   a. That the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan meets the provisions for substantial compliance with the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan ; and

   b. The Final Master PUD Development Plan or amendment to Final Master PUD Development Plan complies with all other standards for review which were not considered when the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan was approved.

~~a.~~ The Planning Commission may approve the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan with conditions or modifications ~~subject to the following:~~

~~b. Should the Planning Commission require any condition or modification in the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan or any portion thereof including covenants, etc., in order to approve such plan or amendment, such conditions or modifications must be agreed to by the applicant in writing prior to formal action and filing of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.~~

~~c. All such conditions or requirements for modification as may be required hereinunder shall be expressly for the purpose of:~~

~~(1) Causing the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan to meet the test of substantial compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan, or~~

~~(2) Meeting some specific requirement of this Ordinance.~~

~~d. The Planning Commission shall transmit in writing the conditions or modifications which must be complied with for the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan to be approved.~~

~~e. Within 60 days of the transmittal of the required modifications, the landholder may make a written response concurring with the required modifications, in which case the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan is deemed to have Planning Commission approval at the date of the receipt by the Planning Commission of said written concurrence.~~

~~f. Where the landholder makes a negative reply or no response is received within 60 days of the date of conditional final approval, the Final Master PUD Development Plan or amendment to Final Master PUD~~

~~Development Plan shall be deemed disapproved, unless such time limit is extended by specific action of the Planning Commission.~~

3. Upon formal action by the Planning Commission approving a Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, or in the instance of conditional or modified approval of a Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, upon acceptance of the conditions or modifications ~~as set forth in Section 8.5.21.M.4.B, said f~~, the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan and all maps, covenants, and other portions thereof, shall be filed with:

   (1) The City Council;

   (2) The City Recorder; and

   (3) The Zoning Administrator.

4. If the Planning Commission finds that the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan does not meet the test for substantial compliance ~~set forth in Section 8.5.21.S.2~~ or does not comply with other standards of review, it shall disapprove the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

5. In the event of disapproval, the Zoning Administraor shall prepare a written report ~~shall be prepared by~~ on behalf of the Planning Commission and sen~~t~~d it to the City Council and the applicant. This report shall detail the grounds on which the ~~f~~ Final Master PUD Development Plan or amendment to Final Master PUD Development Plan was denied~~, including specifically the ways in which the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan violated the substantial compliance provisions or other standards of review~~.

~~V.~~S. City Council Action.

1. In the event that the Planning Commission disapproves any Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, such action shall be reviewed by the City Council.

2. The Council shall consider the report submitted by City Planning Commission and such other information as it may require in order to determine whether such Final Master PUD Development Plan or amendment to Final Master PUD Development Plan in its view meets the test of substantial compliance and complies with other standards of review herein established.

3. Should the City Council uphold the Planning Commission's disapproval of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, it shall notify the landholder that the action approving the reclassification of such property as contained in the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan shall be disapproved.

4. Should the City Council determine that the ~~f~~ Final Master PUD Development Plan or amendment to Final Master PUD Development Plan does meet the test of substantial compliance and other requirements for approval, it shall notify both the landholder and the Planning Commission of its decision, and the action of the City Council approving the zoning shall thereby become final.

~~W.~~T. Failure to Begin PUD.

If no Actual Construction has begun in the PUD within three (3) years from the date of approval of the final shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan , said approval shall be lapse and be of no further effect and the related Zoning Ordinance Amendment and Rezoning shall lapse, be of no further effect and be repealed. The Planning Commission may, upon showing of good cause by the landholder, extend the time for

commencement of Actual Construction for periods of 12 months. However, at least annually the Planning Commission shall review the status of any PUD on which construction has not begun in order to determine that the project has not been abandoned.

~~X.~~U. Enforcement of Development Schedule.

1. Unless specifically approved as part of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, the construction and provision of all Civic Spaces, Common Open Spaces, and public and recreational facilities which are shown on the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan must proceed at no slower rate than the construction of Dwelling Units and non-Residential Improvements.

2. From time to time, the Zoning Administrator shall compare the actual Development and construction accomplished with the approved Development schedule. If the Zoning Administrator finds that the rate of Development and construction of Dwelling Units or non-Residential Improvements is substantially greater than the rate at which Civic Spaces, Common Open Spaces, and public and recreational facilities have been Developed and constructed and provided, then the Zoning Administrator may take either or both of the following actions:

   a. Cease to approve any additional final site plans or plats;

   b. Instruct the Building Official to discontinue issuance of Building Permits.

3. In any instance where either of the above actions is taken, the Planning Commission must be provided satisfactory assurance from the applicant and its successors in interest that the relationship between the Development and construction of Dwelling Units and Commercial or Industrial Structures and the provision of common open spaces and public and recreational facilities is brought into balance acceptable to the Planning

Commission prior to the continuance of Development or construction.

~~Y.~~V. Building Permits & Certificates of Occupancy

Building Permits and Certificates of Occupancy may be issued for Development, Uses, Buildings and other Structures in a PUD in accordance with this Section.

1. The City ~~Engineer~~ may issue a Building Permit for Development, Structures, Buildings, activities, or uses as a part of a finally approved PUD only in strict compliance with the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan for the particular PUD, including the conditions of approval and only after the administrative procedure outlined in this section has been strictly followed. No Building Permit shall be issued for the area included in a Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan until the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan has been finally approved.

2. A Certificate of Occupancy shall be issued when the Zoning Administrator determines that a Structure, Building, activity, or Use within a PUD conforms with the applicable adopted ~~f~~ Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, including the any conditions or modifications required for approval under the provisions of Section 8.5.21.~~Z~~W.

~~Z.~~W. Modification of Approved Final Master PUD Development Plan or Amendment to Existing Development Plan During Initial Construction Period.

1. During the period of actual Development or Construction of or within any PUD, or of or within any portion of a PUD when Developed in phases, the provisions of this Section 8.5.21.Z shall apply to any proposed modifications to an approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

2. Any such proposed modification that is not permitted under Sections 8.5.21.~~Z.3-.4~~W may be approved only as an amendment to the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, provided the Decision Making Authority may authorize the Zoning Administrator approve specific changes as part of the Final Master Plan approval.

3. The Planning Commission may approve:

Allows the CMPC to direct staff to approve minor changes to a Final PUD

a. minor modifications in the location, siting, and height of Buildings and Structures if required by engineering or other circumstances not foreseen at the time the f Final Master PUD Development Plan or amendment to Final Master PUD Development Plan was approved so long as no such modification violates the basic policy and concept, standards and requirements of this Ordinance applicable to the PUD, or other standards and requirements applicable to the PUD pursuant to the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan. Collectively, all such modifications approved by the Planning Commission shall not in the aggregate result in:

(1) Any increase in the number of Dwelling Units from that approved in the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan; or

(2) An increase of more than 3% in the floor area for Commercial Uses from that approved in the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan; and

b. minor modifications in the location of streets and underground utilities shown on the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

4. For any modification to an approved Final Master PUD Development Plan or amendment to Final Master PUD

Development Plan other than minor modifications authorized by Section 8.5.21.WZ.3, such modification shall be subject to satisfactory proof by the applicant and written findings by the Planning Commission and City Council as follows and approval as an amendment to the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

a. The modification shall be limited to the minimum necessary;

b. Strict application of the provisions of the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan would result in practical difficulties or unnecessary hardship;

c. There are exceptional or extraordinary circumstances or conditions applying to the land, Buildings, Structures or Uses referred to in the request for modification, which circumstances or conditions do not apply generally to other land, Buildings, Structures or uses in the same type of PUD District.

d. The requested modification will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood of the premises.

e. Under the circumstances of the particular case, the requested modification will not adversely affect the health or safety of persons working or residing in the neighborhood of the premises.

f. The requested modification is consistent the intent and purpose of this Ordinance, the Comprehensive Plan, and the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan and will not adversely affect the community objectives of the Comprehensive Plan.

g. The requested modification will not result in any reduction of required Buffer areas or other specific open spaces required by this Ordinance and will not vary any District or

Development standard applicable to the PUD under this Ordinance.

~~AA.~~X. PUD Control After Completion.

~~1. Upon completion of a PUD or of any phase of a PUD, the Zoning Administrator shall issue a Certificate of Completion certifying this fact, and shall note the issuance of the Certificate on the recorded Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.~~

~~2.~~1. After the ~~Certificate of Completion has been issued~~PUD has been substantially completed, the use of land and the construction, modification, or Alteration of any Buildings or Structures within the PUD will be governed by the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan and the applicable provisions of this Ordinance.

~~3.~~2. No changes may be made in the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan except upon application to the appropriate agency under the procedures below:

a. Any minor extensions, Alterations, or modifications of existing Buildings or Structures may be authorized by the Zoning Administrator if the extensions, Alterations, or modifications are consistent with the purposes and intent of the recorded approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, this Ordinance, and the Comprehensive Plan.

b. Any Uses not authorized by the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, but allowable in the applicable type of PUD District as a Permitted Use, Permitted Subject to Limited Use Standards, or as a permitted Conditional Use, may be added to the recorded approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan under the procedures provided by for the approval of Conditional Uses.

c. A Building or Structure that is completely or substantially destroyed may be reconstructed only in compliance with the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan unless an amendment to the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan is approved as set forth below.

~~4.~~3. All other changes in the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan may be approved only by the City Council under the procedures authorized by this Ordinance for Rezoning, Zoning Ordinance Amendment, and Master PUD Development Plan approval.

~~5.~~4. Notwithstanding any other provision of this Section 8.5.21.AA, no changes may be made to the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan unless such changes are required for the continued successful functioning of the PUD or are required by changes in conditions that have occurred since the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan was approved or by changes in the development policy of the community.

~~6.~~5. No changes in the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan that are approved under this Section are to be considered as a waiver of the covenants limiting the use of land, Buildings, Structures and Improvements within the area of the PUD and all rights to enforce these covenants against any changes permitted by this Section are expressly reserved.

AB. Re-Subdivision of PUD After Completion.

A completed PUD may be subdivided and re-subdivided for purpose of sale or lease ~~after the Certificate of Completion has been issued under the procedures set forth below:~~subject to the following:

1. If the subdivision or re-subdivision of a PUD will create a new plot line, the applicant shall make application to the Planning Commission for the approval of a subdivision or re-subdivision. The Planning Commission may approve the subdivision or re-subdivision if each section of the subdivided or re-subdivided PUD meets the provisions of this Ordinance governing density, common open space, and dimensional requirements.

2. The owner and lessees of a subdivided or re-subdivided PUD may jointly make application for a Conditional Use or for an amendment to an approved ~~–~~Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

Further Modifications Throughout

Delete text at p. 469, 470, 471, 472, and 473, "Building Inspector" and replace with "Chief Building Official."

Delete text throughout Article 8 and other sections of the Ordinance, "Sketch Development Plan" and replace with "Plot Plan or Zoning Permit" except where another term is provided above.

Q1 and Q2 – 2023 Zoning Text Amendment

Project #:	24-0223, 0221, 0053, 0043	Location:	N/A
Applicant:	Kevin C. McCarthy, AICP	Case Type(s):	Text Amendment
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	N/A

SUMMARY

The applicant, the Zoning Administrator, requests to amend the text of Ordinance 4400, the zoning ordinance for the City of Columbia. This is the second and third of five rounds of zoning text amendments staff will present to the Planning Commission between December 2023 and December 2024. These changes will implement Connect Columbia, better align zoning regulations with community preferences, and calibrate the standards based on "lessons learned" during the first two years administering the Ordinance. This round of proposed amendments is detailed in the attached list of topics and track changes documents.

- The Planning Commission is a **recommending body** for zoning text amendments. The City Council is the decision-making authority.
- The staff comments section details the proposed changes, which are provided in the agenda packet in ~~strikethrough~~ and underlines.
- Planning Commission may recommend adoption of the proposed text, modify the proposal, or decline the request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

CONSISTENCY WITH CONNECT COLUMBIA

The ongoing current process of reviewing and updating the Zoning Ordinance, Subdivision Regulations, Engineering Standards & Specifications, and other regulating documents is part of the implementation of Connect Columbia, the City's comprehensive plan.

REVIEW PROCESS

Section **8.5.16** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the text of the Ordinance. The Planning Commission is the recommending body for text amendments under **§ 8.3.3.B.2** of the Zoning Ordinance.

Section **8.5.18.C** of the Zoning Ordinance requires that Planning Commission determine that the proposed changes are consistent with the comprehensive plan.

8.5.18.G of the Zoning Ordinance establishes the review criteria for approval of all changes to the text of the Ordinance:

a. *The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;*
b. *The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;*
c. *Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and*
d. *Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.*

The criteria for City Council action on a Zoning Ordinance Amendment at § 8.5.18.J.4 are identical to the criteria for Planning Commission review at 8.5.18.G.3.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The City Council adopted the current ordinance on July 14, 2022. The Zoning Ordinance implements the City's comprehensive plan, Connect Columbia. On November 8, 2023, the Planning Commission recommended adoption of a five-year update of the framework, land use, and transportation elements of Connect Columbia. The framework element of the plan directs planning staff to initiate revisions to the ordinance in order to bring it into consistency with changes to the future land use plan. It further directs staff to engage residents and property owners to solicit suggestions for further changes to the ordinance. As mentioned above, this is

the second and third of five rounds of zoning text amendments staff plans to present to the Planning Commission between December 2023 and December 2024.

Planning staff will present detailed commentary at the June 5, 2024 meeting of the Planning Commission.

The Planning Commission may recommend approval of the proposed text amendments, direct staff to prepare an alternative text amendment, or decline to act on the proposed changes**.**

SAMPLE MOTIONS

Approve:

Move to find, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed text amendments **[may be subject to modificaitons proposed by the Planning Commission]**.

Deny:

Move to recommend denial of the requested text amendment having found, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial and provide direction to staff*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and direct staff to provide: [*list additional information*] for review at a future meeting.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 2ND CONSIDERATION ON ORDINANCE NO. 4516 AS AMENDED -AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING BUILDING, LOT AND BUILDING SITE STANDARDS IN ARTICLE 4 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 4 WITH A NEW ARTICLE 4 BUILDING, LOT AND BUILDING SITE STANDARDS

RECOMMENDATION: Approve Ordinance 4516 as amended on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 4: Building, Lot, and Building Site Standards, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

The City Council evaluates zoning text amendments as directed by section 8.5.18.J.4 of the Zoning Ordinance. The proposed changes to the zoning ordinance are consistent with the remainder of the Ordinance (8.5.18.J.4.a), represent a revision necessitated by changing circumstances over time (8.5.18.J.4.b), and correct errors in the text of the Ordinance (8.5.18.J.4.c).

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Ordinance 4516, Exhibit A, Exhibit B, Marked Changes "A", Marked Changes "B", DS Staff Report.

AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING BUILDING, LOT AND BUILDING SITE STANDARDS IN ARTICLE 4 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 4 WITH A NEW ARTICLE 4 BUILDING, LOT AND BUILDING SITE STANDARDS

WHEREAS, Section §13-7-201 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 City Council deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the city to enact such an ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Section §13-4-101 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the appropriate regulations to be enforced therein; and

WHEREAS, on the 5th day of June 2024, the Planning Commission reviewed and recommended specific changes in accordance to Section 8.5.18, to the Zoning Ordinance regarding Building, Lot and Building Site Standards in Article 4. As a result, Article 4 is being repealed in its entirety and replaced with a new Article 4 which is attached hereto as Exhibit "A" and Exhibit "B" incorporated herein by reference. Said recommendations are being considered after a public hearing held on the 8th day of August, 2024, notice of which was published in the Daily Herald of Columbia fifteen (15) days or more prior to said meeting; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA as follows:

Section 1: That Ordinance Number 4400, the same being the Zoning Ordinance of the City of Columbia, Tennessee is hereby amended by repealing Article 4 in its entirety and replacing such Article with a new Article 4, Building, Lot, and Building Site

Standards which is attached hereto as Exhibit "A" and Exhibit "B" incorporated herein by reference;

Section 2: That the City Council satisfies the requirements of Section 8.5.18.J.4, by making specific findings as to the following:

a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;
b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;
c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and
d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

Section 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 12th day of September, 2024.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

ARTICLE 4:
BUILDING, LOT & BUILDING SITE STANDARDS

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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SECTION 4.1 GENERAL

This Article applies to all Buildings, Lots, and Building Sites located or proposed within the City, except as otherwise provided in Section 1.22 with respect to Nonconformities.

SECTION 4.2 PLAN REQUIRED.

No Building shall be constructed, re-constructed, Altered, modified, raised, moved, extended, reduced, or enlarged, and no Lot or Building Site or other land shall be Developed, re-Developed, Improved, subdivided, or re-subdivided, and none of the same shall be used, except in compliance with this Article 4, the Official Zoning Map, and pursuant to a Development Plan or Master PUD Development Plan that conforms with and has been prepared, submitted, reviewed and approved in accordance with Article 8 (Administration, Procedures & Enforcement), this Article 4, and all other standards and requirements applicable thereto.

SECTION 4.3 BUILDING, LOT & BUILDING SITE STANDARDS

4.3.1 DISTRICT BUILDINGS, LOTS & BUILDING SITES

The standards for Buildings, Lots, and Building Sites within Districts are set forth in this Section 4.3 and elsewhere in this Ordinance.

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS
RURAL CHARACTER DISTRICT



General Description

The CD-2 Rural Character District consists of large-lot semi-rural estates, open spaces, and legacy agricultural operations in low density single-family detached Residential areas. CD-2 is an appropriate District for the Rural Transition and Hillsides & Natural Spaces future land use Character Areas described in the Comprehensive Plan.

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
1 Density Unit per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels*
Block Perimeter	**NR**

Private Frontage Types

Common Yard	P	Stepfront	P
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only **to** Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	NP

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

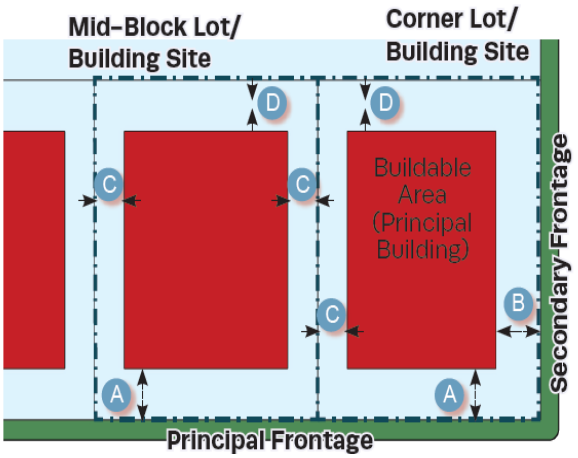
Permitted Uses

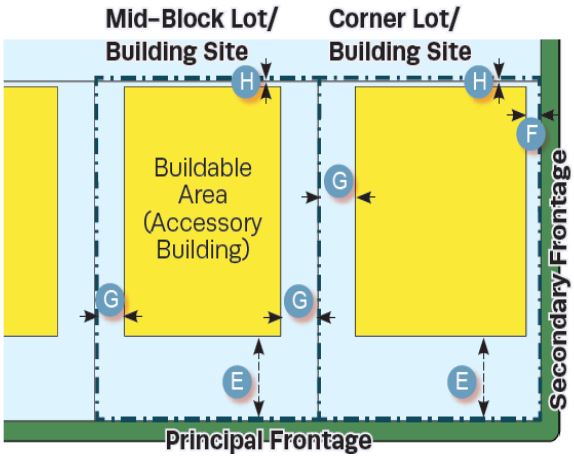
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT





Lot Occupation

Lot/ Building Site Width	125 ft. min.
Frontage Buildout	**NR**
Lot/ Building Site Area	12,500 sp. ft. min.
Impervious Surface Coverage	**NR**
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	30 ft. min	A	Front Setback / Yard, Principal Frontage	20 ft. min + Principal Building Front Setback / Yard	E
Front Setback / Yard, Secondary Frontage	30 ft. min	B	Front Setback / Yard, Secondary Frontage	30 ft. min	F
Side Setback / Yard, each side	20 ft. min	C	Side Setback / Yard, each side	20 ft. min	G

Rear Setback	30 ft. min; or 15 ft. min from center line of Rear Alley	**D**	Rear Setback	5 ft. min	**H**

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Building Standards

Building Height*	
Principal Building	3 Stories max
Accessory Building	2 Stories max

*Stories and height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from the stipulations made by the Fire Department in accordance with the above cited codes shall be required.

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	**NR**

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of the total Façade width for the Principal Frontage from the First Layer
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	**NR**
Blank Walls	**NP** at Frontage
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Roof Type & Pitch	
Flat	**NP**
Shed	**P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed rood anywhere on the Building.
Hip	**P**
Gable	**P**
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except rood pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl siding	P
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	
Foundation Cladding	**Required**; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	**Required**; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

Building Types

House	P	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	**P**	**P** in 3rd Layer only, and in Driveway
Recreational Vehicles	**NP**	**P** in 3rd Layer only, and in Driveway
Heavy Equipment	**NP**	**P** in 3rd Layer only, and in Driveway
Tractor trailers (including trailers for storage)	**NP** on-Street, except for delivery and Temporary Use of trailers	**NP**
All other vehicles	**NP**	**P** in 3rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	**P** Prepared surface of gravel, asphalt, concrete, or other hard surface
Garage Location	In 2nd or 3rd Layer only; Min interior dimensions 10 ft. x 20 ft. per vehicle Parking space
Garage Design	If Garage faces Street in 1st or 2nd layer: max. Garage door width 33% of total Garage
Driveway/ Vehicular Entrance Location	**P** in any Layer
Driveway/ Vehicular Entrance Maximum Width	10' – 20' in 1st Layer
Parking Structure	**NP**
Parking Structure Pedestrian Exit Location	**N/A**

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	**P** in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	**P** in 3rd Layer only
Off-Street Trash Receptacle Locations	**P** in 3rd Layer only
Off-Street Dumpster Locations	**N/A**
Drive- Through Locations	**N/A**

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	NP	P
Solar Panels	P if coplanar to and integrated into roof deign	P if coplanar to and integrated into roof deign	P
Antennas & Satellite Equipment	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP		P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP		P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage

Walls & Fencing (not including Screens)

Height	4 ft. max at Frontage; otherwise, 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line.
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	**Required**
Locations of Retaining Walls	P within required Yards, per Section 4.3.10

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	**NP**	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen/ Street-screen Adjacent to or across Thoroughfare from Non-Multi-Family Residential	**N/A** (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/ Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property.	**R**; except as Driveways. Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen, Screening must be by Building wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antenna Screening	**NR**
HVAC, Mechanical and other Equipment Screening	**R**; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Storage Warehouse	**N/A** (not permitted in District)
Streetscreen Location Parcel Buffer Project Buffer	2nd Layer Sections 4.3.11.H Section 5.8

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS
NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT



General Description

The CD-3L Neighborhood Large Lot Character District consist of primarily a low density single-family detached Residential area in which House is the predominant Building type. It has large Lotor Building Sites, medium deep front Setback and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks, and/or street tress, and form medium to large blocks. CD-3L is an appropriate District for the Suburban Neighborhoods future land use Character Area described in the Comprehensive plan.

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
2 Density Unit per acre max	

BLOCK SIZE*	**Applicable only to Development Parcels*
Block Perimeter	3600 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	NP
Fence	P	Gallery	NP
Terrace/Lightwell	NP	Arcade	NP
Forecourt	NP	Officefront	NP
Stoop	NP		

See Table 4.3.7.A (Private Frontage Types) NP

Civic Space Types*

*Applicable only **to** Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

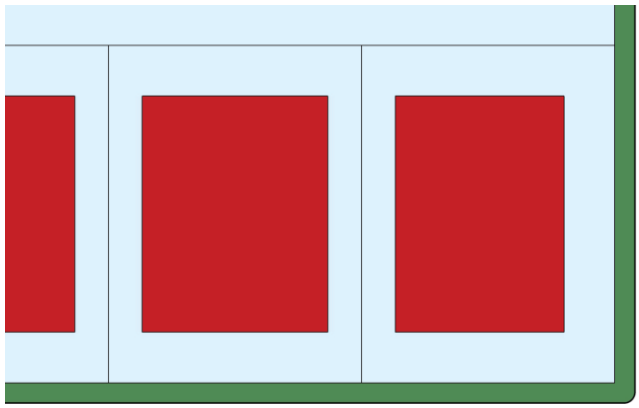
Permitted Uses

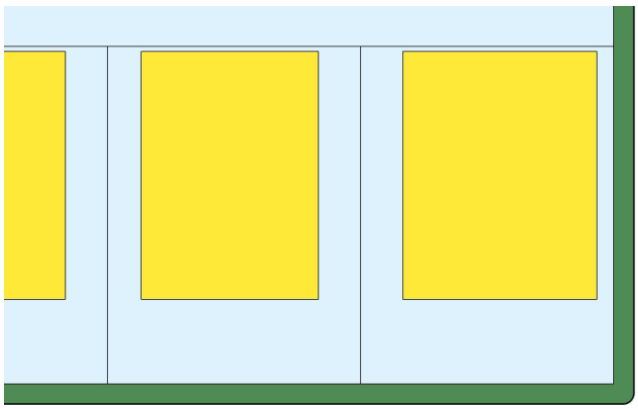
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT





Lot Occupation

Lot/ Building Site Width	100 ft. min.
Frontage Buildout	**NR**
Lot/ Building Site Area	**NR**
Impervious Surface Coverage	**NR**
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	30 ft. min	**A**	Front Setback / Yard, Principal Frontage	20 ft. min behind Principal Building Frontage	**E**
Front Setback / Yard, Secondary Frontage	30 ft. min	**B**	Front Setback / Yard, Secondary Frontage	30 ft. min	**F**
Side Setback / Yard	12 ft. min	**C**	Side Setback / Yard	10 ft. min	**G**
Rear Setback / Yard	30 ft. min; or 15 ft. min from center line of rear Alley.	**D**	Rear Setback / Yard	5 ft. min; or 15 ft. min from center line of rear Alley.	**H**

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT

Building Standards

Building Height*	
Principal Building	3 Stories Max
Accessory Building	2 Stories Max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	**NR**

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of total Façade width for the Principal Frontage from the First Layer
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Blank Walls	**NP** at Frontage
Façade Articulation	**NR**
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch	
Flat	**NP**
Shed	**P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	**P**
Gable	**P**
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	**P**	Exposed concrete	**NP**
	Natural stone	**P**	Vinyl siding	**P**
	Wood	**P**	Aluminum siding	**NP**
	Cementitious siding	**P**	Corrugated and/or sheet metal	**NP**
	Authentic stucco over masonry	**P**		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	**NR**
Foundation Cladding	**Required**; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	**Required**; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT

Building Types

House	P	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3rd layer only, and in Driveway
Heavy Equipment	NP	P in 3rd layer only, and in Driveway
Tractor Trailers (including trailers for Storage)	NP on Street, except for delivery and Temporary Use of Trailers	NP
All Other Vehicles	NP	P in 3rd layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	P Prepared surface of, asphalt, concrete, or another hard surface for 30 feet from Thoroughfare or Internal Drive, gravel permitted for any remaining depth of driveway.
Garage Location	P In 2nd or 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1st or 2nd layer: max. Garage door width 33% of total Garage + Façade width
Driveway/ Vehicular Entrance Location	P in any Layer

Driveway/ Vehicular Entrance Maximum Width	10 – 20 ft. in 1st Layer
Parking Structure	**NP**
Parking Structure Pedestrian Exit Location	**N/A**

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	**P** in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	**P** in 3rd Layer only
Off-Street Trash Receptacle Locations	**P** in 3rd Layer only
Off-Street Dumpster Locations	**N/A**
Drive- Through Locations	**N/A**

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	**NP**	**NP**	**P**
Solar Panels	**P** if coplanar to and integrated into roof deign		**P**
Antennas & Satellite Equipment	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception		**P**
Recreation or Paly Equipment	**NP**	**P**	**P**
Animals Enclosures, Runs or Shelters	**NP**	**NP**	**P**
Swimming pools, Hot Tubs and Spas	**NP**	**P**	**P**
Transmitting and/or receiving towers, or antennas and wind-generating machines	**NP**	**NP**	**P**

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage and continuous shrubs around foundation at Frontage

Walls & Fencing (not including Screens)

Height	4 ft. max at Frontage; otherwise, 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare or Internal Drive, Path, Passage or Waterbody.
Maintenance	Must be well-maintained, in up-right condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	**Required**
Location of Retaining Walls	**P** within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line.

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space or Adjacent to Civic Space	Not at Frontage
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen / Street-screen Adjacent to or across Throughfare from Non-Multi-Family Residential	**N/A** (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment screened from Frontage, Civic Space and Adjacent Property	**R**; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antenna Screening	**NR**
HVAC, Mechanical and other Equipment Screening	**R**; must be Screened from Frontage and Civic Space by Building parapet or other Building Element

Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Streetscreen Location	2nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS NEIGHBOORHOOD CHARACTER DISTRICT



General Description

The CD-3 Neighborhood Large Lot Character District consist of primarily medium density single-family detached Residential area in which House is the predominant Building type. It has medium to deep front Setback and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks, and/or street tress, and form medium to large blocks. CD-3 is an appropriate District for the Suburban Neighborhoods Future Land use Character Area described in the Comprehensive plan; it is also appropriate for City Center Urban Village Future Land Use Character Area where the Planning Commission determines that is compatible with the established land use pattern in the surrounding area.





CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
4 Density Unit per acre max	
BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2800 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	NP
Fence	P	Gallery	NP
Terrace/Lightwell	NP	Arcade	NP
Forecourt	NP	Officefront	NP
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only **to** Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

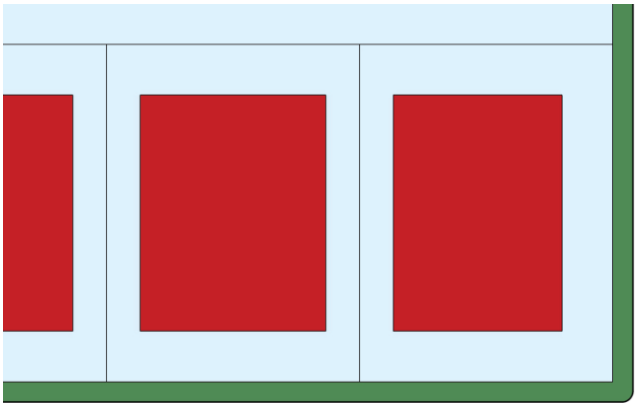
Permitted Uses

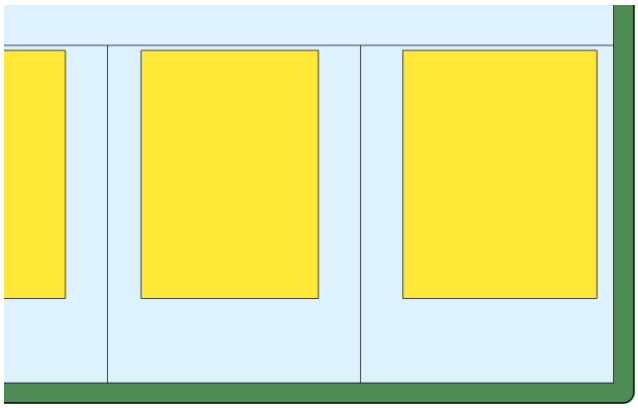
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT





Lot Occupation	
Lot/ Building Site Width	House: 40 ft. min if Alley loaded Garage at rear, otherwise 65 ft. min Duplex: 50 ft. min for each unit of Duplex Civic: 50 ft. min
Frontage Buildout	**NR**
Lot/ Building Site Area	**NR**
Impervious Surface Coverage	50% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards	
Setbacks / Yards – Principal Building	**Setbacks / Yards – Accessory Building**

Front Setback / Yard, Principal Frontage	30 ft. min	A	Front Setback / Yard, Principal Frontage	20 ft. min behind Principal Building Frontage	E
Front Setback / Yard, Secondary Frontage	30 ft. min	B	Front Setback / Yard, Secondary Frontage	30 ft. min	F
Side Setback / Yard	12 ft. min	C	Side Setback / Yard	10 ft. min	G
Rear Setback / Yard	30 ft. min; or 15 ft. min from center line of rear Alley.	D	Rear Setback / Yard	5 ft. min; or 15 ft. min from center line of rear Alley.	H

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT

Building Standards

Building Height*	
Principal Building	3 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	**NR**

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of total Façade width for the Principal Frontage from the First Layer
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	**NR**
Blank Walls	**NP** at Frontage
Façade Articulation	**NR** at Frontage

Façade Openings	**NR**
Façade Glazing	**NR**
Window Shape	**NR**
Window Alignment	**NR**
Window Types	**NR**
Window Glazing Material	**NR**
Window Trim in 1st Layer	**NR**
Shutters	**NR**
Façade Window Sill Height	**NR**
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	**NR**
Façade Variety	**NR**

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT

Building Standards (continued)	
Roof Type & Pitch	
Flat	**NP**
Shed	**P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	**P**
Gable	**P**
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building	Brick	**P**	Exposed concrete	**NP**

Material on Facades	Natural stone	**P**	Vinyl siding	**P** for Residential Use
	Wood	**P**	Aluminum siding	**NP**
	Cementitious siding	**P**	Corrugated and/or sheet metal	**NP**
	Authentic stucco over masonry	**P**		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	**NR**
Foundation Cladding	**Required**; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	**Required**; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

CD-3 TABLE 4.3.1-A DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT

Building Types

House	P	Commercial	NP
Duplex	P	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3rd layer only, and in Driveway
Heavy Equipment	NP	P in 3rd layer only, and in Driveway
Tractor Trailers (including trailers for storage)	NP on Street, except for delivery and Temporary Use of Trailers	NP
All other Vehicles	NP	P in 3rd layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	P Prepared surface of, asphalt, concrete, or another hard surface for 100 feet from Thoroughfare or Internal Drive, gravel permitted for any remaining depth of driveway.
Garage Location	P In 2nd or 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1st or 2nd layer: max. Garage door width 33% of total Garage + Façade width
Driveway/ Vehicular Entrance Location	P in any Layer

Driveway/ Vehicular Entrance Maximum Width	20 ft. max in 1st Layer
Parking Structure	**NP**
Parking Structure Pedestrian Exit Location	**N/A**

CD-3 TABLE 4.3.1-A DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	**P** in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	**P** in 3rd Layer only
Off-Street Trash Receptacle Locations	**P** in 3rd Layer only
Off-Street Dumpster Locations	**N/A**
Drive- Through Locations	**N/A**

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	**NP**	**P**	**P**
Solar Panels	**P** if coplanar to and integrated into roof deign	**P** if coplanar to and integrated into roof deign	**P**

Antennas & Satellite Equipment	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	P	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	P	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-3 TABLE 4.3.1-A DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage and continuous shrubs around foundation at Frontage

Walls & Fencing (not including Screens)

Height	4 ft. max at Frontage; otherwise, 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare or Internal Drive, Path, Passage or Waterbody.
Maintenance	Must be well-maintained, in up-right condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
Location of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line.

CD-3 TABLE 4.3.1-A DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards	
Non-Residential & Multi-Family Residential Screen / Streetscreen Adjacent to or across Throughfare from Non-Multi-Family Residential	**N/A** (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment screened from Frontage, Civic Space and Adjacent Property	**R**; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antenna Screening	**NR**
HVAC, Mechanical and other Equipment Screening	**R**; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Streetscreen Location	2nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS GENERAL URBAN CHARACTER DISTRICT



General Description

The CD-4 General Urban Character District consist of a medium density area that has a mix of Building Types and primarily Residential, Retail/ Personal Service/ Artisan, Office, Lodging and Civic Uses. There are medium, shallow or no front Setbacks and narrow to medium side Setbacks. It has variable private landscaping. Has Thoroughfares and Internal Drives with curbs, Sidewalks and tress that define medium-sized blocks. CD-4 is an appropriate District for the City Center Urban Village Future Land Use Character described in the Comprehensive Plan.



CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
12 Density Units per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2400 ft. max

Private Frontage Types

Common Yard	P	Stepfront	P
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	NP
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only **to** Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	P	Community Garden	P
Plaza	NP	Pocket Park	P

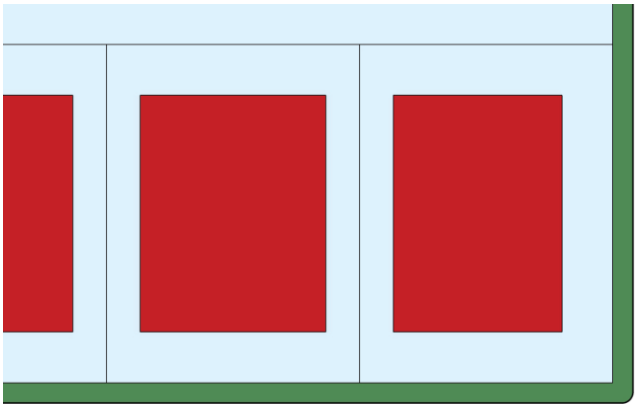
See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

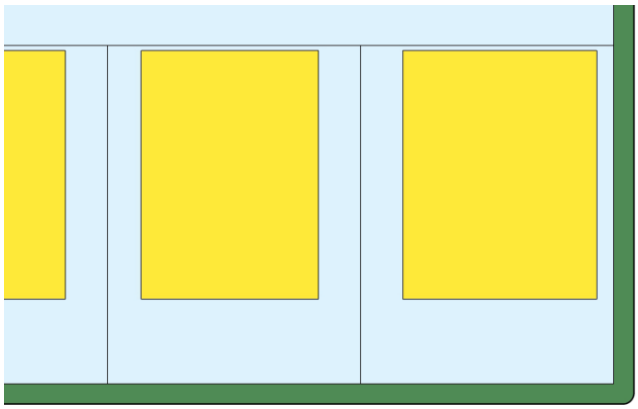
Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings	
Principal Building	1 max
Accessory Buildings	1 max

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT





Lot Occupation	
Lot/ Building Site Width	House: 38 ft. min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Town-house units x8 max. attached Townhouse units. For multiple Town-houses on a single Lot or Building Site 18-20 ft. per Townhouse unit X 8max. attached Townhouse units All other Building Types: 18 ft. max All Building Types: 120 ft max
Frontage Buildout	60% min
Lot/ Building Site Area	**NR**

Impervious Surface Coverage	80% max
Lot/ Building Site Enfrontment	Townhouse: Must enfront a vehicular Thoroughfare, Internal Drive, or Courtyard, except ≤ 20% of the Lots or Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. All others; Must enfront a vehicular Thoroughfare or Internal Drive, except < 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Setbacks / Yards					
Setbacks / Yards – Principal Building			**Setbacks / Yards – Accessory Building**		
Front Setback / Yard, Principal Frontage	6 ft. min, 20 ft. max	**A**	Front Setback / Yard, Principal Frontage	20 ft. min behind Principal Building Frontage	**E**
Front Setback / Yard, Secondary Frontage	6 ft. min, 20 ft. max	**B**	Front Setback / Yard, Secondary Frontage	0 ft. min	**F**
Side Setback / Yard	0 ft. min. between individual Townhouse Units & Duplex Units; otherwise, 6 ft. min.	**C**	Side Setback / Yard	0 ft. min	**G**

Rear Setback / Yard	3 ft. min; or 15 ft. min from center line of rear Alley.	D	Rear Setback / Yard	3 ft. min; or 15 ft. min from center line of rear Alley.	H

Building Standards

Building Height*	
Principal Building	3 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Shopfront Facade, which may not exceed 25ft.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	If Residential: 18 ft., 48 in. max above average grade at façade

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may e at Principal Frontage, or at corner.

Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	**NP** at Frontage
Façade Articulation	A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See **Illustration 4.3.5.A-3**)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be ≤ 50% of the total Façade area
Façade Glazing	20% - 60% of total ground floor Façade area
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except for transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types
Window Glazing Material	Clear glass is **Required** for all Elevations
Window Trim in 1st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	Within a Development Parcel no Façade may exist more than once in a Block Face

Building Standards (continued)

Roof Type & Pitch	
Flat	**P**
Shed	**P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	**P**
Gable	**P**
Pitch	If pitched, 6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl or Aluminum siding	NP
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	**Required**; except foundation cladding, or absence of cladding, may match current material on renovations and minor expansions of existing structures.
Porch Pier Cladding	**Required**; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except pier cladding, or absence of cladding, may match current material on renovations and minor expansions of existing structures.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

Building Types

House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	**P**	**P** in 3rd layer only, and in Driveway
Recreational Vehicles	**NP**	**P** in 3rd layer only, and in Driveway
Heavy Equipment	**NP**	**P** in 3rd layer only, and in Driveway
Tractor Trailers (including trailers for storage)	**NP** on Street, except for delivery and Temporary Use of Trailers	**NP**
All other Vehicles	**NP**	**P** in 3rd layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete, or another hard surface
Garage Location	**P** In 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1st or 2nd layer: max. Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	**P** in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1st Layer if Residential; 36 ft. max in 1st layer if non-Residential; regardless if shared or not.
Parking Structure	**P** if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Loading & Access

Off-Street Loading and Storage	**P** in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	**P** in 3rd Layer only
Off-Street Trash Receptacle Locations	**P** in 3rd Layer only
Off-Street Dumpster Locations	**P** in 3rd Layer only
Drive- Through Locations	**P** in 3rd Layer only

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	**NP**	**P** if Screened from Frontage	**P**
Solar Panels	**P** if coplanar to and integrated into roof deign		**P**
Antennas & Satellite Equipment	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception		**P**
Recreation or Paly Equipment	**NP**	**NP**	**P**
Animals Enclosures, Runs or Shelters	**NP**	**NP**	**P**
Swimming pools, Hot Tubs and Spas	**NP**	**NP**	**P**
Transmitting and/or receiving towers, or antennas and wind-generating machines	**NP**	**NP**	**P**

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

Required continuous shrubs around foundation at Frontage if 1st Layer ≥ 3ft. deep, plus if 1st Layer is ≥ 15ft. deep, 1 tree planted in 1st Layer every 50' ft of Frontage. Drive aisles within 1st Layer, continuous shrubs Landscaping must comply with Section 4.3.16

Walls & Fencing (not including Screens)

Height	4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	**P** only Picket type allowed at Frontage; other types allowed on sides and rear	Chain Link	**P** at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	**P**	Barbed/ Razor/ Concertina Wire	**NP**
Wrought Iron or Aluminum	**P**	Exposed or Painted Aggregate Concrete	**NP**
Vinyl	**P**	Smooth or Split-faced Block	**NP**

Additional Standards	
Pedestrian connections through to Adjacent Neighborhoods or Uses	Required
Location of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Screens, Street-Screens & Buffers Height		
	At Frontage or Adjacent to Civic Space	**Not at Frontage or Adjacent to Civic Space**
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen / Streetscreen Adjacent to or across Throughfare from Non-Multi-Family Residential	**N/R**
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment screened from Frontage, Civic Space and Adjacent Property	**R**; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
HVAC, Mechanical and other Equipment Screening	**R**; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Streetscreen Location	2nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

CD-4C TABLE 4.3.1-E DISTRICT STANDARDS
GENERAL URBAN CORRIDOR CHARACTER DISTRICT



General Description

The CD-4C General Urban – Corridor Character District consists of a medium density area along a corridor. It provides for a balanced automobile and pedestrian-oriented built environment and a mix of Building Types and primarily Residential, Retail/ Personal Service/ Artisan, Office, Lodging and Civic Uses; there are medium, narrow or no front Setbacks and narrow to medium side Setbacks. It has variable private landscaping and it has Thoroughfares and Internal Drives with curbs, Sidewalks and trees that define medium-sized blocks. CD-4C is an appropriate District for parcels identified as Facilitate or Active on the Areas of Change map of the Comprehensive Plan, which have access onto a public right-of-way classified as principal arterial or minor arterial in the Transportation element of the Plan and are located in Suburban Neighborhoods and City Center Urban Village Future Land Use Character Areas described in the Comprehensive Plan.





CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
24 Density Units per acre max	

BLOCK SIZE*	**Applicable only to Development Parcels*
Block Perimeter	2400 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	NP
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only **to** Development Parcels.

Natural Area	NP	Playground	P

Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

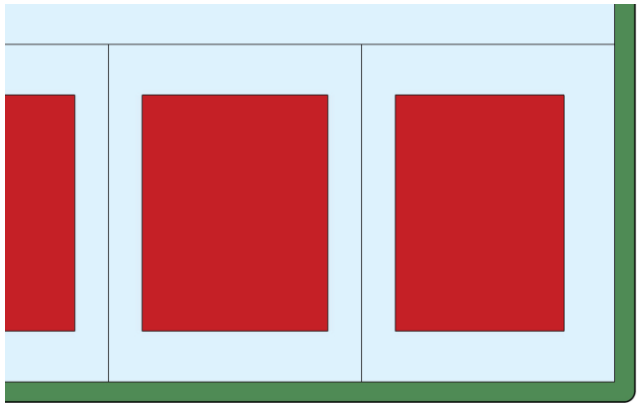
Permitted Uses

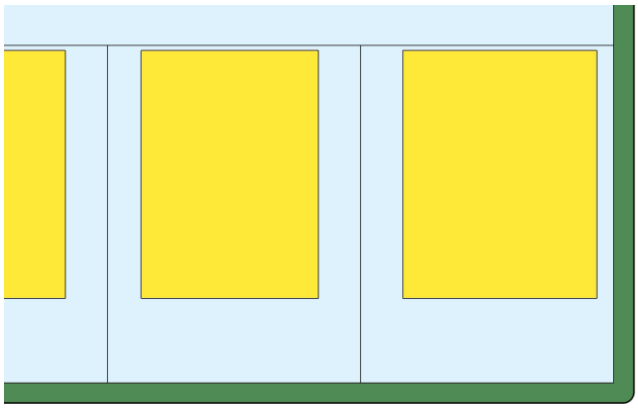
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT





Lot Occupation	
Lot/ Building Site Width	House: 38’ min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x6max. attached Townhouse units Large Scale Commercial: 600 ft max All other Building Types: 18 ft. min – 200 ft. max
Frontage Buildout	60% min except commercial 40% min
Lot/ Building Site Area	**NR**
Impervious Surface Coverage	80% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	6 ft. min, 40 ft. max	A	Front Setback / Yard, Principal Frontage	20 ft. min behind Principal Building Frontage	E
Front Setback / Yard, Secondary Frontage	6 ft. min, 40 ft. max	B	Front Setback / Yard, Secondary Frontage	5 ft. min	F
Side Setback / Yard, each side	0 ft. min. per side	C	Side Setback / Yard, each side	5 ft. min	G
Rear Setback / Yard	3 ft. min; or 15 ft. min from center line of rear Alley.	D	Rear Setback / Yard	3 ft. min; or 5 ft. min if Garage faces rear Alley.	H

Building Standards

Building Height*	
Principal Building	4 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Shopfront Facade, which may not exceed 25 ft.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	**NR**

CD-4C TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	**NP** at Frontage
Façade Articulation	Except for House Building Types, A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See **Illustration 4.3.5.A-3**)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be ≤ 50% of the total Façade area
Façade Glazing	Non-Shopfront:20% - 60% of total ground floor Façade area for Shopfront: min.50% of total ground floor Facade area, min. 20% of total Façade area on upper floors and secondary elevations
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except for transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types
Window Glazing Material	Clear glass is **Required** for all Elevations
Window Trim in 1st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face

Building Standards (continued)	
Roof Type & Pitch	
Flat	**P**
Shed	**P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	**P**
Gable	**P**
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

CD-4C TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	**Required**; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	**Required**; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

Building Types

House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	NP

Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

CD-4C TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	**P**	**P** in 3rd layer only, and in Driveway
Recreational Vehicles	**NP**	**P** in 3rd layer only, and in Driveway
Heavy Equipment	**NP**	**P** in 3rd layer only, and in Driveway
Tractor Trailers (including trailers for storage)	**NP**	**P** in 3rd layer only, and in Driveway
All other vehicles	**NP**	**P** in 3rd layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	**P** In 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	**P** in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1st Layer if Residential; 36 ft. max in 1st layer if non-Residential; regardless if shared or not.
Parking Structure	**P** if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types* ** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Loading & Access

Off-Street Loading and Storage	**P** in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	**P** in 3rd Layer only
Off-Street Trash Receptacle Locations	**P** in 3rd Layer only
Off-Street Dumpster Locations	**P** in 3rd Layer only
Drive- Through Locations	**P** in 3rd Layer only

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	**NP**	**P** if Screened from Frontage	**P**
Solar Panels	**P** if coplanar to and integrated into roof deign		**P**
Antennas & Satellite Equipment	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception		**P**
Recreation or Paly Equipment	**NP**	**NP**	**P**
Animals Enclosures, Runs or Shelters	**NP**	**NP**	**P**
Swimming pools, Hot Tubs and Spas	**NP**	**NP**	**P**
Transmitting and/or receiving towers, or antennas and wind-generating machines	**NP**	**NP**	**P**

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

Required continuous shrubs around foundation at Frontage if 1st Layer ≥ 3ft. deep, plus if 1st Layer is ≥ 15ft. deep, 1 tree planted in 1st Layer every 50' ft of Frontage. Drive aisles within 1st Layer, continuous shrubs Landscaping must comply with Section 4.3.16

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti

Materials

Natural Wood	P only Picket type allowed at Frontage; other types allowed on sides and rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards	
Pedestrian connections through to Adjacent Neighborhoods or Uses	Required
Location of Retaining Walls	**P** within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line.

CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen / Streetscreen Adjacent to or across Throughfare from Non-Multi-Family Residential	**N/R**
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment screened from Frontage, Civic Space and Adjacent Property	**R**; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
HVAC, Mechanical and other Equipment Screening	**R**; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Streetscreen Location	2nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT



General Description

The CD-5 Urban Center Character District consists of medium to high density Mixed Use areas. It has a tight network of Thoroughfares and Internal Drives with Sidewalks, streetlights, and regular tree spacing, defining medium sized blocks. Buildings are set close to the Sidewalks. CD-5 is an appropriate District for the City Center Urban Village Future Land Use Character Area described in the Comprehensive Plan.

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
NR	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types

Common Yard	NP	Stepfront	P
Porch	NP	Shopfront	P
Fence	NP	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only **to** Development Parcels.*

Natural Area	NP	Playground	P
Green	NP	Sport Field	NP

Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

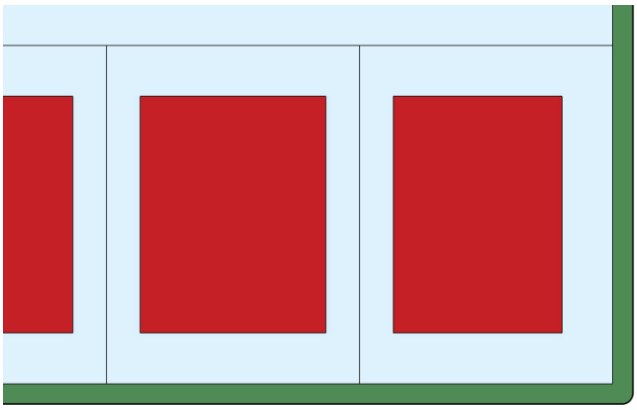
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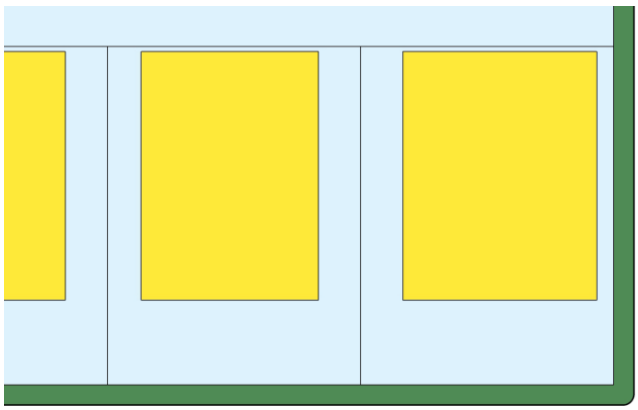
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT





Lot Occupation	
Lot/ Building Site Width	House: 38 ft min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18-36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x6max. attached Townhouse units All other Building Types: 18 ft. min – 120 ft. max
Frontage Buildout	80% min except House and Duplex 60% min
Lot/ Building Site Area	**NR**
Impervious Surface Coverage	100% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	0 ft. at corners; 0 ft. min; 15 ft. max. elsewhere	A	Front Setback / Yard, Principal Frontage	40 ft. max from rear property line; except	E
Front Setback / Yard, Secondary Frontage	0 ft. at corners; 0 ft. min; 15 ft. max. elsewhere	B	Side Setback / Yard	3 ft. max	F
Side Setback / Yard, each side	0 ft. min; 24 ft. max per side	C	Rear Setback / Yard	5 ft. min	G
Rear Setback / Yard	**NR**	D			

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT

Building Standards

Building Height*	
Principal Building	2 Story min; 5 Stories max. adjacent to CD-5; all other areas 3 stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/ Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11ft. with a maximum of 25 ft.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	If Residential: 18 in. min., 48 in. max. above average grade at Façade

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line

Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	**NP** at Frontage
Façade Articulation	A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See **Illustration 4.3.5.A-3**)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be ≤ 50% of the total Façade area
Façade Glazing	Non-Shopfront 20% - 60% of total ground level Façade area; forShopfront: min 50% of total ground level Façade area, min. 20% of total Façade area on upper floors and secondary elevations
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be ≤ 50% of total Façade area.
Window Glazing Material	Clear glass is **Required** for all Elevations
Window Trim in 1st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Façade

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Building Standards (continued)	
Roof Type & Pitch	
Flat	**P**
Shed	**P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	**P**
Gable	**P**
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design
Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim

Building Types

House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3rd layer only, and in Driveway

Recreational Vehicles	**NP**	**P** in 3rd layer only, and in Driveway
Heavy Equipment	**NP**	**P** in 3rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	**NP**	**P** in 3rd layer only, and in Driveway
All Other Vehicles	**NP**	**P** in 3rd layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	**P** In 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	**P** in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max in 1st Layer; regardless if shared or not.
Parking Structure	**P** if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Loading & Access

Off-Street Loading and Storage	**P** in 3rd Layer only
Utility Box & Service Meter* Locations	**P** in 3rd Layer only

(*Not including water meters)	
Off-Street Trash Receptacle Locations	P in 3rd Layer only
Off-Street Dumpster Locations	P in 3rd Layer only
Drive- Through Locations	P in 3rd Layer only

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof deign	P if coplanar to and integrated into roof deign	P
Antennas & Satellite Equipment	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

NA if paved or ≤ 3ft front Setback/ Yard; Otherwise, shrubs continuous around foundation at Façade. Landscaping must comply with Section 4.3.16

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti

Materials

Natural Wood	**P** at sides and rear only	Chain Link	**P** at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	**P** at sides and rear only	Barbed/ Razor/ Concertina Wire	**NP**
Wrought Iron or Aluminum	**P**	Exposed or Painted Aggregate Concrete	**NP**
Vinyl	**NP**	Smooth or Split-faced Block	**NP**

Additional Standards

Pedestrian connections through to Adjacent Neighbor-hoods or Uses	**Required**
Location of Retaining Walls	**P** within required Yards, per Sections 4.3.10

	If supporting grade 8 ft. or higher that grade at property line, must be set back 10 ft. from property line

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	**NP**	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	**NR**
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	**Required**; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Street-Screen; otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Street-Screen Location	2nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS
URBAN CENTER CORRIDOR CHARACTER DISTRICT



General Description

The CD-5C Urban Center Corridor Character District consists of medium to higher density Mixed Use areas. It provides for a balanced automobile and pedestrian oriented built environment, a mix of Building Types and primarily has a tight network of Thoroughfares and Internal Drives with Sidewalks, street lights, and regular tree spacing defining medium-sized blocks. Buildings are set close to Sidewalks. CD-5C is limited to parcels identified as Active on the Areas of Change map of the Comprehensive Plan which have access to a Principal Arterial identified in the Transportation Plan located in the City Center Urban Village Character Area described in the Comprehensive Plan.

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
NR	

BLOCK SIZE*	**Applicable only to Development Parcels*
Block Perimeter	2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types

Common Yard	**NP**	Stepfront	**NP**
Porch	**NP**	Shopfront	**P**
Fence	**NP**	Gallery	**P**
Terrace/Lightwell	**P**	Arcade	**P**
Forecourt	**P**	Officefront	**P**
Stoop	**P**		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

Applicable only **to Development Parcels.*

Natural Area	**NP**	Playground	**P**
Green	**NP**	Sport Field	**NP**
Square	**P**	Community Garden	**P**
Plaza	**P**	Pocket Park	**P**

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

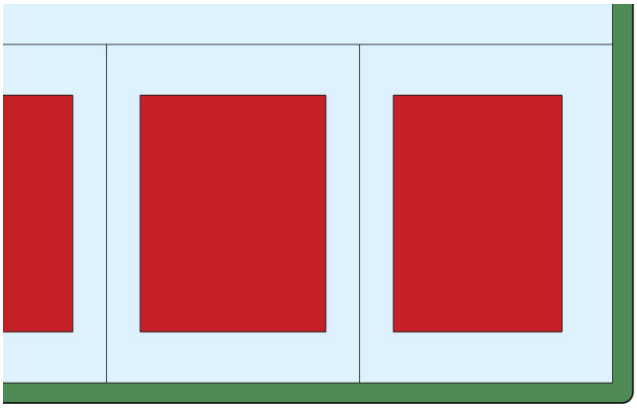
Permitted Uses

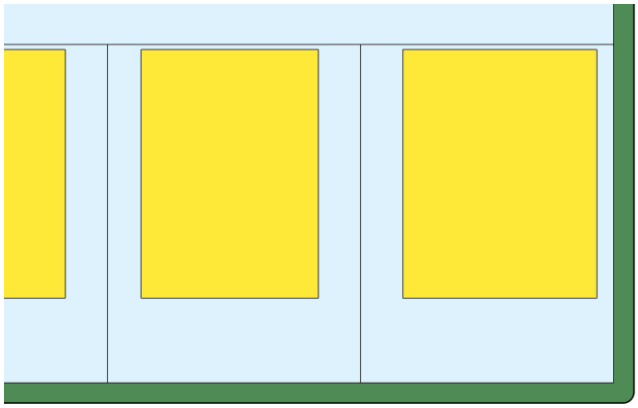
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS
URBAN CENTER CORRIDOR CHARACTER DISTRICT





Lot Occupation

Lot/ Building Site Width	Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Town-

	house units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x8 max. attached Townhouse units All other Building Types: 18 ft. min All Building Types: 120 ft. max
Frontage Buildout	80% min.
Lot/ Building Site Area	**NR**
Impervious Surface Coverage	100% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	0 ft. at corners; 0 ft. min; 15 ft. max elsewhere	**A**	Front Setback / Yard, Principal Frontage	40 ft. max. from rear property line	**E**
Front Setback / Yard, Secondary Frontage	0 ft. at corners; 0 ft. min; 15 ft. max elsewhere	**B**	Side Setback / Yard	3 ft. max.	**F**
Side Setback / Yard, each side	0 ft. min; 24 ft. max. per side	**C**	Rear Setback / Yard	3 ft. min. or 5 ft. min. if Garage door faces Rear Alley	**G**
Rear Setback	**NR**	**D**			

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Building Standards	
Building Height*	
Principal Building	2 Story min; 4 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height
May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/ Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11ft. with a maximum of 25 ft.

Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	If Residential: 18 in. min., 48 in. max. above average grade at Façade

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	**NP** at Frontage
Façade Articulation	Except for House Building Types, a Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See **Illustration 4.3.5.A-3**)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be ≤ 50% of the total Façade area
Façade Glazing	20% - 60% of total Façade area for non-Shopfront; 70% of total Façade area, min. for Shopfront
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be ≤ 50% of total Façade area.
Window Glazing Material	Clear glass is **Required** for all Elevations
Window Trim in 1st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Facade

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch	
Flat	**P**
Shed	**P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	**P**
Gable	**P**
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades					
	Brick	**P**		Authentic stucco over masonry	**P**
	Natural stone	**P**		Exposed concrete	**NP**
	Wood	**P**		Vinyl or Aluminum siding	**NP**
	Cementitious siding	**P**		Corrugated and/or sheet metal	**NP**

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	**Required**; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	**Required**; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

Building Types

House	**NP**	Commercial	**P**
Duplex	**NP**	Mixed Use	**P**
Townhouse	**P**	Flex	**P**

Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3rd layer only, and in Driveway
Heavy Equipment	NP	P in 3rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery	P in 3rd layer only, and in Driveway and Temporary Use of trailers
All Other Vehicles	NP	P in 3rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max in 1st Layer; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Loading & Access	
Off-Street Loading and Storage	**P** in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	**P** in 3rd Layer only
Off-Street Trash Receptacle Locations	**P** in 3rd Layer only
Off-Street Dumpster Locations	**P** in 3rd Layer only
Drive- Through Locations	**P** in 3rd Layer only

Non-Building Components

	1st Layer	2nd Layer	3rd Layer	
HVAC Equipment, Utility, Service and Mechanical Equipment	**NP**	**P** if Screened from Frontage		**P**
Solar Panels	**P** if coplanar to and integrated into roof deign			**P**
Antennas & Satellite Equipment	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception			**P**

Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

NA if paved or ≤ 3ft front Setback/ Yard; Otherwise, shrubs continuous around foundation at Façade. Landscaping must comply with Section 4.3.16

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials			
Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards	
Pedestrian Connections through to Adjacent Neighborhoods or Uses	**Required**
Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Screens, Street-Screens & Buffers
Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	**NP**	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards	
Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	**NR**
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	**Required**; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Street-Screen Location	2nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

SD-MHP	TABLE 4.3.1-H DISTRICT STANDARDS MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

General Description

This District is designed to provide suitable areas for Manufactured Home Parks where sufficient urban facilities are available prior to Development. Manufactured Homes and Buildings necessary to support the Residential occupancy of Manufactured Homes are permitted. This District is intended also to permit community facilities and public utility installations that are necessary to service specifically the residents of this District, or which are benefited by and compatible with a Residential environment. SD-MHP is appropriate for the Suburban Neighborhoods Future Land Use Character Area described in the Comprehensive Plan.

SD-MHP

TABLE 4.3.1-H DISTRICT STANDARDS
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
6 Density Unites per acre max	

BLOCK SIZE*	**Applicable only to Development Parcels*
Block Perimeter	2,400 ft. max

Private Frontage Types

Common Yard	NP	Stepfront	P
Porch	NP	Shopfront	P
Fence	NP	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

Applicable only **to Development Parcels.*

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings Per Lot or Building Site	
Principal Building	1 max. per Manufactured Home Site or Building Site
Accessory Buildings	1 max. per Manufactured Home Site or Building Site

SD-MHP TABLE 4.3.1-H DISTRICT STANDARDS
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Manfactured Home Site / Building Site / Manufactured Home Park Occupation	
Manufactured Home / Building Site Width	Residential: [1] Non-Residential Use: 60 ft. min.
Manufactures Home Park Minimum Street / Highway Frontage	50 ft. min.
Frontage Buildout	if non-mobile: 40% min, otherwise **NR**
Manufactured Home Site / Building Site Depth	**NR**
Manufactured Home Site / Building Site Area	Residential Use: 6,000 sf. Min. Non-Residential Use: 10,000 sf. min.
Manufactured Home Stand	max. 25% of Manufactured Home Site
Impervious Surface Coverage	35% max
Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Manufactured Home Site if a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or waterbody if such Manufactured Home Sites have legal and Physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. All Manufactured Home Sites must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Setbacks / Yards					
Setbacks / Yards – Principal Building			**Setbacks / Yards – Accessory Building**		
Street Yard-Arterial	Residential:[1]	**A**	Side Yard-	Residential:[1]	**B**

[1] Within a manufactured Home Park, dimensional standards shall be required for the park. All other Residential uses of a Manufactured Home (including a Manufactured Home not in a park) shall conform to the standards of the CD-3 Character District.

	Non-Residential: 50 ft. min.		Per side	Non-Residential: 2 Stories or less 15 ft. min 3 or more Stories 25 ft. min	
Street Yard-Collector	Residential:(1) Non-Residential: 50 ft. min.	**A**	Side Yard-Total	Residential:(1) Non-Residential: **NR**	**B**
Street Yard-Minor	Residential:(1) Non-Residential: 50 ft. min.	**A**	Rear Yard	Residential:(1) Non-Residential: 20 ft. min	**?**

SD-MHP TABLE 4.3.1-H DISTRICT STANDARDS
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Building Standards	
Building Height*	
Principal Building	2 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height
NR

Building Composition	
Vertical Composition	**NR**

Finished Floor Level	**NR**
Support piers, plumbing, HVAC, hitch and Wheels	**Required** to be concealed by apron between floor level and ground on all sides, including beneath Porch or Stoop

Façade	
Main Entrance	If non-mobile: **Required** prominently located on Façade at Principal Frontage; otherwise, **NR**
Façade Position	If non-mobile: Parallel to straight Frontage Line or tangent of curved Frontage Line; otherwise, **NR**
Blank Walls	**NP** at Frontage
Façade Glazing	20% - 60% of total Façade area

Roof Type & Pitch

NR

Building Materials

NR except **Required** clear glass for windows at Frontage

Building Types	
Manufactured Homes & Associated Buildings	**P**

SD-MHP TABLE 4.3.1-H DISTRICT STANDARDS MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	**P**	**P** in 3rd layer only, and in Driveway
Recreational Vehicles	**NP**	**P** in 3rd layer only, and in Driveway
Heavy Equipment	**NP**	**P** in 3rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	**NP** on-Street, except for delivery	**P** in 3rd layer only, and in Driveway
All Other Vehicles	**NP**	**P** in 3rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	**P** In Rear Yard only
Garage Design	**NR**
Driveway/ Vehicular Entrance Location	**P** in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max. single lane; 20 ft. max. width double lane
Parking Structure	**N/A**
Parking Structure Pedestrian Exit Location	**N/A**

Bicycle Parking

NR

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

SD-MHP TABLE 4.3.1-H DISTRICT STANDARDS
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Loading & Access

Off-Street Loading and Storage	**P** in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	**P** in 3rd Layer only
Trash Receptacle Locations – Manufactured Home Sites	**P** in 3rd Layer only, except when moved to 1st or 2nd Layer for pickup
Community Trash Receptacle or Dumpster Locations	**P** in 3rd Layer only, must be screened from Frontage and fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate
Drive- Through Locations	**N/A**

Non-Building Components

	1st Layer	2nd Layer	3rd Layer	
HVAC Equipment, Utility, Service and Mechanical Equipment	**NP**	**NP**		**P**
Solar Panels	**P** if coplanar to and integrated into roof deign			**P**
Antennas & Satellite Equipment	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception			**P**
Recreation or Paly Equipment	**NP**	**NP**		**P**
Animals Enclosures, Runs or Shelters	**NP**	**NP**		**P**
Swimming pools, Hot Tubs and Spas	**NP**	**NP**		**P**
Transmitting and/or receiving towers, or antennas and wind-generating machines	**NR**			

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

SD-MHP TABLE 4.3.1-H DISTRICT STANDARDS
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Private Landscaping and Fencing

Landscaping

Required Street Yard and any required Side Yard of a corner Manufactured Home Site must be landscaped in compliance with Section 4.3.16., including 1 tree per Manufactured Home Site and continuous shrub plantings around foundation facing Frontage.

Walls & Fencing

Height	4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintennce	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P	Chain Link	NP
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	NP	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	**Required**
Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

SD-MHP TABLE 4.3.1-H DISTRICT STANDARDS
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	**NP**	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	**N/A** (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC	**Required**; except at Driveways:

and other equipment Screened from Frontage, Civic Space and Adjacent Property	Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages and Civic Space by Liner Buildings otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	**N/A** (Uses not permitted in District)
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

SD-INT	TABLE 4.3.1-I DISTRICT STANDARDS INTERSTATE SERVICE SPECIAL DISTRICT

General Description

This District is designed to provide space along I-65 top serve the needs of the motoring public. Automobile and other vehicular service establishments, transient sleeping accommodations, and eating and drinking establishments to primarily characterize this District. Appropriate locations for this District are along I-65 in an environment of general Commercial and Mixed Use activity. Due to the high traffic volumes and general incompatibility between some of the Uses permitted within this District and those in CD-3L and CD-3 areas, this District shall not be located in or Adjacent to a CD-3L or CD-3 District. The SD-INT District is an appropriate District for the Technology Employment Center Future Land Use Character Area described in the Comprehensive Plan. SD-INT is limited to Parcels within 3,690 feet of an Interstate, Freeway, or other limited access highway identified in the Transportation element of the Plan,

SD-INT TABLE 4.3.1-I DISTRICT STANDARDS
INTERSTATE SERVICE SPECIAL DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
24 Density Unites per acre max	

Parcel Size

Parcel Size	Min. 1 gross acre

Block Size*

**Applicable only to Development Parcels*

Block Perimeter	**NR**

Private Frontage Types

NR

Civic Space Types*

Applicable only **to Development Parcels.*

NR

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings Per Lot or Building Site

Principal Building	1 max. per Lot or Building Site
Accessory Buildings	1 max.

SD-INT TABLE 4.3.1-I DISTRICT STANDARDS
INTERSTATE SERVICE SPECIAL DISTRICT

Lot Occupation	
Lot/ Building Width	100 ft. min
Lot Frontage on Street / Highway	100 ft. min
Lot Depth	**NR**
Frontage Buildout	**NR**
Lot/ Building Site Area	20,000 SF min.
Impervious Surface Coverage	**NR**
Usable Open Space	Min. 7% of gross site area
Lot/ Building Site Enfront-ment	**NR**
Lot/ Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thorough-fare vis Driveway or Easement

Setback / Yards		
Setback / Yards – Principal Building		
Street Yard – Min	As applicable: 1. For sites Adjacent to a District which a Residential use is allowed: a) An Addition to an existing Building with a Façade of variable distance from the Street may be extended to the plane of the existing Façade closest to the Street. b) Except for an addition to an existing Building described in 1.a above, the lesser of i) The Average depth of Street Yards of existing Buildings within 100 ft. on each side of a Lot or Building Site or ii) 60 ft. 2. Otherwise, 30 ft.	A
Side Yard – Per side	0 ft. min along Lot Lines or Building Site Lines Adjacent to a Lot or Building Site on which no Mixed Use or Residential Use is located, or is being constructed; Otherwise, 10 ft. min [(1)(2)(3)]	B
Rear Yard	0 ft. min along Lot Lines or Building Site Lines Adjacent to a Lot or Building Site on which no Mixed Use or Residential Use is located, or is being constructed; Otherwise, 10 ft. min [(1)(2)(3)]	C

Notes: *See Article 9 (definitions) for FAR measurement information

(1) Additional Side Yard or Rear Yard depth may be necessary to accommodate Buffers and landscaping required in Sections 4.3.11, 4.3.16, and 5.8

(2) The Required Rear Yard Depth shall be reduced as provided below if the Lot does not abut a different District and is owned separately and individually from all other tracts of land, both on the Effective date of this Ordinance and on the date of application for a Zoning Permit. Such reduction shall be as follows:

a. For all interior Lots between 80 ft. and 100 ft. deep, the required Rear Yard shall be reduced by an amount equal to the lesser of (1) 100 ft. minus the depth of the Lot or (2) 10ft.

b. For Interior Lots < 80 ft. deep within Non-Residential Districts, the required Rear Yard depth shall be 0 ft., but if any Rear Yard is provided, it must be at least 10 ft. deep.

(3) Buffering requirements are not applicable to Side Yards or Rear Yards with zero depth.

SD-INT TABLE 4.3.1-I DISTRICT STANDARDS
INTERSTATE SERVICE SPECIAL DISTRICT

Building Standards	
Building Height*	
Principal Building	Initial Stepback = depth of required Front Setback / Street Yard, within which no Structure is allowed Max, height within 1st 30 ft. beyond initial Stepback ("Secondary Stepback"): 45 ft. + 1.5 ft. (Y) for every additional 1 ft. (X) Building is Stepped back from Initial Stepback (slope of Sky Exposure Plane (x:y) = 1:1.5). From and beyond 40 ft. from back of sidewalk ("Total Stepback"), greater of 75 ft. max or height permitted by Conditional Use Permit, if total Impervious Surface Coverage is 40% or less.
Accessory Building	45 ft. max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height
May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11 ft. with a maximum if 25 ft.

Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	**NR**

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line.

Façade & Façade Element Design Proportions	Must be vertically proportioned.
Blank Walls	**NP** at Frontage
Façade Articulation	A façade greater than 100 ft. in width must be differentiated so that it appears to be compromised of tow or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice detail; (d) a change of wall material or wall color; a change in trim courses and other horizontal element (e) a change in dormer or balcony design, if any; and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed of a defined center and edges. (See **Illustration 4.3.5.A-3**)
Façade Openings	Windows and/or doors spaced ≤ 20 ft. apart. In Stories above first, Façade openings must be ≤ 50% of total Façade area.

SD-INT TABLE 4.3.1-I DISTRICT STANDARDS INTERSTATE SERVICE SPECIAL DISTRICT

Façade Glazing	20% - 60% of total Façade Area for non-Shopfront; 70% of total Façade Area, min. for Shopfront.
Window Shape	Square or vertical in proportion, except transoms.
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.
Window Types	Except in Shopfront or Gallery Frontage, and except for transoms and sidelights, Windows in Façade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be ≤ 50% of total Façade area.
Window Glazing Material	Clear glass **Required** for windows at Frontage.
Window Trim in 1st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window, solider course above lintel and rollock course below sill if brick or stone surrounds window.
Shutters	If any, must be functional and proportioned to cover half od window width from each side or entire window width, with shutter dogs.
Façade Window Sill Height	If Residential: 5 ft. min. above average grade at Frontage.
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features.
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage.
Façade Variety	No Façade may exist more than once on a Block Face or within view of the same Façade.

Roof Type & Pitch

NR

Roof Design

NR

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	NR
Building Colors	NR
Foundation Cladding	NR
Porch Pier Cladding	NR
Chimney Cladding	NR

SD-INT TABLE 4.3.1-I DISTRICT STANDARDS
INTERSTATE SERVICE SPECIAL DISTRICT

Building Types

House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	NP	Flex	P
Small Multifamily	NP	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	P
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
All Vehicles	NR	**P** behind first 10 ft. from Frontage Lot Line if site not abutting Residential District; Otherwise, **P** only in Side Yard or Rear Yard

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete, or other hard surface
Garage Location	**P** In Rear Yard only
Garage Design	**NR**
Driveway/ Vehicular Entrance Location	**P** in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max. in 1st Layer if Residential; 36 ft. max. in 1st Layer if non-Residential, regardless if shared or not
Parking Structure	**P**, if screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

SD-INT TABLE 4.3.1-I DISTRICT STANDARDS
INTERSTATE SERVICE SPECIAL DISTRICT

Loading & Access	
Off-Street Loading and Storage	**P** in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	**P** in 3rd Layer only
Trash Receptacle Locations – Manufactured Home Sites	**P** in 3rd Layer only, except when moved to 1st or 2nd Layer for pickup
Community Trash Receptacle or Dumpster Locations	**P** in 3rd Layer only, must be screened from Frontage and fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate
Drive- Through Locations	**N/A**

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	**NP**	**P** if Screened from Frontage	**P**
Solar Panels	**P** if coplanar to and integrated into roof deign		**P**
Antennas & Satellite Equipment	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception		**P**
Recreation or Paly Equipment	**NP**	**NP**	**P**
Animals Enclosures, Runs or Shelters	**NP**	**NP**	**P**
Swimming pools, Hot Tubs and Spas	**NP**	**NP**	**P**
Transmitting and/or receiving towers, or antennas and wind-generating machines	**NP**	**NP**	**P**

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

SD-INT TABLE 4.3.1-I DISTRICT STANDARDS
INTERSTATE SERVICE SPECIAL DISTRICT

Private Landscaping and Fencing

Landscaping

Required continuous shrubs around foundation facing Frontage if 1st Layer is ≥ 3 ft. deep, plus if 1st Layer is ≥ 15 ft. deep, 1 tree planted in 1st Layer. Landscaping must comply with Section 4.3.16.

Walls & Fencing

Height	3.5- 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	**P** at sides and rear only	Chain Link	**P** at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	**P** at sides and rear only	Barbed/ Razor/ Concertina Wire	**NP**
Wrought Iron or Aluminum	**P**	Exposed or Painted Aggregate Concrete	**NP**
Vinyl	**NP**	Smooth or Split-faced Block	**NP**

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	**NR**
Locations of Retaining Walls	**P** within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

SD-INT TABLE 4.3.1-I DISTRICT STANDARDS
INTERSTATE SERVICE SPECIAL DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Min. 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	**NP**	5ft. to 6ft; Min. 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	**NR**
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC	**Required**; except at Driveways:

and other equipment Screened from Frontage, Civic Space and Adjacent Property	Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages and Civic Space by Liner Buildings otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element

SD-LI TABLE 4.3.1-J DISTRICT STANDARDS
LIGHT INDUSTRIAL SPECIAL DISTRICT

General Description

This District is intended to provide space for a wide range of wholesale trade, warehousing of a wide variety of products or materials, manufacturing processes, and industrial and related uses that conform to a high level of performance criteria and have few objectionable characteristics. All operations must be carried on within completely enclosed Buildings, thus providing a standard of Development that removes most adverse characteristics that affect neighboring properties. This District may provide a buffer between other Districts and other industrial activities that have more objectionable influences. This District may require types of Structures and have Uses and other characteristics that cannot be facilitated in other Districts. New Residential Development, Commercial establishments, Retail establishments, personal service Uses, and community facilities and utilities, are permitted, as well as additional Uses that provide needed complementary services or are necessary for the general community welfare. SD-LI is an appropriate District for Technology Employment Center Future Land Use Character Area described in the Comprehensive Plan.

SD-LI TABLE 4.3.1-J DISTRICT STANDARDS
LIGHT INDUSTRIAL SPECIAL DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
NR	

Parcel Size

Parcel Size	Min. 1 acre

Block Size*

**Applicable only to Development Parcels*

Block Perimeter	2,000 ft. max. or 3,000 ft. max. if a Parking Structure provided within Block

Private Frontage Types

NR

Civic Space Types*

Applicable only **to Development Parcels.*

NR

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings Per Lot or Building Site

Principal Building	
Accessory Buildings	

SD-LI TABLE 4.3.1-J DISTRICT STANDARDS
LIGHT INDUSTRIAL SPECIAL DISTRICT

Lot Occupation	
Lot/ Building Width	100 ft. min
Lot Depth	**NR**
Frontage Buildout	**NR**
Lot/ Building Site Area	40,000 SF min.
Impervious Surface Coverage	70% max
Usable Open Space	Min. 7% of gross site area
Lot/ Building Site Enfront-ment	**NR**
Lot/ Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thorough-fare vis Driveway or Easement

Setback / Yards		
Setback / Yards – Principal Building		
Street Yard – Min	As applicable: 1. For sites Adjacent to a District which a Residential use is allowed: a. An Addition to an existing Building with a Façade of variable distance from the Street may be extended to the plane of the existing Façade closest to the Street. b. Except for an addition to an existing Building described in 1.a above, the lesser of I. The Average depth of Street Yards of existing Buildings within 100 ft. on each side of a Lot or Building Site or II. 40 ft. (1)	**A**
Side Yard – Per side	As applicable: 1. For sites abutting a Residential District, 50 ft. along the common boundary; 2. Otherwise, 10 ft. min (1)(2)(3)(4)	**B**
Rear Yard	As applicable: 1. For sites abutting a Residential District, 50 ft. along the common boundary;	**C**

Notes:

(1) Additional Side Yard or Rear Yard depth may be necessary to accommodate Buffers and landscaping required in Sections 4.3.11, 4.3.16, and 5.8

(2) The Required Rear Yard Depth shall be reduced as provided below if the Lot does not abut a different District and is owned separately and individually from all other tracts of land, both on the Effective date of this Ordinance and on the date of application for a Zoning Permit. Such reduction shall be as follows:

a. For all interior Lots between 80 ft. and 100 ft. deep, the required Rear Yard shall be reduced by an amount equal to the lesser of (1) 100 ft. minus the depth of the Lot or (2) 10ft.

b. For Interior Lots < 80 ft. deep within Non-Residential Districts, the required Rear Yard depth shall be 0 ft., but if any Rear Yard is provided, it must be at least 10 ft. deep.

(3) In Industrial Districts, the required Side Yard and Rear Yard depth for Lots along Lot Lines abutting other Industrial Districts or along a railroad Right-Of-Way is 0 ft.

(4) In Industrial Districts, Buffering requirements are not applicable to Side Yards with zero depth.

	2.	Otherwise, 20 ft. min [(1)(2)(3))(4)]

SD-LI TABLE 4.3.1-J DISTRICT STANDARDS
LIGHT INDUSTRIAL SPECIAL DISTRICT

Building Standards	
Building Height*	
Principal Building	45 ft. max
Accessory Building	45 ft. max

Any Building exceeding 35 feet in height must obtain approval from the Fire Department prior to the issuance of a Building Permit.

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	**NR**

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	**NR** Flex Building with Industrial Category Use Other – Must be vertically proportioned
Blank Walls	**NP** at Frontage
Façade Articulation	**NR** Flex Building with Industrial Category Use Others- Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of tow or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each other segments with respect to all of the following: (a) a change in shape, sill, and header height, detasil, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material, or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any; and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (see **Illustration 4.3.5.A-3**)
Façade Openings	**NR** Flex Building with Industrial Category Use Others – Windows and/or doors spaced < 20 ft. apart; in Stories above first, Façade openings must be < 50% of total Façade area.
Façade Glazing	**NR** Flex Building with Industrial Category Use Others – 20% - 60% of total Façade area.
Window Shape	**NR** Flex Building with Industrial Category Use

	Others - Square or vertical in proportion, except transoms
Window Alignment	**NR** Flex Building with Industrial Category Use Others - Upper floor windows and other features must be aligned with those of first floor
Window Types	**NR** Flex Building with Industrial Category Use Others - Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types.
Window Glazing Material	Flex Building with Industrial Category Use - Clear glass is **Required** for windows at Frontage Others - Clear glass is **Required** for all Elevations
Window Trim in 1st Layer	**NR** Flex Building with Industrial Category Use Others - Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	**NR** Flex Building with Industrial Category Use Others - If provided must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade Others - **NR**

SD-LI TABLE 4.3.1-J DISTRICT STANDARDS LIGHT INDUSTRIAL SPECIAL DISTRICT

Porch Frontages	**NR** Flex Building with Industrial Category Use Others – If provided, min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shop Frontages	**NR** Flex Building with Industrial Category Use For Shopfront Private Frontage – 12 in. – 24 in. knee wall required at Frontage
Façade Variety	**NR** Flex Building with Industrial Category Use Others – No façade may exist more than once on a Block Face or within view of the same Façade.

Roof Type & Pitch	
Flat	**NR** Flex Building with Industrial Category Use Others **P**
Shed	**NR** Flex Building with Industrial Category Use **P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have shed roof anywhere on the Building
Hip	**NR** Flex Building with Industrial Category Use Others **P**
Gable	**NR** Flex Building with Industrial Category Use Others **P**
Pitch	If pitched, 6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design
Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	P Flex Buildings with Industrial Category Use NP Others
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	P Flex Buildings with Industrial Category Use NP Othr=ers

Changes in Building Materials	NR
Building Colors	NR
Foundation Cladding	NR
Porch Pier Cladding	NR
Chimney Cladding	NR

SD-LI **TABLE 4.3.1-J DISTRICT STANDARDS**
LIGHT INDUSTRIAL SPECIAL DISTRICT

Building Types

House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	NP	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3rd Layer only.
Recreational Vehicles	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3rd Layer only.

Heavy Equipment	**NP**	**P** in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3rd Layer only.
Tractor Trailers (including trailers for storage)	**NP**	**P** in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3rd Layer only.
All other Vehicles	**NP**	**P** in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3rd Layer only.

*Driveways are not permitted within required Project Buffers & may penetrate required Lot/Building Site/ Parcel Buffers to minimum amount necessary to comply with this Ordinance.

Additional Parking Requirements

Off-Street Parking Surface	Asphalt or concrete
Garage Location	**P** In 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	**P** in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft max. in 1st Layer and 2nd Layer if Residential; 24 ft. max in 1st Layer if non-Residential, regardless if shared or not.
Parking Structure	**P** if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

SD-LI TABLE 4.3.1-J DISTRICT STANDARDS LIGHT INDUSTRIAL SPECIAL DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types* **Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	**P** only in any Required Side Yard or Rear Yard, unless specifically prohibited
Utility Box & Service Meter* Locations (*Not including water meters)	**P** only in any Required Side Yard or Rear Yard, unless specifically prohibited
Off-Street Trash Receptacle Locations	**P** in 3rd Layer only

Off-Street Dumpster Locations	**P** in 3rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate
Drive- Through Locations	**P** in 3rd Layer only

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	**NP**	**P** if Screened from Frontage	**P**
Solar Panels	**P** if coplanar to and integrated into roof deign		**P**
Antennas & Satellite Equipment	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception		**P**
Recreation or Paly Equipment	**NP**	**NP**	**P**
Animals Enclosures, Runs or Shelters	**NP**	**NP**	**P**
Swimming pools, Hot Tubs and Spas	**NP**	**NP**	**P**
Transmitting and/or receiving towers, or antennas and wind-generating machines	**NP**	**NP**	**P**

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

SD-LI TABLE 4.3.1-J DISTRICT STANDARDS LIGHT INDUSTRIAL SPECIAL DISTRICT

Private Landscaping and Fencing

Landscaping

Required continuous shrubs around foundation at Façade if 1st Layer id > 3 ft. deep, plus if 1st Layer is > 15 ft. deep, 1 tree per 50 ft. of Frontage width, planted in 1st Layer. Landscaping must comply with Section 4.3.16

Walls & Fencing (not including Screens)

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti

Materials

Natural Wood	**P** only picket type allowed at Frontage; other types allowed at sides and at rear	Chain Link	**P** at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	**P** at sides and rear only	Barbed/ Razor/ Concertina Wire	**P** at sides and rear only & only if not Adjacent to Residential Use
Wrought Iron or Aluminum	**P**	Exposed or Painted Aggregate Concrete	**NP**
Vinyl	**NP**	Smooth or Split-faced Block	**NP**

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	**Required**
Location of Retaining Walls	**P** within required Yards, per Sections 4.3.10 If supporting grade 8 ft. or higher that grade at property line, must be set back 10 ft. from property line

SD-LI TABLE 4.3.1-J DISTRICT STANDARDS
LIGHT INDUSTRIAL SPECIAL DISTRICT

Screens, Street-Screens & Buffers
Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	**NP**	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	**NR**
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	**Required**; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages and Civic Space by Liner Buildings otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	**Required**; except at Driveways; Screening must be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent tom Civic Space.
Street-Screen Location	2nd Layer

Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

SD-HI

TABLE 4.3.1-K DISTRICT STANDARDS
HEAVY INDUSTRIAL SPECIAL DISTRICT

General Description

This District is intended to provide suitable areas for intense or potentially noxious Industrial operations, including open land operations. It is specifically intended that all newly created Districts be so located and Buffered as to prevent possible negative impact upon Adjacent land and Uses. SD-HI is an appropriate District for Technology Employment Center future land Use Character Area described in the Comprehensive Plan.

SD-HI

TABLE 4.3.1-K DISTRICT STANDARDS
HEAVY INDUSTRIAL SPECIAL DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
NR	

Parcel Size

Parcel Size	**NR**

Block Size*

*Applicable only to Development Parcels

Block Perimeter	Not Regulated

Private Frontage Types

NR

Civic Space Types*

*Applicable only **to** Development Parcels.

NR

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building
Accessory Buildings

SD-HI

TABLE 4.3.1-K DISTRICT STANDARDS
HEAVY INDUSTRIAL SPECIAL DISTRICT

Lot Occupation		
Lot/ Building Width	100 ft. min.	
Lot/ Building Site/ Parcel Frontage on Street/ Highway	24 ft min.	
Lot Depth	**NR**	
Frontage Buildout	**NR**	
Lot/ Building Site Area	As required to meet all other applicable requirements of this Ordinance	
Impervious Surface Coverage	70% max	
Usable Open Space	Min. 7% of gross site area	
Lot/ Building Site Enfront-ment	**NR**	
Lot/ Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thorough-fare vis Driveway or Easement	
Setback / Yards		
Setback / Yards – Principal Building		
Street Yard – Min	As applicable: 1. For sites Adjacent to a District which a Residential use is allowed: a. An Addition to an existing Building with a Façade of variable distance from the Street may be extended to the plane of the existing Façade closest to the Street. c. Except for an addition to an existing Building described in 1.a above, the lesser of I. The Average depth of Street Yards of existing Buildings within 100 ft. on each side of a Lot or Building Site or III. 40 ft. (1) 2. Otherwise, 20 ft.	A
Side Yard – Per side	As applicable: 1. For sites abutting a Residential District, 50 ft. along the common boundary; 2. Otherwise, 10 ft. min (1)(2)(3)(4)	B
Rear Yard	As applicable: 1. For sites abutting a Residential District, 50 ft. along the common boundary;	C

Notes:

(1) Additional Side Yard or Rear Yard depth may be necessary to accommodate Buffers and landscaping required in Sections 4.3.11, 4.3.16, and 5.8

(2) The Required Rear Yard Depth shall be reduced as provided below if the Lot does not abut a different District and is owned separately and individually from all other tracts of land, both on the Effective date of this Ordinance and on the date of application for a Zoning Permit. Such reduction shall be as follows:

a. For all interior Lots between 80 ft. and 100 ft. deep, the required Rear Yard shall be reduced by an amount equal to the lesser of (1) 100 ft. minus the depth of the Lot or (2) 10ft.

b. For Interior Lots < 80 ft. deep within Non-Residential Districts, the required Rear Yard depth shall be 0 ft., but if any Rear Yard is provided, it must be at least 10 ft. deep.

(3) In Industrial Districts, the required Side Yard and Rear Yard depth for Lots along Lot Lines abutting other Industrial Districts or along a railroad Right-Of-Way is 0 ft.

(4) In Industrial Districts, Buffering requirements are not applicable to Side Yards with zero depth.

	2.	Otherwise, 20 ft. min [(1)(2)(3))(4)]

SD-HI TABLE 4.3.1-K DISTRICT STANDARDS HEAVY INDUSTRIAL SPECIAL DISTRICT

Building Standards	
Building Height*	
Principal Building	45 ft. max
Accessory Building	45 ft. max

Any Building exceeding 35 feet in height must obtain approval from the Fire Department prior to the issuance of a Building Permit.

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height
NR

Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	**NR**

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	**NR**
Blank Walls	**NP** at Frontage
Façade Articulation	**NR**
Façade Openings	**NR**
Façade Glazing	**NR**
Window Shape	**NR**
Window Alignment	**NR**
Window Types	**NR**
Window Glazing Material	Clear glass is **Required** for windows at Frontage
Window Trim in 1st Layer	**NR**
Shutters	**NR**

Façade Window Sill Height	**NR**
Porch Frontages	**NR**
Shopfront Frontages	**NR**
Façade Variety	**NR**

Roof Type & Pitch

NR

SD-HI TABLE 4.3.1-K DISTRICT STANDARDS
HEAVY INDUSTRIAL SPECIAL DISTRICT

Roof Design

NR

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	P

Changes in Building Materials	**NR**
Building Colors	**NR**
Foundation Cladding	**NR**
Porch Pier Cladding	**NR**
Chimney Cladding	**NR**

Building Types

NR

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3rd Layer only.

Additional Parking Requirements

Off-Street Parking Surface	Asphalt or concrete
Garage Location	P In 3rd Layer only
Garage Design	**NR**
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft max. in 1st Layer and 2nd Layer if Residential; 36 ft. max in 1st Layer if non-Residential, regardless if shared or not.

Parking Structure	**P** if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

SD-HI TABLE 4.3.1-K DISTRICT STANDARDS HEAVY INDUSTRIAL SPECIAL DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	**P** only in any Required Side Yard or Rear Yard, unless specifically prohibited
Utility Box & Service Meter* Locations (*Not including water meters)	**P** only in any Required Side Yard or Rear Yard, unless specifically prohibited
Off-Street Trash Receptacle Locations	**P** in 3rd Layer only
Off-Street Dumpster Locations	**P** in 3rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate
Drive- Through Locations	**P** in 3rd Layer only

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	**NP**	**P** if Screened from Frontage	**P**
Solar Panels	**P** if coplanar to and integrated into roof deign		**P**
Antennas & Satellite Equipment	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception		**P**
Recreation or Paly Equipment	**NP**	**NP**	**P**
Animals Enclosures, Runs or Shelters	**NP**	**NP**	**P**
Swimming pools, Hot Tubs and Spas	**NP**	**NP**	**P**
Transmitting and/or receiving towers, or antennas and wind-generating machines	**NP**	**NP**	**P**

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

Private Landscaping and Fencing

Landscaping

Required if 1st Layer ≥ 10 ft, minimum of 30% of 1st Layer must be landscaped in compliance with Section 4.3.16, with continuous shrubs around foundation at Façade if 1st Layer is ≥ 3 ft. deep, plus if 1st Layer is ≥ 15 ft. deep, 1 tree per 50 ft. of Frontage width, planted in 1st Layer. Landscaping must comply with Section 4.3.16

SD-HI

TABLE 4.3.1-K DISTRICT STANDARDS
HEAVY INDUSTRIAL SPECIAL DISTRICT

Walls & Fencing (not including Screens)

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti

Materials

Natural Wood	**P** only picket type allowed at Frontage; other types allowed at sides and at rear	Chain Link	**P** at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	**P** at sides and rear only	Barbed/ Razor/ Concertina Wire	**P** at sides and rear only & only if not Adjacent to Residential Use
Wrought Iron or Aluminum	**P**	Exposed or Painted Aggregate Concrete	**NP**
Vinyl	**NP**	Smooth or Split-faced Block	**NP**

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	**NR**
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	**Required**; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages and Civic Space by Liner Buildings otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	**Required**; except at Driveways; Screening must be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent tom Civic Space.
Street-Screen Location	2nd Layer

Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

PUD-R

TABLE 4.3.1-L DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

General Description

This District permits utilization of the Planned Unit Development process under TCA Section 13-4-310, implementation of the Comprehensive Plan, and review and approval of a Master PUD Development Plan that complies with these standards and establishes them and other standards as entitlements for a property, including a customized combination of Permitted Uses, Building Types, Private Frontage Types, Setbacks and Yards, and Throughfares and Internal Drives.

Specifically, this District is intended for predominately Residential areas on sites with sufficient existing infrastructure, services, and utilities available for a proposed Development. Development in this District (a) is walkable and provides a diverse mixture of housing choices and Building Types, (b) is necessary to implement and is consistent with the Comprehensive Plan, (c) cannot under any circumstances, plan, or design conform to on or more of the other Districts and standards therefore due to its necessary and intrinsic Uses or size or form, (d) provides ab innovative plan and design, (e) is harmonious with and respects the land use, character, and natural or man-made features of both the subject property and Adjacent property, (f) promotes quality and environmentally sensitive planning and design by taking advantage of special site characteristics, locations, and land uses, (g) provides Civic Space, (h) is the best use of the site consistent with the goals of protecting and enhancing the natural environment. There are specific Development standards provided for this District, which may be supplemented by additional standards approved in the applicable Final Master PUD Development Plan. The Planning Commission may determine that a specific PUD-R Master Plan is consistent with the future land map use of the Comprehensive Plan.

PUD-R

TABLE 4.3.1-L DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
12 Density Units per acre max	

Parcel Size	
Parcel Size	Min. more than 10 gross acres

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types

Common Yard	P	Stepfront	P
Porch	P	Shopfront	P
Fence	P	Gallery	NP
Terrace/Lightwell	P	Arcade	NP
Forecourt	P	Officefront	NP
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only **to** Development Parcels.*

Natural Area	P	Playground	P
Green	P	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary)

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

PUD-R

TABLE 4.3.1-L DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Number of Buildings Per Lot or Building Site

Principal Building	6 max per Lot / Building Site for attached Townhouse Buildings; otherwise, 1 max. per Lot / Building Site
Accessory Buildings	1 max per Building Site

Lot Occupation

Lot/ Building Site Width	18 ft. min; 180 ft. max; For Townhouses with each unit on its own Lot or Building Site: 18-36 ft. for single Townhouse unit attached to other Townhouse units x 8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site: 18-20 ft. per Townhouse unit x 8 max. attached Townhouse units. 38 ft. min for House, 25 ft. min, for each Duplex unit or 50 ft. min for both units of Duplex, and 100 ft. max. for small Multifamily Building.
Frontage Buildout	60% min.
Lot/ Building Site Area	**NR**
Impervious Surface Coverage	70% max; except 90% max. for each group of attached Town-house units.
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots / Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots / Building Sites have legal and physical vehicular access to a vehic-ular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	15 ft. – 35 ft.	**A**	Front Setback / Yard, Principal Frontage	40 ft. max. from Rear Lot / Building Site Line	**E**
Front Setback / Yard, Secondary Frontage	15 ft. – 35 ft.	**B**	Side Setback / Yard	0 ft. min.	**F**
Side Setback / Yard, each side	0 ft. min. on at-tached side(s) of attached Building Types; otherwise, 10 ft. min; 24 ft. max. per side	**C**	Rear Setback / Yard	3 ft. max	**G**

Rear Setback	10 ft. min.	**D**

PUD-R

TABLE 4.3.1-L DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Building Standards	
Building Height*	
Principal Building	1-2 Stories for House and Duplex Building Types; 2-3 Stories for Townhouse, Live/ Work and Small Multi-family Building Types; 2-4 Stories for Large Multifamily Building Type.
Accessory Building	2 Stories max; Allowed in 3rd Layer only.

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height
May not exceed 14 ft. from finished floor to finished ceiling.

Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	Min. 18 in. above average grade at Façade

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	**NP** at Frontage
Façade Articulation	Except for House Building Types, a Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See **Illustration 4.3.5.A-3**)
Façade Openings	Façade windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be ≤ 50% of the total Façade area
Façade Glazing	20% - 60% of total Façade area for non-Shopfront; 70% of total Façade area, min. for Shopfront
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be ≤ 50% of total Façade area.
Window Glazing Material	Clear glass is **Required** for all Elevations

Window Trim in 1st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential: 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Facade

PUD-R TABLE 4.3.1-L DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Building Standards (continued)

Roof Type & Pitch	
Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	**Required**; brick or stone.
Porch Pier Cladding	**Required**; brick or stone, with any space under Porch concealed by painted or stained latticework between piers.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

Building Types

House	P	Commercial	NP
Duplex	P	Mixed Use	NP
Townhouse	P	Flex	NP
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	NP

Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table

PUD-R TABLE 4.3.1-L DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Vehicular Parking Requirements
Parking Location

	On-Street Parking	Off-Street Parking
All Vehicles	**P**	**P** in any Required Yard, unless specifically prohibited

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete, or another hard surface
Garage Location	**P** In 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	**P** in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1st Layer if Residential; 24 ft. max in 1st Layer if non-Residential, regardless if shared or not.
Parking Structure	**P** if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

4.3.2 CIVIC DISTRICT BUILDINGS & LOTS

A. Definitions.

The terms Civic District, Civic Space and Civic Building are defined in Article 9 (Definitions).

B. Design; Compliance.

If a Building, Lot, or Building Site is located within an area designated on the Official Zoning Map as Civic District, Civic Space or Civic Building.

1. Civic Space shall be designed generally as described in Table 5.3.3-A (Civic Space Types - Summary) and Table 5.3.3-B (Civic Space Types - Specific Standards), as related to the Adjacent District, or if Adjacent more than one, as related to the Adjacent District with the largest number of linear feet of common boundary with the Civic Space.

2. Development, re-Development, Lots, Buildings, Building Sites, Structures, and Improvements and Use thereof within Civic Districts must comply with the applicable standards and requirements of Table 4.3.1-U (District Standards-Civic), subject, however, to Section 4.3.2.B.4.

3. Without limitation to Section 4.3.2.B.2, Civic Buildings within Civic Districts must comply with the standards and requirements of Table 4.3.1-U (District Standards-Civic) and any other requirements as may be determined by the City Council.

4. Buildings operated for Civic purposes but not located within a Civic District must comply with the applicable District standards of the District in which they are situated.

4.3.3 LOTS & BUILDING SITES

A. Layers

1. Lots and Building Sites are comprised of three Layers, the First Layer, the Second Layer, and the Third Layer, as related to the Frontage(s), as shown in Illustration 4.3.3.A (Layers) and as defined in Article 9 (Definitions).

2. Layers are used to regulate the placement of, Structures and Uses on a Lot or Building Site, as set forth in Tables 4.3.1-A - 4.3.1-U (District Standards).

3. For Lots and Building Sites, which have both a Principal Frontage and Secondary Frontage(s), typically Corner Lots:

   a. Standards and prescriptions for the First Layer apply to the First Layer as related to all Frontages, except for Through Lots and Building Sites where they are permitted by this Ordinance or exist as legal non-conforming lots of record and

   b. Standards and prescriptions for the Second Layer pertain only to such Layers as related to the Principal Frontage.

4. Standards and prescriptions for the First Layer apply to a depth of (twenty) 20 feet as related to the secondary frontage of a Through Lot or Building Site which is parallel to the Principal Frontage.

ILLUSTRATION 4.3.3.A (LAYERS)



B. Dimensions

Lots and Building Sites within each District must be dimensioned according to Tables 4.3.1-A - 4.3.1-U (District Standards).

C. Enfrontment

Within all Districts, each Lot or Building Site must have Frontage along a Thoroughfare or Internal Drive, except as provided in Tables 4.3.1-A - 4.3.1-U (District Standards).

D. Through Lots

1. Through Lots and Building Sites are prohibited, except

   a. Blocks entirely comprised of Civic Spaces;

   c. Lots and Building Sites enfronting a roadway with a functional classification of Principal Arterial; and

   d. Lots and Building Sites within 3,000 feet of and Interstate interchange.

2. In any case in which a Nonconforming Lot is a Through Lot or Building Site, or a Through Lot or Building Site is permitted by this Ordinance the Frontage and Front Setback regulations shall apply to both Frontages.

3. The Façade of each Principal Building located on a Through Lot and Building Site, where they are permitted by this Ordinance or exist as legal non-conforming lots of record, shall face the same Principal Frontage as Buildings on any adjacent Lot or Building Site. Where adjacent Lots and Building Sites are vacant, or the appropriate Principal Frontage cannot be determined, the Zoning Administrator shall determine which Frontage is the Principal Frontage, typically the roadway with the lesser functional classification.

E. Required Spaces or Areas.

1. The Setback and Yard requirements in Tables 4.3.1-A - 4.3.1-U (District Standards) shall be applicable to each Lot, Building Site, or parcel of land.

2. All required Setbacks and Required Yards shall be maintained and have no obstructions or Encroachments except as allowed in Tables 4.3.1-A - 4.3.1-U (District Standards).

3. Existing interior Lots or Building Sites may be permitted a reduction in required Rear Yard depth by Administrative Adjustment, subject to meeting the following:

   a. The Lot must be located in a single District and not about another District.

   b. The Lot must be owned separately and individually from all other tracts of land, both on the Effective Date of this Ordinance and on the date of application for a Zoning Permit, if applicable.

   c. For a Lot between 80 - 100 feet deep, the required Rear Yard may be reduced by the lesser of (i) 100 feet minus the depth of the Lot, or (ii) ten feet (10 ft.).

      Example: if Lot is 95 ft. deep, the required Rear Yard may be reduced by five feet (5 ft.) [100 ft. – 95 ft. = 5 ft.], but if a Lot is 80 ft. deep, the required Rear Yard may only be reduced by ten feet (10 ft.).

   d. Within all Non-Residential Districts and for all Non-Residential Uses, interior Lots or Building Sites that are less than 80 ft. deep may be permitted a reduction in required Rear Yard depth

to reduce the required Rear Yard depth to zero; however, if any Rear Yard is provided, the minimum required depth shall be 10 ft.

4. No Lot shall be divided or reduced so as to result in its area or dimensions not complying with the standards required by this Section 4.3.3, nor shall any Setback required for a Principal Building be included as part of a Setback required under this Ordinance for any other Building.

5. A minimum required Lot or Yard size for one Structure shall not be used in whole or in part as any part of a required Lot or Yard for a second Structure.

6. The required Lot or Yard for an existing Structure shall not be diminished below the minimum requirements of this Ordinance.

7. Where a Structure has zero clearance from an Adjacent Lot or Building Site, as defined in the International Building Code, at all points of attachment along the shared Lot Line or Building Site Line, Buildings shall be separated from each other by fire-rated walls, as defined by the latest adopted version of the International Building Code and fire prevention codes, extending from footings to the underside of the roof deck without openings which would permit the spread of fire.

8. In addition to the requirements listed in paragraph 7 above, the following shall apply to common or Party Walls:

    a. A firewall shall bisect the line dividing each portion of the Building, Lot, or Building Site so that 1/2 of the firewall is held by each of the abutting properties.

    b. If a firewall is destroyed or damaged by fire or other casualty, any owner may restore said wall and if other owners thereafter make use of the wall, they shall contribute to the cost of the 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 applicable law requiring liability for negligent or willful acts and omissions.

9. Each abutter who may share in the ownership of any firewall shall have an Easement on the property of other owner(s) for the purpose of reconstruction and protection of remaining property from the elements.

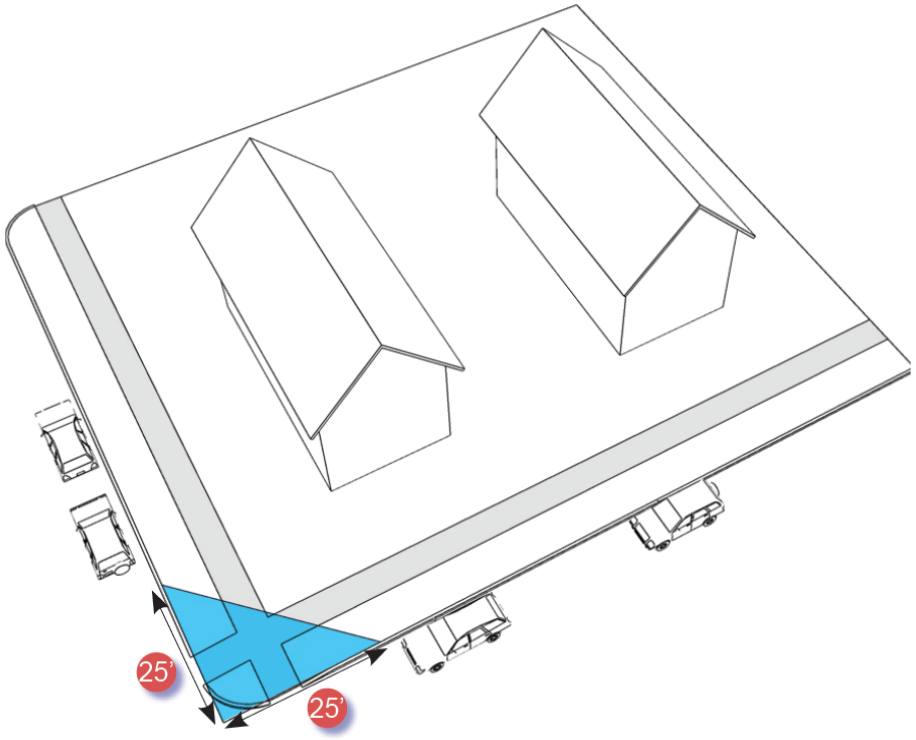
F. Lots in Two Districts.

Where a District boundary divides a Lot, Building Site, or parcel in a single ownership of record at the time when such line is adopted, regulations for the less restricted portion of such Lot, Building Site, or parcel may extend not more than 30 feet into the more restricted portion, provided that the Lot, Building Site, or parcel has Frontage on a Thoroughfare or Internal Drive in a less restricted District.

G. Visibility.

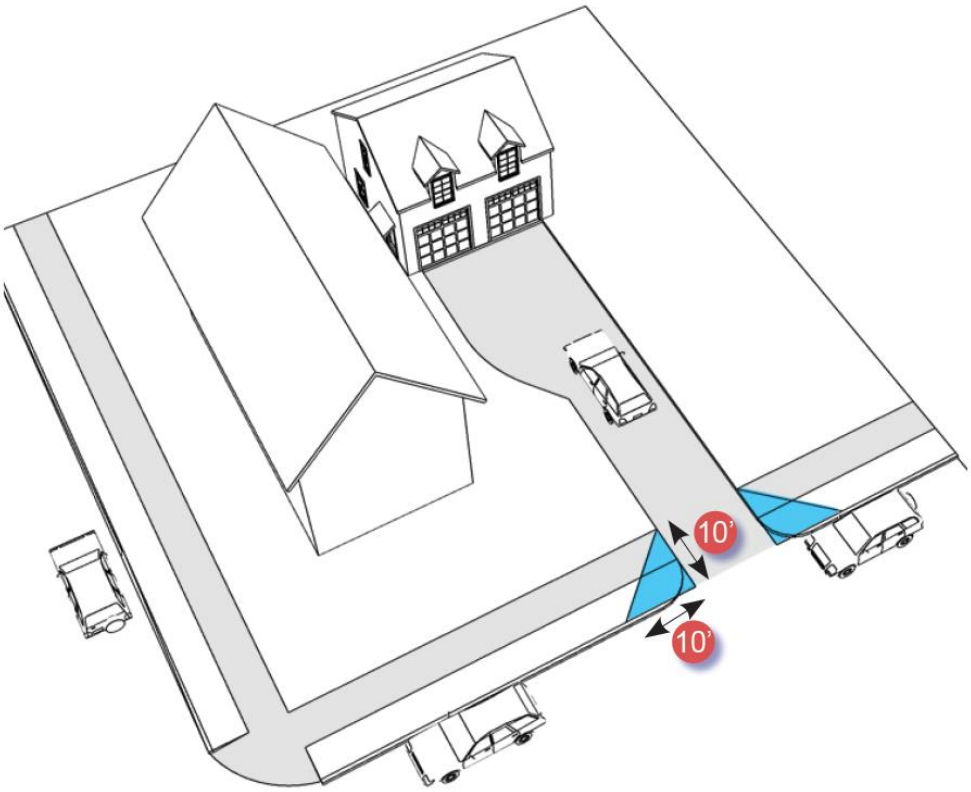
On a Corner Lot or Building Site, no Fence, Wall, hedge, Structure, or planting more than 3 feet in height, measured above the Curb level shall be erected, placed, or maintained within the triangular area formed by the intersecting lines of the curbs of the enfronting Thoroughfares or Internal Drives and a line drawn between points along such Thoroughfare or Internal Drive Lines that are 25 feet distant from their point of intersection.

ILLUSTRATION 4.3.3.G.1 (SIGHT TRIANGLE - CORNER)



1. For any Driveway, no Fence, Wall, hedge, Structure, or planting more than 3 feet in height, measured above the Curb level, shall be erected, placed, or maintained within the triangular area formed on each side of the Driveway by a line drawn between a point that is 10 feet from the back of the curb and extends 10 feet to its point of intersection with the Thoroughfare or Internal Drive.

ILLUSTRATION 4.3.3.G.2 (SIGHT TRIANGLE - DRIVEWAY)



H. Access Requirements.

1. No Building shall be erected on a Lot or Building Site that does not Abut an open public Thoroughfare, an approved private Thoroughfare or Internal Drive, or an approved private vehicular access Easement.

2. Where access is provided by an approved private street or Easement, an Easement for the same is required for each Lot, Building Site, or tract of land across which it traverses.

3. Additional access requirements may be found in Sections 4.3.12, 4.3.14, and 6.7, and elsewhere in this Ordinance, including City adopted Access Management Plan.

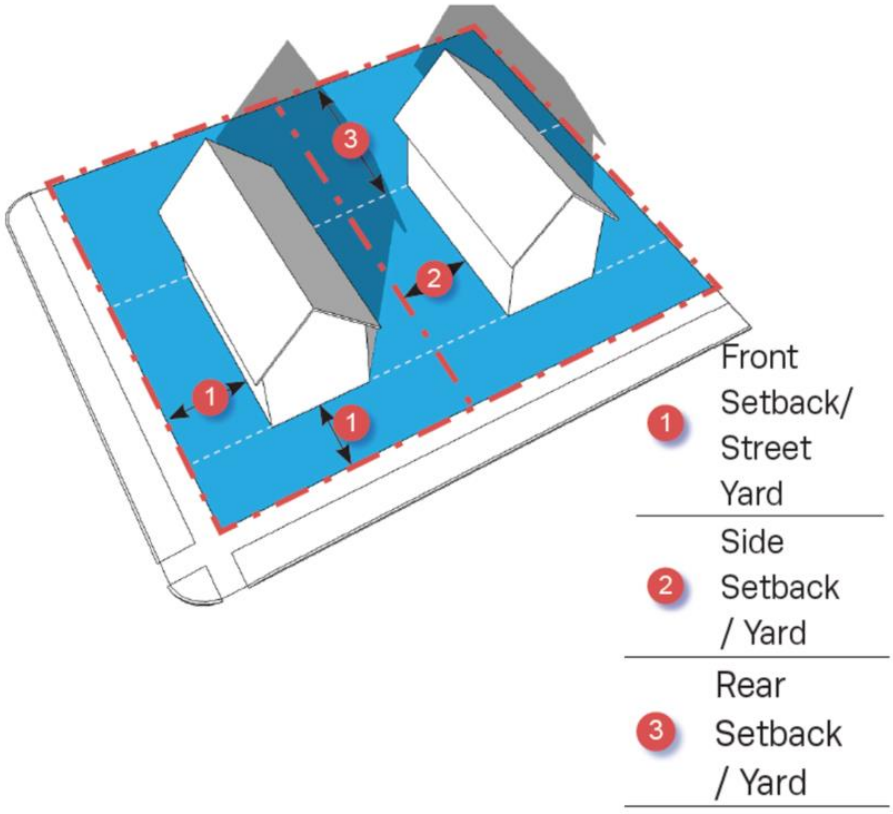
4.3.4 BUILDING PLACEMENT & NUMBER

A. Building Placement.

1. Every Building shall be located on a Lot or Building Site. Buildings shall be located in relation to the boundaries of their Lots or Building Sites and shall comply with the Setback or Yard standards within each District according to Tables 4.3.1-A - 4.3.1-U (District Standards).

2. To accommodate slopes over ten percent (10%), relief from front Setback or Yard requirements may be granted by Administrative Adjustment by the Zoning Administrator.

ILLUSTRATION 4.3.4.A SETBACK /YARD DESIGNATIONS



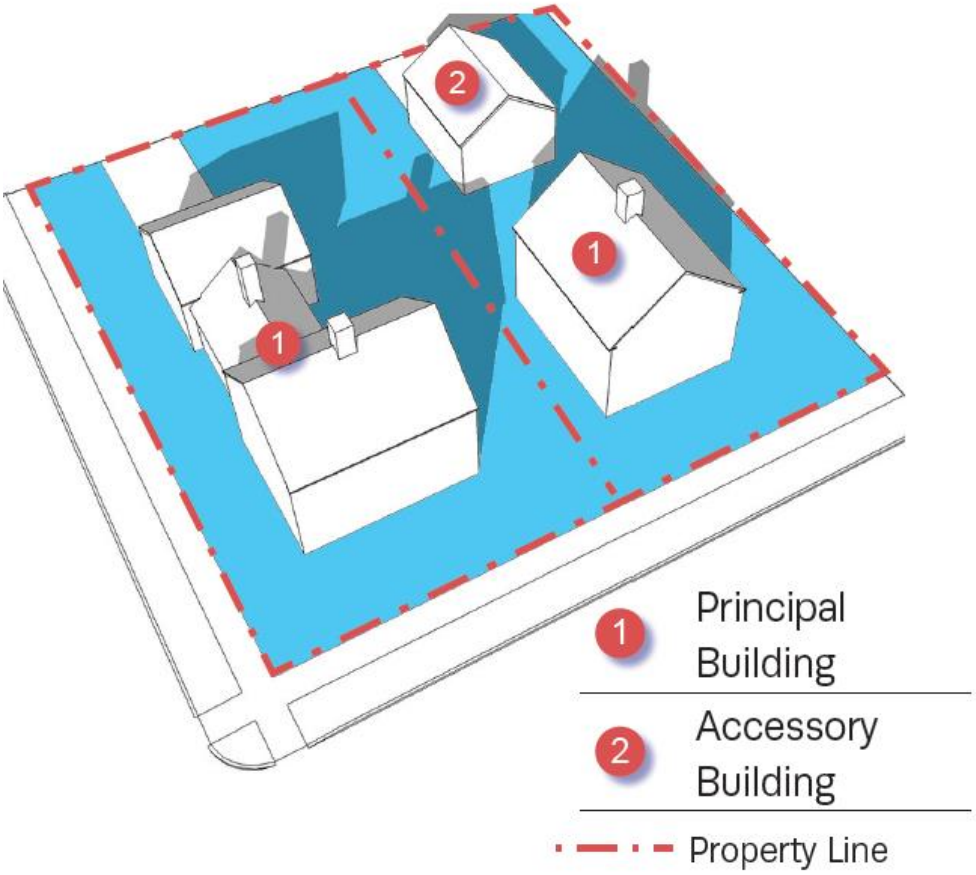
B. Principal Buildings

Within each District:

1. The number of Principal Buildings on each Lot or Building Site shall not exceed that indicated in Tables 4.3.1-A - 4.3.1-U (District Standards) and

2. Principal Buildings shall be oriented and situated as specified in Tables 4.3.1-A - 4.3.1-U (District Standards) and illustrated in Illustration 4.3.4.B (Principal Building / Accessory Building).

ILLUSTRATION 4.3.4.B PRINCIPAL BUILDING / ACCESSORY BUILDING



C. Accessory Buildings & Accessory Structures

1. Within each District:

    a. The number of Accessory Buildings on each Lot or Building Site must not exceed that indicated in Tables 4.3.1-A - 4.3.1-U (District Standards); and

    b. Any such Accessory Buildings must be located as specified in Tables 4.3.1-A - 4.3.1-U (District Standards) as applicable and illustrated generally in Illustration 4.3.4.B (Principal Building / Accessory Building).

2. Except within Civic Districts and Agricultural uses, Accessory Buildings or other Structures may not be erected on a Lot or Building Site on which there is no Principal Building.

3. Where Accessory Buildings and Structures are permitted:

    a. Except within Civic Districts and CD-2, the footprint of a detached Accessory Building shall not exceed 60% of the building footprint of the Principal Building on the Lot;

    b. Any Accessory Building shall be located in the Layer indicated in Tables 4.3.1-A - 4.3.1-U (District Standards);

c. Except for Communications Towers, transmitting and/or receiving towers or antennas and wind turbines shall not be located in the First Layer or Second Layer; and

d. Guy wires or any other structural supports shall not Encroach upon any right-of-way, Adjoining property, Easements, Setback, or Yard areas.

4. An Accessory Building or Accessory Structure may be detached from or constructed as a structural part of a Principal Building, including those attached by means of a breezeway or a roofed passageway with open or latticed sides. If constructed as a structural part of a Principal Building, its walls shall be regarded as walls of the Principal Building in applying the standards and requirements of this Ordinance.

5. Where more than one Building exists or is proposed to be constructed on a single Lot or Building Site, all zoning requirements applicable to Principal Buildings or Accessory Buildings, respectively shall be applicable to each of such Buildings.

4.3.5 BUILDING STANDARDS

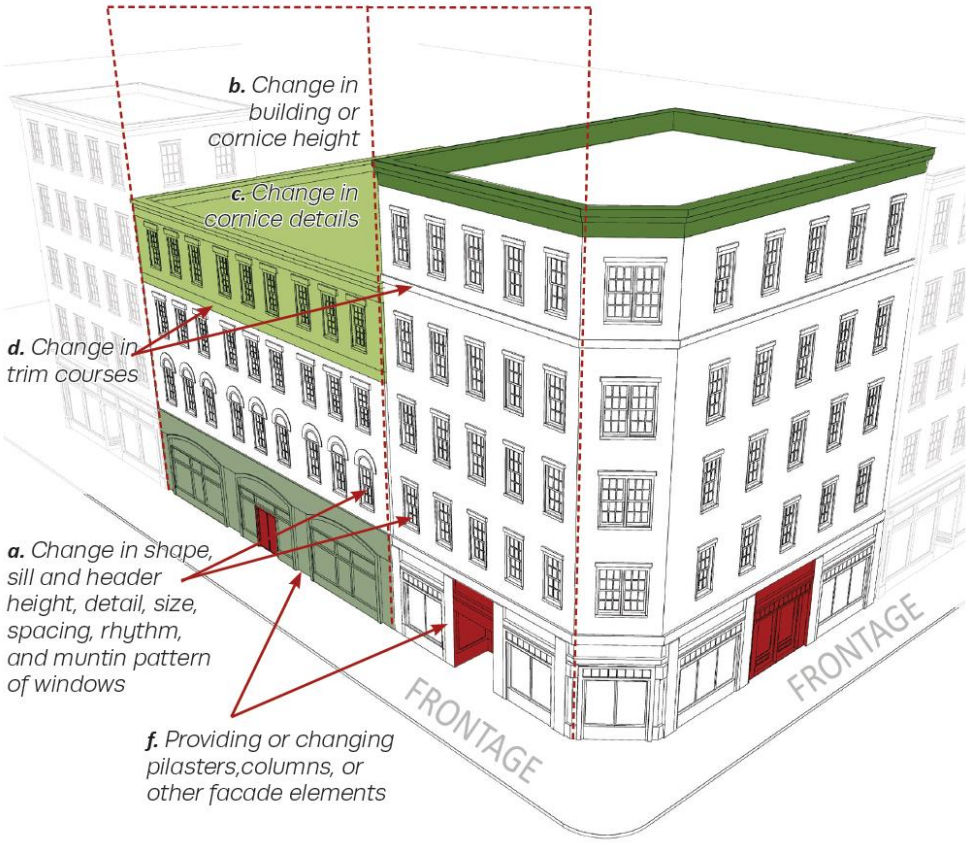
A. Facade.

1. Principal Building Facades shall conform to Tables 4.3.1-A - 4.3.1-U (District Standards).

2. The Façade of the Principal Building shall be built along the minimum percentage of the Front Lot Line or Building Site Line width at the Setback or back Street Yard line, specified as Frontage Buildout on Tables 4.3.1-A - 4.3.1-U (District Standards). A Streetscreen may be substituted for a Façade for up to twenty percent (20%) of the applicable Frontage Buildout requirement. Required driveways may be subtracted from the Front Lot Line or Building Site Line where Alley access or cross access with an adjacent property is not available.

3. Principal Building Facades shall be articulated as shown in (See Illustration 4.3.5.A-3).

ILLUSTRATION 4.3.5.A-3 (FACADE ARTICULATION)



B. Building Design & Materials.

The design and exterior materials of Buildings shall conform to Tables 4.3.1-A - 4.3.1-U (District Standards),

C. Building Height, Ceiling Height & Ground Floor Finish Elevation.

Building Height, ceiling height, and ground floor finish elevation must conform to Tables 4.3.1-A - 4.3.1-U (District Standards) .

D. Roof Type & Pitch

Building roof type and pitch must conform to Tables 4.3.1-A - 4.3.1-U (District Standards**)**. See Illustration 4.3.5.D-1 (Roof Types) and Illustration 4.3.5.D-2 (Roof Pitch).

E. Vertical Composition

Vertical composition must conform to Tables 4.3.1-A - 4.3.1-U (District Standards) provided that:

1. The discernable Base of all new structures, where regulated, must be at least 8 (eight) inches high; and
2. The discernable Base of all new non-residential structures, where regulated, must be at least twelve (12) inches high.

ILLUSTRATION 4.3.5.D-1 (ROOF TYPES)

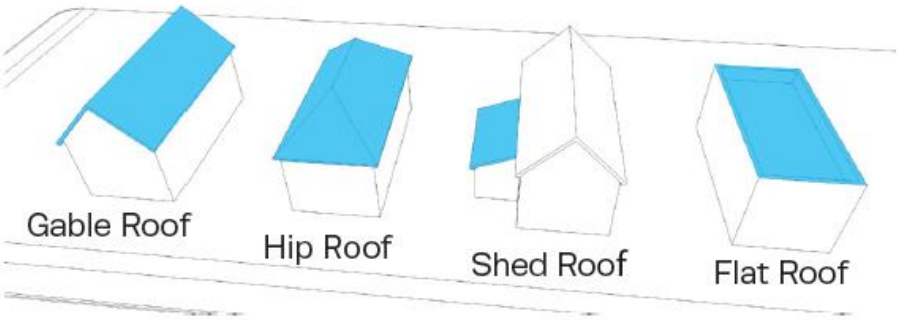
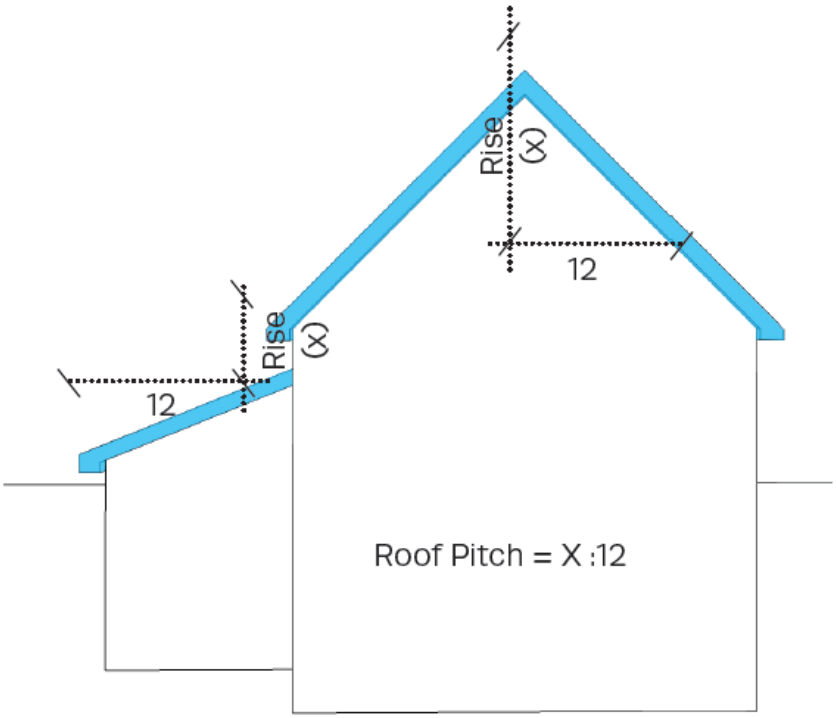


ILLUSTRATION 4.3.5.D-2 (ROOF PITCH)



4.3.6 FENCES & WALLS

A. Fences and non-Building Walls shall not:

1. Encroach a public right-of-way, including Alleys, or in areas reserved or dedicated for public right-of-way;

2. Obstruct sight distance visibility of intersections or driveways;

3. Block access within an access easement; or

4. Block access to fire hydrants, mechanical equipment, or utility equipment.

B. A finished side of all fences shall face off site

C. Within each District, Fences and non-Building Walls may be installed within Public Utility and Drainage Easements where permitted by the City Engineer, but shall not block or divert water flow onto or off of any other property. Fences erected within Public Utility and Drainage Easements may be removed by the City or utility providers at any time without notice.

D. Height

1. Within each District, Fences and non-Building Walls must comply with the height standards in Tables 4.3.1-A - 4.3.1-U (District Standards).

2. Fence and wall height shall be measured from the lowest adjacent grade to the top of the fence or wall. The use of a berm to increase a fence or wall height is prohibited, unless used in accordance with Section 8.1.2 Transition Areas Abutting Residential Lots.

E. Material

1. Within each District, Fences and non-Building Walls must comply with the material standards in Tables 4.3.1-A - 4.3.1-U (District Standards).

2. Where chain link is permitted, it shall be coated with dark green or black material; plastic or metal slats in chain link are prohibited.

F. Retaining Walls

1. Within required yards on individual single-family CD-2, CD-3L, and CD-3 Lots and Building Sites, retaining walls shall conform to the limitations at Table 4.3.10 Encroachments.

2. In all other districts, and within CD-2, CD-3L, and CD-3 common areas and Civic Spaces, retaining walls shall conform to the following:

   a. Retaining walls in CD-2, CD-3L, and CD-3 shall not exceed fifteen (15) feet in height.

      (1) Where the overall grade change exceeds fifteen (15) feet, walls may be terraced with a minimum horizontal separation of ten (10) feet from face of wall to face of wall, provided no individual wall may exceed fifteen (15) feet in height.

      (2) Where the overall grade change exceeds ten (10) feet, walls shall be terraced with a minimum horizontal separation of six (6) feet, provided no individual wall may exceed fifteen (15) feet in height.

   b. Retaining walls in all other districts shall not exceed twenty (20) feet in height.

      (1) Where the overall grade change exceeds twenty (20) feet, walls may be terraced with a minimum horizontal separation of ten (10) feet from face of wall to face of wall, provided no individual wall may exceed fifteen (20) feet in height.

      (2) Where the overall grade change exceeds ten (10) feet, walls shall be terraced with a minimum horizontal separation of six (6) feet, provided no individual wall may exceed twenty (20) feet in height. The Zoning Administrator may approve a waiver to this requirement if the City Engineer has determined that no other practicable or feasible alternatives exist; and, the Zoning Administrator determines that there will be no harmful impact to adjacent property owners or the public

3. Each retaining wall shall be screened by a row of evergreen shrubs, planted every five feet on center, at the base of the wall. Shrubs shall be a minimum of 30 inches in height at the time of planting. The Zoning Administrator may permit alternative trees or groundcover which provide equivalent all-seasons screening.

4. Retaining walls shall be clad in brick, or stone. Where not visible from a Thoroughfare, Internal Drive, or Civic Space, stained or stamped concrete and split-face block are also permitted.

4.3.7 PRIVATE FRONTAGE, BUILDING FORM & BUILDING TYPE; FLOOR ELEVATION

A. Private Frontage – General.

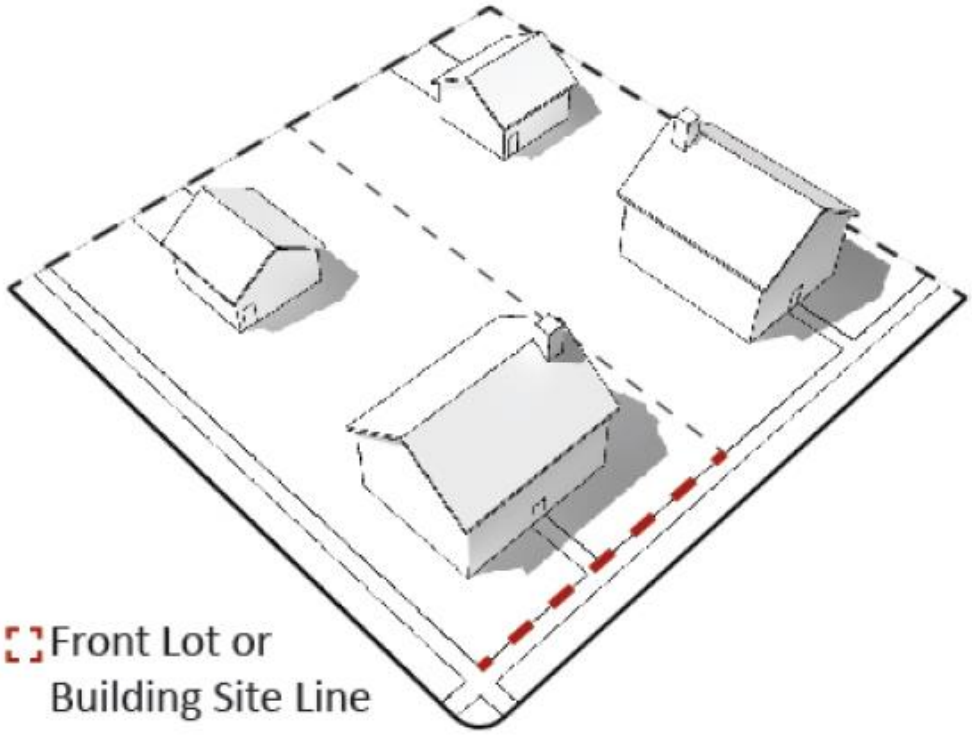
The Private Frontage of each Lot or Building Site must conform to and be allocated in accordance with Table 4.3.7.A (Private Frontage Types Summary) Table 4.3.7B (Private Frontage Types), and Tables 4.3.1-A - 4.3.1-U (District Standards).

B. Private Frontage – Corner Lots / Building Sites.

Principal Buildings on Corner Lots or Building sites shall have two Private Frontages:

1. a Principal Frontage and
2. a Secondary Frontage(s), as illustrated generally in Illustration 4.3.7.B-2 (Frontage & Lot / Building Site Lines).

ILLUSTRATION 4.3.7.B-2 (FRONTAGE & LOT / BUILDING SITE LINES)



4.3.8 BUILDING TYPES

A. General.

Principal Buildings must be of one or more of the Principal Building Types specified for such District in Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types – Specific Standards). The mix of Building Types on each Development Parcel is further regulated under Section 5.1.10.

TABLE 4.3.8.A PRINCIPAL BUILDING TYPES - SUMMARY

PRINCIPAL BUILDING TYPE		PERMITTED DISTRICTS
	Manufactured Home A detached one family dwelling constructed as a single self-contained unit and mounted on a single chassis transportable after fabrication on its own wheels or detachable wheels, as further defined in Article 9 (Definitions).	SD-MHP
	**House** A medium-sized Building designed as a Single-Family Detached Dwelling, situated on a medium or large Lot or Building Site with an Edgeyard, often shared with an Accessory Building in the rear.	CD-2 CD-3L CD-3 CD-4 CD-4C PUD-R
	**Duplex** A small- to medium- sized Principal Building, other than a manufactured housing unit, situated on a small-to-medium sized Lot or Building Site with an Edgeyard or Sideyard, which Building contains two Dwelling Units with separate entrances at least one of which faces the Thoroughfare or Internal Drive. Both Dwelling Units, whether side-by-side, front-to-back, or over-and-under, are contained within a single Building Massing.	CD-3 CD-4 CD-4C PUD-R
	**Townhouse** A Principal Building in a collection of very narrow- to medium-sized attached Buildings on contiguous Lots or Building Sites with a Rearyard (or Sideyard if an end unit), which collection consists of side-by-side Dwelling Units with individual entries facing the Thoroughfare or Internal Drive. Each Building occupies the full Frontage Line of its Lot or Building Site and shares at least one Party Wall with another Building of the same type.	CD-4 CD-4C CD-5 CD-5C SD-LI PUD-R PUD-MU

	**Small Multi-Family Building** A Principal Building that incorporates between three (3) and six (6) side-by-side and/or horizontally stacked Dwelling Units, typically with one or more shared entries.	CD-4 CD-5 SD-LI PUD-MU	CD-4C CD-5C PUD-R
	**Large Multi-Family Building** A Principal Building that incorporates between seven (7) and twenty four (24) side-byside and/or horizontally stacked Dwelling Units, which may have one or more shared entries. CD	CD-4 CD-5 SD-LI PUD-MU	CD-4C CD-5C PUD-R
	**Live/Work Building** A small- to medium-sized attached or detached Principal Building, which includes a flexible space for Commercial Use and an internally connected Residential Dwelling Unit above and/or behind the flexible space.	CD-4 CD-5 SD-LI PUD-MU	CD-4C CD-5C PUD-R SD-INT
	**Commercial Building** A small- to medium-sized attached or detached non-Residential Building, typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair / Art / Artisan Uses and Office Uses.	CD-4 CD-5 SD-INT	CD-4C CD-5C PUD-MU
	**Mixed-Use Building** A typically attached Principal Building, which provides a vertical and/or horizontal mix of Uses typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair / Art / Artisan, Lodging, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses.	CD-4 CD-5 PUD-MU	CD-4C CD-5C
	**Flex Building** A large footprint Principal Building designed to accommodate either a single Use or a vertical or horizontal mix of Uses.	CD-4 CD-5 SD-LI PUD-MU	CD-4C CD-5C SD-HI SD-INT
	**Mid-Rise Building** An attached or detached Building that may provide a vertical and/or horizontal mix of Uses, typically designed to facilitate pedestrian-oriented Retail/Personal Service, Lodging, Business/Commercial, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses.	CD-5 SD-LI	CD-5C PUD-MU

	**Large-Scale Commercial Building** A building of 50,000 square feet or more that is most commonly associated with a large-format retailer. It has in-line Retail or Liner Buildings along the front of the Building.	CD-4C SD-INT PUD-MU	CD-5C SD-LI
	**Civic Building** A medium- to large-sized attached or detached Principal Building, which is operated by a not-for-profit organization or governmental entity dedicated to Civic activities, and is designed to stand apart from its surroundings due to the specialized nature of its Civic purpose. Examples include Libraries, Places of Worship, Places of Assembly, Courthouses, schools, centers of government, Performing Arts Venues, and Museums. Civic Buildings are often the	CD-2 CD-3 CD-4C CD-5C SD-HI PUD-R CV	CD-3L CD-4 CD-5 SD-LI SD-INT PUD-MU

HOUSE

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C PUD-R

General Description

A medium-sized Building designed as a Single-Family Detached Dwelling having an Edgeyard yard type that may be shared with an Accessory Building in the backyard. This Building type typically incorporates a single Residential unit.

Lot/Building Site

Width Per District Lot/Building Site Width

Number of Units

Units per Building 1 max.

Allowed Private Frontages

Common Yard	P
Fence	P
Porch	P
Stoop	P

Building Size & Massing

Height

2 Stories max

Width

Not Regulated

Pedestrian Access

Main Entrance Location Principal Frontage

Vehicle Access & Parking

Parking may be accessed from an Alley, side Thoroughfare or Front Thoroughfare

DUPLEX

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-3 CD-4 CD-4C PUD-R

General Description

A small- to medium- sized Principal Building, other than a manufactured housing unit, situated on a small-to-medium sized Lot or Building Site with an Edgeyard or Sideyard, which Building contains two Dwelling Units with separate entrances at least one of which faces the Thoroughfare or Internal Drive. Both Dwelling Units, whether side-by-side, front-to-back, or over-and-under, are contained within a single Building Massing.

Lot/Building Site

Width	Per District lot/Building site width

Number of Units

Units / Building	2

Allowed Private Frontages

Common Yard	P
Fence	P
Porch	P
Stoop	P

Building Size & Massing

Height

2 Stories max

Width

Per District standards

Pedestrian Access

Main Entrance Location	Principal Frontage

Vehicle Access & Parking

Parking may be accessed from an Alley, side Thoroughfare or front Thoroughfare

TOWNHOUSE

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-LI PUD-R PU-MU

General Description

A Principal Building in a collection of very narrow- to medium-sized attached Buildings on contiguous Lots or Building Sites with a Rearyard (or Sideyard if an end unit), which collection consists of side-by-side Dwelling Units with individual entries facing the Thoroughfare or Internal Drive. Each Building occupies the full Frontage Line of its Lot or Building Site and shares at least one Party Wall with another Building of the same type.

Lot/Building Site

Width	Per District lot/building site width

Number of Units

Units per townhouse	1 max

Building Size & Massing

Height

Per Character District Hight Standards

Width

18 ft. min per Townhouse

Pedestrian Access

Main Entrance Location	Principal Frontage

Vehicle Access & Parking

Number of town-homes connected to another	3 min – 8 max

Allowed Private Frontages	
Porch	P
Stoop	P
Terrace/Lightwell	P

Parking may be accessed from an Alley, side Thoroughfare, or front Thoroughfare

SMALL MULTIFAMILY

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-LI PUD-R PU-MU

General Description

A Principal Building that incorporates three (3) to six (6) side-by-side, and/or, horizontally staked Dwelling Units typically with one or more shared entries.

Lot/Building Site

Width	Per district lot/building site width

Number of Units

Units per building	3 min

Building Size & Massing

Height

Per District height standards

Width

Per district lot/building site width and side setback/ yard standards

Pedestrian Access

Main Entrance Location	Principal Frontage

Vehicle Access & Parking

Allowed Private Frontages	
Porch	**P**
Stoop	**P**
Forecourt	**P**
Terrace/ Lightwell	**P**

Parking may be accessed from an Alley, Thoroughfare or internal drive at frontage

LARGE MULTIFAMILY

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES

SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-INT SD-LI PUD-R PU-MU

General Description

A Principal Building that incorporates seven (7) side-by-side, and/or horizontally stacked Dwelling Units typically with one or more shared entries.

Building Size & Massing

Height

Per district height standards

Width

Per district lot/building site width and set-back/ yard standards

Lot/Building Site

Pedestrian Access

Width	Per district lot/building site width

Number of Units	
Units per building	7 min

Allowed Private Frontages	
Porch	**P**
Stoop	**P**
Forecourt	**P**
Terrace/Lightwell	**P**

Main Entrance Location	Principal Frontage

Vehicle Access & Parking
Parking may be accessed from an Alley, Thoroughfare or drive at frontage

LIVE/WORK

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES

SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C PUD-R

PU-MU

General Description

A small to medium sized attached or detached Principal Building which includes a flexible space for commercial use and an internally connected residential Dwelling unit above, and/or behind the flexible space.

Building Size & Massing

Height

Per district height standards

Width

18 ft min – 36 ft max

Lot/Building Site

Pedestrian Access

Width	Per district lot/building site width

Number of Units

Units per building	1 residential unit per 1 flexible space

Allowed Private Frontages

Stoop	P
Terrace/Lightwell	P
Shopfront	P
Officefront	P

Main Entrance	Principal frontage

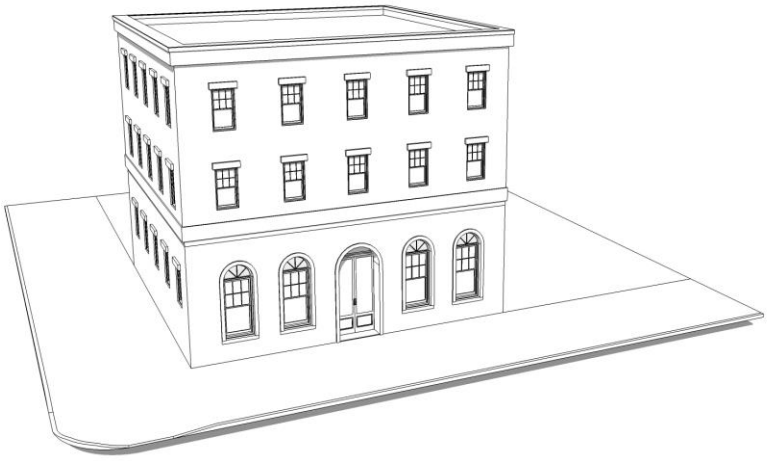
Vehicle Access & Parking

Parking may be accessed from an Alley, Thoroughfare or internal drive at frontage

COMMERCIAL

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES

SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-INT

PUD-MU

General Description

A small to medium sized attached or detached non-residential building, typically designed to facilitate

Building Size & Massing

Height

Per district height standards

pedestrian-oriented Retail/Personal Service/ Repair/ Art/ Artisan Uses and Office Uses.

Lot/Building Site	
Width	Per district lot/building site width

Number of Units	
Units per Building	Unrestricted, except as may be due to building code

Allowed Private Frontages	
Stoop	P
Terrace/Lightwell	P
Shopfront	P
Officefront	P

Width
Per district lot/building site width and side setback/ yard standards

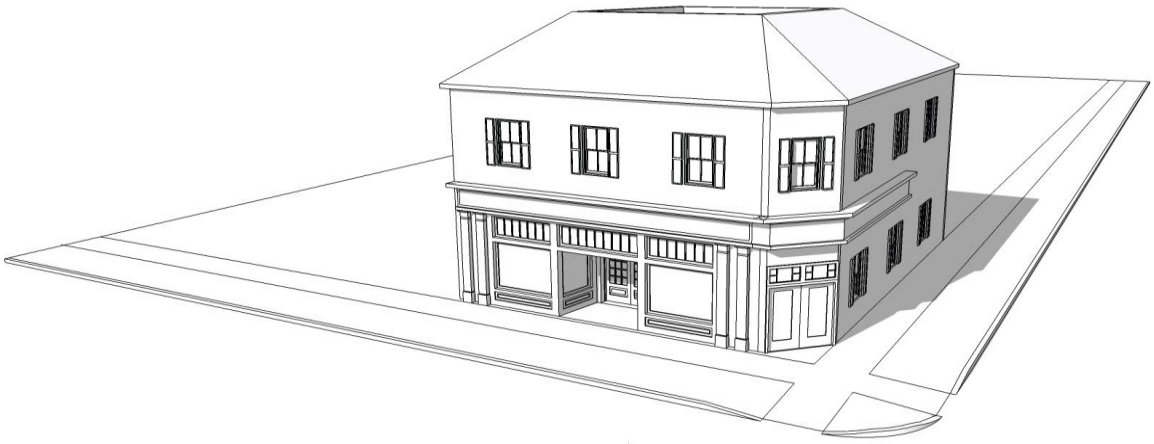
Pedestrian Access	
Main Entrance	Principal Frontage

Vehicle Access & Parking
Parking may be accessed from an Alley, a Thoroughfare, or internal drive at frontage

MIXED-USE

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES

SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C PUD-MU

General Description

A typically attached Principal Building which provides a vertical and/or horizontal mix of uses typically designed to facilitate pedestrian-oriented Retail/ Personal Service/ Repair/ Art/ Artisan, Accommodations/ Lodging, or Office uses on the ground floor, with upper floors typically designed for residential or office uses.

Building Size & Massing

Height

2 stories min, 3 stories max in CD-4, CD-5 per district height

Width

Per district lot/building width and yard/side setback standard

Lot/Building Site

Width	Per district lot/building site width

Number of Units

Units per Building	2 min., which must accommodate Principal Uses

Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Officefront	P
Terrace/Lightwell	P	Gallery*	P
Shopfront	P	Arcade*	P

*Only used in conjunction with a shopfront or officefront type

Pedestrian Access

Ground floor	Principal Frontage
Upper floor	Principal or secondary

Upper floors must be accessed by a common entry

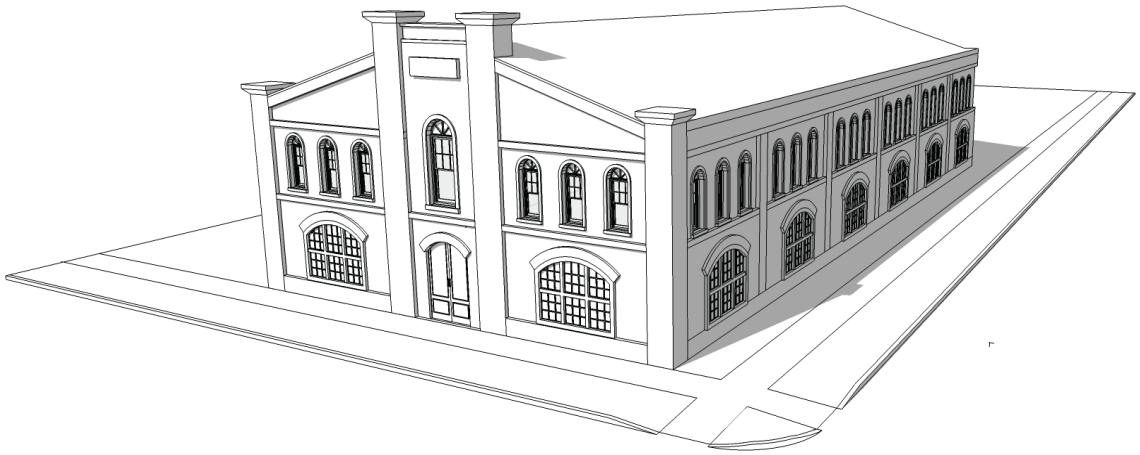
Vehicle Access & Parking

Parking may be accessed from an Alley, Thoroughfare, or internal drive at frontage

FLEX

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES

SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-INT SD-LI SD-HI PUD-MU

General Description

A typically attached Principal Building which provides a vertical and/or horizontal mix of uses typically designed to facilitate pedestrian-oriented Retail/ Personal Service/ Repair/ Art/ Artisan, Accommodations/ Lodging, or Office uses on the ground floor, with upper floors typically designed for residential or office uses.

Lot/Building Site

Width	Per District lot/building site width

Building Size & Massing

Height

2 stories min, 3 stories max in CD-4, CD-5 per district height

Width

Per district lot/building width and yard/side setback standard

Pedestrian Access

Ground floor	Principal Frontage

Number of Units

Units per building	2 min, which must accommodate different principal uses

Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Officefront	P
Terrace/Lightwell	P	Gallery*	P
Shopfront	P	Arcade*	P

*Only used in conjunction with shopfront or officefront type

Upper floor	Principal or secondary frontage

Upper floors must be accessed by a common entry

Vehicle Access & Parking

Parking may be accessed from an alley, thoroughfare, or internal drive at frontage

MID-RISE

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES

SPECIFIC STANDARDS



Permitted Districts

CD-5 CD-5C SD-LI PUD-MU

General Description

An attached or detached building that may provide a vertical and/or horizontal mix of uses designed to facilitate a pedestrian-oriented Retail/ Personal Service/ Repair/ Art/ Artisan Accommodations/ Lodging, Commercial, or Office uses on the ground floor, with upper floors designed for Residential or Office use. The ground floor of a Mixed Use building must be occupied by a Retail / Personal Service /Repair/Art / Artisan, Accommodations / Lodging, or Office use along all Façades.

Lot/Building Site

Width	Per District lot/building Site Width

Building Size & Massing

Height

4 stories min, 5 max per district table 4.3.1

Width

Per district lot/building site width and side yard/ setback standards

Pedestrian Access

Ground Floors	Principal Frontage

Number of Units

Units per Building	2 min, which may be residential or non-residential

Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Officefront	P
Terrace/Lightwell	P	Gallery*	P
Shopfront	P	Arcade*	P

*Only used in conjunction with Shopfront or Officefront type

Upper Floors	Principal or secondary frontage

Upper floors must be accessed by common entry

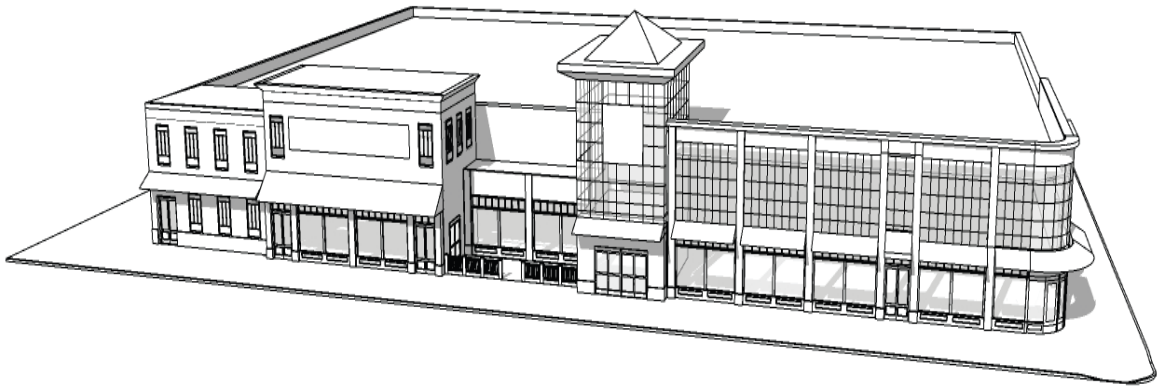
Vehicle Access & Parking

Parking may be accessed from an alley, thoroughfare, or drive at frontage

LARGE SCALE COMMERICAL

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES

SPECIFIC STANDARDS



Permitted Districts

CD-4C CD-5C SD-INT SD-LI PUD-MU

General Description

A building of 50,000 square feet, or more, that is most commonly associated with a large-format retailer. It has in-line Retail or Liner Buildings along the front of the building.

Building Size & Massing

Height

Per district height standards

Width

Per district lot/building site width and side yard/ setback standards

Lot/Building Site

Width	Per District lot/Building site width

Pedestrian Access

Ground floors	Principal frontage

Number of Units

Units per Building	Not regulated

Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Officefront	P
Terrace/Lightwell	P	Gallery*	P
Shopfront	P	Arcade*	P

*Only used in conjunction with Shopfront or Officefront type

Upper floors	Principal or secondary frontage

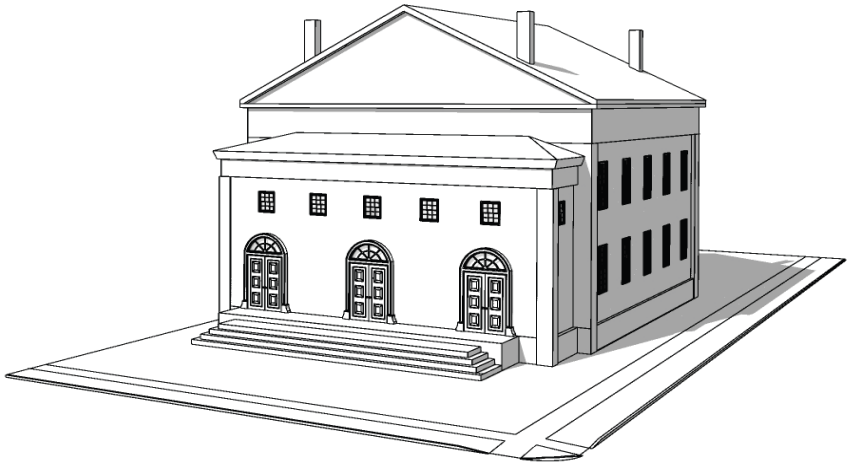
Vehicle Access & Parking

Parking may be accessed from an alley, thoroughfare, or internal drive at frontage

CIVIC

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES

SPECIFIC STANDARDS



Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C

SD-LI SD-HI SD-INT PUD-R PUD-MU CV

General Description

A medium to large-sized attached or detached Principal Building which is operated by a not-for-profit organization or governmental entity dedicated to Civic activities, and is designed to stand apart from its surroundings due to the specialized nature of its Civic purpose. Examples include Libraries, Places of Worship, Places of Assembly, Courthouses, City Halls, schools, centers of government, Performing Arts Venues, and Museums. Civic buildings are often the most prominently sited and architecturally significant Buildings in a community.

Lot/Building Site

Building Size & Massing

Height

The height of Civic Buildings should be limited to 20 additional feet above the maximum allowed height in any adjacent district.

Width

Not Regulated.

Pedestrian Access

Width	N/A

Except as specifically provided in this chapter, Civic Buildings are not subject to Building lot/Building site or Private frontage requirements of this chapter.

Number of Units

N/A

Vehicle Access & Parking

Parking may be accessed from an Alley, Thoroughfare, or internal drive at frontage.

B. Manufactured Homes.

1. No Manufactured Home shall be placed on any Lot or Building Site within a Residential District, unless it is used actively for Residential purposes, except as provided in Section 4.3.8. A.2.
2. Non-Residential use of a Manufactured Home may be permitted as a Temporary Use as a construction office during construction, subject to issuance of an annual permit by the Zoning Administrator subject to limitations pursuant to Section 4.3.9.E and **Table 4.3.9.A-3 (Temporary Uses).**
3. Pursuant to TCA. Section 13-24-201, the provisions of Section 4.3.8.A shall not apply to Double-Wide Manufactured Homes used as single-family residences, which shall instead be considered a single-family homes; provided that, pursuant to TCA. § 13-24-202, such Double-Wide Manufactured Homes must have the same general appearance as required for site-built homes and shall comply with all standards and requirements of this Ordinance.

4.3.9 USES

A. General.

1. Buildings, Lots, and Building Sites must comply with the Use standards and requirements of this Section 4.3.9. For Development Parcels, the mix of Principal Uses in each District is further regulated under Section 5.1.11.

2. Principal Uses, Accessory Uses, and Temporary Uses are Permitted by Right ("P"), Permitted Subject to Limited Use Standards ("PL"), as Conditional Uses ("CU"), or Not Permitted ("NP") within each District, in each case as indicated in **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses).**

3. Principal Uses, Accessory Uses, or Temporary Uses, as applicable, of Buildings, Lots, and Building Sites, which are indicated in **Table 4.3.9.A-1 (Building & Lot Principal Uses), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), or Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)** as Permitted ("P"), Permitted Subject to Limited Conditions ("PL"), or as Conditional Use ("CU"), are permitted within each District, subject to compliance with all applicable standards, conditions and requirements thereof and obtaining all applicable approvals and permits therefor, including without limitation in the case of Uses Permitted Subject to Limited Use Standards ("PL") and Conditional Uses ("(CU"), compliance with the applicable Use standards of Section 4.3.11.D, and in the case of Conditional Uses ("CU"), Board of Zoning Appeals approval pursuant to Article 8 (Administrative, Procedural, and Enforcement).

4. Accessory Uses of Buildings, Lots, and Building Sites in each District must conform to the Accessory Uses specified on **Table 4.3.9.A-2** (Building, Lot & Building Site Accessory Uses) for such District and are subject to compliance with all other applicable standards and requirements of this Ordinance.

5. Temporary Uses of Buildings, Lots, and Building Sites in each District must conform to the Temporary Uses specified on **Table 4.3.9.A-3** (Building, Lot & Building Site Temporary Uses) for such District and are subject to compliance with all other applicable standards and requirements of this Ordinance.

6. Without limitation, Accessory Uses must be subordinate and customarily incidental to a permitted Principal Use on the Lot.

7. If multiple Principal Uses are allowed within a District, they may exist within a single Building, Lot, or Building Site, subject to compliance with all other applicable standards and requirements.

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Farming	PL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Greenhouse	PL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Other Agricultural Uses Not Listed Under any Use Category	PL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Sand, Stone, and Gravel Quarrying	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Other Extractive Uses Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
House for Single-Family Dwelling	P	P	P	P	P	P	NP	NP	NP	NP	NP	P	NP	NP
Attached Dwelling - Duplex for 2-Family Dwelling	NP	NP	PL	PL	PL	PL	NP	NP	NP	NP	NP	NP	NP	NP
Attached Dwelling -Townhouses	NP	NP	NP	PL	PL	PL	PL	NP	PL	NP	NP	PL	PL	NP
Attached Dwelling -Small Multi-family Building	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	PL	PL	NP
Attached Dwelling -Large Multi-family Building	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	PL	PL	NP
Attached Dwelling -Residence Portion of a Live/Work, Mixed-Use, or Flex Building, if Building Type permitted in District	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	PL	PL	NP

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Attached Dwelling -Assisted Living Apartment	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	PL	NP
Attached Dwelling -Independent Living Apartment	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	PL	NP
Retirement Community or other Congregate Living Facility with individual Dwelling Units	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	PL	PL	NP
Manufactured Home	PL	PL	PL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Manufactured Home- Class A	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Manufactured Home Park	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Other Household Living Uses Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP	NP	NP
Adult Care Home	P	P	P	P	P	NP	NP	NP	NP	NP	NP	P	NP	NP
Boarding or Rooming House, not including Group Home for Persons with Disabilities	NP	NP	NP	NP	NP	P	P	NP	P	P	NP	NP	NP	NP
Dormitory not associated with Educational Institution	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	NP	NP
Fraternity or Sorority House	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	NP	NP
Group Home for Persons with Disabilities or other Group Living Home	P	P	P	P	P	NP	NP	NP	NP	NP	NP	P	NP	NP

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Monastery or Convent	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	NP	NP
Orphanage	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	NP	NP
Other Group Living Uses not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Civic Building	NP	P	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	P
Philanthropic Institution	NP	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	P	P
Recreation Facility (Civic)	NP	P	P	P	P	P	P	P	NP	P	NP	P	P	P
Other Community Service Use Not Listed Under any Use Category	NP	NP	NP	P	P	P	P	P	NP	P	NP	P	P	P
Adult Day Care Facility (Civic)	P	P	P	P	P	P	P	P	P	P	NP	P	P	P
Children Day Care Facility (Civic)	P	P	P	P	P	P	P	P	P	P	NP	P	P	P
Group Day Care or Family Day Care or Facility (Civic)	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	NP	PL	PL	PL
Other Day Care Facility Use (Civic) Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Correctional Facilities	NP	NP	NP	NP	NP	NP	NP	NP	CU	CU	CU	NP	NP	CU
Other Government Facility Use (Civic) Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	P

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Civic Space – Community Garden	P	P	P	P	P	P	NP	P	P	P	NP	P	P	P
Civic Space – Green	NP	P	P	P	P	P	NP	P	P	P	NP	P	P	P
Civic Space – Square or Plaza	NP	NP	NP	P	P	P	NP	NP	NP	NP	NP	NP	P	P
Civic Space – Park or Playground	P	P	P	P	P	P	NP	P	P	P	NP	P	P	P
Civic Space - Sports Field	NP	P	P	P	NP	NP	NP	P	NP	P	NP	P	NP	P
Other Civic Space Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Botanical Garden	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P
Nature Preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreational Trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Game Preserve	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Wildlife Management Area	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Refuge	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Wild Animal Sanctuary	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Water Conservation Area	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Reservoir	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Drainage Well	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Water Supply	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Water Well	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Zoo	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Other Open Space Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Place of Worship or other Religious Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cemetery / Mausoleum / Columbarium / Memorial Garden	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Funeral Services	NP	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	P	P
Fire / EMS Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Police Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Adult Continuing Education	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Personal Improvement Education	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Business, trade, or vocational school, other than Truck Driving School	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Truck Driving School	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Pre-School or Nursery School	P	P	P	P	P	P	P	NP	P	P	NP	P	P	P
Kindergarten	P	P	P	P	P	P	P	NP	P	P	NP	P	P	P
Elementary School	P	P	P	P	P	P	P	NP	P	P	NP	P	P	P

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Middle School	P	P	P	P	P	P	P	NP	P	P	NP	P	P	P
High School	P	P	P	P	P	P	P	NP	P	P	NP	P	P	P
College or University	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Community College	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Graduate / Professional School	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Nursing or Medical Schools not accessory to a Hospital	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Seminary	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Other Educational Use Not Listed in any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Hospital	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	PL
Rehabilitation Facility or Center for Observation	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	PL
Other Health Care Institution Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Long Term Care Facility	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	PL	NP
Continuum of Care Facility	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	PL	NP
Bed & Breakfast	P	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	P	NP
Extended Stay Hotel	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Inn	P	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	P	NP
Hotel, not including Extended Stay Hotel	NP	NP	NP	PL	PL	PL	PL	NP	PL	NP	NP	NP	PL	NP
Motel	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Short-Term Rental Unit	NP	NP	NP	PL	PL	PL	PL	NP	NP	NP	NP	NP	NP	NP
Other Accommodation / Lodging Uses Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Adult Day Care Facility (non-Civic)	P	P	P	P	P	P	P	P	P	P	NP	P	P	NP
Child Care Facility (non-Civic), excluding Child Care in Home	P	P	P	P	P	P	P	P	P	P	NP	P	P	NP
Children's Day Camp (non-Civic)	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Group Day Care Facility, Family Day Care Facility or other Group Care Facility (non-Civic)	NP	NP	NP	CU	CU	CU	CU	NP	CU	CU	NP	CU	CU	NP
Hospice (non-Civic)	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Retirement Center or Life Care Community without individual Dwelling Units (non-Civic)	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Other Personal & Group Care Facilities Use Not Listed Under any Use Category (non-Civic)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Bowling Alley	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Game Arcade	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Gymnastics Facility	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Commercial Indoor Athletic Training Facility	NP	PL	PL	PL	P	P	P	NP	P	P	NP	NP	P	NP
Indoor firing range	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP
Indoor Sports Academy	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Membership Club or Lodge	P	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Movie or other Theater	NP	NP	NP	P	P	P	P	NP	P	NP	NP	NP	P	NP
Pool Hall	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Recreation Facility (non-Civic)	NP	P	P	P	P	P	P	NP	P	P	NP	P	P	NP
Skating rink	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Social Club, Lodge, or Organization (non-Civic)	NP	CU	CU	P	P	P	NP	NP	P	P	NP	NP	P	NP
Other Commercial Indoor Recreation Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Group Assembly (non-Civic)	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Other Commercial Group Assembly Use (non-Civic) Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Amphitheater	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Sports Field	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
BMX Bicycle Park	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Campground	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Drive-in Theater	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Firing Range such as Rifle Range, Archery Range, Handgun, or Skeet Shooting	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Golf Course, Country Club, Swim Club, and Tennis Club	PL	PL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Marina / Boating Facility	PL	PL	PL	PL	PL	PL	PL	PL	NP	NP	NP	PL	PL	NP
Recreational Vehicle (RV) Park	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Paintball Park	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Outdoor Entertainment Activity such as Batting Cage, Golf Driving Range, Amusement Park, Miniature Golf Facility	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Skateboard Park	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Stadium / Arena	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP
Summer Camp (overnight)	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Swimming Pool	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	NP	PL	PL	NP
Tennis Court	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	NP	PL	PL	NP

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Water Park	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Other Commercial Outdoor Recreation Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Parking Lot	NP	NP	NP	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL
Parking Structure	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Restaurant or other Food Service Business without Drive-Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Small-scale Catering Establishment without Drive-Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Drive-in Restaurant and Any Restaurant with Drive-Through	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Bar, Tavern, or Nightclub	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Alcoholic Beverage Retail Sales	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Artisan Establishment, with or without Retail Sales, & without Drive-Through	NP	NP	NP	P	P	P	P	NP	NP	P	NP	NP	P	NP
Arts-Related Uses	NP	NP	NP	P	P	P	P	NP	NP	P	NP	NP	P	NP
Convenience Store with Gasoline Sales Facility without Drive-Through	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	PL	NP	PL	NP

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Retail, Personal Service, Repair, Arts, or Artisan Establishment with Drive-Through	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Food Truck Court	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	NP	NP
Personal Services, other than Motor Vehicle Body Shop, and Motor Vehicle Maintenance, Repair, Fuel Sales, Service, or Cleaning, without Drive-Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Repair Services, other than Motor Vehicle Body Shop, and Motor Vehicle Maintenance, Repair, Fuel	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Retail Membership Club	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Retail Food Sales, with or without on-premises preparation or processing, without Drive-Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Retail Sales, Rental, or Leasing, other than Motor Vehicle - Related Uses, Retail Food Sales, Retail Membership Club, Restaurant, and Warehouse Retail	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Other Retail Sales, Rental, or Leasing Not Listed Above without Drive-Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Veterinary Clinic, Animal Hospital, or Non-Agricultural Kennel	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Other Personal Service or Repair Uses Not Listed Under any Use Category	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Other Art or Artisan Uses Not Listed Under any Use Category without Drive-Through	NP	P	P	P	P	P	P	NP	P	P	NP	NP	P	NP
Self-Service Storage Facilities	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	PL	NP	NP	NP
Motor Vehicle Body Shop	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP	NP	NP
Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning, other than Car Wash	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	PL	NP	NP	NP
Car Wash	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	PL	NP	PL	NP
Gasoline Sales Facility or Fuel Sales	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	PL	NP	PL	NP
Motor Vehicle Sales, Rental, or Leasing	NP	NP	NP	NP	PL	NP	PL	NP	PL	PL	NP	NP	NP	NP
Motor Vehicle Storage	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP	NP	NP
Tire Sales	NP	NP	NP	NP	P	NP	P	NP	P	P	P	NP	NP	NP
Towing Service	NP	NP	NP	NP	NP	P	NP	P	P	P	NP	NP	NP	NP
Other Motor Vehicle -Related Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Manufactured Home Sales	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Sale of building and construction materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, store fixtures,	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP	NP
Other Wholesale Sales Uses Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP	NP
Business Office, Business Incubator or Professional Office	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Conference Center or Office with Conference Center (non-Civic)	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Co-Working Space	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Financial Institution or Financial Services	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Office with Drive-Through Facilities	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Non-Banking Financial Institution	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Radio / Television / Recording Studio or Station without Communications Tower	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Other Business / Government / Non-Profit Office Uses Not Listed Under any Use Category	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Dental Office / Dental Clinic, Medical Office / Medical Clinic / Outpatient Clinic, or Medical or Dental Lab	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Asphalt Plant or other Facilities for Manufacture and Storage of Chemials, Petroleum Products, Explosives, and Allied Products	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Concrete Batch or Concrete Manufacturing Plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Hazardous & Low-Level Nuclear Disposal & Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Wrecking, Junk, & Salvage Yards, & Scrap Operations	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Tile or Brick Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Automobile, Truck, or Tire Manufacturing or Assembly	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Ammonia or Chlorine Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Metal Casting or Foundries	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Gas Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Metal or Metal Ore Production, Refining, Smelting, or Alloying	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Petroleum or Petroleum Product Storage or Refining	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Boat, Pool, or Spa Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NN	NP	NP
Keeping, Selling, or Slaughtering of Animals	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Glass Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Paper Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Manufacturing of Materials into Compost	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Rail Equipment Storage / Repair	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Railroad Freight Yard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Sawmill	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Wood or Lumber Processing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Animal processing, Rendering, Packing, Treating, and Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Livestock Slaughtering	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Processing of Food and Related Products	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Sale of Farm Equipment and Machinery and Earth Moving and Heavy Construction Equipment	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	CU	NP	NP	NP

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Production of Chemical, Rubber, Leather, Clay, Bone, Plastic, Stone, or Glass Materials or Products	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Other Heavy Industrial Not Listed in any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Brewery, excluding Brewpubs	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Bottling Plants	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Building Systems / Construction Business	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Carpet cleaning plants or manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Catering Service or Catering Events Establishment	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Textile Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Commercial bakery	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Contractor Materials Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Crematorium	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Dairy Plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Distillery	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Distribution / Distribution Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Dry Cleaning Plants	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Equipment Rental	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Fabrication, work, or storage on-site by building, heating, plumbing, electrical, or general contractors, and	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Food Processing plants	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Horticulture and Landscaping Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Ice plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Institutional bakeries	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Laundry Plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Light Manufacturing Plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Machine Shop / Woodworking Shop, other than Artisan Establishment	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Maintenance yard or facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Manufacture or assembly of equipment, instruments (including musical instrument	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Non-Hazardous Waste Treatment or Disposal	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Outdoor Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Printing, Publishing, and lithography	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Production of artwork	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Rail Equipment Storage / Repair	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Recycling Processing Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Repair of scientific or professional instruments, electric motors;	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Regional recycling center;	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Research Laboratory / Research & Development	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Sheet metal shop	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Soft drink bottling	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Solid Waste Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Warehouse / Warehousing	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Welding, machine, tool repair shop	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Winery	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Woodworking, including cabinet makers and furniture manufacturing, but excluding Artisan Establishments	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Other Light Industrial Not Listed in any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Bulk storage, including nonflammable liquids, feed and grain storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Bus barn	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Cold storage plants, frozen food lockers,	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Household moving and general freight storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Separate warehouse used by Retail store such as a furniture or appliance store	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Stockpiling of sand, gravel, or other aggregate materials	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP
Transfer and storage Business with no individual storage areas or where employees are the primary movers of the goods	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Other Warehouse & Freight Movement Not Listed in any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Animal waste processing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Septic Equipment Installation, Service, or Cleaning	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Landfill	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Incinerator	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Manufacture and production of goods from composting organic material	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Recyclable material storage, in-cluding construction material	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Recycling center	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP
Transfer station	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP
Recycling Station	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Other Waste-Related Service Not Listed in any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Utility Facilities	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL
Utility Transmission Line	PL	PL	NP	NP	NP	NP	NP	NP	PL	PL	PL	PL	PL	NP
Wireless Communication Facility	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Other Utilities Use Not Listed Under any other Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Adult - Oriented Establishment	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP	NP

B. Uses Permitted by Right.

Principal Uses, Accessory Uses, or Temporary Uses, as applicable, of Buildings, Lots, and Building Sites, which are indicated for each District in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), or Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Permitted ("P") are allowed by right, subject to compliance with all other applicable provisions of this Ordinance.

C. Required Uses.

1. **Commercial Corridors**

Within the CD-4C Character District, Principal Buildings on any Lot or Building Site located within 400 feet of a Thoroughfare with a Functional Classification of Arterial must contain a Retail Sales or Service use, Restaurant use, Arts-Related Use, or Office use for the entire ground floor. Any permitted use may be established on second, third, and fourth stories of a Principal Building.

2. **Downtown Pedestrian Streets**

Buildings enfronting the following rights of way must contain a retail sales or service use, restaurant use, arts-related use, or office use at the sidewalk level through the depth of the second layer for at least 80 percent of the building frontage.

a. Public Square;

b. North Main Street between West 4th Street and Public Square;

c. South Main Street between Public Square and West 9th Street, inclusive of all building sites with frontage at the corners of South Main and West 9th street;

d. North Garden Street between West 6th Street and West 7th Street, inclusive of all building sites with frontage at the corners of North Garden Street and West 6th Street;

e. North Garden Street between West 7th Street and West 9th Street, inclusive of all building sites with frontage at the corners of South Garden Street and West 9th Street;

f. South High Street between West 7th Street and West 9th Street, inclusive of all building sites with frontage at the corners of South High Street and West 7th Street, all building sites with frontage at the corners of South High Street and West 8th Street, and all building sites with frontage at the corners of South High Street and West 9th Street;

g. West 7th Street between Public Square and Frierson Street, inclusive of all building sites with frontage at the corners of Frierson Street and West 7th Street;

h. East 7th Street between Public Square and North Water Street, inclusive of all building sites with frontage at the corners of South Glade Street and East 7th Street;

i. West 6th Street between North Main Street and Woodland Street, inclusive of all building sites with frontage at the corners of West 6th Street and Woodland Street;

j. West 6th Street between North Main Street and North Garden Street; and

West 8th Street between South Garden and South Glade Street, inclusive of all building sites with frontage at the corners of West 8th Street and South Garden Street as well as all building sites with frontage at the corners of West 8th Street and South Glade Street.

D. Prohibited Uses.

1. Except as otherwise determined by the Zoning Administrator pursuant to Section 8.5.8 with respect to a Use that is not specifically listed as Permitted ("P"), Permitted Subject to Limited Conditions ("PL"), or as a Conditional Use ("CU") in **Table 4.3.9.A-1 (Building & Lot Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), or Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses),** as applicable, any Use that is not specifically listed as Permitted ("P"), Permitted Subject to Limited Conditions ("PL"), or as a Conditional Use ("CU"), and any Use that is specifically listed Not Permitted ("NP") in such applicable Table or is otherwise prohibited pursuant to any other provision of the City Code, is prohibited.

2. In the CD-4C Character District, all uses listed under the heading Residential Uses Category on **Table 4.3.9.A-1** are prohibited on the entire ground floor of any Building located within 400 feet of a Thoroughfare with a Functional Classification of Arterial. Any permitted use may be established on second, third, and fourth stories of a Principal Building.

E. Uses Permitted Subject to Limited Use Standards & Conditional Uses.

1. Any Principal Use, Accessory Use, or Temporary Use shown for the applicable District as Permitted Subject to Limited Use Standards ("PL") on **Table 4.3.9.A-1 (Building & Lot Principal Uses), Table 4.3.9.A-2 (Building & Lot Accessory Uses), or Table 4.3.9.A-3 (Building & Lot Temporary Uses),** is allowed subject to compliance with all applicable conditions and requirements imposed by this Section 4.3.9.D and Section 4.3.9.4.h.

2. Any Principal Use, Accessory Use, or Temporary Use shown for the applicable District as Conditional Use (CU") on **Table 4.3.9.A-1 (Building, Lot, & Building Site Principal Uses), Table 4.3.9.A-2 (Building, Lot, & Building Site Accessory Uses), or Table 4.3.9.A-3 (Building, Lot, & Building Site Temporary Uses),** is allowed subject to compliance with all applicable conditions and requirements imposed by this Section 4.3.9.E in addition to Conditional Use approval and issuance of a Conditional Use permit pursuant to Article 8 (Administration, Procedures & Enforcement).

3. The conditions, standards, and requirements of each Use Permitted Subject to Limited Use Standards or Conditional Use shall be applicable, irrespective of the Use being a Principal Use, an Accessory Use, or a Temporary Use.

4. The conditions and requirements applicable to any Use Permitted Subject to Limited Use Standards or Conditional Use shall be enforceable, and failure to comply with any condition or requirement of a Use Permitted Subject to Limited Use Standards or as a Conditional Use shall subject

such Use Permitted Subject to Limited Use Standards or Conditional Use to revocation pursuant to Section 8.6.1.J.

5. No Use Permitted Subject to Limited Use Standards or Conditional Use shall commence or exist, or be conducted or engaged in, on any Lot or Building Site, or within any Building except in accordance with all applicable conditions and requirements for such Use, including without limitation in the case of a Conditional Use, review, approval, and issuance of a Conditional Use Permit by the Board of Zoning Appeals.

6. The following standards shall apply only to those Districts and Uses where the "PL" and / or "CU" is designated on the applicable **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), or Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses),** as applicable:

a. Accessory Dwelling

(1) Only one Accessory Dwelling is permitted on any Lot or Building Site.

(2) The Accessory Dwelling must be accessory to a House or Townhouse used for Household Living.

(3) If the Accessory Dwelling is not attached to the primary dwelling, it must be separated a minimum of ten (10) feet from the primary dwelling.

(4) In all districts except CD-2, an Accessory Dwelling may not exceed 600 square feet of habitable space; in a CD-2 Character District, an Accessory Dwelling may not exceed 1,000 square feet of habitable space.

(5) An Accessory Dwelling Unit may not be used for Transient accommodations or as a Short-Term Rental Unit.

(6) The Accessory Dwelling must share ownership and utility connections with the primary dwelling.

b. Adult - Oriented Establishments shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) No Adult - Oriented Establishment shall be operated or maintained in the City within 1,000 feet, measured from property line to property line, of a school, religious facility, public recreation facility, or licensed day care facility.

(2) No Adult - Oriented Establishment shall be operated or maintained in the City within 1,000 feet, from property line to property line, of a boundary of a Residential District or a Residential Use.

(3) No Building or Structure associated with the Adult - Oriented Establishment shall be closer than 50 feet to a property line of an adjacent Non-Residential District or Use.

(4) No Adult - Oriented Establishment shall be operated or maintained in the City within 1,000 feet, measured from property line to property line, of another Adult - Oriented Establishment.

c. **Agricultural Activities**, except as certain enterprises that produce the majority of their income from agricultural activities may be exempted from certain zoning restrictions pursuant to TCA. Section 44-18-104(c)(4) shall be subject to the following:

(1) Barns, feed Lot or Building Sites, pens, and stockyards may be permitted in accordance with the applicable Use Table, subject to the following:

a) Barns, feed Lot or Building Sites, pens and stockyards shall require a minimum separation of 200 feet from all property lines.

b) The location of such an activity shall be in an area sparsely developed during the length of time the Use as a stockyard or feed Lot or Building Site is anticipated;

c) The site area shall be a minimum of twice the minimum required for the applicable District. Sites containing outdoor animal pens shall require a minimum site area of four acres.

d) All proposals shall include a site plan which contains, at minimum, the following information:

- Existing and proposed contours of the site and up to 100 feet beyond the site boundary. Contour intervals shall be at two foot intervals;
- Location of the area in which the proposed keeping of animals is to be conducted;
- Location of all proposed buildings, animal pens, roadways and other facilities proposed on the site;
- Proposed method of drainage of the animal pens and any proposed waste lagoons;
- Proposed fencing of the site; and
- Location of all existing or platted residences on adjacent properties.

d. **Asphalt Plants and Other Facilities for the Manufacture and Storage of Chemicals, Petroleum Products, Explosives, and Allied Products** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.

(2) The boundary of the property shall be at least 1,500 feet from any Residential Use or District.

(3) The Use shall be totally enclosed by a security fence or wall at least 8 feet high or enclosed within a fire proof Building.

(4) All plans shall be reviewed by Fire and Emergency staff prior to approval in order to determine that existing services provide adequate protection for citizens.

(5) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

e. Attached Dwellings, which includes Apartments, the Residence portion of a Live/Work Building, Mixed Use Building, or Flex Building, Multifamily Dwellings, Two-Family Dwellings, Duplexes, Rowhouses, Large Multi-family Buildings and Small Multi-Family Buildings, shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Within the CD-2, CD-3L, and CD-3 District no more than three (3) Duplex Buildings (each Duplex Building containing two Dwellings) may be located on any Block Face.

(2) Within the CD-3 District, Duplex Buildings shall have only one entrance along the frontage, with any additional exterior entrances located within the 3rd layer.

(3) Party walls, subject to the provisions of the Standard Building Code and National Fire Protection Association Fire Code, shall be provided along all points of attachment.

(4) Additional Use limitations may be applicable to specific types of Attached Dwellings.

(5) Within the CD-5 District buildings enfronting the rights of way identified in Section 4.3.9.C must contain a retail sales or service use, restaurant use, arts-related use, or office use at the sidewalk level through the depth of the second layer for at least 80 percent of the building frontage.

(6) In all districts, Townhouses shall be subject to the following limitations:

a) Garages, when they are provided, must be located at the rear of the Building facing an Alley or Driveway;

b) Individual unit parking and driveways must be located at the rear of the Building;

c) On-street parallel parking is permitted;

d) Parking Lots and Parking Areas are permitted in accordance with 4.3.9. E.6.ag and 4.3.12.

f. Bar, Tavern, or Nightclub shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) With the exception of nightclubs, taverns, or bars located within District CD-5, the applicant shall demonstrate that no pre-existing Place of Worship is located within 500 feet of the proposed nightclub or similar establishment. Measurements shall be made from the property line of the proposed night club or similar establishment and from the property line of any separate Parking Lots to be used by the nightclub or similar establishment.

(2) Except in District CD-5, no nightclub, tavern, or bar shall be located within 500 feet of a Residentially zoned or Residentially used property.

(3) No outside storage or activities shall be located on the site.

(4) Outdoor activities occupying no more than 400 square feet may be permitted by Administrative Adjustment.

g. **Car Wash** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) No storage, repair, or sales of vehicles shall be allowed on the site.

(2) Provisions shall be made for an on-site drainage system to capture water used to wash vehicles. This water shall be discharged into a sanitary sewer system or another approved on-site system and shall not be discharged into the stormwater system.

(3) No wash bay shall face or be located in the 1st or 2nd Layer or the Frontage.

h. **Civic Buildings** in all districts may utilize the lot occupation, building, and other standards of the Civic District listed at Table 4.3.1-U.

i. **Concrete Batch Plants and Concrete Manufacturing Plants** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.

(2) The facility shall be at least 1,500 feet from any Residential Use or Residential District.

(3) The property may not be adjacent to an existing Hospital, Day Care Facility, Educational facility, Religious Facility, Long Term Care Facility, Continuum of Care Facility, or Assisted Living Facility.

(4) The site shall be at least four acres in size and shall have access on a major or minor thoroughfare.

(5) Property boundaries facing public streets shall be fenced with a six foot high fence.

(6) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

j. **Correctional Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) In order to accommodate outdoor recreational facilities and to allow for potential building expansion, the site size for facilities located outside the CD-5 Character District shall be a minimum of one acre in size or the minimum of the District, whichever is larger; provided that County and City jail facilities have no minimum site size.

(2) The facility shall be at least 650 feet from the nearest property which is Residentially zoned or used.

(3) The facility shall not be established within 1,320 feet of a public or private school, day care, or Place of Worship.

(4) Site Development shall be in conformance with the landscaping and dimensional requirements of the applicable District.

(5) The Use requires a Conditional Use Permit, which may be denied when the Use would be detrimental to nearby properties or may add conditions or safeguards to the approval in order to protect the health and welfare of citizens.

k. **Drive-Through Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Where no street separates the Use and a Residentially zoned or Residentially used property, at least 40 feet of separation shall be maintained between such Residential property Line and the Drive-Through facility.

(2) Drive-through Facilities must be located in the 3rd Layer and the location of Drive-Through Facilities and associated facilities (for example: communications systems and access aisles) shall be identified on all submitted Plans.

(3) Any speaker systems associated with a Drive-Through Facility shall be designed and located so as not to be audible beyond the Lot or Building Site on which the Drive-Through Facility is located.

(4) Vehicular access to a Drive-Through Facility that is between a Thoroughfare or Internal Drive and a Building shall require a Parcel Buffer pursuant to Section 4.3.11 if such access is within 50 feet of, and visible from, the Thoroughfare or Internal Drive. Such Buffer shall be installed and maintained along the entire length of such vehicular access and the Adjacent Thoroughfare or Internal Drive

(5) Vehicle stacking areas shall be provided in accordance with Section 4.3.12.H.

(6) All other requirements for Drive-Throughs in this Code must be met.

l. **Extractive Uses** may be permitted in accordance with the applicable Use Table, subject to the following:

(1) The application for the Use shall include a plan for restoration procedures once the operation ceases.

(2) The location of such an activity shall be in an area sparsely developed during the length of time the mining or quarrying activity is anticipated;

(3) Any permit or approval issued or granted hereunder shall be based on a Development Plan or other documents submitted with an application which shall provide, together with all other requirements for such Development Plan, the following:

(a) Existing contours of the site and up to 100 feet beyond the site boundary. Contour intervals shall be at two 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 nontoxic, nonflammable, and noncombustible solids. All areas that are back – filled shall be left so that adequate drainage is provided.

(4) 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 or Abutting Lots or Building Sites, 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 of the Conditional Use requirements for mining and quarrying activities; however, in conditions of multiple Lots or Building Sites, the outer perimeter of the site shall be considered the Lot Line or Building Site Line;

(5) Before issuing a Conditional Use permit, the Board of Zoning Appeals shall require the owner of the quarry facility to execute a bond not less than $1,000 per acre or more than $2,000 per acre of active quarry throughout a five year period to restore the lands in the manner prescribed herein, including the removal of all Structures and machinery;

(6) Any permit issued hereunder shall not be for a period exceeding five years. After the expiration date of such permit, the Board of Zoning Appeals may review and grant an extension of time in the manner and procedure as prescribed for an original application.

m. Family Day Care Facilities shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) A maximum of 12 clients may be served at any one time.

(2) Overnight accommodation shall not be permitted.

(3) No outdoor public address systems shall be allowed.

(4) The facility shall contain twice the minimum Lot area for the underlying District.

(5) When the facility is located within a Non-Residential area, the Fire Marshall shall review the proposal prior to approval and make a recommendation.

(6) A client drop off area shall be provided. All required Parking shall be in the Rear Yard or Side Yards; however, required Parking may be located in the Street Yard if the Zoning Administrator finds that such Parking is safe, not detrimental to the neighborhood, accessible, and compatible with surrounding properties.

(7) All other standards of the applicable District shall be met.

n. Food Truck Courts shall be permitted as a Principal Use on any Lot or Building Site in accordance with Table 4.3.9.A-1, subject to the following:

(1) Approval of a Development Plan pursuant to Section 8.5.6. As part of the Development Plan application, the Zoning Administrator shall review the items listed below and may request review by other City of Columbia officials.

(2) Each Food Truck operating within a Food Truck Court must hold a current Mobile Vending permit from the City of Columbia.

(3) A designated manager must be responsible for the orderly organization of the site, the cleanliness of the site, and compliance with all City of Columbia regulations.

(4) The Food Truck Court must be kept clear of litter and debris at all times.

(5) Waste receptacles must be provided on site during all hours of operation.

(6) At least 30 percent of the lot or building site area must be shared common area not utilized for Food Truck stalls or parking.

(7) The common area shall be designed for customer use and must include designated seating for patrons.

(8) Electrical service must be provided on-site.

(9) Food Truck Courts on lots or building sites greater than or equal to 0.50 acres in area must provide on-site accessible restroom facilities available for both customers and employees within a permanent structure.

(10) Food Truck Courts on lots or building sites less than 0.50 acres in area must either provide on-site accessible restroom facilities; or a written agreement granting use of restrooms within 300 feet of the Food Truck Court for customers and employees during hours of operation.

(11) Temporary or portable toilet facilities are not permitted.

(12) Each Food Truck shall occupy a designated Food Truck Stall.

(13) Food Truck stalls shall conform to the dimensional standards of a parallel parking stall in Table 4.3.12.C-1 and to the off-street parking surface requirements of the applicable Character District or Special District.

(14) There shall be at least ten feet of unobstructed clearance between each Food Truck.

(15) Food, drink, and other merchandise must be sold directly from Food Trucks or other Mobile Vending Apparatuses.

(16) Except in Character District CD-5, the sale of alcohol in a Food Truck Court is prohibited.

(17) Food Truck Courts with more than five Food Truck stalls must utilize a single point of sale system associated with a business entity with a situs and current business license and in the City of Columbia.

(18) Required parking shall be provided as described at § 4.3.12.B.3; on another lot or building site within 1,320 feet of the Food Truck Court by parking agreement or easement, provided the principal use on the shared site shall maintain minimum required parking;

On street space within 1,320 feet of the Food Truck Court; or a combination of all above.

(19) The Food Truck Court operator shall provide a detailed operating plan which includes:

a) The maximum number of Food Trucks that can operate on the site at one time;

b) A copy of the rules of operation to which Food Trucks operating on the site must adhere;

c) A plan for the appropriate disposal of fats, oils, and grease which prevents release into the city sanitary sewer;

d) Hours of operation of the Food Truck Court;

e) Contact information for the designated manager;

f) An explanation of how required parking will be provided; and

g) An explanation of how required restroom facilities will be provided.

(20) The Food Truck Court operator shall provide a plot or building site plan which depicts:

a) The location of all seating areas, trash receptacles and other movable and permanent physical elements of the Food Truck Court; and

b) All other information deemed necessary by the Zoning Administrator.

o. Fuel Sales and Gasoline Sales Facilities, including Convenience Store with Gasoline Sales Facility, shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Fuel pumps shall be located at least 15 feet from any property line.

(2) No outdoor storage shall be allowed.

(3) Storage of vehicles for more than 24 hours is prohibited.

(4) A spill prevention and counter measures plan shall be provided prior to construction plan approval that includes, at a minimum:

(a) Clean up procedures for fuel (or other hazardous material) spills occurring inside and outside the Building;

(b) Counter measures for use in preventing fuel (or other hazardous material) spills from entering the stormwater collection system;

(c) Routine cleanup procedures for work area and Parking Areas; and

(d) Washdown water shall not be permitted to enter the stormwater collection system.

(5) Pumps shall be located in the 3rd Layer.

(6) Within Districts CD-4, CD-4C, CD-5C, and PUD-MU, the maximum number of fuel dispensing pumps shall be eight per Lot or Building Site. Within District CD-5, the maximum number of fuel-dispensing pumps shall be eight for the entire District.

p. Golf Course, Country Club, Swim Club, and Tennis Club shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) No maintenance Building or clubhouse shall be closer than 100 feet from any Residentially zoned or Residentially used land.

q. Group Assembly Facilities shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The locations, 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; and

(3) When an application for a Group Assembly permit includes an amusement park, sports arena, fairground, racetrack, or similar recreational pursuits, the following requirements shall be observed:

(a) The minimum site area shall 25 acres;

(b) The minimum setback of all Structures from all public roads shall be 100 feet;

(c) Such facility shall be situated so that no Residentially zoned or Residentially used property is located closer than 500 feet from the Building entrance of such facility;

(4) Access to such facility shall be by a paved public major arterial or major collector thoroughfare. Traffic shall not be directed through Residentially zoned or Residentially used property, through areas that are Adjacent to Residentially zoned or Residentially used property, or on minor Residential streets traversing Residentially zoned or Residentially used property areas or areas that are Adjacent thereto;

(5) Any lighting provided at such facilities shall be designed so that no direct light falls on Adjacent Residential property; and

(6) 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.

r. Group Living Uses indicated on the applicable Use Table as Uses Permitted with Limited Conditions are permitted subject to following:

(1) The home shall be operated in a manner that is compatible with the neighborhood and shall not be detrimental to Adjacent properties as a result of traffic, noise, refuse, parking, or other activities.

(2) When located in a Residential neighborhood, the home shall maintain a residential appearance compatible with the neighborhood.

(3) The home shall meet all state requirements, and all applicable housing and building codes.

s. Hazardous and Low Level Nuclear Material Disposal and Storage Areas shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.

(2) The facility shall comply with all applicable State and federal regulations.

(3) The facility shall be located at least 1,500 feet from any Residential property.

(4) Maps and engineering drawings shall be provided showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within ¼-mile of the property line.

(5) The site shall be enclosed by a fence or wall at least 6 feet high. Entrance and exit shall be through a gate which shall be locked during non-business hours.

(6) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

t. Heavy Industrial Facilities, Not Otherwise Classified may be permitted in accordance with the applicable Use Table, subject to the following:

(1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.

(2) The facility shall comply with all applicable State and federal regulations.

(3) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

u. Hospitals, Rehabilitation Facilities, and Centers for Observation shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The minimum Side Yards and Rear Yards for Hospitals and Centers for Observation or Rehabilitation Facility shall be 50 feet for one or two Story Buildings, increased by five feet for each Story above two Stories.

(2) 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 in the surrounding area.

(3) All public utilities including a Central Sewage Collection and Treatment System shall be available to the site.

v. Hotels, Motels, and Extended Stay Hotels shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The parcel shall be accessed from a Thoroughfare or Internal Drive.

(2) Where the property line of a Motel is Adjacent to Residentially zoned or Residentially used property, the minimum depth for the required Yard along such Adjacent property shall be 50 feet and no Structures or Parking shall be permitted in the required Yard.

(3) Any Accessory Uses such as restaurants and outdoor recreational activities shall not be located on the side of Adjacent to Residentially zoned or Residentially used property.

w. Long Term Care Facilities, Continuum of Care Facilities and Group Care Facilities shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) 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).

(2) Group Care Facilities accommodating from seven to 12 individuals shall have 24-hour staff and professional services in the behavioral sciences available.

(3) Group Care Facilities accommodating more than 12 individuals shall have resident 24-hour staff, and shall provide professional services in the behavioral sciences.

(4) The Planning Commission must make a written finding to the Board of Zoning Appeals regarding the foregoing requirements based on advice from such agencies as the Tennessee Department of Human Services.

(5) An appropriate license must be secured for any activity regulated by any public agency, including the Tennessee Department of Human Services. Any activity lawfully regulated by any public agency may be permitted for only that time period for which a valid license is obtained. Where grades or classes of approvals are granted, only the most restrictive may be permitted.

(6) No more than one of either a Long Term Care Facility, Continuum of Care Facility, or Group Care Facility may be permitted on a single Block.

(7) A Family Care Facility may not accommodate more than one individual (excluding staff) per living room.

(8) The home shall be operated in a manner that is compatible with the neighborhood and shall not be detrimental to Adjacent properties as a result of traffic, noise, refuse, Parking or other activities.

(9) The home shall maintain a Residential appearance compatible with the neighborhood.

(10) The home shall meet all state requirements, and all applicable housing and building code requirements.

(11) A Group Care Facility must contain 1,500 square feet of net floor space for the first six residents, including resident staff, and 150 square feet of net floor space per person above six residents.

(12) Necessary utilities including a Central Sewage Collection and Treatment System shall be available to the site.

(13) Group Care Facilities accommodating from seven to 12 persons, and Family Care Facilities accommodating from one to six persons shall meet all bulk regulations for a Residence in the applicable District.

(14) Group Care Facilities accommodating from 13 to 50 persons shall have a minimum Lot/Building Site Area of five acres. When more than 50 persons are accommodated, there shall be one additional acre is required for each ten persons accommodated.

(15) The minimum Side Yards and Rear Yards for Group Care Facilities accommodating 13 or more persons shall be 50 feet for a one – or two – story building, increased by five feet for each story above two.

(16) The Development Plan shall be subject to approval by the Planning Commission, taking into account but not limited to the following considerations:

(a) Compatibility with the surrounding area;

(b) Any adverse impact of the proposed activity on the character of the area;

(c) Needed fencing and screening;

(d) Adequate open space and recreation space if appropriate; and

(e) All other requirements of this Section.

(17) Notwithstanding the factors listed above, the Board of Zoning Appeals shall be permitted to vary the Required Yards or Setbacks and the Screening for Parking when the application involves a change in activities in existing Structures. The Development Plan shall provide for compensating features to offset any potentially adverse conditions that might be brought about by said modification to the requirements.

x. **Manufactured Homes** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) No person shall place a Manufactured Home on any Lot or Building Site within a Residential District, unless it is used actively for Residential purposes. Non-Residential Use of

a Manufactured Home may be permitted as a Temporary Use subject to Section 4.3.8.B, Temporary Construction Offices.

y. Manufactured Home Parks shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Applications for a Multi-family Dwelling shall be subject to the Site Development Plan Review requirements of Section 8.5.6 and shall require Planning Commission approval.

(2) Manufactured Home Parks must be designed and constructed to the same standards as a site-built subdivision to assure a safe, healthy Residential environment.

(3) Where permitted, Manufactured Homes within a Manufactured Home Park shall be located to minimize hazards due to possible subsidence, flood or erosion, and insect or rodent infestation.

(4) Landscaping and Buffering shall be provided in conformance with Section 4.3.11. A planting plan shall be submitted with the final Development Plan.

(5) Publication "NCSBCS Standard for Manufactured Home Installations" (ANSI A 225.1 – 1982), including NFPA Standard for Fire safety Criteria for Manufactured Home Installations, Sites and Communities (NFPA 501A – 1982), shall be applicable to Manufactured Home Parks, and is hereby adopted by reference.

(6) Each Manufactured Home Park shall be served by a public water supply of adequate quantity, quality and pressure.

(7) Adequate fire protection, as determined by the Municipal Fire Department, shall be provided for each Manufactured Home located within a Manufactured Home Park.

(8) Each Manufactured Home within a Manufactured Home Park shall be served by a Central Sewage Collection and Treatment System.

(9) Solid waste collection stands shall be provided for waste facilities. Such stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them. Stands shall be screened in accordance with Section 4.3.11.

(10) Service Buildings housing sanitation and laundry facilities shall be permanent Structures complying with all applicable Ordinances and statutes regulating buildings, electrical installations, and plumbing and sanitation systems.

(11) All Manufactured Home Stands shall be located within reasonable proximity to a fire hydrant or similar fire protection facilities.

(12) A safe, convenient, all-season pedestrian circulation system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have an adequate gradient and a minimum width of three feet.

(13) Direct vehicular access to the Manufactured Home Park shall be provided by means of an abutting improved public street or way and access to each Manufactured Home site

shall be by a permanently maintained private street or way which is protected by a permanent Easement. Sole vehicular access shall not be by an Alley.

(14) All Vehicular Use Areas used for common access for two or more residents shall be suitably paved and maintained as a condition of approval of the Manufactured Home Park.

(15) The limits of each Manufactured Home Site shall be marked on the ground by suitable means. Location of Manufactured Home Site limits on the ground shall be the same as shown on accepted plans.

(16) Manufactured Homes shall have a minimum side-to-side clearance of 25 feet and a minimum end-to-end clearance of 15 feet.

(17) There shall be a minimum distance of ten feet between the nearest edge of any Manufactured Home Stand and an Abutting Street or Internal Drive.

(18) Each Manufactured Home Site shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. The minimum area of such outdoor living and service area shall be at least 300 square feet, with a minimum dimension of 15 feet. This area shall not be counted towards required Civic Space.

z. Manufactured Home Sales shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The boundary of the property shall be a minimum of 500 feet from any Residentially zoned or Residentially used property.

(2) The display area shall be set back a minimum of 25 feet from the street right-of-way and shall be Screened from the Frontage in accordance with Section 4.3.11.

(3) In addition to the landscaping requirements in Sections 4.3.11 and 4.3.16, the following landscaping shall be provided within any Front (Street) Yard:

a) An evergreen hedge which is at least 24 inches in height; or

b) Plantings which meet the requirements for plantings under Section 4.3.9.D.6.y(5).

c) Storage and repair activities shall be screened from off-site views.

(4) A minimum separation of at least 10 feet shall be maintained between display homes. Display homes which are visible off-site shall be provided with some type of material and/or landscaping around the base which will prevent open views underneath the Manufactured Home.

aa. Mobile Vending shall be permitted in accordance with Table 4.3.9.A-3, subject to the following:

(1) Issuance of a Temporary Use Permit pursuant to Section 8.5.9.

(2) All Mobile Vending shall be subject to the following requirements and limitations:

a) Access, ingress, egress, and interior vehicular or pedestrian circulation at the vending location shall not be impeded.

b) Mobile vendors may not obstruct corner or driveway sight triangles depicted in Tables 4.3.3.G.1 and 4.3.3.G.2.

c) The primary use on site shall maintain an adequate parking supply.

d) upon request of the Zoning Administrator or the Columbia Police Department the Mobile Vendor shall provide a written and signed agreement from the property owner, or owner's authorized agent, granting permission for the temporary use of the property, which shall include a provision for the usage of on-site restroom facilities when tables and/or chairs are incorporated.

e) Trash receptacle of adequate size shall be provided by the vendor.

f) All signage shall be on located on the mobile vending apparatus.

g) With the exception of special events, vending shall only take place on a hard surface conforming to Section 4.3.12.C-7 or on properties with existing non-conforming parking areas with an approved driveway entrance.

h) With the exception of Food Trucks, mobile vendors shall not remain on a single site for more than four (4) consecutive days.

i) Food Trucks and shall remain movable at all times and may not be permanently secured to the site; upon request of the Zoning Administrator, each operator of a Food Truck must show current registration to operate the apparatus on public roads and demonstrate that the apparatus is movable.

j) Mobile vendors must dispose of fats, oils, and grease appropriately and may not connect to city sanitary sewer.

k) Any Mobile Vendor serving alcohol must by licensed by the Tennessee Alcoholic Beverage Commission and must comply with all regulations related to the sale of alcohol. Restroom facilities required for employees.

l) Mobile Vendors operating at a location for a duration of more than four hours must have a written agreement, available upon request by the Zoning Administrator or the City of Columbia Police Department, that permits employees to have access to a restroom no more than 300 feet from the vending location during all the hours of operation.

(3) Within Character District CD-5, Food Trucks and Pushcarts may be permitted to set up for service or to conduct business in the public right of way under the following criteria:

a) Mobile Vending locations shall be limited to street segments designated as appropriate for Mobile Vending by the Zoning Administrator; the Zoning Administrator shall create a map of street segments designated for mobile vending at least quarterly; Mobile Vendors who set up for service in the right of way must verify allowable vending locations;

b) Hours of operation shall be limited to 7:00 am to 10:00 pm;

c) Only one parking space shall be occupied;

d) Such Food Truck shall be removed from the parking space each day; no Food Truck may remain in the public rights of way for more than six (6) consecutive hours;

e) Mobile Vendors shall not reserve, obstruct, or otherwise limit the use of parking spaces while not actually occupying the space;

f) The Zoning Administrator, the Department of Public Works, or the City of Columbia Police Department may direct the Mobile Vendor to vacate the right of way at any time, the Mobile Vendor must immediately comply with directions to leave a parking space;

g) The mobile vendor shall clearly identify the mobile vending area with traffic cones or similar device.

(4) Within CIVIC Districts, Food Trucks may be permitted to set up for service or to conduct business under the following criteria:

a) The Mobile Vendor holds a current Mobile Vending Permit

b) The City of Columbia, or a person or organization that has entered into a use agreement with the City of Columbia, has invited the Mobile Vendor to cater a community event;

c) The serving window of the Food Truck must face away from any right of way; and

d) The mobile vendor shall clearly identify the mobile vending area with traffic cones or similar device.

(5) Except as set forth in Section 4.3.9.D.6.x(3) with respect to Character District CD-5, in order to maintain the safe movement of vehicles and pedestrians on the City's roadways, Mobile Vendors, excluding Ice Cream Truck and Canteen Truck operations, shall not be permitted to set up for service or to conduct business on any public right-of-Way.

(6) In addition to the circumstances under which Mobile Vendors may be permitted to set up for service or to conduct business in the public right of way of Character District CD-5under Section 4.3.9.D.6.x(5), Mobile Vendors shall be permitted to set up for service or to conduct business in Character District CD-5 for a special event that includes full or partial street closures, or mass gathering permits sanctioned by the City.

(7) A canteen truck with a current mobile food vending permit may operate on private property or from the right of way adjacent to a construction site with an active building permit in order to cater to on-site workers: between the hours of 6:00 a.m. and 6:00 p.m. on week days; a Canteen Truck may not remain on any one site for more than one (1) hour each day; the serving window of the Canteen Truck must face private property.

(8) An Ice Cream Truck with a current mobile food vending permit may operate on private property or from the right of way; an Ice Cream Truck may not remain at any one location for more than 15 minutes before relocating to another location not less than one-quarter mile from the previous location; the serving window of the Ice Cream Truck must face private property.

(9) The Zoning Administrator may revoke the annual temporary use permit found to be in violation of any provision of this Ordinance.

bb. Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning, other than Car Wash shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Fuel and oil pumps, if present, shall be at least 15 feet from property lines.

(2) Pump island canopies shall be so located that a vertical downward projection of the edge nearest the Front Lot Line or Building Line shall not be closer than 1/2 the required yard depth for the District in which the Use is located.

(3) Any repair, servicing, maintenance or other work on vehicles shall be conducted within an enclosed Structure.

(4) No outdoor storage shall be allowed.

(5) Storage of vehicles for 15 days or more shall be prohibited.

(6) A spill prevention and counter measures plan shall be provided prior to construction plan approval that includes, at a minimum:

a) Cleanup procedures for spills occurring inside and outside the Building;

b) Counter measures for use in preventing spills from entering the stormwater collection system;

c) Routine cleanup procedures for work areas and Parking areas; and

d) Wash-down water shall not be permitted to enter the stormwater collection system.

aa. Motor Vehicle Sales, Leasing, and Rentals shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) All Junk Vehicles or inoperable vehicles or equipment shall be within a completely enclosed Building.

(2) Vehicle or equipment repairs made on-site shall be conducted within an enclosed Structure.

(3) Adequate on-site area shall exist for the loading and unloading of vehicles from car carriers to ensure that no such loading or unloading occurs in any Right-of-Way.

(4) No vehicles shall be displayed in required landscaping or in Rights-of-Way.

(5) Vehicle sales, leasing, and rental facilities shall meet the following Parking Area landscaping standards rather than those of Section 4.3.12.C:

a) Trees shall be planted at the rate of one tree per 50 linear feet, and shrubs at the rate of one shrub per five linear feet of display area.

b) Plants may be grouped together, provided that at least 250 square feet of contiguous growing area, not encroached upon by impervious surfaces, surrounds each planted tree.

(6) The provisions of Section 4.3.9.D.6.a shall not apply.

ab. Non-Banking Financial Institution shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) A Non-Banking Financial Institution shall be located no less than 1,320 linear feet from the property line of another property upon which another Non-Banking Financial Institution is located.

ac. On-Street Vending shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Issuance of a Temporary Use Permit pursuant to Section 8.5.9.

ad. Outdoor Display shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Outdoor Display shall be permitted only through the Administrative Adjustment process in Section 8.5.8.

(2) A binding site plan illustrating the extent of the permitted area for outdoor display shall be required.

(3) Vehicles for sale, lease or rent as part of a properly permitted Use (including boats and manufactured housing) shall not be considered merchandise, material or equipment subject to the restrictions of this Section.

(4) Plant material at a Plant Nursery or Plant Nursery with Landscape Supply shall not be considered merchandise, material or equipment subject to the restrictions of this Section.

(5) Waste generated on-site and deposited in ordinary refuse containers shall not be subject to the restrictions of this Section.

(6) Temporary uses permitted by these zoning regulations are not subject to the requirements of this Section.

(7) The requirements of this Section do not supersede any previously issued Conditional Use or special exception for outdoor display or storage.

(8) The outdoor location of soft drink or similar vending machines shall be considered outdoor display where the location is visible from Adjacent Residential Development.

(9) Outdoor acceptance of payment or other remittance (including cash registers or similar devices) shall not be permitted, except for activities permitted through a Temporary Use permit.

ae. Outdoor Recreation shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The use shall have direct access from a major or minor thoroughfare.

(2) Food sales shall be provided for patrons of the recreational activity only.

(3) Passive recreational activities may use alternative Parking surfaces as approved by the City Engineer.

af. Outdoor Storage, where permitted by this Ordinance, shall be located at least 15 feet from the public right-of-way and any Abutting Residential Use or Residential District. All areas utilized for outdoor storage should be screened from view from the public right-of-way.

ag. Parking Lots shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) No storage, repair, or sales of vehicles shall be allowed on the site.

(2) A wall or continuous evergreen hedgerow of at least 24 inches and fence no more than 48 inches in height shall be placed around the perimeter of the Parking area to prevent Encroachment of vehicles into the surrounding area. Openings for pedestrian and vehicular access are permitted.

(3) Compliance with all other applicable provisions of this Code related to Parking Lots.

ah. Self-Service Storage Facilities shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Except when located within District SD-LI or SD-HI, there shall be a Parcel Buffer provided pursuant to Section 4.3.11.H, which shall include a perimeter fence no less than four feet and no more than eight feet in height. Such fence shall be Screened in accordance with Section 4.3.1.

(2) Barbed-wire, razor wire, or similar accoutrements may not be used on portions of the fence visible from a roadway. Acceptable materials include wrought iron, aluminum, stone, brick or other materials with similar appearance.

(3) One Loading Space shall be provided for each 10,000 square feet of enclosed storage area.

(4) When located within a PUD District, the Use shall maintain a minimum 300 foot Setback from any property line along arterial roadways.

ai. Short-Term Rental Units shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) the Short-Term Rental Unit must be in a Building originally used or designed to be used as an abode or home of a person, family, or household in either a portion of a single-family house, or an individual Dwelling Unit in a two-family Dwelling, or townhouse, which Short-Term Rental Unit is rented wholly or partially for a period of less than thirty (30) continuous days occupancy for a fee;

(2) the owner, defined as Single-Family Dwelling, of such Short-Term Rental Unit must reside on the premise;

(3) each Short-Term Rental Unit must be registered with and licensed by the City.

aj. Townhouses or Rowhouses shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Party walls, subject to the provisions of the Standard Building Code and National Fire Protection Association Fire Code, shall be provided along all points of attachment.

ak. Transfer Stations and Recycling Facilities shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The transfer station shall handle only waste that can be legally handled or disposed of in a solid waste landfill facility. This limitation shall not preclude use of the transfer station site for collection, processing, storage, and transfer of recyclable materials or for other waste reduction activities.

(2) Recycling facilities shall handle only recyclable materials for which a permit has been obtained through the appropriate regulatory agency.

(3) The entrance Driveway shall be located on a major thoroughfare located within 2,000 feet of an interstate highway interchange.

(4) There shall be at least 500 feet of separation between the facility [building and vehicular use areas adjacent to the building] and the nearest Residential Structure.

(5) The facility shall conform to all applicable State and federal regulations.

al. Utility Facilities shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Utility Facilities in Residential areas or adjoining Residential Uses shall maintain Residential area Setbacks or Required Yards, be fenced (unless totally enclosed with a Structure), and either be screened from view or designed to have a Residential appearance.

(2) Expansion of Utility Facilities originally approved through the issuance of a Conditional Use Permit pursuant to Section 8.5.16 of up to 20% or 1,000 square feet, whichever is greater, may be approved administratively by the Zoning Administrator.

am. Waste Handling Facility, Not Otherwise Classified may be permitted in accordance with the applicable Use Table, subject to the following:

(1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.

(2) The facility shall comply with all applicable State and federal regulations.

(3) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

an. Wireless Communication Facilities other than Communications Towers shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The requirements set forth in this Section 4.3.9.D.6.n. shall govern the location of Towers that exceed, and antennas that are installed at a height in excess of 70 feet. The height limitations applicable to Buildings and Structures shall not apply to Towers and Antennas.

(2) Antennas or Towers located on property owned, leased, or otherwise controlled by the CITY shall be exempt from the requirements of this subsection, provided a license or lease authorizing such Antenna or Tower has been approved by City Council.

(3) This Section shall not govern any Tower, or the installation of any Antenna, that is under 70 feet in height and is owned and operated by a federally – licensed amateur radio station operator or is used exclusively for receive – only Antennas.

(4) The following requirements must be met:

a) Site and landscape plans drawn to scale and landscape plans drawn to scale;

b) A report including a description of the Tower with technical reasons for its design;

c) Documentation establishing the structural integrity for the Tower's proposed uses, certified by a professional engineer licensed in the State of Tennessee competent in such design, the general capacity of the Tower and information necessary to assure that ANSI (American National Standard Institute) standards are met;

d) A statement of intent whether excess space on the Tower will be leased;

e) Proof of ownership of the site or a copy of the owner's authorization to use the site;

f) Copies of any Easements necessary to gain access or limited Development areas;

g) An analysis of the site containing existing topographical contours;

h) A written opinion from an appropriate authority that the soils and underlying materials will support the intended Structure;

i) Evidence that the Tower facility meets technical emissions standards set by the FCC (Federal Communication Commission);

j) Evidence of "Determination of No Hazard" from the FAA (Federal Aviation Administration), as well as all required FCC permit information;

k) Alternatives to the Tower location and why this site was selected; and

l) Evidence that the site complies with requirements of the NEPA (National Environmental Policy Act) in regard to impact on wildlife, endangered species, historical sites, Native American religious sites, floodplains, wetlands, high intensity white lights in Residential neighborhoods ,and frequency emissions in excess of FCC guidelines.

(5) Towers may be built on the same Lot or Building Site with another Principal Use. A separation a minimum of the Tower height between the Tower and any other Principal Use is required in order to provide for the health, safety and welfare of individuals and Structures occupying the same site. Joint use is prohibited on a Lot or Building Site where a proposed or existing Principal Use includes the storage, distribution or sale of volatile, flammable, explosive or hazardous wastes such as LP gas, propane, gasoline, natural gas and corrosive or dangerous chemicals.

(6) Towers 80 feet or more in height shall be located on the Lot so that the distance from the base of the Tower to any adjoining property line or supporting Structure of another Tower is a minimum of 100% of the proposed Tower height. No Variance shall be granted from this minimum setback requirement.

(7) Except as specifically required by the FAA (Federal Aviation Administration) or the FCC (Federal Communication Commission), transmission Structures shall:

a) use colors such as gray, blue or green which reduce their visual impacts; provided, wooden poles do not have to be painted; and

b) not be illuminated, except equipment shelters may use lighting for security reasons which is compatible with the surrounding neighborhood;

c) not use strobe lights unless specifically required by FAA.

(8) Any proposed Tower shall be structurally designed so as to accommodate the minimum number of foreseeable shared users.

(9) No advertising or display is permitted on any Communication Tower.

(10) Any Accessory Buildings or Structures shall be located a minimum of 50 feet from any adjoining property line. Except for emergency purposes, the accessory facilities may not include offices, long-term vehicular storage, other outdoor storage, or broadcast studios, unless the Use is permitted in the District.

(11) The Tower base and equipment area shall be enclosed with a fence no less than six feet in height. Access shall be locked at all times when the site is not occupied.

(12) 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 material as will provide an evergreen Screen. Screening as required herein shall be not less than four feet in height at the time of planting and shall be permanently maintained.

(13) Location on any other Structure other than a Tower (i.e., water tank, utility poles, roof tops, etc.) is permitted subject to the provisions listed above relating to a Tower location.

(14) Co – location on Towers is encouraged. The Zoning Administrator has authority to approve a co – location on an existing Tower subject to:

a) receipt of a letter from a licensed engineer stating that the Tower is structurally adequate to handle the additional load; and

b) the FCC technical emissions standards not being exceeded.

(15) Any Antenna or Tower that is not operated for a continuous period of 12 months shall be considered abandoned and the owner of such antenna or tower, as well as any shared user(s) of the Tower or Antenna, shall remove same within 90 days of receipt of notice from the City notifying the owner and shared user(s) of such abandonment. If such Antenna or Tower is not removed within said 90 days, the City may remove or have the Structure removed at the owner's expense.

ao. Wrecking, junk, and salvage yards shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.

(2) The facility shall not be within 1,000 feet of Residentially zoned or Residentially used property; however, intervening highways, streets, railroads, and similar Rights-of-Ways shall be included in the 1,000-foot measurement.

(3) The facilities shall be enclosed by a fence and shall be Screened from view. The fence shall be six-feet high, measured from the lowest point of grade. The fence shall be maintained in good condition. No stored materials shall be visible from ground level immediately outside the fence.

(4) A spill prevention and countermeasures plan shall be provided prior to construction plan approval that includes, at a minimum:

a) Cleanup procedures for spills occurring inside and outside the Building;

b) Countermeasures to prevent spills from entering the stormwater collection system; and

c) Routine cleanup procedures for work areas and parking areas. Washdown water shall not be permitted to enter the stormwater collection system.

(5) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

F. General Performance Standards for All Uses.

1. Any activity which releases smoke, particulate matter, gases or contaminants into the atmosphere shall comply with all applicable federal and State regulations.

2. All activities shall comply with the City Fire Codes.

3. All activities shall comply at a minimum with all applicable State and federal regulations as well as the appropriate County Health Department regulations and City and County fire department regulations for hazardous materials and wastes.

4. All activities shall control electromagnetic frequencies so that there is no interference in the operation of equipment off-site and no adverse effects to persons off-site.

5. Any activity which discharges material or liquids into sanitary sewers shall conform to all federal, state and local discharge and release regulations. City sanitation ordinances may also apply. The drainage of waste or stored materials onto adjacent properties or directly into creeks and watercourses or into the stormwater conveyance system is prohibited. Only uncontaminated stormwater runoff may be discharged into the stormwater conveyance system.

6. All activities shall comply with all federal and State regulations which apply to the handling, storage, and disposal of nuclear material.

7. All activities shall comply with all City regulations which pertain to the emanation of sound waves.

G. Accessory Uses.

1. Accessory Uses are Permitted by Right, Permitted Subject to Limited Use Standards, as Conditional Uses, or Not Permitted, as indicated in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses).

2. Those Uses shown in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses) as “P” (Permitted Accessory Use) are permitted in the applicable District, as indicated, if subordinate and customarily incidental to a permitted Principal Use existing on the Lot or Building Site.

3. Those Uses shown in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses) as “CU” (Conditional Use) are permitted in the applicable District, as indicated, if compliant with all applicable standards, requirements and conditions of Section 4.3.9.D, and subject to issuance of a Conditional Use Permit pursuant to Section 8.5.16.

4. Those Uses shown in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses) as “PL” (Permitted Subject to Limited Use Standards) are permitted in the applicable District, as indicated, if compliant with all applicable standards, requirements and conditions of Section 4.3.9.D.

TABLE 4.3.9.A-2 BUILDING, LOT & BUILDING SITE ACCESSORY USES

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Accessory Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Dwelling Unit	PL	PL	PL	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	PL
Accessory Garden Center	NP	NP	NP	NP	P	NP	P	NP	P	P	NP	NP	NP	NP
Parish House, Rectory, Parsonage, Monastery, or Convent on Site with Place of Worship	P	P	P	P	P	P	P	P	P	P	NP	P	NP	P
Dormitory on Site with Educational Institution	NP	NP	NP	P	P	P	P	P	P	P	NP	NP	NP	P
Hazardous Materials Storage	NP	NP	NP	NP	NP	NP	NP	NP	CU	CU	CU	NP	NP	NP
Home Occupations	P	P	P	P	P	P	P	P	P	P	NP	P	P	NP
Child Care for 4 or fewer In Home	P	P	P	P	P	P	P	P	NP	P	NP	P	P	NP
Outdoor Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP
Parking Area	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, refreshment and service uses of Structures in Civic Space incidental to the Civic Principal Use	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P
Retail Sales Accessory to Light Manufacturing or Warehouse	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP
Motor Vehicle Maintenance that is routine, periodic and incidental, if inside Garage or in 3rd	P	P	P	P	P	P	P	P	P	P	P	P	P	NP

Layer& vehicle is owned and registered occupant of Dwelling														
Outdoor Display	NP	NP	NP	PL	PL	PL	PL	PL	PL	PL	NP	NP	PL	PL
School on site with Place of Worship	P	P	P	P	P	P	P	P	P	P	NP	P	NP	P
Seminary on site with Place of Worship	P	P	P	P	P	P	P	P	P	P	NP	P	NP	P
Solar Panels	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Sports Court, Swimming Pool, Hot Tub in 3rdLayer	P	P	P	P	P	P	P	P	P	P	NP	P	NP	NP
Tasting Room on site with Brewery, Distillery, Winery	NP	NP	NP	P	P	P	P	P	P	P	P	NP	NP	NP
Telecommunications Receiving Equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless Telecommunications Facility	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU

H. Temporary Uses

1. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Permitted ("P") are allowed by right, subject to the issuance of a Temporary Use Permit by the Zoning Administrator.

2. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Permitted Subject to Limited Use Standards ("PL") are allowed by right provided that the applicable standards and requirements are met, subject to the issuance of a Temporary Use Permit by the Zoning Administrator.

3. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Conditional Use ("CU") are allowed by Conditional Use Permit, subject to compliance with the Conditional Use requirements of this Article and the issuance of a Temporary Use Permit by the Zoning Administrator.

4. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Not Permitted ("NP"), not allowed as Permitted ("P") or allowed as a Conditional Use ("CU"), or otherwise prohibited by this Ordinance are prohibited as Temporary Uses.

TABLE 4.3.9.A-3 BUILDING, LOT & BUILDING SITE TEMPORARY USES

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Trailers in Third Layer for Storage of Goods Associated with Commercial Principal Use, for up to 6 months with possible extension to 12 months	NP	NP	NP	CU	CU	CU	CU	CU	CU	CU	CU	NP	CU	NP
Seasonal Uses or Uses for Unusual Non- Recurrent Events, for no more than 30 days	P	P	P	P	P	P	P	P	P	P	P	P	P	P
New Subdivision Sales & Management Office, until development completion	P	P	P	P	P	P	P	P	NP	P	P	P	P	NP
Construction Office Trailer	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Mobile Vending	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL

4.3.10 ENCROACHMENTS

Encroachments of Building Elements are allowed within each District and Civic District only as set forth in Table 4.3.10 Encroachments.

TABLE 4.3.10 ENCROACHMENTS

Encroachments - Required Setbacks & Yards* *Encroachments shall not requirements for a clear sight triangle.			
Encroachment Type	Front/Street	Side	Rear
Steps to Building Entrance	P	P	P
Open Porches, including Steps	P ≤ 25% Setback/Yard	P	P
Patios, in permitted applicable Layer	NP	P	P
Decks, in permitted applicable Layer	NP	P ≤ 25% Setback/Yard	P ≤ 25% Setback/Yard
Openwork Fire Escapes & Fire Balconies	NP	P ≤ 6 ft.	P ≤ 6 ft.
Chimney flues, sills, belt courses, cornices, buttresses eaves and other Architectural Features	P	P	P
Satellite dishes/ antennae	NP	NP	P
Mechanical equipment, including HVAC	NP	P	P
Underground utility lines, wires and associated Structures (e.g. poles)	P	P	P
Fences, hedges, walls, Shrubbery, and other landscape features	P	P	P
Parking Areas, Loading Areas and Driveways in 3rd Layer	NP	P	P
Bicycle Parking	P	P	P
Stoops	P	P	P
Balconies and Bay Windows	P	P	P
Driveways & Sidewalks	P	P	P

Retaining walls	P ≤ 3 ft. in height	P ≤ 4 ft. in height	P ≤ 6 ft. in height
Awnings or canopies w/out support other than integral or wall support	P ≤ 6 ft.	P	P
Signs permitted by Article 7 (Signs)	P	P	P
Eaves, gutters, or Downspouts	P ≤ greater of 24" or 20% of Setback / Yard	P ≤ greater of 24" or 20% of setback / Yard	P ≤ greater of 24" or 20% of Setback /Yard
Flagpoles w/ < 1 structural ground member	P	P	P
Clothes poles or lines	NP	NP	P
Mailboxes	P	P	P
Sculptures or similar artistic Objects	P	P	P
Street furniture, such as benches, drinking fountains, trash receptacles, ash trays, & lighting standards	P	P	P

4.3.11 SCREENS, STREETSCREENS, & LOT/BUILDING SITE/PARCEL BUFFERS

A. Compliance with Standards.

Any Screen, Streetscreen, or Buffer required under this Ordinance shall comply with the applicable standards and requirements in **Tables 4.3.1-A - 4.3.1-U (District Standards),** and this Section 4.3.11.

B. When Screening Required.

Screening of the items and conditions indicated shall be provided as required for each applicable District in **Tables 4.3.1-A - 4.3.1-U (District Standards)**, and this Section 4.3.11, except in each case, at any Driveway.

C. Location of Streetscreen.

Any Streetscreen must be located as set forth in **Tables 4.3.1-A - 4.3.1-U (District Standards).**

D. Wall Screen / Streetscreen Material.

A Wall Screen or Streetscreen shall be constructed of the materials specified in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

E. Fence Screen / Streetscreen Material.

A Fence Screen or Streetscreen shall be constructed of the materials specified in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

F. Hedge Screen / Streetscreen Standards.

A hedge Screen or Streetscreen shall consist of plants meeting the standards of **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

G. Openings in Streetscreens.

Streetscreens shall have openings no larger than necessary to allow vehicular and pedestrian access.

H. Lot/Building Site/Parcel Buffer Requirements.

1. For Project Buffers applicable to Development Parcels, see Section 5.8.
2. If a Project Buffer exists or is required pursuant to Section 5.7, a Lot/Building Site/ Parcel Buffer is not required under this Section 4.3.11.H.
3. Except as provided in paragraph 4.3.11.H.2 or as otherwise specifically provided in this Ordinance, a Lot/Building Site/ Parcel Buffer must be provided for any new Development or Structure within Districts CD-4C, CD-5C, PUD-R, PUD-MU, or any Special District, along the common Lot, Building Site, or parcel boundary of such Development or Structure and that of any Lot, Building Site, or parcel on which a single-family Dwelling or Two-Family Detached Residential Dwelling is located. Except as otherwise specifically provided in this Ordinance, all Lot/Building Site/ Parcel Buffers required under this Article 4 must meet the following requirements:

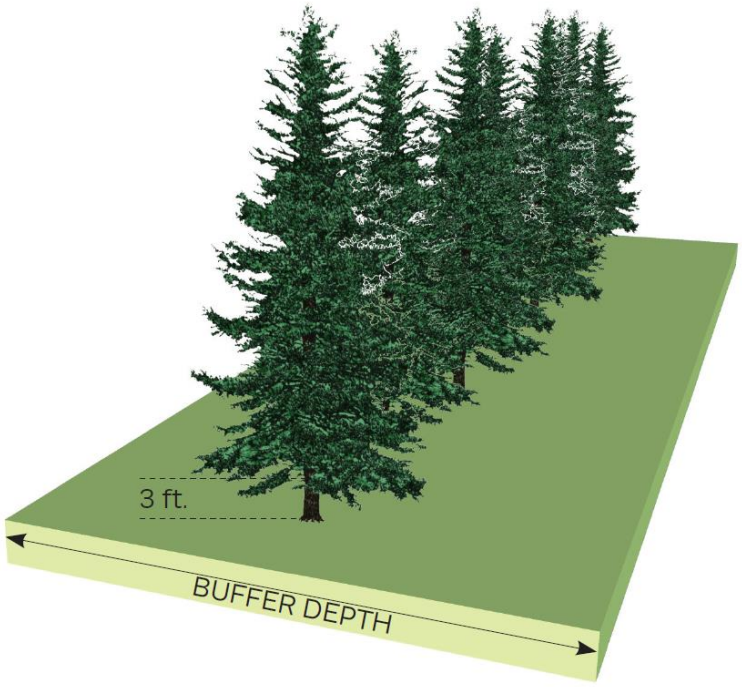
I. Modification

1. The Lot/Building Site/Parcel Buffer requirement at 4.3.11.H. may be modified by the Zoning Administrator upon a finding that:
    a) a modification would be consistent with the purpose of protecting residential land uses from noise, odor, and unsightliness of adjacent higher intensity land uses;
    b) the actual proposed use of the Lot or Building Site is not incompatible with the use of the abutting parcel;
    c) a modified buffer, fence, or screening adequately mitigates any potential deleterious impact to abutting parcels; or
    d) site conditions render the required buffer ineffective.
2. The applicant may appeal the Zoning Administrator's determination as described in 8.5.17.

TABLE 4.3.11.H.-1 LOT/BUILDING SITE/PARCEL BUFFER

District of New Dev/Structure	Buffer Depth	Buffer
CD-4	25 ft	Min. 90% opacity 3 ft. from ground and up; Evergreen plants ≥ 2.5 in, caliper measured 3 ft. from ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted ≤ 10 ft. O.C
CD-4C	25 ft.	Same
CD-5C	25 ft.	Same
PUD-R or PUD-MU	75 ft.	Same
SD-MHP	50 ft.	Same
SD-INT, SD-LI, or SD-HI	100 ft.	Same

ILLUSTRATION 4.3.11.H-2 BUFFER



4.3.12 PARKING

A. General.

Within each District, all Parking Areas, Parking Structures, Parking Lots, Garages, and other Parking accommodations shall be provided, located, designed, accessed, constructed, maintained, operated, and otherwise meet the standards and requirements specified for the applicable District in **Tables 4.3.1-A– 4.3.1-U (District Standards), Table 4.3.12.B (Vehicular Parking Requirements) and Table 4.3.12.C (Off-Street Vehicular Parking Space Dimensions) or Table 4.3.12.A-3 (Off-Street Compact Vehicular Parking Space Dimensions),** except as they may be modified by the handicapped Parking regulations found in Section 4.3.12.B.9 and 4.3.12.B.10.

B. Parking Required.

(1) Vehicular Parking shall be provided in accordance with this Section 4.3.12.B and **Table 4.3.12.B (Vehicular Parking Requirements)**, shall comply with and be located and in accordance with **Tables 4.3.1-A–4.3.1-U (District Standards)** and shall be designed in accordance with Section 4.3.12.C and **Table 4.3.12.C (Off-Street Vehicular Parking Space Dimensions).**

(2) Vehicular Parking required for each Lot or Building Site shall be determined based on the quantity of Principal Use(s) of the Lot or Building Site and the number of spaces available to the Lot or Building Site, as determined by Section 4.3.12.B, Section 4.3.12.4, and Table 4.3.12.B-1 (Vehicular Parking Requirements).

(3) The number of spaces of Parking available to a Lot or Building Site is the sum of

a) All spaces within the Lot or Building Site,

b) All spaces Adjacent to the Frontage Line on the same side of the Thoroughfare or Internal Drive as the Lot or Building Site, and

c) If elected by the Applicant, all spaces within the same or an Adjacent Block within a public Parking Lot or Parking Structure or by Parking agreement or Easement.

d) Any fractional spaces shall be rounded down to the nearest whole number.

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Minimum Number of Spaces of Parking Available PRINCIPAL USE to Lot Per Unit of Measurement	
AGRICULTURAL & EXTRACTIVE USES CATEGORY	
Agricultural	
Any Agricultural Use	Not Regulated

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Extractive	
Any Extractive Use	Not Regulated
RESIDENTIAL USES CATEGORY	
Household Living	
Attached Dwellings, except Two Family Dwelling	2 per Dwelling Unit in PUD-R & PUD-MU; 1.5 per Dwelling Unit in other Districts
Residence Portion of a Live/Work, Mixed-Use, or Flex Building	1.5 per Dwelling Unit
Single-Family Detached Dwelling	2 per Dwelling Unit, plus 1 per any rented room
Two Family Dwelling	2 per Dwelling Unit
Group Living	
Group Living Home	2 per Group Living Home + 1 per each Counselor
Other Residential Use Not Listed Under Any Use Category	1.5 per Dwelling Unit
CIVIC USES CATEGORY	
Community Service	
Auditorium (Civic)	1 per 200 square feet of total Usable Floor Area
Civic Building	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Civic Space- Community Garden, Green, Square, Plaza, Park, Playground, Sports Field	1 per 5,000 square feet of grass land area
Club or Lodge (Civic)	1 per 1,000 square feet of total Usable Floor Area
Conference/ Convention/ Exhibition Center	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Courthouse	1 per employee plus 1 per every 3 seats of seating available to the public in the courtrooms
Food Distribution Center (Civic)	1 per 1,000 square feet of total Useable Floor Area
Gallery/ Museum	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Library	1 per 100 square feet of seating area

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Parking Lot/ Parking Structure (Civic)	Not Regulated
Performing Arts Venue	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Place of Assembly	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Post Office	1 per 500 square feet of Usable Floor Area
Recreation Facility (Civic)	1 per 200 square feet of activity Usable Floor Area + 1 per 200 square feet of gross swimming water surface area + 2 spaces per tennis court + 5 spaces per basketball court + 15 spaced per athletic field
Sports Venue	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Transit Shelter	Not Regulated
Transit Station or Terminal	Transit vehicle storage space + 1 per 50 feet of waiting area + 1 per 2 employees
Day Care Facilities (Civic)	
All Day Care Facilities (Civic)	1 per employee + 1 per 10 clients accommodated
CIVIC USES CATEGORY CONTINUED	
Government Facilities	
Correctional Facilities	1 per employee and 1 per 20 inmates
Other Government Facility Use not listed under any Use Category	1 per employee + 1 per 500 square feet of public Usable Floor Area
Open space	
Any Open Space, excluding Civic Space	Not Regulated
Religious Facilities	
Any Place of Worship or other Religious Facility	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Other Civic Uses	
Other Civic Use not listed under any Use Category	Not Regulated

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS	
Minimum Number of Spaces of Parking Available PRINCIPAL USE to Lot Per Unit of Measurement	
CIVIL SUPPORT USES CATEGORY	
Cemetery/ Funeral Services	1 per full time employee + 1 per 40 square feet of public Usable Floor Area
Fire/ EMS Station or Police Station	Not Regulated
EDUCATIONAL USES CATEGORY	
Adult Education/ Personal Improvement/ Business, Trade & Vocational Schools	
Adult Continuing Education	1 per Teacher or other staff + .50 per Student seat
Business, Trade, or Vocational School other than truck driving	1 per Teacher or other staff + .50 per Student seat
Personal Improvement Education	0.50 per Student seat + 1 per Teacher or other staff
Truck Driving School	1 per Teacher or other staff + 1 per Student
Pre-school/ Primary/ Intermediate/ Secondary Schools	
Pre-school	1 per Teacher or other staff + 1 per 20 Students
Kindergarten	1 per Teacher or other staff + 1 per 20 Students
Elementary School	1 per Teacher or other staff + 1 per 20 Students
Middle School	1 per Teacher or other staff + 1 per 20 Students
High School	1 per Teacher or other staff + 0.50 per Student seat
Post-Secondary School	
College or University	1 per Teacher or other staff + 1 per Student
Community College	1 per Teacher or other staff + 1 per Student
Graduate or Professional School	1 per Teacher or other staff + 1 per Student

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Nursing Por Medical School not accessory to a Hospital	1 per Teacher or other staff + 1 per Student
Seminary	1 per Teacher or other staff + 1 per Student
Other Educational Use	
Other Educational Use Not Listed in Any Other Category	1 per Teacher, Instructor, Care Giver or other staff + 1 per 20 Students or Children
INSTITUTIONAL USE CATEGORY	
Health Care	
Clinic	2 per patient rooms
Hospice, other than at-home care	.50 per bed
Hospital	.50 per bed
Rehabilitation Facility or Facility for Observation	.50 per bed
Long Term Care	
Long Term Care Facility or Continuum of Care Facility	1 per 3 beds
Other Institutional Use	
Other Institutional Uses Not Listed in any Use Category	1 per patient or Client room

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Minimum Number of Spaces of Parking Available PRINCIPAL USE to Lot Per Unit of Measurement	
COMMERCIAL USES CATEGORY	
Accommodations / Lodging	
Bed & Breakfast or Inn	1 per Dwelling Unit + 1 per guest bedroom + 1 per each 2 employees on the premises at one time
Boarding or Rooming House	1 per guest bedroom + 1 per each 2 employees on the premises at one time

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Hotel, Extended Stay Hotel, or Motel	1 per guest bedroom + 1 per each 2 employees on the premises at one time
Short-Term Rental Unit	1 per guest bedroom + 1 per each additional bed, cot, sofa or other sleeping accommodation
Other Accommodation/ Lodging/ Use Not Listed Under any Use Category	Not Regulated
Day Care/ Personal & Group Care (non-Civic)	
Adult Day Care (non-Civic)	1 per staff member + 1 per 3 seats or 1 per 200 square feet of activity Usable Floor Area, whichever is greater
Child Care Facility (non-Civic), excluding Child Care in Home	1 per staff member + .50 per child
Children's Day Camp	1 per staff member + .50 per child
Group Day Care or Facility or Family Day Care	1 per staff member + .50 per client
Other Day Care/ Personal & Group Care (non-Civic)	
Other Day Care/ Personal & Group Care (non-Civic)	Not Regulated
Indoor Recreation- Commercial	
Bowling Alley	1 per 500 square feet of total Usable Floor Area
Commercial Indoor Athletic Training Facility	1 per 1,00 square feet of total Usable Floor Area
Game Arcade	1 per 100 square feet of total Usable Floor Area
Gymnastics Facility	1 per 1,000 square feet of total Usable Floor Area
Indoor Firing Range	1 per 500 square feet of total Usable Floor Area
Indoor Sports Academy	1 per 1,000 square feet of total Usable Floor Area
Movie or other Theater (non-Civic)	1 per theater, bar, or dining seat or 1 per 100 square feet of total Usable Floor Area, whichever is greater
Pool Hall	1 per 300 square feet of total Usable Floor Area
Recreation Facility	1 per 200 square feet of activity Usable Floor Area + 1 per 200 square feet of gross swimming water surface area + 2 spaces per tennis court + 5 spaces per basket-ball court + 15 spaced per athletic field
Skating Rink	1 per 300 square feet of total Usable Floor Area

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Social (or Civic) Club, Lodge, or Organization	1 per 200 square feet of gathering or activity Usable Floor Area
Other Indoor Recreation- Commercial Use Not Listed Under any Use Category	1 per 500 square feet of total Usable Floor Area
Group Assembly (non-Civic)	
Any Group Assembly (non-Civic)	1 per 4 seats
Outdoor Recreation - Commercial	
Amphitheater	1 per 2 seats + 1 per 20 square feet of standing area
BMX Bicycle Park	1 per biker accommodated or 1 per 5,000 square feet, whichever is greater
Campground	1 per campsite
Drive-In Theater	1 per vehicle accommodation
Firing Range, such as a Rifle Range, Archery Range, Handgun Range, or Skeet Shooting	1 per customer firing squad
Golf Course, Swim club, Tennis Club, Country Club	Per Planning Commission Approval
Marina/ Boating Facility	1 per Boat Slip
Recreational Vehicle (RV) Park	1 per motorized RV space + 1 per non-motorized vehicle space
Paintball Park	Per Planning Commission Approval
Outdoor Entertainment Activity, such as Batting Cage, Golf Driving Range, Amusement Park, Miniature Golf Facility	Per Planning Commission Approval
COMMERCIAL USES CONTINUED	
Skateboard Park	Per Planning Commission Approval
Sports Field	Per Planning Commission Approval
Stadium / Arena	Per Planning Commission Approval
Summer Camp (overnight)	Per Planning Commission Approval
Swimming Pool	Per Planning Commission Approval
Tennis Club	Per Planning Commission Approval

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Water Park	Per Planning Commission Approval
Other Outdoor Recreational Use – Commercial not listed under any other Use Category	Per Planning Commission Approval
Parking – Commercial	
Parking Lot	Not Regulated
Parking Structure	Not Regulated
Restaurant	
Restaurant without Drive-Through Facility or Drive-In Facility	1 per 100 square feet of total Usable Floor Area
Restaurant with Drive-Through Facility or Drive-In Facility	1 per 100 square feet of total Usable Floor Area
Small-scale without Drive-Through Facility	1 per 300 square feet of total Usable Floor Area
Bars, Taverns, or Nightclub	
Bar, Tavern, or Nightclub	1 per 100 square feet of total Usable Floor Area
Retail/ Personal Service/ Repair/ Art/ Artisan	
Alcoholic Beverage Retail Sales	1 per 300 square feet of total Usable Floor Area
Artisan Establishment, with or without Retail Sales	1 per 500 square feet of total Usable Floor Area
Arts-Related Uses	1 per 500 square feet of total Usable Floor Area
Mail-Order or On-Line Retail Sales	1 per 1,000 square feet of total Usable Floor Area
Motor Vehicle Sales, Rental, leasing, or Motor Vehicle Maintenance/ Cleaning/ Repair/ Service	1 per 500 square feet of total Usable Floor Area
Retail Membership Club	1 per 500 square feet of total Usable Floor Area
Retail Food Sales, with or without on-premises preparation or processing	1 per 200 square feet of total Usable Floor Area
Recreation Facility (non-Civic)	1 per 1,000 square feet of total Usable Floor Area
Veterinarian Clinic, Animal Hospital, or non-Agricultural Kennel	1 per treatment, procedure, or surgical room + 100 square feet of total Usable Floor Area
Warehouse Retail	1 per 1,000 square feet of total Usable Floor Area

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Other Retail Sales, Rental, or Leasing uses not listed above	1 per 5000 square feet of total Usable Floor Area
Self Service Storage	
Self Service Storage	1 per 2,000 square feet of storage space
Boat-Related Uses	
All Boat-Related uses other than Marina/ Boating Facility	1 per 200 square feet of administrative space + 1 per Boat storage spaces + 2 per Boat ramp + 1 per Boat available for rental + 1 per employee work station + 2 per work day
Motor Vehicle-Related Uses	
All motor vehicle-related uses, other than Gasoline or motor vehicle sales, rental or leasing, motor vehicle maintenance/ cleaning/ repair/ servicer par sales and tire sales	1 per 500 square feet for Usable Floor Area + .25 per vehicle available for rental + 1 per employee work station + vehicle storage space + 1 per work bay
Tire Sales	2 per work station or service bay + 1 per 200 square feet of customer waiting area
Towing Service	1 per 500 square feet of Usable Floor Space + spaces for towed vehicles
Manufactured Home Sales	
Manufactured home Sales	1 per 500 square feet of Usable Floor Area + 1 per employee work station + inventory space + 1 work bay
Wholesale Sales	
All Wholesales not listed under any other category	1 per 10,00 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, b8t no fewer than 2 spaces

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Minimum Number of Spaces of Parking Available PRINCIPAL USE to Lot Per Unit of Measurement	
OFFICE USES CATEGORY	
All Office Uses not listed under any other Category	1 per 200 square feet of total Usable Floor Area
INDUSTRIAL USES CATEGORY	
Heavy Industrial	
All heavy industrial uses	Not regulated
Light Industrial	
Brewery, excluding Brewpubs	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Bottling Plants	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Building Systems / Construction Business	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Carpet Cleaning Plants or Manufacturing	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Catering Service or Catering Event Establishment	1 per 400 square feet of food preparation area + 1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Clothing or Textile Manufacturing	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Commercial or Institutional Bakery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Contractor Material Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Crematorium	1 per employee on the premise at one time, but no fewer than 2 spaces
Dairy Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Distillery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Distribution Facility	1 per 10,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Dry Cleaning Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Equipment Rental	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Fabrication, work or storage on-site by building, heating, plumbing, electrical, or general contractors and others who perform services off-site	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Food Processing for Wholesale Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Horticulture & Landscaping Services	.50 space per employee on premises at one time, but no fewer than 2 spaces
INDUSTRIAL USES CONTINUED	
Ice Plant	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Information Services	.50 space per employee on premises at one time, but no fewer than 2 spaces

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Janitorial & Building Maintenance Services	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Laundry Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Light Manufacturing Plant with or without Retail Sales	1 space per 2,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Machine Shop/ Woodworking Shop, other than Artisan Establishment	1 space per 1,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Maintenance Yard or Facility	
Manufacture or assembly of equipment, instruments, appliances, precision items or electrical items, or toys	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Non-Hazardous Waste Treatment or Disposal	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Outdoor Storage	Not Regulated
Photo-Finishing or Photography Lab	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Printing, Publishing, and Lithography	1 space per 1,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Production of Artwork	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Rail Equipment Storage or Repair	1 per employee + 2 per acre
Recycling Collection	1 per collection container
Recycling Processing Facility	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Repair of scientific or professional instruments or electric motors	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Research Lab / Research Development	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Scrap or Salvage Yard	1 per employee + 2 per acre
Sheet Metal Shop	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Solid Waste Facility	Not Regulated
Towing Facility	Not Regulated
Welding, machine, tool repair shop	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Wholesale Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 1 per employee on premises at one time, but no fewer than 2 spaces
Winery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
INDUSTRIAL USES CONTINUED	
Woodworking, including cabinet makers and furniture manufacturing, but excluding Artisan Establishment	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Other Light Industrial Uses not listed in any other Use Category	1 per 2,000 square feet of Usable Floor Area, with a minimum of 1 per employee on premises at one time, but no fewer than 2 spaces
Warehouse & Freight Movement	
All Warehouse/ Warehousing & Freight Movement	1 per 10,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Waste-Handling	

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

All Waste-Handling Services	Not Regulated
UTILITIES USES CATEGORY	
All Utility Uses	Not Regulated
OTHER USES CATEGORY	
Adult Entertainment	1 per 2,000 square feet of Usable Floor Area but no fewer than 2 spaces

(4) Exemptions

a. Within CD-5, the Columbia Arts District Overlay, and the Columbia West End Historic District, existing buildings and uses shall comply with the following:

(1) When a non-residential use is changed to another non-residential use, additional parking spaces are not required;

(2) A one-time building expansion of ten percent (10%) or less of the existing floor area, up to a maximum expansion of 1,000 square feet, shall not require additional parking spaces, provided that the number of existing parking spaces on the Lot or Building Site shall not be reduced to accommodate the expansion;

(3) When a building is demolished and a new building is constructed, or the area of the structure is expanded by more than ten percent (10%), parking shall comply with the standards of this section for the entire square footage of the building.

(4) For new construction, the Zoning Administrator may approve counting all public and on-street spaces within 1,320 feet of the Lot or Building Site; and

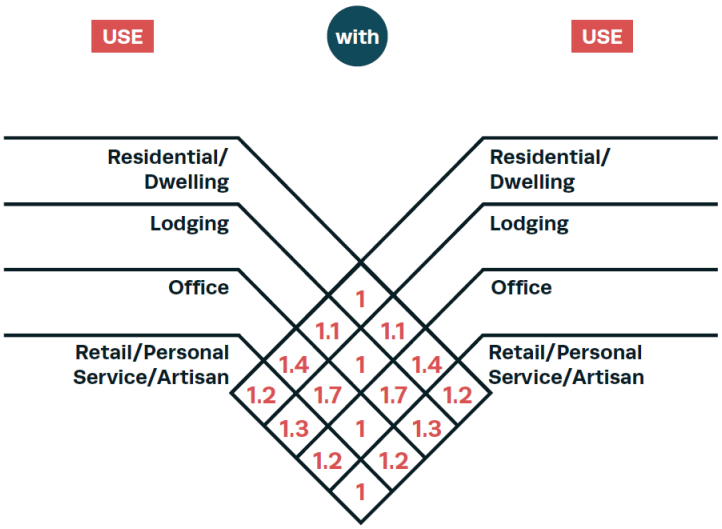
(5) When a residential use is changes to a non-residential use, the Zoning Administrator may approve counting all public and on-street spaces within 1,320 feet of the Lot or Building Site.

(5) The number of spaces of Parking available to a Lot or Building Site may not exceed, the number of spaces of Parking determined by Table 4.3.12.B-1 (Vehicular Parking Requirements) by more than thirty percent (30%) based on the quantity of Principal Use(s) on the Lot or Building Site, provided that the minimum number of spaces may be reduced pursuant to Section 4.3.12.B.5 and Section 4.3.12.B.6.

(6) For purposes of this Section 4.3.12.B-2, the number of Parking spaces available to a Lot or Building Site may be reduced, at the election of the Applicant, by dividing the number of spaces of Parking required to be available to the Lot or Building Site by the applicable Shared Parking Factor. The Zoning Administrator may assign an appropriate factor to uses not listed.

(7) The applicable Shared Parking Factor is determined under Table 4.3.12-B (Shared Parking Factor) for any two Principal Uses within the Lot or Building Site or within the Lot or Building Site and any other Lot or Building Site within the same or any Adjacent Block.

TABLE 4.3.12.B-2 (SHARED PARKING FACTOR)



(8) In determining compliance with this Section 4.3.12.B, the following shall not be counted:

a) Accessory Dwelling Units; and

b) Liner Buildings fewer than 30 feet deep and no more than two Stories.

(9) Up to 10% of the total number of Parking spaces in Parking Areas, Parking Lots, and Parking Structures that provide Parking for fifty (50) or more cars may be provided as Parking for compact cars, designed in compliance with Section 4.3.12.C.

(10) Parking spaces to accommodate the needs of handicapped individuals shall be provided in accordance with the following Table 4.3.12.B-3 (Off-Street Handicapped-Accessible Parking), designed in compliance with Section 4.3.12.C.

(11) One out of every eight required handicapped accessible spaces shall be van-accessible. A minimum of one van-accessible space shall be provided.

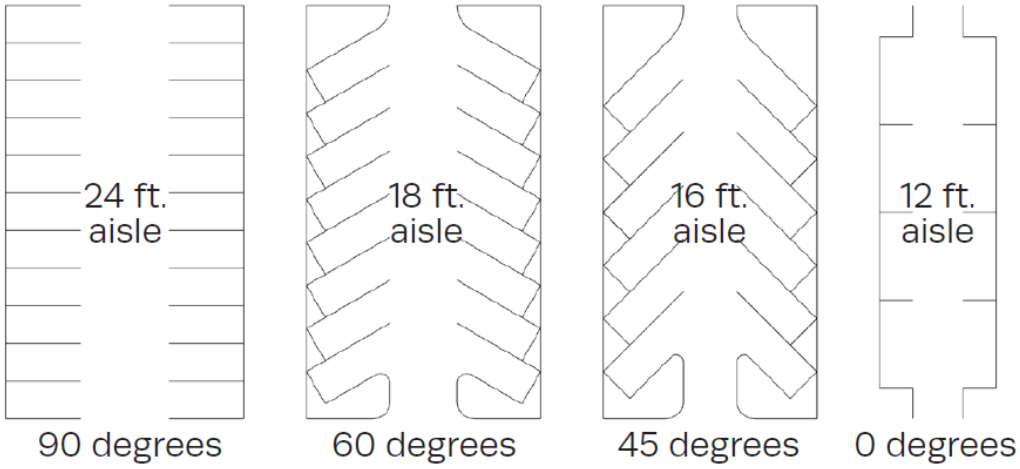
(12) Any Plan submitted under this Ordinance must show the proposed types, numbers, and arrangement of Parking accommodations, including access to such areas from the Thoroughfares and Internal Drives, with spaces complying with all requirements of this Section 4.3.12.B.

C. Design.

1. In all Districts, Parking Lots shall be designed in accordance with this Section 4.3.12.C and other applicable provisions of this Article 4.
2. Except as otherwise provided for compact vehicle Parking accommodations under Section 4.3.12.C.3, the dimensional standards set forth in **Table 4.3.12.C-1 (Off-Street Vehicular Parking Space Dimensions)** are applicable to off-street Parking accommodations:

TABLE 4.3.12.C-1 (OFF-STREET VEHICULAR PARKING SPACE DIMENSIONS)

Parking Angle (degrees)	Stall Width	Minimum Stall Length	Aisle Width
0	8 ft.	21 ft.	12 ft.
45	9 ft.	19 ft. except 18 ft if adjacent to curb	16 ft.
60	9 ft.	19 ft. except 18 ft if adjacent to curb	18 ft.
90	9 ft.	19 ft. except 18 ft if adjacent to curb	24 ft.



3. Any compact car spaces must be separately signed and marked in distinct, separate areas. The dimensional requirements for compact car spaces are as set forth in Table 4.3.12.C-2 (Off-Street Compact Vehicle Parking Space Dimensions):

TABLE 4.3.12.C-2 (OFF-STREET COMPACT VEHICLE PARKING SPACE DIMENSIONS)

Angle of Parking (degrees)	Width of Space (feet)	Length of Space (feet)	Aisle Width (feet)
0	**7.5 ft.**	**17 ft.**	**12 ft.**
45	**7.5 ft.**	**17 ft.**	**12 ft.**
60	**7.5 ft.**	**18 ft.**	**15 ft.**
90	**7.5 ft.**	**16 ft.**	**21 ft.**

4. Any ramps leading from a Thoroughfare or Internal Drive to a Parking Lot, Parking Area, Garage, or Parking Structure shall be at least twenty feet (20 ft.) wide for two-way traffic and 10 feet (10 ft.) wide for one-way traffic.
5. Curbs must be made of granite or concrete at heights between six inches (6 in.) and eight inches (8 in.) above the elevation of the Thoroughfare and must be at least six inches (6 in.) wide.
6. Curb cuts must be at least 20 feet (20 ft.) wide for two-way access and 10 feet (10 ft.) wide for one-way access. Except as otherwise expressly provided in this Ordinance with respect to numbers of Driveways, Lots and Building Sites shall be limited to one curb cut per Lot or Building Site.
7. Unless alternative Parking surfaces are otherwise permitted by this Ordinance, all off – street Parking Areas and Parking Lots shall be surfaced with asphalt or concrete. Asphalt Parking Areas and Parking Lots shall be compacted after sub-grade with a minimum six inch stone base, a minimum two inches of modified asphalt binder, and a minimum 1-½ inches of asphalt mix topping and must follow the construction detail provided below. Concrete Parking Areas and Parking Lots shall be constructed according to recognized construction standards. Construction plans for all Parking Areas and Parking Lots construction plans shall be subject to review and approval by the City Engineering Department.
8. Except in District CD-2, all Parking accommodations counted toward the applicable Parking requirements shall be paved and completed prior to issuance of the Final Certificate of Occupancy for the related Building(s).
9. Any Parking Area or Parking Lot in the First or Second Layer shall be Screened from view in accordance with Section 4.3.11 and Tables 4.3.1-A - 4.3.1-U (District Standards).
10. Any Parking Area or Parking Lot having five (5) or more spaces shall include Curbs, paving, Sidewalks, drainage facilities and lighting in accordance with this Ordinance and all other applicable laws, regulations and specifications.
11. The maximum grade permitted for any required Parking shall not exceed 8%.
12. Except in Districts CD-2, CD-3L, and CD-3, all off-street Parking spaces a shall be striped with paint or some other form of permanent marking.
13. All access to any City street from a Driveway shall have a concrete Driveway apron as approved by the City Engineering Department.

14. Any Parking Area or Parking Lot having ten (10) or more parking spaces shall conform to the following:

(a) Parking Areas and Parking Lots shall contain at least one landscape island for every ten (10) parking spaces. Parking Lots with more than one landscape island shall have such islands distributed throughout the Parking Lot.

(b) Interior parking rows shall be terminated at both ends with landscape islands.

(c) Each parking island shall be of a minimum size equal to a standard parking space; provided that each parking island abutting two rows of head to head parking spaces shall be of a minimum size and length equal to two (2) parking spaces.

(d) Parking islands shall contain a minimum of one (1) shade tree for every single island. If a parking island is double length or width, then two (2) shade trees shall be required.

(e) Rows of parking fronting on drive aisles including alleys shall be provided with a minimum five feet (5 ft.) (excluding curbs) landscaped buffer.

(f) Root zones for existing trees to remain shall be a minimum of 48 square feet.

(g) For every 2,000 square feet of Parking Area or Parking Lot, at least one tree shall be installed or preserved within the Parking Area or Parking Lot except to the extent that trees outside of the Lot containing the Parking Area or Parking Lot are allowed to satisfy this requirement as set forth below.

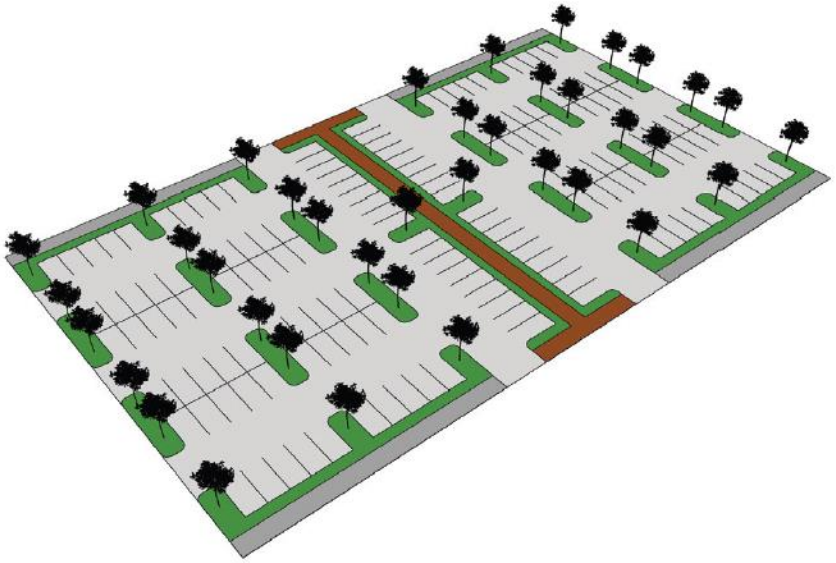
(h) No parking space shall be more than seventy-two feet (72 ft.) from a tree within the Lot, as measured from the center of the Tree to the nearest line demarcating the space.

(i) Except for trees allowed to be counted outside the Parking Area or Parking Lot, new trees shall be installed and/or existing trees preserved in Tree islands provided pursuant to this Section and/or at the perimeter of the Parking Area or Parking Lot, provided that the perimeter of the Parking Area or Parking Lot where trees are installed or preserved to meet this requirement lies within the Lot on which the Parking Area or Parking Lot is located.

(j) Trees outside of the Parking Area or Parking Lot located within twenty feet (20 ft.) of the closest portion of such Parking Area or Parking Lot, including but not limited to Trees within Thoroughfare Rights-of-Way, Internal Drive Easements, and Civic Spaces, may be counted toward satisfying the requirements.

(k) In addition to any walkway or Sidewalk around a Parking Area or Parking Lot, each such Parking Area or Parking Lot exceeding one hundred and twenty (120) spaces shall have least one pedestrian walkway bisecting the Parking Area or Parking Lot and connecting to adjoining sidewalks of a minimum width of eight feet (8 ft.) that is paved differently from the parking spaces with respect to texture, material, style, and/or color.

ILLUSTRATION 4.3.12.C-3 PARKING AREA / LOT OR BUILDING SITE LANDSCAPING



(l) Any Parking Area or Parking Lot in the First or Second Layer shall be Screened from view in accordance with Section 4.3.11.

15. Parking Areas and Parking Lots shall include Curbs, paving, Sidewalks, drainage facilities and lighting in accordance with this Article as well as any other applicable laws, regulations and specifications.

16. Parking Area paving shall be confined to the minimum area necessary to comply with the parking requirements of this Article.

17. Any Plan submitted under this Article shall show the proposed arrangement of Parking accommodations, including access to such areas from the Thoroughfares or Internal Drives, with Parking spaces to comply with the requirements of this Section 4.3.12.

18. Parking Structures must be Screened from view of any Frontage by one or more Liner Buildings as set forth in **Table 4.3.1-A– Table 4.3.1-U (District Standards).** Such Liner Buildings must be the same or greater height as the associated Parking Structure that they Screen.

19. Lighting illuminating off-street Parking accommodations in all Districts other than Districts CD-2, CD-3L, and CD-3 must be installed within and directed only within the applicable Parking Area, Parking Lot, Garage, or Parking Structure.

20. Handicapped-accessible Parking shall comply with the following:

(a) Handicapped-accessible Parking shall be located as near as possible to the main public entrances of a single Building or centrally located in Parking Areas that serve more than one Building.

(b) All off-street handicapped-accessible Parking spaces shall be located in the closest Parking Area to a public entrance to the Building but no more than 250 feet from such entrance.

(c) No stairs or curbs are permitted between a handicapped-accessible Parking space and the entrance which it is intended to serve, and the slope along the accessible route shall not exceed 1:12.

(d) All off-street handicapped accessible Parking spaces shall be designated by a Sign or other means accepted by State requirements. Van- accessible spaces shall be designated by a sign indicating "Van Accessible" in addition to any other means used.

(e) A minimum width of 96 inches shall be required for all van-accessible spaces. Van- accessible spaces shall further require a minimum vertical clearance of 98 inches.

(f) An access aisle of 60 inches shall be provided for all handicapped accessible spaces and an aisle of 96 inches shall be provided for all van-accessible spaces one 96 inch aisle may serve both types of spaces. No ramps may project into this access aisle.

21. No required Parking accommodation shall be Encroached upon by any Building, Structure, or Use.

D. Operation & Maintenance.

1. No Parking space required for Dwelling Units shall be rented to Persons not living on the premises. All required Parking spaces or Dwelling Units must be made available to occupants of the Dwelling Units as an integral part of their occupancy.

2. Required Parking Accommodations must be available and maintained for such period as the Use or Structure exists that the facilities are designed to serve.

E. Access.

1. All Parking Areas, Parking Structures, and Garages shall be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.

2. Vehicular access to Parking Areas, Garages, and Parking Lots shall not conflict with general vehicular movement serving the site. Ingress and egress points must be at Curb cuts approved by City Engineer.

3. In all Districts, vehicular entrances and exits shall be designed to be easily identifiable by drivers and pedestrians. Any signage must be simple, clear, and concise. Any gates, arms, or booths must be set back at least 20 feet from the Frontage.

4. Off-street Parking accommodations other than those in Districts CD-2, CD-3L, and CD-3, and Single family Residential Lots and Building Sites in Districts SD-MHP and PUD-R shall provide access so that backing directly onto a Thoroughfare or Internal Drive is unnecessary.

5. A Driveway, drive aisle, or Internal Drive must be provided for off-street Parking accommodations in all Districts.

6. Driveways and entrances and exits for off-street Parking accommodations in all Districts other than Districts CD-2, CD-3L, and CD-3 and Single family Residential Lots and Building Sites in Districts SD-MHP and PUD-R, shall be at least 25 feet from a Thoroughfare or Internal Drive at an intersection.

7. Except in Districts CD-2, CD-3L, and CD-3, cross-access Easements must be provided between all contiguous Parking Areas and Parking Lots except where such areas and Lots are accessed from a Rear Alley.

8. In all Districts, Driveways at Frontages must be no wider in the First Layer than the width specified for the applicable District in **Table 4.3.1-A– 4.3.1-U (District Standards).**

9. For Residential Uses other than Townhomes and Multifamily, Driveways shall not be located within five feet of a Side Building Site Line or Rear Building Site Line unless a shared Driveway is used.

10. In all other Districts, except 4.3.12.E-9, no Driveway shall be constructed within 25 feet of an Adjacent Driveway. This dimension shall be increased to the greater of 40 feet Adjacent Driveways on State highways.
11. No Driveway curb return shall extend beyond an Adjacent Side Building Site Line or Rear Building Site Line or more than one-half (1/2) the distance to a Driveway located on the same property. This provision may require increased separation from Adjacent properties over the minimum indicated in Sections 4.3.12.E.10 or 4.3.12.E.11 above.
12. In all Districts, pedestrian exits from all Parking Lots, Parking Areas, Garages, and Parking Structures must conform to **Table 4.3.1-A– 4.3.1-U (District Standards),** except for underground Parking accommodations.

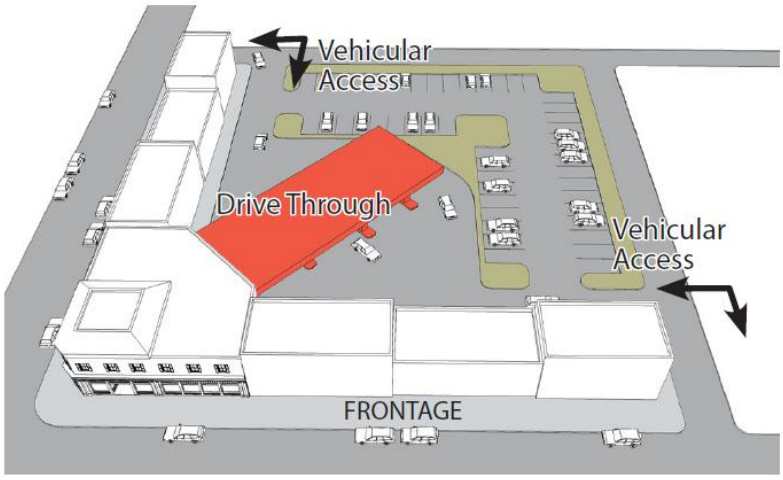
F. Parking Restrictions.

1. Domestic and recreational vehicles such as boats, camper trailers, and utility trailers shall be stored off - street, subject to the location requirements of **Table 4.3.1-A– 4.3.1-U (District Standards).** Boats, camper trailers, and utility trailers may be stored on an unpaved surface, provided they are parked in the third layer and screened from view from the public right-of-way and adjacent properties.
2. Parking of buses on the site of and directly associated with a permitted Non-Residential Use shall be permitted.
3. Parking of heavy equipment or tractor trailers (including trailers as storage) shall not be permitted. This requirement shall not prohibit commercial vehicles from making deliveries. Trailers may be permitted for temporary storage in association with a construction with a Temporary Use Permit (Sec. 3.8).
4. Single and double axel trucks that exceed 90 inches in width and are greater than 12 feet in height are prohibited from Parking on a street for more than four (4) consecutive hours, unless it is related to performing a service for a property owner, i.e. construction, remodeling, etc.
5. Required Parking spaces and loading facilities shall not be used for the storage or sale of merchandise, vehicle storage, vehicles for sale, or vehicle repair. Non-required spaces proposed for these uses shall be designated on a site plan.
6. The private sale or storage of one vehicle per Dwelling Unit may be permitted as an Accessory Use in association with a Residential Use.
7. Any area designated for required off-street Parking or loading shall not be changed to another use until adequate Parking and/or loading facilities in conformance with this Article have been established.
8. Required Parking spaces may be temporarily used for uses other than Parking and loading with the issuance of a Temporary Use Permit pursuant to Section 8.5.9; provided such use does not negatively impact adjacent roadways, neighborhoods, or other uses and is clearly temporary in nature.

G. Drive-Through Locations & Standards.

1. Any drive-through facilities must be located and designed and comply with all standards as specified for the applicable District as set forth in **Tables 4.3.1-A– 4.3.1-U (District Standards).** See Illustration 4.3.12.G (Drive-Throughs).

ILLUSTRATION 4.3.12.G DRIVE-THROUGH



2. Any drive-through locations must be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.
3. Off-street vehicular stacking spaces shall be provided for all drive-through facilities in accordance with Section 4.3.12.H.

H. Stacking Spaces.

1. Off-street vehicular stacking spaces shall be provided in accordance with **Table 4.3.12.H (Stacking Spaces)** for the activity type indicated as follows:

TABLE 4.3.12.H (STACKING SPACES)

Activity Type	Min. # of Stacking Spaces	Measured From
Automated Teller Machine	4	Machine
Drive-Through	3	Teller
Bank Teller Drive-Through	4	Teller or Window
Car Wash Bay, Full Service	6	Bay
Car Wash Bay, Self-Service	2	Bay
Dry Cleaning/ Laundry Drive-Through	2	Cleaner/ Laundry Window
Gasoline Pump Island	1	Pump Island

Gatehouse, Staffed	4	Gatehouse
Gate, Unstaffed	2	Gate
Pharmacy Pickup	3	Pharmacy Windows
Restaurant Drive-Through	8	Pickup Window
Valet Parking	3	Valet Stand

*Other as determined by Zoning Administrator in consideration of approved study prepared by a registered engineer with expertise in Transportation Engineering

2. Required stacking spaces shall be subject to the following design and layout standards:

(a) Stacking spaces shall be a minimum of eight feet in width by 25 feet in length.

(b) Stacking spaces by shall not impede on- or off-site traffic movement or movement into or out of off-street Parking spaces.

(c) Stacking spaces for each type of activity or accommodation shall be subject to any location standards applicable to the activity or accommodation itself.

(d) Stacking spaces shall be separated from other drive aisles, Driveways, or Internal Drives by raised medians. if deemed necessary by the City Engineer for traffic movement and safety.

4.3.13 BICYCLE PARKING

1. Bicycle Parking Required:

Bicycle Parking shall be provided within CD-4, CD-4C, and CD-5 for a Lot or Building Site as set forth in Table 4.3.13 (Bicycle Parking).

2. Bicycle Parking Standards:

(a) Bicycle parking shall be provided using Bicycle Racks, Bicycle Lockers, restricted access bicycle enclosures, or similar secured facilities.

(b) Bicycle Racks shall be securely anchored.

(c) An aisle providing access to bicycle parking areas shall clear maneuverable access without limiting use of any sidewalk. Access aisles must be at least 4-feet wide.

(d) Bicycle parking areas may be located in any layer and should be accessible from the main entrance by a continuous sidewalk connection.

(e) Bicycle parking areas shall be separated from automobile parking and circulation areas by a physical barrier or a distance of feet.

TABLE 4.3.13 BICYCLE PARKING

Use Type	Parking Requirement
Residential/ Dwelling Uses	
Single Family Dwellings	None Required
Two Family Dwellings	None Required
Multi-Family Dwellings	1 space per 20 parking spaces
Mobile Home	None Required
Lodging Uses	
All Uses	None Required
Educational/ Institutional/ Civic Uses	
All Uses	1 space per 4,00 sq. ft. gross floor area
Medical Uses	
All Uses	None Required
Commercial/ Retail/ Professional & Service Uses	
All Uses	1 space per 4,00 sq. ft. gross floor area
Office Uses	
All Uses	1 space per 20 parking spaces
Communication Uses	
All Uses	None Required
Industrial Uses	

All Uses	None Required
Agricultural Uses	
All Uses	None Required
Utility Uses	
All Uses	None Required
Public or Private Uses	
All Uses	None Required

4.3.14 LOADING SPACE

A. General.

1. Loading spaces shall be provided, designed, accessed, and located in accordance with this Section and **Table 4.3.14.B (Loading Space Requirement) and Tables 4.3.1-A– 4.3.1-U (District Standards).**

2. Loading areas must be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.

B. Loading Space Required.

1. Each Lot or Building Site shall have the minimum number of loading spaces per quantity of the indicated Use as set forth in **Table 4.3.14.B (Loading Space Requirements).**

TABLE 4.3.14.B LOADING SPACE REQUIREMENTS

Principal Use Category in District	Quantity of Use	# of Loading Spaces	Size of Loading Space(s)
Residential – Multifamily Building	≥100 Dwelling Units	1	10 ft. W x 50 ft. L x 15 ft. H
Commercial, Office, Retail/ Personal Service/ Artisan, Industrial	> 5,000-25,000sf	1	10.ft W x 50 ft. L x 15 ft. H
	25,001-60,000sf	2	
	60,001-120,000sf	3	
	120,001-200,000sf	4	
	201,000-290,000sf	5	
	≥ 290001sf	5+1 for each Additional 90,000sf	
Other	N/A	N/A	N/A

2. Without limitation to the other requirements of this Section, loading spaces shall be provided for each delivery bay, loading dock or delivery entrance.

3. Loading spaces must be available at all times without conflict with any Plan or Improvement element.

4. Space allocated to any loading area or access thereto shall not be used to satisfy the requirements for any Parking or garbage, recycling, or trash facilities.

5. Parking spaces may not be used or counted as meeting loading requirements.

6. No required loading space shall be Encroached upon by Buildings, Structures, Open Storage or any other Use.

7. Required loading facilities may be temporarily used for uses other than loading with the issuance of a Temporary Use Permit pursuant to Section 8.5.9, provided such use does not negatively impact adjacent roadways, neighborhoods, or other uses and is clearly temporary in nature.

C. Location, Design & Access.

1. Except as otherwise provided in subparagraph 4.3.14.C.2 below, all required loading spaces shall be provided within the applicable Lot or Building Site.

2. In Districts CD-4, CD-4C, CD-5, and CD-5C, required loading spaces may be provided either within the applicable Lot or Building Site or in the parking lane of the Enfronting Thoroughfare or Internal Drive.

3. Off-street loading spaces shall be located in accordance with **Tables 4.3.1-A– 4.3.1-U (District Standards).**

4. Off-street loading areas must be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.

5. No loading facility shall be located within 30 feet of a Thoroughfare or Internal Drive intersection.

6. Off-street loading areas shall include Curbs, paving, drainage facilities, and lighting in accordance with City standards and this Ordinance, as well as any other applicable laws, regulations and specifications.

7. Each required loading space shall have the minimum dimensions set forth in **Table 4.3.14.B (Loading Space Requirements).**

8. Loading facilities may not obstruct facilities required for emergency access, including fire lanes.

9. Each off-street loading space shall be directly accessible from a Thoroughfare, Driveway, drive aisle, Internal Drive, or Alley without crossing or entering any other required off-street loading facility. Such loading spaced shall be accessible from the interior of the Building it serves and shall be arranged for convenient and safe ingress and egress by motor truck and/or trailer combination.

   The required dimensions of loading spaces shall not include any access or entrances to, or exits from, such spaces.

10. All off-street loading spaces shall be surfaced with asphalt, concrete, or other hard surfaced material, and constructed so as to support the heaviest anticipated load, including without limitation fire and sanitation equipment and delivery vehicles, and shall provide for adequate drainage, and prevent the release of dust.

11. Loading Spaces provided within a Thoroughfare or Internal Drive shall meet construction requirements of provided by the City Engineer.

12. Each loading space shall be permanently marked and identified as a loading space in which no Parking is allowed. Permanent wheel stops or curbing shall be provided for each off-street loading space to prevent any vehicle using the loading space from Encroaching on the required Yards or Adjacent property.

13. Off-street loading areas shall be Screened in conformance with Section 4.3.11.

4.3.15 REFUSE, SERVICE, EQUIPMENT & OTHER ITEMS

A. Trash Receptacle / Dumpster Requirement

Trash receptacles and dumpsters must be provided for each Lot or Building Site and must be located in accordance with Section 4.3.15.B.

B. Trash Receptacle/Dumpster Locations & Standards.

1. Dumpsters and trash and recycling receptacles shall be located as specified for the applicable District in **Tables 4.3.1-A– 4.3.1-U (District Standards).**

2. All dumpsters and trash and recycling receptacles shall be enclosed as required in this Section and **Tables 4.3.1-A– 4.3.1-U (District Standards).** The enclosures shall be designed to prevent debris from leaving enclosure or being scattered by wind or animals. Except in Districts CD-2, CD-3L, and CD-3, dumpsters and garbage, trash, and recycling receptacles must be placed on concrete pads. The enclosure must be kept closed at all times other than for servicing. Except in Districts CD-2, CD-3L, and CD-3, bollards or posts must be placed on the interior of the enclosure to protect the walls from damage by the trash containers within.

3. Dumpsters and garbage, trash and recycling receptacle locations shall be accessed by Rear Alleys, when such are available on the Official Zoning Map or otherwise available.

4. Space allocated to any off-street garbage, trash, or recycling areas, receptacles, or dumpsters shall not be used to satisfy any Parking or loading requirements.

5. All Uses that generate food-related garbage shall provide water quality treatment to mitigate runoff.

C. Equipment & Other Items Locations & Standards

1. All heating, ventilation and air-conditioning equipment, utility meters (not including water meters) and equipment, mechanical equipment, antennas and satellite equipment, communications transmitting and receiving equipment, solar panels, recreation, play, and swimming pool, hot tub and spa locations shall be located and meet the other standards and requirements specified for the applicable District, as required in **Tables 4.3.1-A– 4.3.1-U (District Standards).**

D. Service Areas.

1. Service areas shall be located as required in **Tables 4.3.1-A– 4.3.1-U (District Standards).**

2. Service areas shall be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.

4.3.16 PRIVATE LANDSCAPE STANDARDS

A. General.

1. Lots and Building Sites in Districts other than the Civic District shall be landscaped in accordance with **Table 4.3.1-A– 4.3.1-T (District Standards)** and this Section 4.3.16.

2. In Civic Districts, Lots and Building Sites shall be landscaped in accordance with **Table 4.3.1-A– 4.3.1-U (District Standards-Civic)** and this Section 4.3.16. Additionally, Civic Spaces shall be designed as set forth in **Table 5.3.3.B (Civic Space -Specific Standards).**

3. Without limitation to any other provisions of this Section 4.3.16, all Screen, Streetscreen, Buffer, and Parking Area and Parking Lot landscape standards and requirements of this Ordinance must be met.

4. All bare or exposed ground on a Lots and Building Sites and/or in any other landscaped area shall be covered with live plant materials and/or mulch, with the following exceptions:

   a. Naturally occurring river beds, rock outcroppings or similar landscape features typically lacking in vegetation.

   b. Hiking trails and/or traces.

   c. Clay or sand surfaces associated with recreation fields and facilities.

5. Buildings and Structures lawfully existing as of the Effective Date may be modified without providing or modifying landscaping in conformance with this Section 4.3.16, provided that the same does not constitute an Alteration and does not increase the degree by which the Building or Structure is Non-conforming. This shall not be construed as prohibiting the provision of landscaping in full conformance with this Ordinance.

6. The standards and requirements herein set out for landscaping shall not apply to temporary uses or to Development or site work on relatively undeveloped sites which do not involve significant ground disturbance.

B. Maintenance of Landscaping.

1. All landscaping must be properly maintained by the property owner and his or her successors, heirs, assignees or any consenting grantee.

2. All plantings shall be maintained in an attractive and healthy condition. Maintenance shall include, but not be limited to, watering, mulching, fertilizing and pest management, mowing, weeding, removal of litter and dead plant material, and necessary pruning and trimming.

3. Any required plantings that are dead or diseased plantings shall be removed and replaced with plants meeting all requirements of this Ordinance.

4. Natural water courses within a Buffer shall be maintained in a natural condition consistent with any applicable regulations.

5. A water source shall be supplied within 100 feet of any planting requiring continuing watering. Where non-native or non-drought tolerant native vegetation is incorporated in the Buffer, an irrigation system shall be required.

6. Landscape structural features such as walls, fences, berms or water features shall be maintained in a structurally safe and attractive condition.

7. Where other uses, including pedestrian, bike or other trails, are allowed within a Buffer, these uses shall be maintained to provide for their safe use.

8. If any Person responsible for landscape maintenance fails to maintain same according to the standards of this Ordinance, these regulations shall be enforceable by the City with the right to recover the cost of enforcement, including reasonable attorney fees. The City may also, following reasonable notice and a demand that deficiency of maintenance be corrected, enter the area to maintain same. The cost of such maintenance shall be charged to those persons having the primary responsibility for maintenance of the area.

9. Without limitation to Section 4.3.16.B, a maintenance bond lasting one (1) year must be provided for all plantings required under this Section 4.3.16.

C. Removal of Walls or Trees.

None of the following may be removed without the prior approval of the Decision-Making Authority:

1. Walls or trees required or shown on an approved site plan, Development Plan, or Master PUD Development Plan.

D. Plant Material Standards and Sizes.

1. Except as otherwise required by Sections 4.3.16.D.4, 4.3.16.D.5, 4.3.16.D.8, 4.3.16.D.9 and 4.3.16.D.10, all required plant materials must meet with the minimum sizes, class and other requirements outlined in American Standards for Nursery Stock (ANSI Z60.1-2004) published by the American Nursery and Landscape Association (ANLA) or other local Nursery Association Standards.

2. Trees shall be chosen from the following list of plant species contained within this Section and/or plants identified in the guide, “Native Plants of the Tennessee Valley”, published by the Tennessee Valley Authority (TVA) .

TABLE 4.3.16.D-1 (NATIVE PLANTS OF THE TENNESSE VALLEY)

Common Name	Botanical Name
Canopy Trees	
American Beech	Fagus Grandifolia
Nuttall Oak	Q. Nuttalli
American Linden	Tilia Americana
Overcup Oak	Q. Lyrata
Baldcypress	Taxodium Distichum
Pecan	Carya Illinoensis
Black Cherry	Prunus Serotina
Persimmon	Diospyros Virginiana

Black Locust	Robinia Pseudoacacia
Post Oak	Q. Stellata
Black Oak	Q. Velutina
Red Maple	Acer Rubrum
Black Walnut	Juglans Nigra
River Birch	Betula Nigra
Blackgum	Nyssa Sylvatica
Sassafras	Sassafras Albidum
Buckeye	Aesculus Spp.
Scarlet Oak	Q. Coccinea
Bur Oak	Q. Marcocarpa
Shortleaf Pine	Pinus Echinata
Cherrybark Oak	Q. Pagoda
Shumard Oak	Q. Shumardii
Chestnut Oak	Q. Prinus
Silver Maple	Acer Saccharinum
Chinkapin Oak	Q. Muehlenbergii
Silverbell	Halesia Carolina
Cumcumbertree	Magnolia Acuminata
Southern Red Oak	Q. Falcata
Eastern Hemlock	Tsuga Candensis
Sugar Maple	Acer Saccharum
Eastern Red-Cedar	Juniperus Virginiana
Swamp Chestnut Oak	Q. Michauxii
Eastern White Pine	Pinus Strobus
Sweetgum	Liquidambar Stryaciflua
Green Ash	Fraxinus Pennsylvanica
Sycamore	Platanus Occcidentalis

Hickories	Carya Spp.
Water Oak	Q. Nigra
Kentucky Coffeetree	Gymnocladus Dioicus
White Ash	Fraxinus Americana
Loblolly Pine	Pinus Taeda
White Oak	Quercus Alba
Northern Catalpa	Catalpa Speciosa
Willow Oak	Q. Phellos
Northern Red Oak	Q. Rubra
Yellow-Poplar	Liriodendron Tulipifera
Accent Trees	
Alder	Alnus Serrulata
Red Buckeye	Aesculus Pavia
Allegheny Chinkapin	Castanea Pumila
Redbud	Cercis Canadensis
American Holly	Ilex Opaca
Serviceberry	Amelanchier Aborea
Buckthorn Bumelia	Bumelia Lyciodes
Shining Sumac	Rhus Copallina
Smoketree	Continus Obovatus
Devil's Walking Stick	Aralia Spinosa
Smooth Sumac	Rhus Galbra
Dogwood	Cornus Florida
Snowbell	Styrax Spp.
False Indigo	Amorpha Fruticosa
Sourwood	Oxydendron Arboreum
Fringetree	Chionanthus Virginicus
Staghorn Sumac	Rhus Typhina
Hawthorn	Crateagus Spp.

Striped Maple	Acer Pennsylvanicum
Hophornbeam	Ostrya Virginiana
Sweetbay	Magnolia Virginiana
Hornbeam	Carpinus Caroliniana
Sweetleaf	Symplocus Tinctoria
Mountain Maple	Acer Spicatum
Witch Hazel	Hamamelis Virginiana
Pawpaw	Asimina Triloba
Yellowwood	Cladrastis Lutea
Carolina Buckthorn	Rhamnus Caroliniana

3. When more than 20 trees are planted on used on a site to meet these regulations, a mix of trees (genera) shall be provided. The following table indicates the maximum percentage of same trees (same genus) that may be planted.

TABLE 4.3.16.D-2 (TREES - # PER GENERA)

Planted on Site	Minimum Number of Genera Required	Maximum Percentage of Any Genera
20 trees or less	1	Not Applicable
21 to 50 trees	2	70 percent
51 to 100 trees	3	50 percent
101 to 200 trees	4	40 percent
200 to 500 trees	5	30 percent
Over 500 trees	6	25 percent

4. Shrubs when planted as a hedge, the maximum spacing for shrubs shall be 40 inches on center.

5. Canopy trees shall have a planting area no less than 10 feet wide in all dimensions. Accent and substitution trees shall have a planting area no less than eight feet wide in all dimensions. This requirement may be modified administratively by the Zoning Administrator.

6. Plants shall be mulched a minimum of three inches deep. Where selected plant material is not tolerant of deep mulch, a specific note regarding shallower mulch shall be set forth on the final

landscape plan and approved by the City as part of the landscape plan. Mulch shall be kept away from tree trunks.

7. Where specified, Building foundation planting shall meet the following requirements:

   a. Foundation plantings shall be placed within five feet of the building perimeter. If the Zoning Administrator determines that, due to site design considerations such as the location of sidewalks, plazas or service areas, this is not feasible, such plant materials may be located in planter boxes or in the areas of the site in a manner that enhances the overall landscape plan for the development.

   b. One shrub shall be required as foundation planting for every ten (10) linear feet of Facade for Non-Residential Uses.

8. Any plant materials required for Screening must be evergreen and have an opacity of at least 90% from the ground through the full height of the plant.

9. At the time of installation, trees must be a minimum two and a half inches (2.5 in.) caliper measured three feet (3 ft.) from the base of the trunk.

10. At the time of installation, Shrubs must be a three (3) gallon container minimum and a minimum height above ground level of 30 in.

11. Plantings must not conflict at installation or maturity with the location of any other required Building and Building Site elements or other plantings.

12. Ground vegetation or Shrub plantings with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited in the first two feet of the First Layer.

E. Placement of Trees and Shrubs.

1. Proposed trees and shrubs must be placed minimally 18 in. from any Sidewalk or pavement edge, measured from the center of the plant.

2. No trees shall be planted in wet retention ponds or drainage maintenance Easements.

3. Trees and shrubs shall be installed at least five feet away from the flow line of a drainage facility unless specifically designed as water quality measures adhering to best management practices.

4. Existing trees may remain in dry retention ponds provided that the natural grade is undisturbed to the tree line, they are a species adapted to seasonal flooding and the pond is adequately maintained.

5. Accent trees listed in **Table 4.3.16.D-1 (Native Plants of the Tennessee Valley)** and shrubs shall be allowed in access Easements, provided a minimum 20-foot wide travel way is maintained clear of vegetation, and all clear sight triangle requirements are met.

6. Trees may be planted in Easements for underground utilities with approval by the City and any applicable utility provider, provided the root structure of the proposed tree is not anticipated to extend more than three feet below the ground. Shrubs may be planted, provided they are only within the outer three feet of the Easement. Where such trees and shrubs are planted, the property owner shall be responsible for replacement of such required vegetation if maintenance or other utility requirements require their temporary removal.

F. Artificial Plants / Turf.

Artificial plants or artificial turf are prohibited, except on active recreation fields that are typically subject to intense use and soil compaction that prohibits the establishment of turfgrass.

G. Establishment.

All required landscape areas must be watered and fertilized as necessary to ensure establishment within the first year planted in accordance with best landscape practices.

H. Screens.

Screens must be provided in accordance with Section 4.3.11.

I. Soils.

Soil shall be uncompacted coarse loam that is a minimum of 12 inches deep. Soils shall be appreciably free of gravel, stones, rubble or trash. All compacted soil, contaminated soil or road base fill shall be removed. Under no circumstances shall soils have greater than 5% or less than 0.5% organic matter.

J. Condition of Plants.

Plants must have normal, well-developed branches and vigorous root systems.

K. Pavement of First Layer.

The First Layer shall not be paved, except for the following:

1. Driveways and
2. Pavement matching the adjoining Public Frontage in Character Districts CD-4, CD-4C, CD-5, and CD-5C, where the Building is set back no more than five feet (5 ft.) from the Front Lot / Building Site Line.

L. Tree Protection.

1. Exemptions. The following Tree Removal activities are exempt from this Section 4.3.16.L:

    a. The tree proposed for removal is located:

        (1) On a single-family residential Lot or Building Site of one acre or less that is not noted as a Critical Lot or Building Site; or

(2) On a Lot or Building Site in Districts CD-5 or CV;

2. Tree Removal. Existing trees on a Lot or Building Site or Development site shall not be removed or disturbed unless:

a. Trees are removed in accordance with an approved Development Plan or Master PUD Development Plan, site plan, Preliminary Plat, Building Permit, or grading permit that meets Sections 4.3.16.L.4 and 4.3.16.L.5; or

3. Tree Preservation Plan. As part of any Application required for a Development Plan or Master PUD Development Plan, site plan, or Preliminary Plat, the Applicant shall submit a Tree Preservation Plan with the following information:

a. The Lot or Building Site lines associated with the proposed development;

b. A recent aerial photograph with date photograph was taken;

c. The location and extent of the existing on site tree canopy, including an estimate of the total percentage of the parcels covered by the existing on-site tree canopy;

d. The exact location, health, and size of all Specimen Trees; however, in the instances of large established tree stands, the Zoning Administrator may accept an approximation of the location, health, and size of Specimen Trees if the trees are not being counted towards landscape requirements, or if the trees are located within a designated Tree Save Area; and

e. The minimum tree canopy retention requirement.

4. Protection of Tree Canopy.

a. Tree Removal activities associated with Agricultural Uses are exempt from this Section 4.3.16.L.4.

b. A percentage of the existing tree canopy shall be retained on a Development or construction site in accordance with **Table 4.3.16.L (Tree Canopy Cover Retention)** below:

TABLE 4.3.16.L TREE CANOPY COVER RETENTION

Existing Tree Canopy Cover	Minimum Tree Canopy Retention by Zoning District (as % of Total Tree Canopy Cover)

(as % of Total Development, Lot or Building Site Size)	CD-2 CD-3L CD-3 CD-4 CD-4C CD-5C SD-MHP SD-INT PUD-R PUD-MU	CD-4 CD-4C CD-5C SD-INT PUD-MU	 SD-LI SD-HI
80% - 100%	30%	15%	10%
60% - 79%	36%	18%	11%
40% - 59%	45%	22%	12%
20% - 39&	48%	24%	13%
195 - Less	54%	26%	14%

1 Additional tree canopy retention may be required under other provisions of this Ordinance.

2 CD-5 and CV do not have a minimum tree canopy retention requirement.

3 Residential portion of Development or construction in noted Districts.

4Non-Residential portion of Development or construction in noted Districts.

c. Designation of Tree Save Areas.

(1) The minimum tree canopy to be retained within a construction or Development site shall be located within designated Tree Save Areas, which shall include the areas occupied by the Critical Root Zones of all healthy trees being retained in accordance with this Section 4.3.16.L.4.

(2) The location of Tree Save Areas shall be based on the presence of any one or more of the following:

(a) Woodland forest;

(b) Established tree stands;

(c) Tree rows; or

(d) Specimen Trees.

(3) Tree Save Areas shall be depicted as an open space, conservation easement, or Civic Space on the applicable Development Plan or Master PUD Development Plan, site plan, or Preliminary Plat, and recorded on the Final Plat, as applicable.

(4) Each single-family residential Lot or Building Site with Tree Save Areas shall be identified on the applicable Development Plan or Master PUD Development Plan, site plan, or Preliminary Plat, and shall be platted on the Final Plat, if applicable.

(5) Tree Save Area Priorities. Consideration shall be given to the following when determining locations for Tree Save Areas:

(a) Woodland forests greater than five acres;

(b) Riparian buffers or natural drainage courses;

(c) Land with naturally occurring slopes of 20 percent or greater;

(d) Habitat used by endangered or threatened species;

(e) Scenic corridors and viewsheds;

(f) Areas that could serve to extend existing greenways, trails, parks, or recreation areas; and

(g) Areas needed for Buffers.

d. Removal of Trees in Tree Save Areas. The removal, damage, or destruction of trees within a Tree Save Area shall be a violation of this Ordinance and require mitigation in accordance with the following standards:

(1) Any tree that is damaged or removed from the Tree Save Area shall be replaced at a rate of two caliper inches per one caliper inch removed, with each replacement tree having a minimum diameter of two caliper inches. If the total caliper inches removed cannot be determined, the area subject to Tree Removal shall be replanted at the rate of 80 trees per acre for each acre disturbed, or portion thereof. Replacement trees shall not be used to meet any other landscape requirements.

(2) Replacement trees for trees removed from the Tree Save Area shall be planted in the Tree Save Area or, in cases where adequate room is not available, planted elsewhere on the Lot or Building Site or Development site. In cases where adequate room on the Lot or Building Site or Development site is not available as determined by the Decision-Making Authority for the applicable review mitigation may take the form of planting on a site within 1,320 feet of the Lot, Building Site, or Development Parcel

(3) Following notice of violation from the Zoning Administrator related to this Section 4.3.16.L, no Decision-Making Authority shall review or approve any application for the site from the date of the violation until:

(a) A replacement plan has been approved by the Zoning Administrator and a performance guarantee for the associated replacement has been established in accordance with Section 1.26; or

5. Protection of Specimen Trees.

a. General Protections.

(1) Specimen Trees shall not be cut, removed, pushed over, killed, or otherwise harmed, except as exempted by Section 4.3.16.L.1 and allowed by Section 4.3.16.L.5.c.

(2) The area within the Critical Root Zone, known as the Tree Protection Zone, of any Specimen Tree shall not be subject to any disturbance unless the disturbance is based on an ISA certified arborist report stating that the proposed construction shall cause no harm to the tree and is approved by the Zoning Administrator.

b. Designation on Plans and Plats.

c. Each single-family Residential Lot or Building Site with Specimen Trees shall be identified on each Development Plan, Master PUD Development Plan, and site plan and Final Plat, if applicable, noting that there is a Specimen Tree on such Lot or Building Site, which must be preserved and cannot be removed.

d. Removal and Replacement of Specimen Trees. The removal, damage, or destruction of Specimen Trees shall be a violation of this Ordinance and require mitigation in accordance with the following standards:

(1) Two caliper inches of replacement trees shall be provided for each caliper inch of Specimen Tree removed. Each replacement tree shall be a minimum of two and a half caliper inches, and shall either be replanted within 12 months of the removal of the Specimen Tree, or within a timeframe approved by the Zoning Administrator. Performance guarantees for the associated replacement, if warranted in the opinion of the Zoning Administrator, shall be established in accordance with Section 1.26. Replacement trees shall not be used to meet any other landscape requirements.

(2) Replacement trees shall be planted on the Lot or Building Site or as applicable, the Development Parcel, where the Specimen Tree was removed; however, in cases where space on the Lot or Building Site is insufficient, the Zoning Administrator may allow mitigation through planting on a site within 1,320 feet of the Lot or Building Site. In cases where space on the Development Parcel is insufficient, the Planning Commission may allow mitigation through planting on a site within 1,320 feet of the Development Parcel.

6. Tree Protection During Construction.

a. Tree Protection Fencing.

(1) All Specimen Trees in a Tree Protection Zone and the perimeter of Tree Save Areas shall be fenced in accordance with this Subsection before any Development or construction activity begins. Fencing shall extend at least one foot in distance from the edge of the tree for each inch of diameter at breast height (DBH), so that, at a minimum, each tree's Critical Root Zone is protected, but no case shall the tree fence be less than ten feet from the trunk. The Zoning Administrator shall consider existing site conditions in determining the exact location of any tree protection fencing.

(2) All fencing required by this Subsection shall be chain link fencing at least four feet in height and secured using appropriate posts spaced not more than ten feet apart. Such chain link fencing is not required to be vinyl coated.

(3) Signs that are visible on all sides of the fenced-in area shall be installed on the tree protection fence at a rate of at least one sign for every 150 linear feet. The size of each sign must be a minimum of two feet by two feet and shall contain the following language in English and Spanish: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECCION DEL ARBOL. NO SE PERMITE ENTRAR".

(4) All tree protection measures shall be inspected by and approved by the Zoning Administrator prior to start of any Development or construction activities. Failure to install tree protection measures prior to the commencement of construction is a violation of this Ordinance.

(5) The tree protection fencing shall be clearly shown on the Development Plan, Master PUD Development Plan, and site plan. No construction, grading, equipment or material storage, or any other activity shall be allowed within the fenced area except in accordance with the standards in Section 4.3.16.L.6.b.

(6) Fencing shall be maintained until the Development or construction activities are complete.

b. Encroachments into Critical Root Zones.

(1) Encroachments within the Critical Root Zones of trees protected in accordance with this Subsection shall occur only in rare instances where no alternatives exist, such as may be required for the installation of streets, internal drives, sidewalks, or utilities.

(2) If unauthorized encroachments occur, leading to trees being damaged during construction activities, the trees shall be replaced at a one caliper inch to one caliper inch ratio.

c. Owner's Responsibility During Development. The owner, or if the owner is different from the developer, the developer, shall be responsible for the erection of all barriers necessary to protect any existing or installed trees from damage both during and after construction in accordance with the standards of this Subsection.

4.3.17 PRIVATE LIGHTING STANDARDS

The following standards and requirements are applicable within all Districts and Civic Districts:

A. Areas to be Lighted.

All Parking Areas, Parking Lots, Parking Structures, and accessways within the Lot or Building Site shall be lighted.

B. Lighting Standards.

1. A lighting standard shall be no event higher than 30 feet in Non-Residential Parking Areas and Parking Lots or 15 feet in other areas.
2. Additional standards may apply within a Historic District, Historic Landmark District, or with respect to a Historic Structure.

C. Illumination.

1. Illumination at all Building Site Lines must meet the standards of Table 4.3.17.B (Private Lighting Standards); provided that a minimum of one foot-candle (1.0 fc) of illumination must be provided throughout all Parking Areas, Parking Lots, and Parking Structures.

TABLE 4.3.17.B (PRIVATE LIGHT STANDARDS)

District	Min./Max. Lighting Level at Frontage Line
CD-2, CD-3L & CD-3	0 – 1.0 FC
CD-4 & CD-4C	0 – 1.0 FC
CD-5 & CD-5C	1.0 - 2.0 FC

2. Lighting fixtures shall be mounted in a manner so that the cone of illumination is contained on-site and does not cross any property line of the site.
3. Lighting shall not be oriented so that it directs glare or excessive illumination onto Streets in a manner that may distract or interfere with the vision of drivers.

4. Any fixtures used to accent architectural features, landscaping, or art shall be located, aimed or shielded to minimize light spill into the night sky.
5. Use of illuminated tubing or light strings outlining or defining property lines, sales areas, roof lines, doors, windows or similar areas or features in a manner that is not primarily for safety purposes, as determined by the Zoning Administrator, is prohibited. This paragraph shall not limit the use of lights illuminating outdoor dining or gathering areas.
6. Lighting for Internal Drives is not subject to this Section 4.3.17, but must comply with the Public Lighting Standards set forth in Article 5.

D. Building Spotlights.

Spotlights on Buildings shall not be used to meet the lighting requirements of this Ordinance.

E. Limitation on Periods of Use.

Outdoor recreation areas Adjacent to Residential Uses or Districts shall not be illuminated after 10 PM Sunday through Thursday, and 11 PM Friday and Saturday.

4.3.18 SIGNAGE

All signage must comply with the standards and requirements of Article 7 (Sign Standards).

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS
RURAL CHARACTER DISTRICT



General Description

The CD-2 Rural Character District consists of large-lot semi-rural estates, open spaces, and legacy agricultural operations in low density single-family detached Residential areas. CD-2 is an appropriate District for the Rural Transition and Hillsides & Natural Spaces future land use Character Areas described in the Comprehensive Plan.

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
1 Density Unit per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	**NR**

Private Frontage Types

Common Yard	P	Stepfront	P
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only **to** Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	NP

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

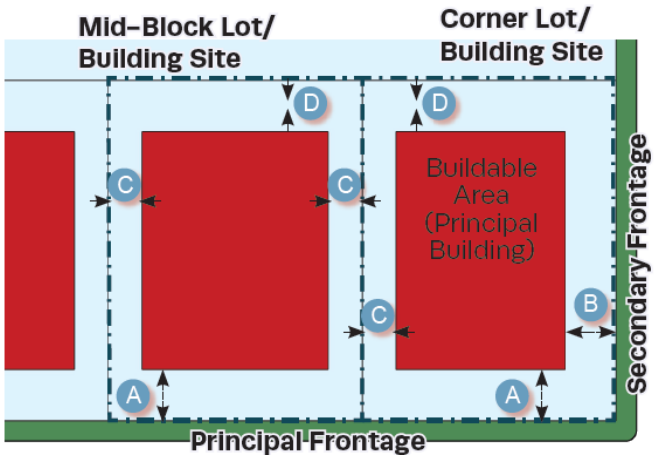
Permitted Uses

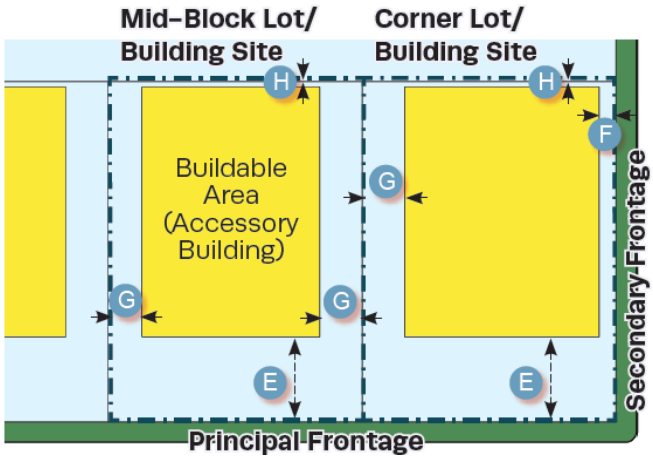
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

CD-2	TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT





Lot Occupation	
Lot/ Building Site Width	125 ft. min.
Frontage Buildout	**NR**
Lot/ Building Site Area	12,500 sp. ft. min.
Impervious Surface Coverage	**NR**
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback/ Yard Principal Footage	30 ft. min.	**A**	Front Setback/ Yard Principal Frontage	20 ft.min + Principal Building Front Setback/ Yard	**E**
Front Setback/ Yard Secondary Frontage	30 ft. min.	**B**	Front Setback/ Yard Secondary Frontage	30 ft. min	**F**
Side Setback/ Yard Each side	20 ft. min. 30 ft. min, or 15 ft min	**C**	Side Setback/ Yard Each side	20 ft. min	**G**
Rear Setback	From center line of Alley	**D**	Rear Setback	5 ft. min	**H**

CD-2	TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building 3 Stories max

Accessory Building 2 Stories max

*Stories and height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from the stipulations made by the Fire Department in accordance with the above cited codes shall be required.

Ceiling Height

NR

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle, & Cap

Finished Floor Level **NR**

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of the total Façade width for the Principal Frontage from the First Layer
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	**NR**
Blank Walls	**NP**
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features

Building Standards (continued)

Roof Type & Pitch	
Flat	**NP**
Shed	**P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed rood anywhere on the Building.
Hip	**P**
Gable	**P**
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except rood pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

CD-2	TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl siding	P
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		

Changes in Building Materials	Primary materials must continue along side Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	
Foundation Cladding	**Required**; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	**Required**; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

Building Types

House	P	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3rd layer only, and in Driveway
Heavy Equipment	NP	P in 3rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP

CD-2	TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

All Other Vehicles	**NP**	**NP** in 3rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	**P** Prepared surface of gravel, asphalt, concrete, or other hard surface
Garage Location	In 2nd or 3rd Layer only; Min interior dimensions 10 ft. x 20 ft. per vehicle Parking space
Garage Design	If Garage faces Street in 1st or 2nd layer: max. Garage door width 33% of total Garage
Driveway/ Vehicular Entrance Location	**P** in any Layer
Driveway/ Vehicular Entrance Maximum Width	10' – 20' in 1st Layer
Parking Structure	**NP**
Parking Structure Pedestrian Exit Location	**N/A**

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements

* Only applicable to Development Parcels

CD-2	TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Loading & Access	
Off-Street Loading and Storage	P in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3rd Layer only
Off-Street Trash Receptacle Locations	P in 3rd Layer only
Off-Street Dumpster Locations	N/A
Drive- Through Locations	N/A

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	NP	P
Solar Panels	P if coplanar to and integrated into roof deign	P if coplanar to and integrated into roof deign	P
Antennas & Satellite Equipment	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP		P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP		P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-2	TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage

Walls & Fencing

Height 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line

Construction Finished ide must face Adjacent property, Thoroughfare, Path, Passage or Waterbody

Maintenance Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials			
Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses — **Required**

Locations of Retaining Walls — P within required Yards, per Section 4.3.10
If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-2	TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	**NP**	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	**N/A** (uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	**Required**; except at Driveways Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening	**NR**
HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Street-Screen Location Parcel Buffer Project Buffer	2nd Layer Section 4.3.11.H Section 5.8

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS
NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT



General Description

The CD-3L Neighborhood Large Lot Character District consist of primarily a low density single-family detached Residential area in which House is the predominant Building type. It has large Lotor Building Sites, medium deep front Setback and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks, and/or street tress, and form medium to large blocks. CD-3L is an appropriate District for the Suburban Neighborhoods future land use Character Area described in the Comprehensive plan.

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
2 Density Unit per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	3600 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	NP
Fence	P	Gallery	NP
Terrace/Lightwell	NP	Arcade	NP
Forecourt	NP	Officefront	NP
Stoop	NP		
See Table 4.3.7.A (Private Frontage Types)	NP		

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

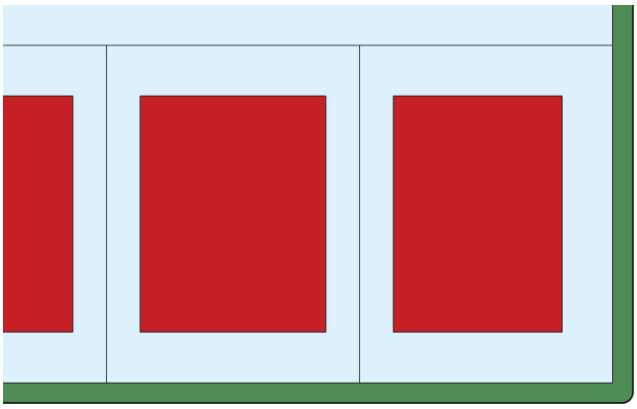
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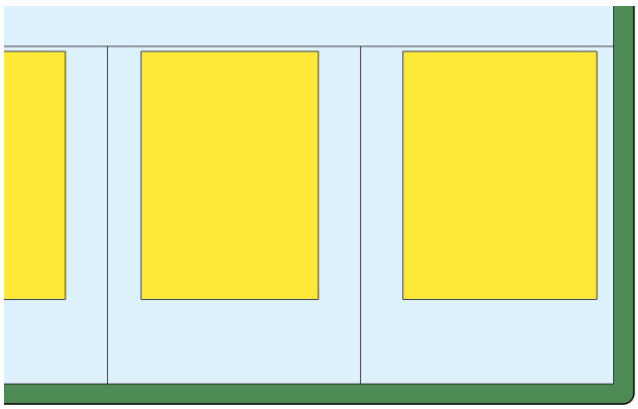
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

CD-3L	TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT





Lot Occupation	
Lot/ Building Site Width	100 ft. min.
Frontage Buildout	**NR**
Lot/ Building Site Area	**NR**
Impervious Surface Coverage	**NR**
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback/ Yard Principal Footage	30 ft. min.	**A**	Front Setback/ Yard Principal Frontage	20 ft.min + Principal Building Front Setback/ Yard	**E**
Front Setback/ Yard Secondary Frontage	30 ft. min.	**B**	Front Setback/ Yard Secondary Frontage	30 ft. min	**F**
Side Setback/ Yard Each side	12 ft. min.	**C**	Side Setback/ Yard Each side	10 ft. min	**G**
Rear Setback	30 ft. min, or 15 ft min From centerline of rear alley	**D**	Rear Setback	5 ft. min, or 15ft. min From centerline of rear alley	**H**

CD-3L	TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building 3 Stories max

Accessory Building 2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle, & Cap

Finished Floor Level **NR**

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of total Façade width for the Principal Frontage from the First Layer
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	**NR**
Blank Walls	**NP** at Frontage
Façade Articulation	**NR** at Frontage
Façade Openings	**NR**
Façade Glazing	**NR**
Window Shape	**NR**
Window Alignment	**NR**
Window Types	**NR**
Window Glazing Material	**NR**
Window Trim in 1st Layer	**NR**
Shutters	**NR**
Façade Window Sill Height	**NR**
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	**NR**
Façade Variety	**NR**

CD-3L	TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT

CD-3L	TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch	
Flat	**NP**
Shed	**P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	**P**
Gable	**P**
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	**P**	Exposed concrete	**NP**
	Natural stone	**P**	Vinyl siding	**P**
	Wood	**P**	Aluminum siding	**NP**
	Cementitious siding	**P**	Corrugated and/or sheet metal	**NP**
	Authentic stucco over masonry	**P**		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	**NR**
Foundation Cladding	**Required**; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	**Required**; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT

Building Types

House	P	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3rd layer only, and in Driveway
Heavy Equipment	NP	P in 3rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP
All Other Vehicles	NP	NP in 3rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	P Prepared surface of, asphalt, concrete, or another hard surface for 30 feet from Thoroughfare or Internal Drive, gravel permitted for any remaining depth of driveway.
Garage Location	P In 2nd or 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1st or 2nd layer: max. Garage door width 33% of total Garage + Façade width
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 – 20 ft. in 1st Layer
Parking Structure	NP
Parking Structure Pedestrian Exit Location	N/A

CD-3L	TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements

* Only applicable to Development Parcels

Loading & Access

Off-Street Loading and Storage	**P** in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	**P** in 3rd Layer only
Off-Street Trash Receptacle Locations	**P** in 3rd Layer only
Off-Street Dumpster Locations	**N/A**
Drive- Through Locations	**N/A**

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	**NP**	**NP**	**P**
Solar Panels	**P** if coplanar to and integrated into roof deign	**P** if coplanar to and integrated into roof deign	**P**
Antennas & Satellite Equipment	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	**P**
Recreation or Paly Equipment	**NP**	**P**	**P**
Animals Enclosures, Runs or Shelters	**NP**	**NP**	**P**
Swimming pools, Hot Tubs and Spas	**NP**	**P**	**P**
Transmitting and/or receiving towers, or antennas and wind-generating machines	**NP**	**NP**	**P**

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards

CD-3L	TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage and continuous shrubs around foundation at Frontage

Walls & Fencing

Height 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line

Construction Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody

Maintenance Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses — **Required**

Locations of Retaining Walls — P within required Yards, per Section 4.3.10
If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	**NP**	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	**N/A** (uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	**Required**; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening	**NR**
HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Street-Screen Location Parcel Buffer Project Buffer	2nd Layer Section 4.3.11.H Section 5.8

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS
NEIGHBOORHOOD CHARACTER DISTRICT



General Description

The CD-3 Neighborhood Large Lot Character District consist of primarily medium density single-family detached Residential area in which House is the predominant Building type. It has medium to deep front Setback and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks, and/or street tress, and form medium to large blocks. CD-3 is an appropriate District for the Suburban Neighborhoods future land use Character Area described in the Comprehensive plan; it is also appropriate for City Center Urban Village Future Land Use Character Area where the Planning Commission determines that is compatible with the established land use pattern in the surrounding area.





CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
4 Density Unit per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2800 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	NP
Fence	P	Gallery	NP
Terrace/Lightwell	NP	Arcade	NP
Forecourt	NP	Officefront	NP
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

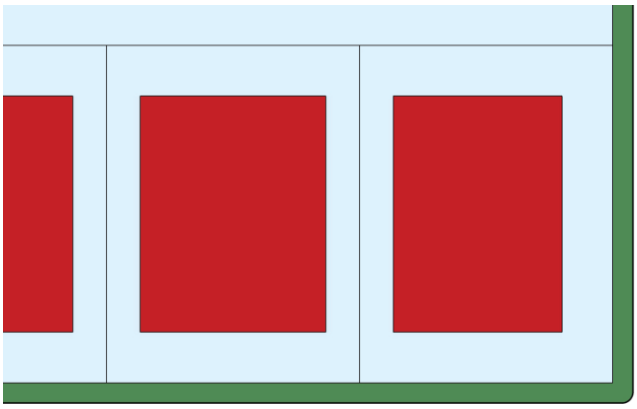
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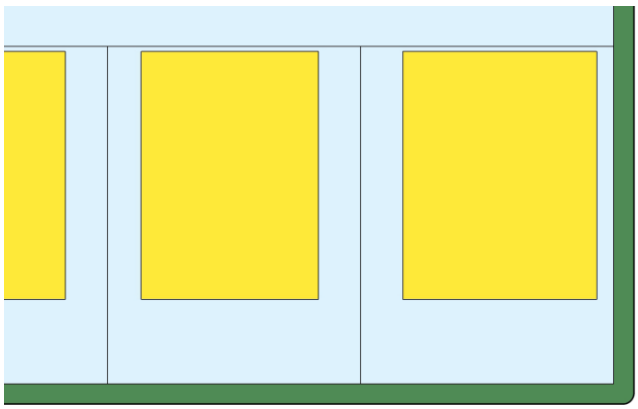
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

CD-3	TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT





Lot Occupation	
Lot/ Building Site Width	House: 40 ft. min if Alley loaded Garage at rear, otherwise 65 ft. min Duplex: 50 ft. min for each unit of Duplex Civic: 50 ft. min
Frontage Buildout	**NR**
Lot/ Building Site Area	**NR**
Impervious Surface Coverage	50% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback/ Yard Principal Footage	25 ft. min.	**A**	Front Setback/ Yard Principal Frontage	20 ft.min behind Principal Building Frontage	**E**
Front Setback/ Yard Secondary Frontage	20 ft. min.	**B**	Front Setback/ Yard Secondary Frontage	20 ft. min	**F**
Side Setback/ Yard Each side	8 ft. min.	**C**	Side Setback/ Yard Each side	5 ft. min	**G**
Rear Setback	25 ft. min, or 15 ft min From centerline of rear alley	**D**	Rear Setback/ Yard	5 ft. min, or 15ft. min From centerline of rear alley	**H**

CD-3	TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building 3 Stories max

Accessory Building 2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle, & Cap

Finished Floor Level **NR**

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of total Façade width for the Principal Frontage from the First Layer
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	**NR**
Blank Walls	**NP** at Frontage
Façade Articulation	**NR** at Frontage
Façade Openings	**NR**
Façade Glazing	**NR**
Window Shape	**NR**
Window Alignment	**NR**
Window Types	**NR**
Window Glazing Material	**NR**
Window Trim in 1st Layer	**NR**
Shutters	**NR**
Façade Window Sill Height	**NR**
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	**NR**
Façade Variety	**NR**

CD-3	TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch	
Flat	**NP**
Shed	**P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	**P**
Gable	**P**
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	**P**	Exposed concrete	**NP**
	Natural stone	**P**	Vinyl siding	**P** for Residential Use
	Wood	**P**	Aluminum siding	**NP**
	Cementitious siding	**P**	Corrugated and/or sheet metal	**NP**
	Authentic stucco over masonry	**P**		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	**NR**
Foundation Cladding	**Required**; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	**Required**; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

CD-3 TABLE 4.3.1-A DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT

Building Types

House	P	Commercial	NP
Duplex	P	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3rd layer only, and in Driveway
Heavy Equipment	NP	P in 3rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP
All Other Vehicles	NP	P in 3rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	P Prepared surface of, asphalt, concrete, or another hard surface for 100 feet from Thoroughfare or Internal Drive, gravel permitted for any remaining depth of driveway.
Garage Location	P In 2nd or 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1st or 2nd layer: max. Garage door width 33% of total Garage + Façade width
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	20 ft. max in 1st Layer
Parking Structure	NP
Parking Structure Pedestrian Exit Location	N/A

CD-3 TABLE 4.3.1-A DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements * Only applicable to Development Parcels

Loading & Access	
Off-Street Loading and Storage	**P** in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	**P** in 3rd Layer only
Off-Street Trash Receptacle Locations	**P** in 3rd Layer only
Off-Street Dumpster Locations	**N/A**
Drive- Through Locations	**N/A**

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	**NP**	**P**	**P**
Solar Panels	**P** if coplanar to and integrated into roof deign	**P** if coplanar to and integrated into roof deign	**P**
Antennas & Satellite Equipment	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	**P**
Recreation or Paly Equipment	**NP**	**P**	**P**
Animals Enclosures, Runs or Shelters	**NP**	**NP**	**P**
Swimming pools, Hot Tubs and Spas	**NP**	**P**	**P**
Transmitting and/or receiving towers, or antennas and wind-generating machines	**NP**	**NP**	**P**

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-3	TABLE 4.3.1-A DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage and continuous shrubs around foundation at Frontage

Walls & Fencing

Height — 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line

Construction — Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody

Maintenance — Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses — **Required**

Locations of Retaining Walls — P within required Yards, per Section 4.3.10
If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-3	TABLE 4.3.1-A DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	**NP**	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	**N/A** (uses not permitted in District)
Thoroughfare from Non-Family Residential Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	**Required**; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening	**NR**
HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Street-Screen Location Parcel Buffer Project Buffer	2nd Layer Section 4.3.11.H Section 5.8

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS
GENERAL URBAN CHARACTER DISTRICT



General Description

The CD-4 General Urban Character District consist of a medium density area that has a mix of Building Types and primarily Residential, Retail/ Personal Service/ Artisan, Office, Lodging and Civic Uses. There are medium, shallow or no front Setbacks and narrow to medium side Setbacks. It has variable private landscaping. Has Thoroughfares and Internal Drives with curbs, Sidewalks and tress that define medium-sized blocks. CD-4 is an appropriate District for the City Center Urban Village Future Land Use described in the Comprehensive Plan.



CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
12 Density Units per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2400 ft. max

Private Frontage Types

Common Yard	P	Stepfront	P
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	NP
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	P	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

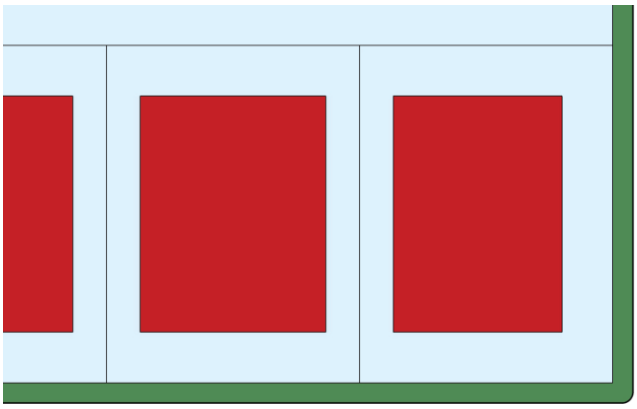
Permitted Uses

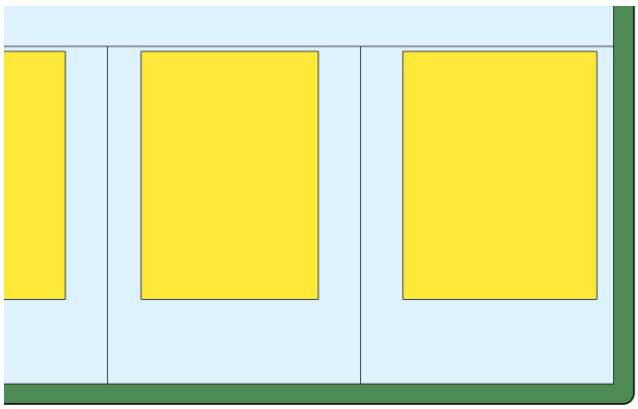
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

CD-4	TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT





Lot Occupation	
Lot/ Building Site Width	House: 38 ft. min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit X 8max. attached Townhouse units All other Building Types: 18 ft. max All Building Types: 120 ft max
Frontage Buildout	60% min
Lot/ Building Site Area	**NR**
Impervious Surface Coverage	80% max
Lot/ Building Site Enfrontment	Townhouse: Must enfront a vehicular Thoroughfare, Internal Drive, or Courtyard, except ≤ 20% of the Lots or Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. All others; Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

CD-4	TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Setbacks / Yards

Setbacks / Yards – Principal Building

Front Setback/ Yard Principal Footage	6 ft min; 20 ft max.	**A**
Front Setback/ Yard Secondary Frontage	6 ft. - 20 ft. min.	**B**
Side Setback/ Yard Each side	0 ft min between individual Townhouse Units & Duplex Units; otherwise 6ft min	**C**
Rear Setback	25 ft. min, or 15 ft min From centerline of rear alley	**D**

Setbacks / Yards – Accessory Building

Front Setback/ Yard Principal Frontage	20 ft.min behind Principal Building Frontage	**E**
Front Setback/ Yard Secondary Frontage	6 ft. min	**F**
Side Setback/ Yard Each side	0 ft. min	**G**
Rear Setback/ Yard	3 ft. min, or 5 ft. min From centerline of rear alley	**H**

Building Standards

Building Height*

Principal Building	3 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Shopfront Facade, which may not exceed 25ft.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	If Residential: 18 ft., 48 in. max above average grade at façade

CD-4	TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may e at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	**NP** at Frontage
Façade Articulation	A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See **Illustration 4.3.5.A-3**)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be ≤ 50% of the total Façade area
Façade Glazing	20% - 60% of total ground floor Façade area
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except for transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types
Window Glazing Material	Clear glass is **Required** for all Elevations
Window Trim in 1st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	Within a Development Parcel no Façade may exist more than once in a Block Face

Building Standards (continued)	
Roof Type & Pitch	
Flat	**P**
Shed	**P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	**P**
Gable	**P**
Pitch	If pitched, 6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

CD-4	TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl or Aluminum siding	NP
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	**Required**; except foundation cladding, or absence of cladding, may match current material on renovations and minor expansions of existing structures.
Porch Pier Cladding	**Required**; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except pier cladding, or absence of cladding, may match current material on renovations and minor expansions of existing structures.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

Building Types

House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

CD-4	TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3rd layer only, and in Driveway
Heavy Equipment	NP	P in 3rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP
All Other Vehicles	NP	P in 3rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete, or another hard surface
Garage Location	P In 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1st or 2nd layer: max. Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1st Layer if Residential; 36 ft. max in 1st layer if non-Residential; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements

* Only applicable to Development Parcels

CD-4	TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Loading & Access	
Off-Street Loading and Storage	**P** in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	**P** in 3rd Layer only
Off-Street Trash Receptacle Locations	**P** in 3rd Layer only
Off-Street Dumpster Locations	**P** in 3rd Layer only
Drive- Through Locations	**P** in 3rd Layer only

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	**NP**	**P** if Screened from Frontage	**P**
Solar Panels	**P** if coplanar to and integrated into roof deign	**P** if coplanar to and integrated into roof deign	**P**
Antennas & Satellite Equipment	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	**P**
Recreation or Paly Equipment	**NP**	**NP**	**P**
Animals Enclosures, Runs or Shelters	**NP**	**NP**	**P**
Swimming pools, Hot Tubs and Spas	**NP**	**NP**	**P**
Transmitting and/or receiving towers, or antennas and wind-generating machines	**NP**	**NP**	**P**

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-4	TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

Required continuous shrubs around foundation at Frontage if 1st Layer ≥ 3ft. deep, plus if 1st Layer is ≥ 15ft. deep, 1 tree planted in 1st Layer every 50' ft of Frontage. Drive aisles within 1st Layer, continuous shrubs Landscaping must comply with Section 4.3.16

Walls & Fencing

Height — 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line

Construction — Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody

Maintenance — Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials			
Natural Wood	P only Picket type allowed at Frontage; other types allowed on sides and rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses — **Required**

Locations of Retaining Walls — P within required Yards, per Section 4.3.10
If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-4	TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	**NP**	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	**NR**
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	**Required**; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Street-Screen Location Parcel Buffer Project Buffer	2nd Layer Section 4.3.11.H Section 5.8

CD-4C TABLE 4.3.1-E DISTRICT STANDARDS
GENERAL URBAN CORRIDOR CHARACTER DISTRICT



General Description

The CD-4C General Urban – Corridor Character District consists of a medium density area along a corridor. It provides for a balanced automobile and pedestrian-oriented built environment and a mix of Building Types and primarily Residential, Retail/ Personal Service/ Artisan, Office, Lodging and Civic Uses; there are medium, narrow or no front Setbacks and narrow to medium side Setbacks. It has variable private landscaping and it has Thoroughfares and Internal Drives with curbs, Sidewalks and trees that define medium-sized blocks. CD-4C is an appropriate District for parcels identified as Facilitate or Active on the Areas of Change map of the Comprehensive Plan, which have access onto a public right-of-way classified as principal arterial or minor arterial in the Transportation element of the Plan and are located in Suburban Neighborhoods and City Center Urban Village Future Land Use described in the Comprehensive Plan.





CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
24 Density Units per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2400 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	NP
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area	NP	Playground	P
Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

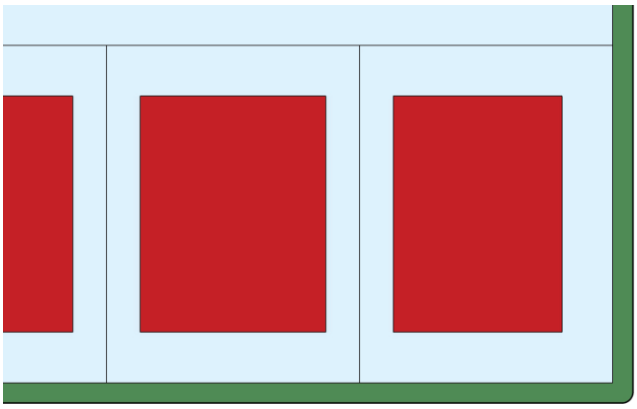
Permitted Uses

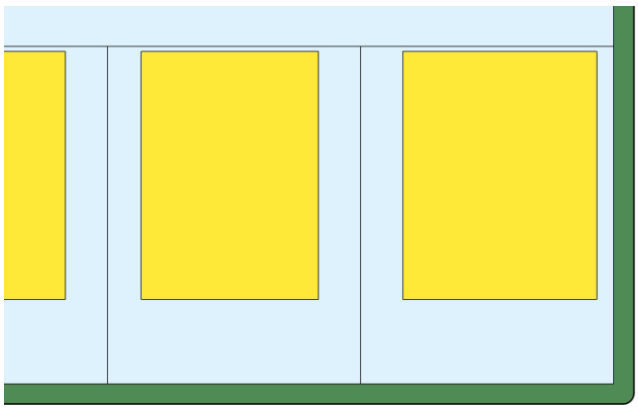
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

CD-4C	TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT





Lot Occupation	
Lot/ Building Site Width	House: 38’ min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x6max. attached Townhouse units Large Scale Commercial: 600 ft max All other Building Types: 18 ft. min – 200 ft. max
Frontage Buildout	60% min except commercial 40% min
Lot/ Building Site Area	**NR**
Impervious Surface Coverage	80% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback/ Yard Principal Footage	6 ft min; 40 ft max.; except where the Lot or Building Site enfronts a Thoroughfare with a functional classification of Arterial and parking is located in the First Layer, max 85 ft	**A**	Front Setback/ Yard Principal Frontage	20 ft.min behind Principal Building Frontage; except where the Lot or Building Site enfronts a Thoroughfare with a functional classification of Arterial and parking is located in the First Layer, max 85 ft	**E**
Front Setback/ Yard Secondary Frontage	6 ft. min - 40 ft. max.	**B**	Front Setback/ Yard Secondary Frontage	5 ft. min	**F**
Side Setback/ Yard Each side	0 ft min per side	**C**	Side Setback/ Yard Each side	5 ft. min	**G**
Rear Setback	3 ft. min, or 15 ft min From centerline of rear alley	**D**	Rear Setback/ Yard	3 ft. min, or 5 ft. min If Garage door faces Rear Alley	**H**

Building Standards

Building Height*

Principal Building 4 Stories max

Accessory Building 2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Shopfront Facade, which may not exceed 25 ft.

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle & Cap

Finished Floor Level **NR**

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	**NP** at Frontage
Façade Articulation	Except for House Building Types, A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See **Illustration 4.3.5.A-3**)

Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be ≤ 50% of the total Façade area
Façade Glazing	Non-Shopfront:20% - 60% of total ground floor Façade area for Shopfront: min.50% of total ground floor Facade area, min. 20% of total Façade area on upper floors and secondary elevations
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except for transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types
Window Glazing Material	Clear glass is **Required** for all Elevations
Window Trim in 1st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face

Building Standards (continued)

Roof Type & Pitch	
Flat	**P**
Shed	**P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	**P**
Gable	**P**
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

CD-4	TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	**Required**; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	**Required**; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, , except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

Building Types

House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

CD-4	TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3rd layer only, and in Driveway
Heavy Equipment	NP	P in 3rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	P in 3rd layer only, and in Driveway
All Other Vehicles	NP	P in 3rd Layer only, and in Driveway; except where the Lot or Building Site utilizing Commercial, Large-Scale Commercial, Mixed Use, or Flex buildings enfronts a Thoroughfare with an Arterial functional classification, a maximum of two bays of on-site parking and a drive aisle between the building and the Thoroughfare is permitted.

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street : max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1st Layer if Residential; 36 ft. max in 1st layer if non-Residential; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage
Pedestrian connections through to Adjacent Neighborhoods or Uses	Where parking is located in the First Layer, continuous pedestrian connection shall be provided from the Main Entrance of the Building to the Frontage Line and adjacent uses by way of an elevated crosswalk traversing the parking area and connected sidewalks

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements

* Only applicable to Development Parcels

CD-4C	TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Loading & Access	
Off-Street Loading and Storage	**P** in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	**P** in 3rd Layer only
Off-Street Trash Receptacle Locations	**P** in 3rd Layer only
Off-Street Dumpster Locations	**P** in 3rd Layer only
Drive- Through Locations	**P** in 3rd Layer only

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	**NP**	**P** if Screened from Frontage	**P**
Solar Panels	**P** if coplanar to and integrated into roof deign	**P** if coplanar to and integrated into roof deign	**P**
Antennas & Satellite Equipment	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	**P**
Recreation or Paly Equipment	**NP**	**NP**	**P**
Animals Enclosures, Runs or Shelters	**NP**	**NP**	**P**
Swimming pools, Hot Tubs and Spas	**NP**	**NP**	**P**
Transmitting and/or receiving towers, or antennas and wind-generating machines	**NP**	**NP**	**P**

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-4C	TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

Required continuous shrubs around foundation at Frontage if 1st Layer ≥ 3ft. deep, plus if 1st Layer is ≥ 15ft. deep, 1 tree planted in 1st Layer every 50' ft of Frontage. Drive aisles within 1st Layer, continuous shrubs Landscaping must comply with Section 4.3.16

Walls & Fencing

Height — 3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line

Construction — Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody

Maintenance — Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials			
Natural Wood	P only Picket type allowed at Frontage; other types allowed on sides and rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses — **Required**

Locations of Retaining Walls — P within required Yards, per Section 4.3.10
If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-4C	TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	**NP**	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	**NR**
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	**Required**; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space. Where parking is located in the First Layer, it shall be screened by a landscape buffer at least 10 feet in width consisting of two canopy trees and two accent trees per 100 linear feet of property frontage.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Street-Screen Location	2nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT



General Description

The CD-5 Urban Center Character District consists of medium to higher density Mixed Use areas. It has a tight network of Thoroughfares and Internal Drives with Sidewalks, streetlights, and regular tree spacing, defining medium sized blocks. Buildings are set close to the Sidewalks. CD-5 is an appropriate District for the City Center Urban Village Future Land Use described in the Comprehensive Plan.

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
NR	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types

Common Yard	NP	Stepfront	P
Porch	NP	Shopfront	P
Fence	NP	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area	NP	Playground	P
Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

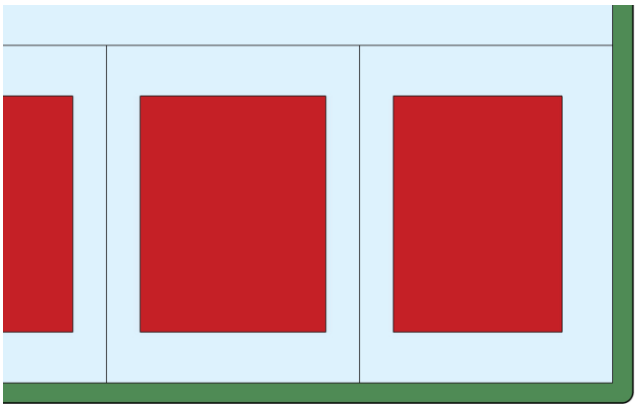
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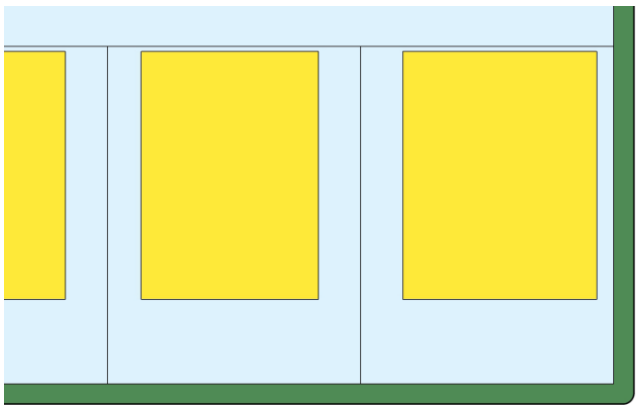
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

CD-5	TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT





Lot Occupation

Lot/ Building Site Width	House: 38 ft min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x6max. attached Townhouse units Large Scale Commercial: 600 ft max All other Building Types: 18 ft. min – 120 ft. max
Frontage Buildout	80% min except House and Duplex 60% min
Lot/ Building Site Area	**NR**
Impervious Surface Coverage	100% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback/ Yard Principal Footage	0 ft at corners; 0 ft min. 15 ft max elsewhere	**A**	Front Setback/ Yard Principal Frontage	40 ft max from rear Property Line; except	**E**
Front Setback/ Yard Secondary Frontage	0 ft at corners, 0 ft min. 15 ft max elsewhere	**B**	Side Setback/ Yard	3 ft max	**F**
Side Setback/ Yard Each side	0 ft min; 24 ft max per side	**C**	Rear Setback/ Yard	3 ft min or 5 ft min if Garage door faces Alley	**G**
Rear Setback	**NR**	**D**			

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building 2 Story min; 5 Stories max. adjacent to CD-5; all other areas 3 stories max

Accessory Building 2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *
*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/ Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11ft. with a maximum of 25 ft.

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle & Cap

Finished Floor Level If Residential: 18 in. min., 48 in. max. above average grade at Façade

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	**NP** at Frontage
Façade Articulation	A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See **Illustration 4.3.5.A-3**)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be ≤ 50% of the total Façade area
Façade Glazing	Non-Shopfront 20% - 60% of total ground level Façade area; forShopfront: min 50% of total ground level Façade area, min. 20% of total Façade area on upper floors and secondary elevations
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be ≤ 50% of total Façade area.
Window Glazing Material	Clear glass is **Required** for all Elevations
Window Trim in 1st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Facade

CD-5	TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim

Building Types

House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

CD-5	TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3rd layer only, and in Driveway
Heavy Equipment	NP	P in 3rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	P in 3rd layer only, and in Driveway
All Other Vehicles	NP	P in 3rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max in 1st Layer; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements

* Only applicable to Development Parcels

CD-5	TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Loading & Access	
Off-Street Loading and Storage	P in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3rd Layer only
Off-Street Trash Receptacle Locations	P in 3rd Layer only
Off-Street Dumpster Locations	P in 3rd Layer only
Drive- Through Locations	P in 3rd Layer only

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof deign	P if coplanar to and integrated into roof deign	P
Antennas & Satellite Equipment	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-5	TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

NA if paved or ≤ 3ft front Setback/ Yard; Otherwise, shrubs continuous around foundation at Façade. Landscaping must comply with Section 4.3.16

Walls & Fencing

Height — 3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line

Construction — Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody

Maintenance — Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials			
Natural Wood	**P** at sides and rear only	Chain Link	**P** at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	**P** at sides and rear only	Barbed/ Razor/ Concertina Wire	**NP**
Wrought Iron or Aluminum	**P**	Exposed or Painted Aggregate Concrete	**NP**
Vinyl	**NP**	Smooth or Split-faced Block	**NP**

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses — **Required**

Locations of Retaining Walls — **P** within required Yards, per Section 4.3.10
If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-5	TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	**NP**	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	**NR**
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	**Required**; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Street-Screen Location Parcel Buffer Project Buffer	2nd Layer Section 4.3.11.H Section 5.8

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS
URBAN CENTER CORRIDOR CHARACTER DISTRICT



General Description

The CD-5C Urban Center Corridor Character District consists of medium to higher density Mixed Use areas. It provides for a balanced automobile and pedestrian oriented built environment, a mix of Building Types and primarily has a tight network of Thoroughfares and Internal Drives with Sidewalks, street lights, and regular tree spacing defining medium-sized blocks. Buildings are set close to Sidewalks. CD-5C is limited to parcels identified as Active on the Areas of Change map of the Comprehensive Plan which have access to a Principal Arterial identified in the Transportation Plan located in the City Center Urban Village Character Area described in the Comprehensive Plan.

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
NR	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types

Common Yard	NP	Stepfront	NP
Porch	NP	Shopfront	P
Fence	NP	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only **to** Development Parcels.

Natural Area	NP	Playground	P
Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

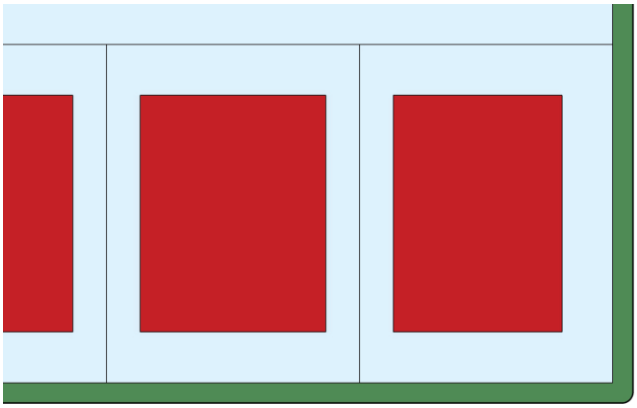
Permitted Uses

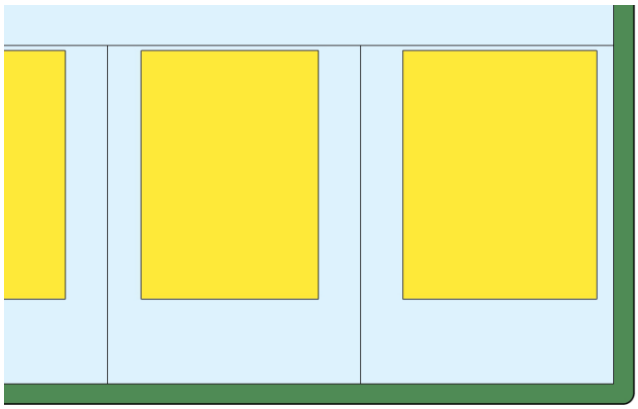
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

CD-5C	TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT





Lot Occupation

Lot/ Building Site Width	Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x8 max. attached Townhouse units All other Building Types: 18 ft. min All Building Types: 120 ft. max
Frontage Buildout	80% min.
Lot/ Building Site Area	**NR**
Impervious Surface Coverage	100% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback/ Yard Principal Footage	0 ft at corners; 0 ft min. 15 ft max elsewhere	**A**	Front Setback/ Yard Principal Frontage	40 ft max from rear Property Line.	**E**
Front Setback/ Yard Secondary Frontage	0 ft at corners, 0 ft min. 15 ft max elsewhere	**B**	Side Setback/ Yard	3 ft max	**F**
Side Setback/ Yard Each side	0 ft min; 24 ft max per side	**C**	Rear Setback/ Yard	3 ft min or 5 ft min if Garage door faces Alley	**G**
Rear Setback	**NR**	**D**			

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building 2 Story min; 4 Stories max

Accessory Building 2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *
*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/ Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11ft. with a maximum of 25 ft.

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle & Cap

Finished Floor Level If Residential: 18 in. min., 48 in. max. above average grade at Façade

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	**NP** at Frontage
Façade Articulation	Except for House Building Types, a Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See **Illustration 4.3.5.A-3**)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be ≤ 50% of the total Façade area
Façade Glazing	20% - 60% of total Façade area for non-Shopfront; 70% of total Façade area, min. for Shopfront
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be ≤ 50% of total Façade area.
Window Glazing Material	Clear glass is **Required** for all Elevations
Window Trim in 1st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Facade

CD-5C	TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	**Required**; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	**Required**; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

Building Types

House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building

Type Mix).

CD-5C	TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3rd layer only, and in Driveway
Heavy Equipment	NP	P in 3rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	P in 3rd layer only, and in Driveway
All Other Vehicles	NP	P in 3rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max in 1st Layer; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements

* Only applicable to Development Parcels

CD-5C	TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Loading & Access	
Off-Street Loading and Storage	P in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3rd Layer only
Off-Street Trash Receptacle Locations	P in 3rd Layer only
Off-Street Dumpster Locations	P in 3rd Layer only
Drive- Through Locations	P in 3rd Layer only

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof deign	P if coplanar to and integrated into roof deign	P
Antennas & Satellite Equipment	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-5C	TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

NA if paved or ≤ 3ft front Setback/ Yard; Otherwise, shrubs continuous around foundation at Façade. Landscaping must comply with Section 4.3.16

Walls & Fencing

Height — 3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line

Construction — Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody

Maintenance — Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials			
Natural Wood	**P** at sides and rear only	Chain Link	**P** at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	**P** at sides and rear only	Barbed/ Razor/ Concertina Wire	**NP**
Wrought Iron or Aluminum	**P**	Exposed or Painted Aggregate Concrete	**NP**
Vinyl	**NP**	Smooth or Split-faced Block	**NP**

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses — **Required**

Locations of Retaining Walls — **P** within required Yards, per Section 4.3.10
If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-5C	TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	**NP**	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	**NR**
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	**Required**; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Street-Screen Location	2nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

CD-5C	TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	**NP**	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	**NR**
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	**Required**; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Street-Screen Location	2nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ILLUSTRATION 4.3.3.A (LAYERS)

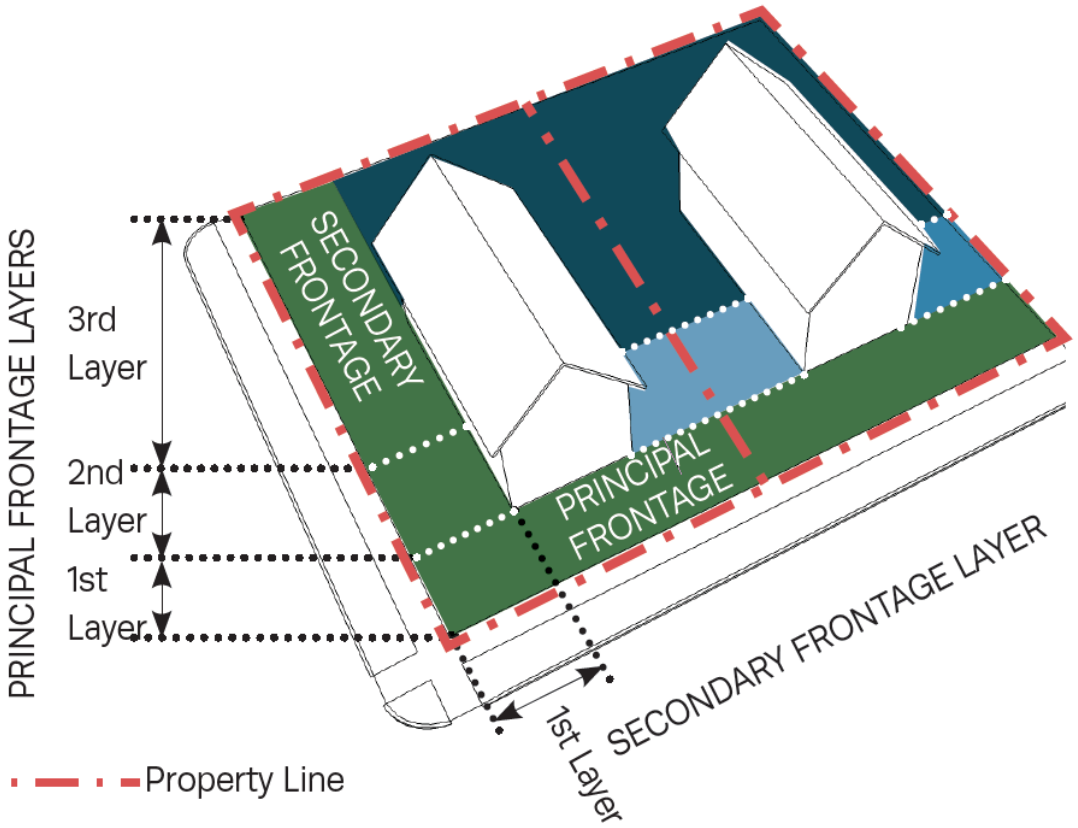


ILLUSTRATION 4.3.3.G.1 (SIGHT TRIANGLE – CORNER)

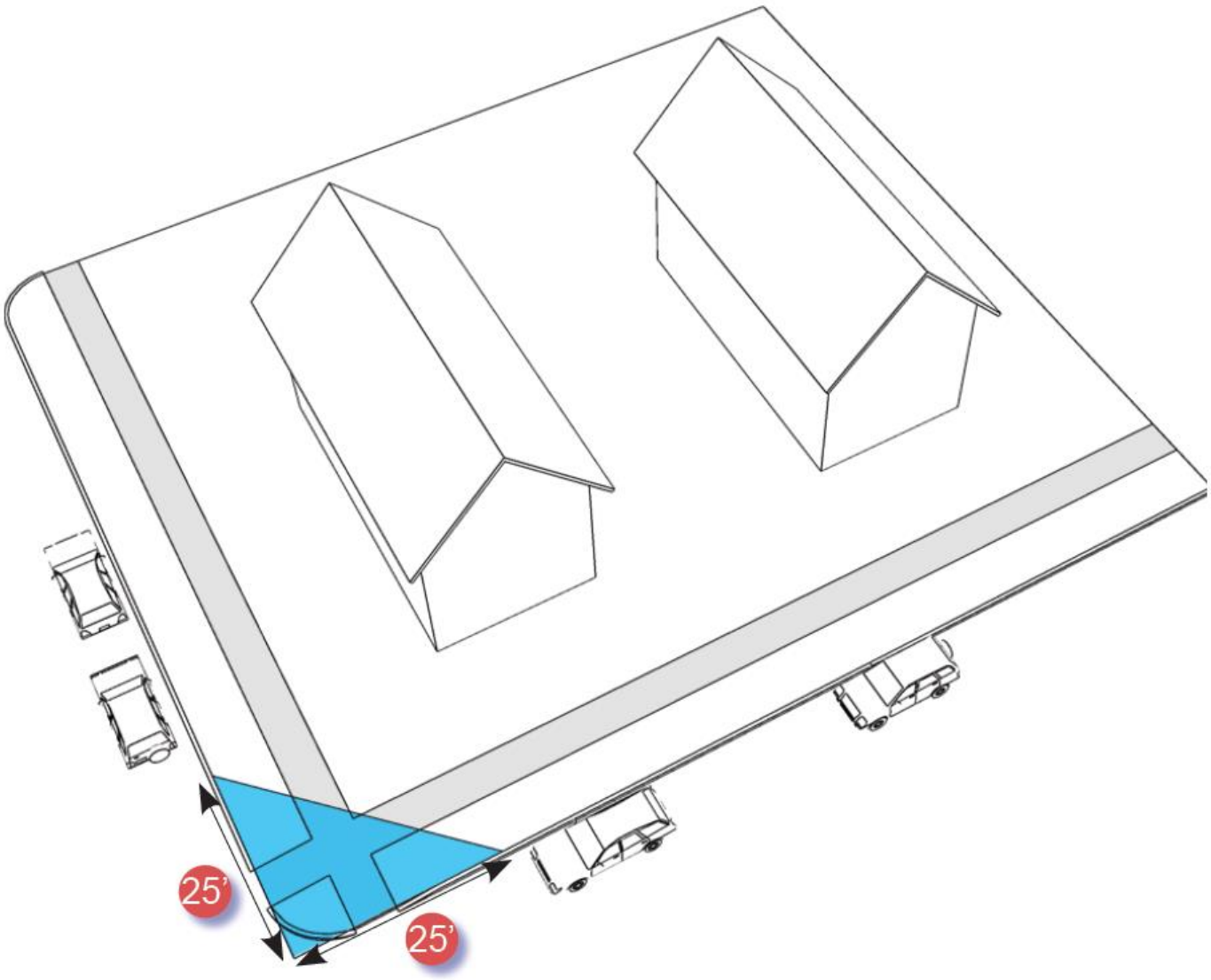


ILLUSTRATION 4.3.3.G.2 (SIGHT TRIANGLE – DRIVEWAY)

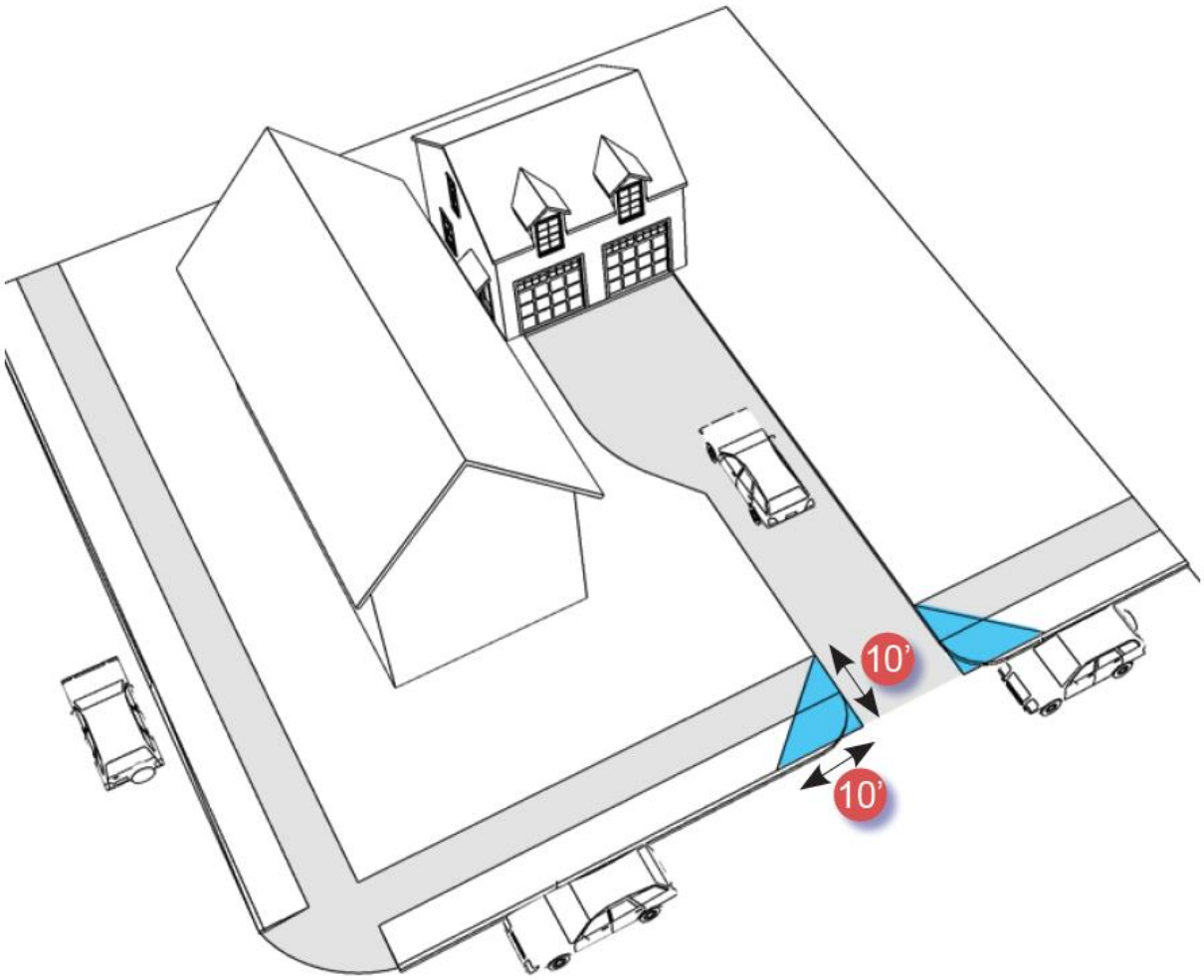
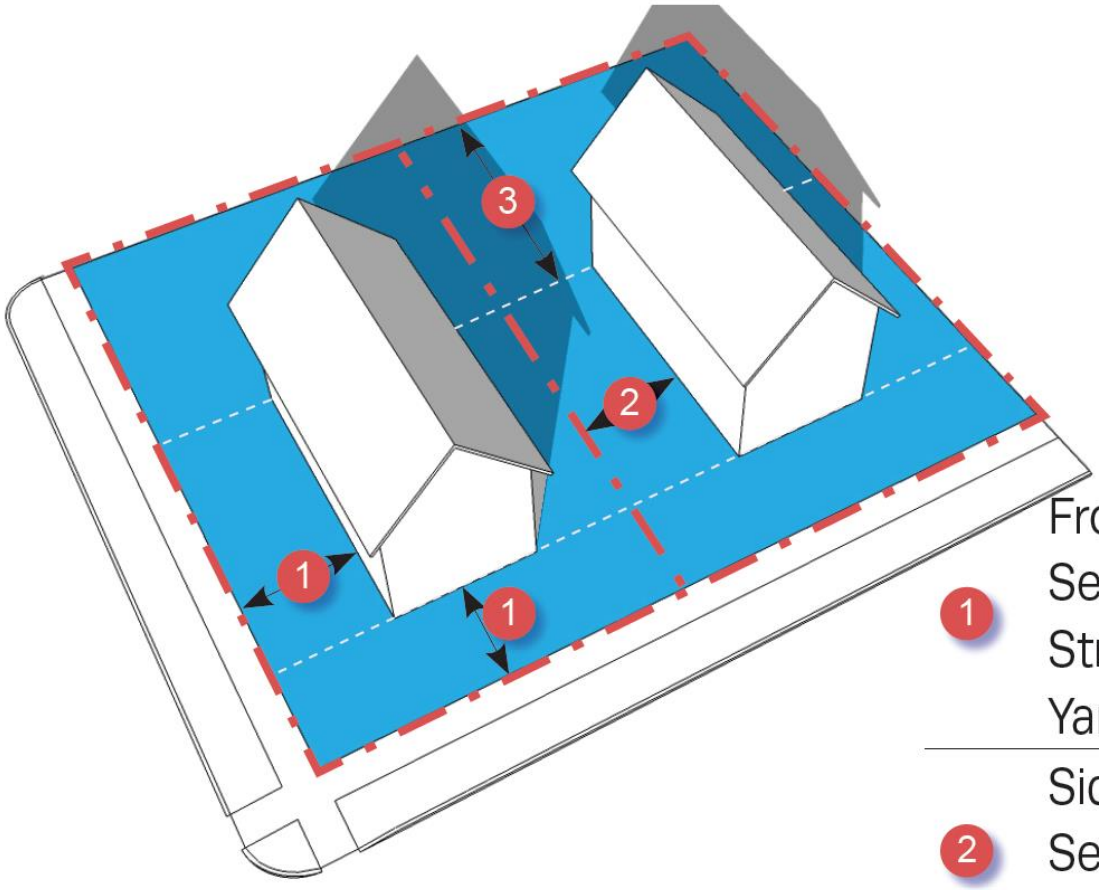


ILLUSTRATION 4.3.4.A SETBACK /YARD DESIGNATIONS



1	Front Setback/ Street Yard
2	Side Setback / Yard
3	Rear Setback / Yard

ILLUSTRATION 4.3.4.B PRINCIPAL BUILDING / ACCESSORY BUILDING

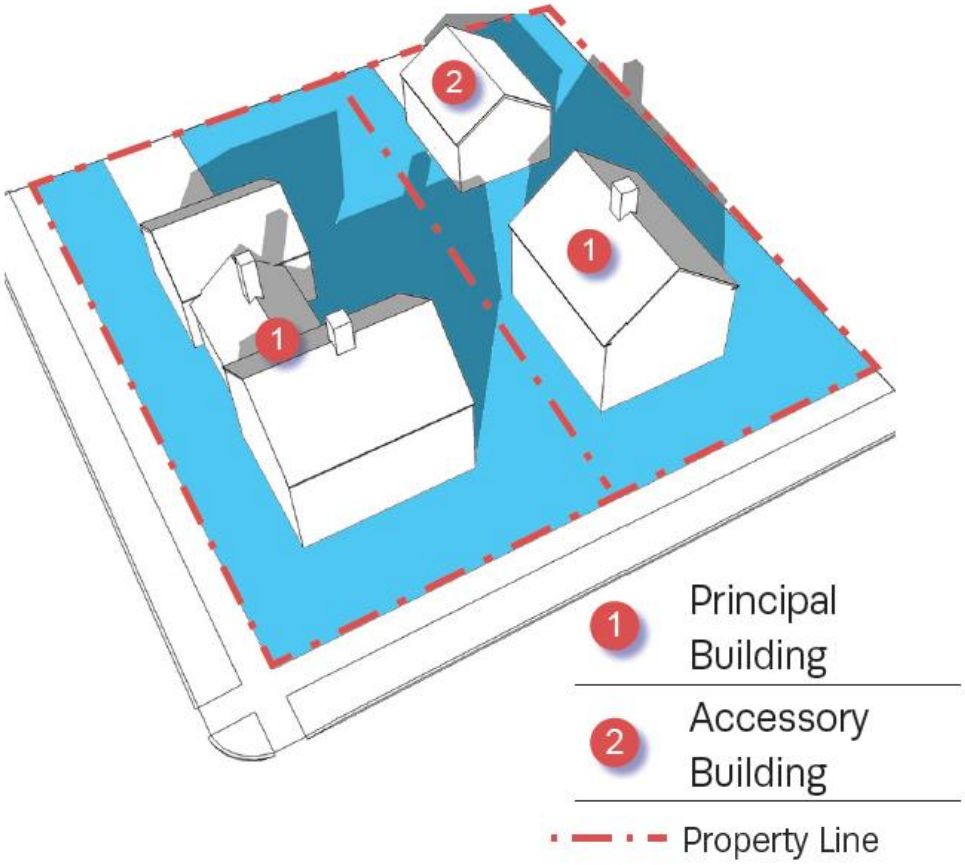


ILLUSTRATION 4.3.5.A-3 (FACADE ARTICULATION)

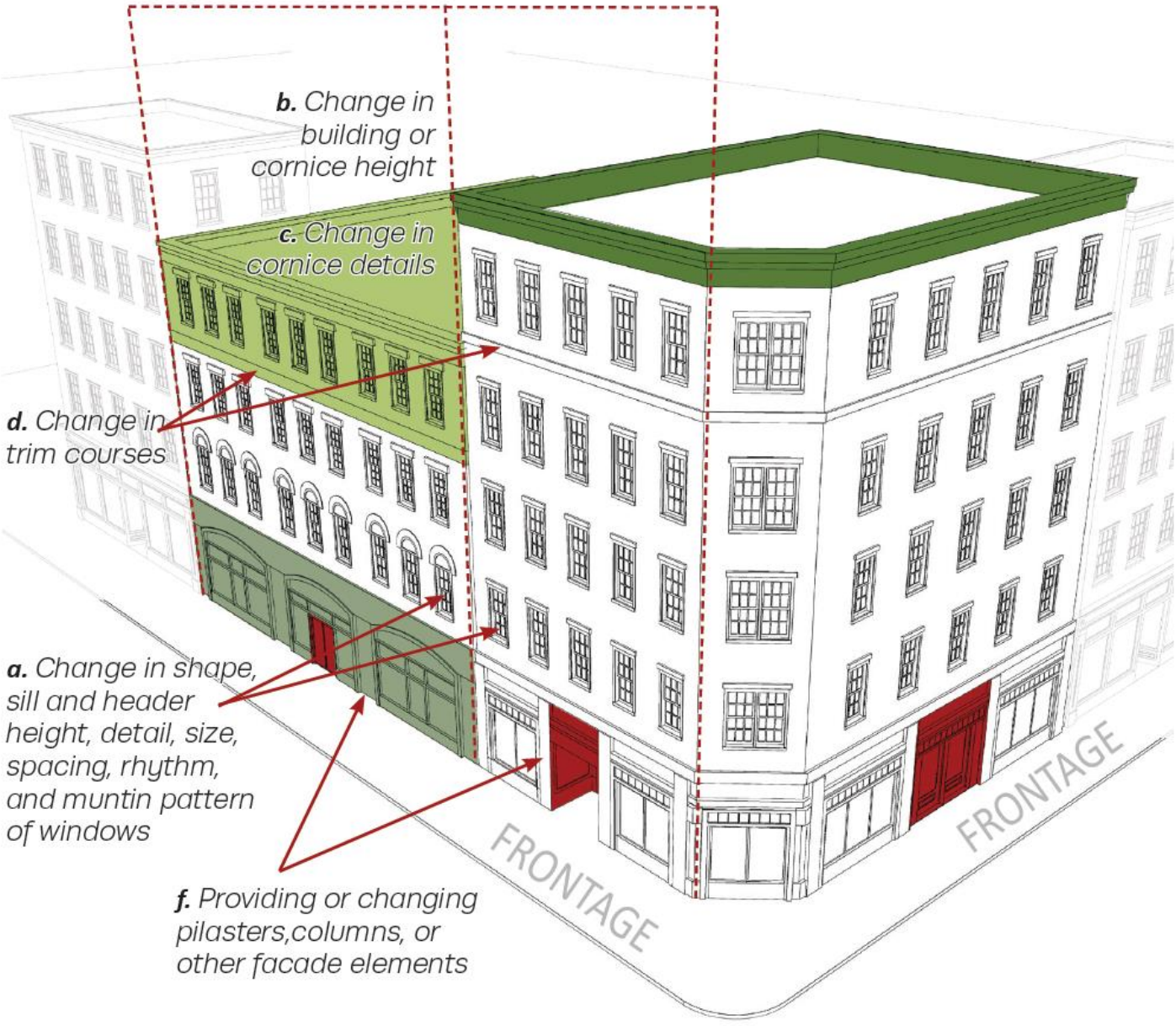


ILLUSTRATION 4.3.5.D-1 (ROOF TYPES)

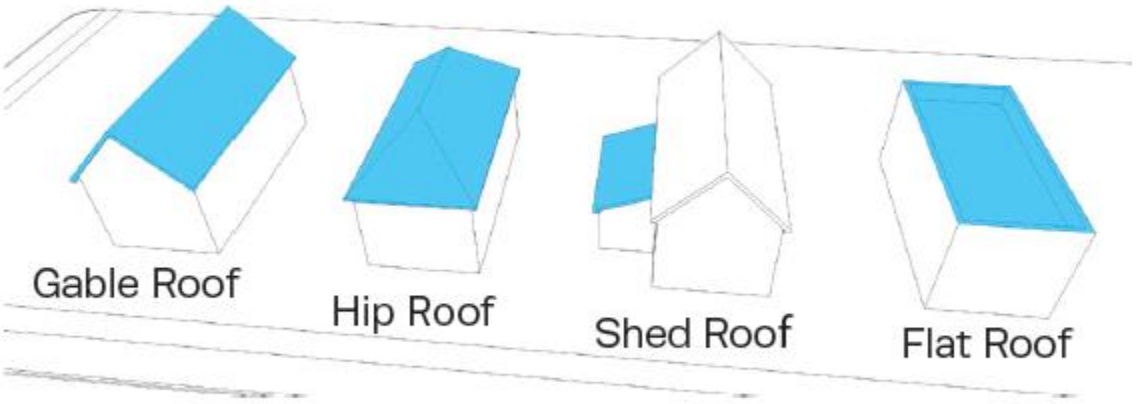


ILLUSTRATION 4.3.5.D–2 (ROOF PITCH)

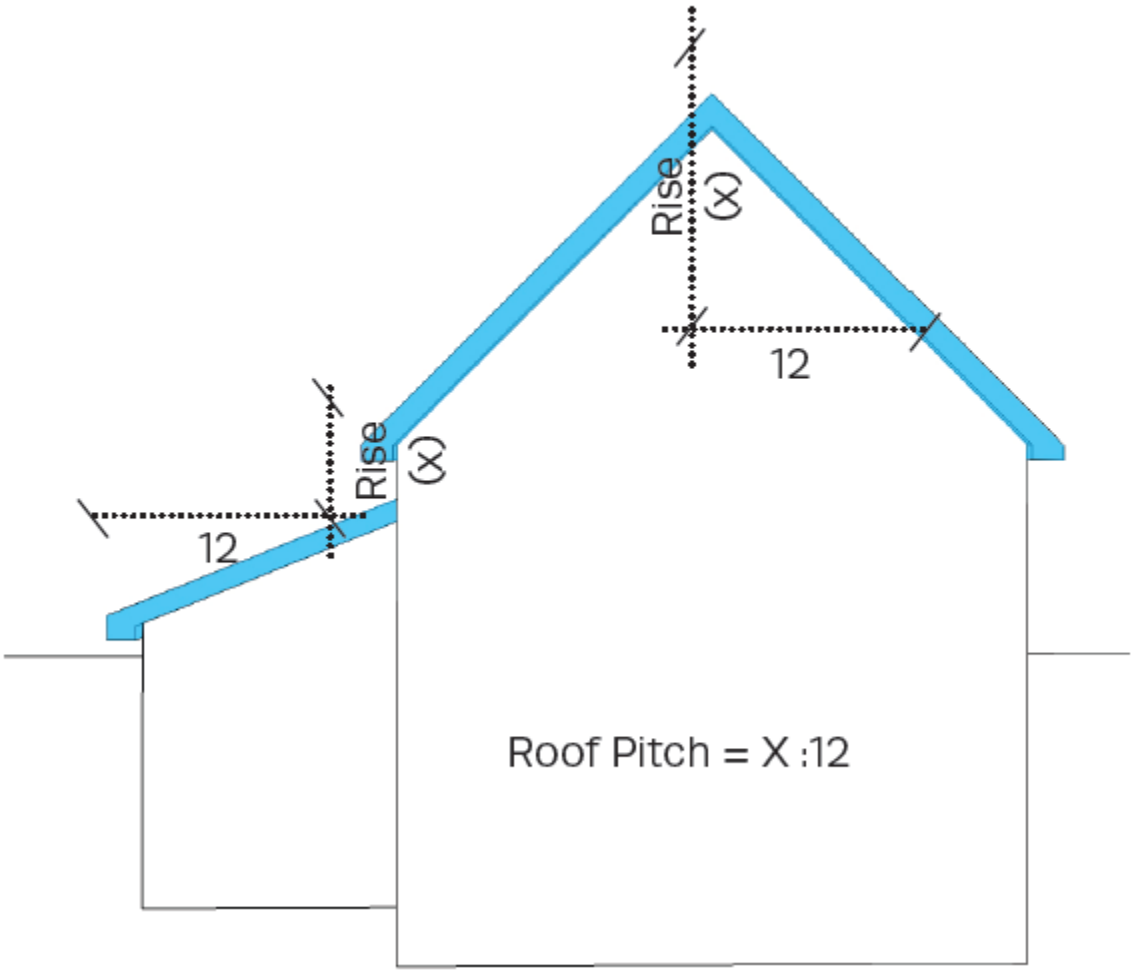


ILLUSTRATION 4.3.7.B–2 (FRONTAGE & LOT / BUILDING SITE LINES)

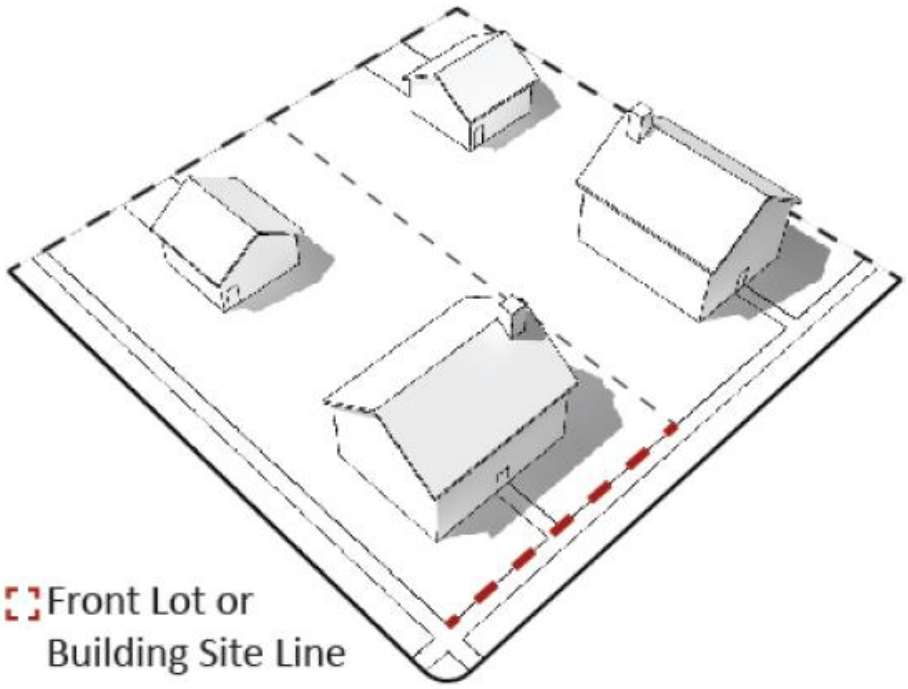


TABLE 4.3.11.H.-1 LOT/BUILDING SITE/PARCEL BUFFER

District of New Dev/Structure	Buffer Depth	Buffer
CD-4	25 ft	Min. 90% opacity 3 ft. from ground and up; Evergreen plants ≥ 2.5 in, caliper measured 3 ft. from ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted ≤ 10 ft. O.C
CD-4C	25 ft.	Same
CD-5C	25 ft.	Same
PUD-R or PUD-MU	75 ft.	Same
SD-MHP	50 ft.	Same
SD-INT, SD-LI, or SD-HI	100 ft.	Same

ILLUSTRATION 4.3.11.H-2 BUFFER

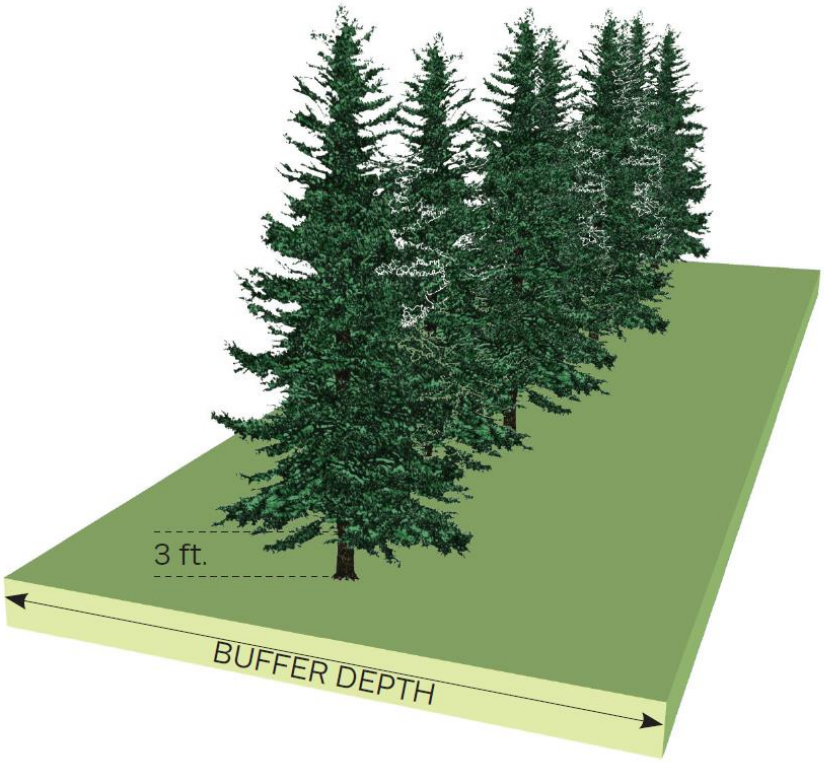


TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	Minimum Number of Spaces of Parking Available to Lot Per Unit of Measurement
AGRICULTURAL & EXTRACTIVE USES CATEGORY	
Agricultural	
Any Agricultural Use	Not Regulated
Extractive	
Any Extractive Use	Not Regulated
RESIDENTIAL USES CATEGORY	
Household Living	
Attached Dwellings, except Two Family Dwelling	2 per Dwelling Unit in PUD-R & PUD-MU; 1.5 per Dwelling Unit in other Districts
Residence Portion of a Live/Work, Mixed-Use, or Flex Building	1.5 per Dwelling Unit
Single-Family Detached Dwelling	2 per Dwelling Unit, plus 1 per any rented room
Two Family Dwelling	2 per Dwelling Unit
Group Living	
Group Living Home	2 per Group Living Home + 1 per each Counselor
Other Residential Use Not Listed Under Any Use Category	1.5 per Dwelling Unit
CIVIC USES CATEGORY	
Community Service	
Auditorium (Civic)	1 per 200 square feet of total Usable Floor Area
Civic Building	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Civic Space- Community Garden, Green, Square, Plaza, Park, Playground, Sports Field	1 per 5,000 square feet of grass land area
Club or Lodge (Civic)	1 per 1,000 square feet of total Usable Floor Area
Conference/ Convention/ Exhibition Center	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Courthouse	1 per employee plus 1 per every 3 seats of seating available to the public in the courtrooms
Food Distribution Center (Civic)	1 per 1,000 square feet of total Useable Floor Area
Gallery/ Museum	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Library	1 per 100 square feet of seating area
Parking Lot/ Parking Structure (Civic)	Not Regulated
Performing Arts Venue	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Place of Assembly	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Post Office	1 per 500 square feet of Usable Floor Area
Recreation Facility (Civic)	1 per 200 square feet of activity Usable Floor Area + 1 per 200 square feet of gross swimming water surface area + 2 spaces per tennis court + 5 spaces per basketball court + 15 spaced per athletic field
Sports Venue	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Transit Shelter	Not Regulated
Transit Station or Terminal	Transit vehicle storage space + 1 per 50 feet of waiting area + 1 per 2 employees

Day Care Facilities (Civic)	
All Day Care Facilities (Civic)	1 per employee + 1 per 10 clients accommodated
CIVIC USES CATEGORY CONTINUED	
Government Facilities	
Correctional Facilities	1 per employee and 1 per 20 inmates
Other Government Facility Use not listed under any Use Category	1 per employee + 1 per 500 square feet of public Usable Floor Area
Open space	
Any Open Space, excluding Civic Space	Not Regulated
Religious Facilities	
Any Place of Worship or other Religious Facility	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Other Civic Uses	
Other Civic Use not listed under any Use Category	Not Regulated

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	Minimum Number of Spaces of Parking Available to Lot Per Unit of Measurement
CIVIL SUPPORT USES CATEGORY	
Cemetery/ Funeral Services	1 per full time employee + 1 per 40 square feet of public Usable Floor Area
Fire/ EMS Station or Police Station	Not Regulated
EDUCATIONAL USES CATEGORY	
Adult Education/ Personal Improvement/ Business, Trade & Vocational Schools	
Adult Continuing Education	1 per Teacher or other staff + .50 per Student seat
Business, Trade, or Vocational School other than truck driving	1 per Teacher or other staff + .50 per Student seat
Personal Improvement Education	0.50 per Student seat + 1 per Teacher or other staff
Truck Driving School	1 per Teacher or other staff + 1 per Student
Pre-school/ Primary/ Intermediate/ Secondary Schools	
Pre-school	1 per Teacher or other staff + 1 per 20 Students
Kindergarten	1 per Teacher or other staff + 1 per 20 Students
Elementary School	1 per Teacher or other staff + 1 per 20 Students
Middle School	1 per Teacher or other staff + 1 per 20 Students
High School	1 per Teacher or other staff + 0.50 per Student seat
Post-Secondary School	
College or University	1 per Teacher or other staff + 1 per Student
Community College	1 per Teacher or other staff + 1 per Student
Graduate or Professional School	1 per Teacher or other staff + 1 per Student
Nursing Por Medical School not accessory to a Hospital	1 per Teacher or other staff + 1 per Student
Seminary	1 per Teacher or other staff + 1 per Student
Other Educational Use	
Other Educational Use Not Listed in Any Other Category	1 per Teacher, Instructor, Care Giver or other staff + 1 per 20 Students or Children
INSTITUTIONAL USE CATEGORY	
Health Care	
Clinic	2 per patient rooms
Hospice, other than at-home care	.50 per bed
Hospital	.50 per bed
Rehabilitation Facility or Facility for Observation	.50 per bed

Long Term Care	
Long Term Care Facility or Continuum of Care Facility	1 per 3 beds
Other Institutional Use	
Other Institutional Uses Not Listed in any Use Category	1 per patient or Client room

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	Minimum Number of Spaces of Parking Available to Lot Per Unit of Measurement
COMMERCIAL USES CATEGORY	
Accommodations / Lodging	
Bed & Breakfast or Inn	1 per Dwelling Unit + 1 per guest bedroom + 1 per each 2 employees on the premises at one time
Boarding or Rooming House	1 per guest bedroom + 1 per each 2 employees on the premises at one time
Hotel, Extended Stay Hotel, or Motel	1 per guest bedroom + 1 per each 2 employees on the premises at one time
Short-Term Rental Unit	1 per guest bedroom + 1 per each additional bed, cot, sofa or other sleeping accommodation
Other Accommodation/ Lodging/ Use Not Listed Under any Use Category	Not Regulated
Day Care/ Personal & Group Care (non-Civic)	
Adult Day Care (non-Civic)	1 per staff member + 1 per 3 seats or 1 per 200 square feet of activity Usable Floor Area, whichever is greater
Child Care Facility (non-Civic), excluding Child Care in Home	1 per staff member + .50 per child
Children's Day Camp	1 per staff member + .50 per child
Group Day Care or Facility or Family Day Care	1 per staff member + .50 per client
Other Day Care/ Personal & Group Care (non-Civic)	
Other Day Care/ Personal & Group Care (non-Civic)	Not Regulated
Indoor Recreation- Commercial	
Bowling Alley	1 per 500 square feet of total Usable Floor Area
Commercial Indoor Athletic Training Facility	1 per 1,00 square feet of total Usable Floor Area
Game Arcade	1 per 100 square feet of total Usable Floor Area
Gymnastics Facility	1 per 1,000 square feet of total Usable Floor Area
Indoor Firing Range	1 per 500 square feet of total Usable Floor Area
Indoor Sports Academy	1 per 1,000 square feet of total Usable Floor Area
Movie or other Theater (non-Civic)	1 per theater, bar, or dining seat or 1 per 100 square feet of total Usable Floor Area, whichever is greater
Pool Hall	1 per 300 square feet of total Usable Floor Area
Recreation Facility	1 per 200 square feet of activity Usable Floor Area + 1 per 200 square feet of gross swimming water surface area + 2 spaces per tennis court + 5 spaces per basketball court + 15 spaced per athletic field
Skating Rink	1 per 300 square feet of total Usable Floor Area
Social (or Civic) Club, Lodge, or Organization	1 per 200 square feet of gathering or activity Usable Floor Area
Other Indoor Recreation- Commercial Use Not Listed Under any Use Category	1 per 500 square feet of total Usable Floor Area
Group Assembly (non-Civic)	
Any Group Assembly (non-Civic)	1 per 4 seats
Outdoor Recreation - Commercial	
Amphitheater	1 per 2 seats + 1 per 20 square feet of standing area
BMX Bicycle Park	1 per biker accommodated or 1 per 5,000 square feet, whichever is greater
Campground	1 per campsite

Drive-In Theater	1 per vehicle accommodation
Firing Range, such as a Rifle Range, Archery Range, Handgun Range, or Skeet Shooting	1 per customer firing squad
Golf Course, Swim club, Tennis Club, Country Club	Per Planning Commission Approval
Marina/ Boating Facility	1 per Boat Slip
Recreational Vehicle (RV) Park	1 per motorized RV space + 1 per non-motorized vehicle space
Paintball Park	Per Planning Commission Approval
Outdoor Entertainment Activity, such as Batting Cage, Golf Driving Range, Amusement Park, Miniature Golf Facility	Per Planning Commission Approval
COMMERCIAL USES CONTINUED	
Skateboard Park	Per Planning Commission Approval
Sports Field	Per Planning Commission Approval
Stadium / Arena	Per Planning Commission Approval
Summer Camp (overnight)	Per Planning Commission Approval
Swimming Pool	Per Planning Commission Approval
Tennis Club	Per Planning Commission Approval
Water Park	Per Planning Commission Approval
Other Outdoor Recreational Use – Commercial not listed under any other Use Category	Per Planning Commission Approval
Parking – Commercial	
Parking Lot	Not Regulated
Parking Structure	Not Regulated
Restaurant	
Restaurant without Drive-Through Facility or Drive-In Facility	1 per 100 square feet of total Usable Floor Area
Restaurant with Drive-Through Facility or Drive-In Facility	1 per 100 square feet of total Usable Floor Area
Small-scale without Drive-Through Facility	1 per 300 square feet of total Usable Floor Area
Bars, Taverns, or Nightclub	
Bar, Tavern, or Nightclub	1 per 100 square feet of total Usable Floor Area
Retail/ Personal Service/ Repair/ Art/ Artisan	
Alcoholic Beverage Retail Sales	1 per 300 square feet of total Usable Floor Area
Artisan Establishment, with or without Retail Sales	1 per 500 square feet of total Usable Floor Area
Arts-Related Uses	1 per 500 square feet of total Usable Floor Area
Mail-Order or On-Line Retail Sales	1 per 1,000 square feet of total Usable Floor Area
Motor Vehicle Sales, Rental, leasing, or Motor Vehicle Maintenance/ Cleaning/ Repair/ Service	1 per 500 square feet of total Usable Floor Area
Retail Membership Club	1 per 500 square feet of total Usable Floor Area
Retail Food Sales, with or without on-premises preparation or processing	1 per 200 square feet of total Usable Floor Area
Recreation Facility (non-Civic)	1 per 1,000 square feet of total Usable Floor Area
Veterinarian Clinic, Animal Hospital, or non-Agricultural Kennel	1 per treatment, procedure, or surgical room + 100 square feet of total Usable Floor Area
Warehouse Retail	1 per 1,000 square feet of total Usable Floor Area
Other Retail Sales, Rental, or Leasing uses not listed above	1 per 5000 square feet of total Usable Floor Area
Self Service Storage	
Self Service Storage	1 per 2,000 square feet of storage space
Boat-Related Uses	
All Boat-Related uses other than Marina/ Boating Facility	1 per 200 square feet of administrative space + 1 per Boat storage spaces + 2 per Boat ramp + 1 per Boat available for rental + 1 per employee work station + 2 per work day
Motor Vehicle-Related Uses	
All motor vehicle-related uses, other than Gasoline or motor vehicle sales, rental or leasing, motor vehicle maintenance/ cleaning/ repair/ servicer par sales and tire sales	1 per 500 square feet for Usable Floor Area + .25 per vehicle available for rental + 1 per employee work station + vehicle storage space + 1 per work bay

Tire Sales	2 per work station or service bay + 1 per 200 square feet of customer waiting area
Towing Service	1 per 500 square feet of Usable Floor Space + spaces for towed vehicles
Manufactured Home Sales	
Manufactured home Sales	1 per 500 square feet of Usable Floor Area + 1 per employee work station + inventory space + 1 work bay
Wholesale Sales	
All Wholesales not listed under any other category	1 per 10,00 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, b8t no fewer than 2 spaces

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	Minimum Number of Spaces of Parking Available to Lot Per Unit of Measurement
OFFICE USES CATEGORY	
All Office Uses not listed under any other Category	1 per 200 square feet of total Usable Floor Area
INDUSTRIAL USES CATEGORY	
Heavy Industrial	
All heavy industrial uses	Not regulated
Light Industrial	
Brewery, excluding Brewpubs	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Bottling Plants	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Building Systems / Construction Business	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Carpet Cleaning Plants or Manufacturing	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Catering Service or Catering Event Establishment	1 per 400 square feet of food preparation area + 1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
CLot or Building Sitehing or Textile Manufacturing	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Commercial or Institutional Bakery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Contractor Material Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Crematorium	1 per employee on the premise at one time, but no fewer than 2 spaces
Dairy Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Distillery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Distribution Facility	1 per 10,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Dry Cleaning Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Equipment Rental	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces

Fabrication, work or storage on-site by building, heating, plumbing, electrical, or general contractors and others who perform services off-site	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Food Processing for Wholesale Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Horticulture & Landscaping Services	.50 space per employee on premises at one time, but no fewer than 2 spaces
INDUSTRIAL USES CONTINUED	
Ice Plant	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Information Services	.50 space per employee on premises at one time, but no fewer than 2 spaces
Janitorial & Building Maintenance Services	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Laundry Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Light Manufacturing Plant with or without Retail Sales	1 space per 2,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Machine Shop/ Woodworking Shop, other than Artisan Establishment	1 space per 1,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Maintenance Yard or Facility	
Manufacture or assembly of equipment, instruments, appliances, precision items or electrical items, or toys	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Non-Hazardous Waste Treatment or Disposal	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Outdoor Storage	Not Regulated
Photo-Finishing or Photography Lab	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Printing, Publishing, and Lithography	1 space per 1,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Production of Artwork	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Rail Equipment Storage or Repair	1 per employee + 2 per acre
Recycling Collection	1 per collection container
Recycling Processing Facility	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Repair of scientific or professional instruments or electric motors	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Research Lab / Research Development	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Scrap or Salvage Yard	1 per employee + 2 per acre

Sheet Metal Shop	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Solid Waste Facility	Not Regulated
Towing Facility	Not Regulated
Welding, machine, tool repair shop	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Wholesale Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 1 per employee on premises at one time, but no fewer than 2 spaces
Winery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
INDUSTRIAL USES CONTINUED	
Woodworking, including cabinet makers and furniture manufacturing, but excluding Artisan Establishment	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Other Light Industrial Uses not listed in any other Use Category	1 per 2,000 square feet of Usable Floor Area, with a minimum of 1 per employee on premises at one time, but no fewer than 2 spaces
Warehouse & Freight Movement	
All Warehouse/ Warehousing & Freight Movement	1 per 10,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Waste-Handling	
All Waste-Handling Services	Not Regulated
UTILITIES USES CATEGORY	
All Utility Uses	Not Regulated
OTHER USES CATEGORY	
Adult Entertainment	1 per 2,000 square feet of Usable Floor Area but no fewer than 2 spaces

TABLE 4.3.12.B–2 (SHARED PARKING FACTOR)

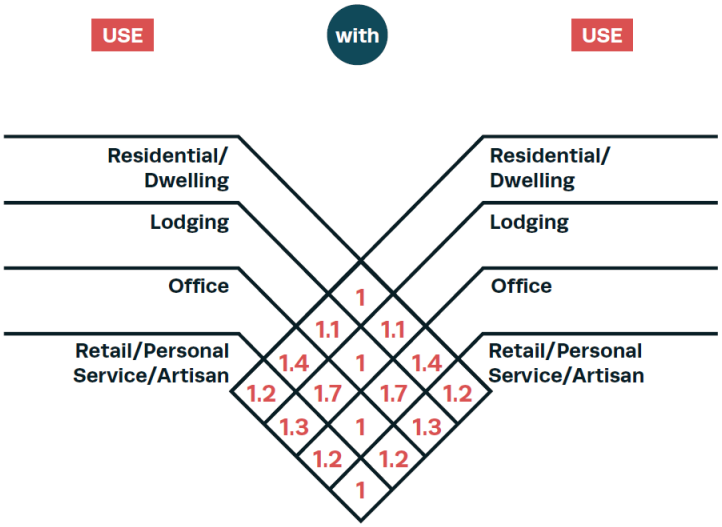


TABLE 4.3.12.B-3 REQUIRED HANDICAPPED ACCESSIBLE PARKING SPACES

# Off-Street Spaces Provided	Min. # Accessible Spaces
1-200	1 per 25 required spaces
201-500	1 per 50 required spaces
501 or More	10+ 1 per 100 required spaces above 500 spaces

TABLE 4.3.12.C-1 (OFF-STREET VEHICULAR PARKING SPACE DIMENSIONS)

Parking Angle (degrees)	Stall Width	Minimum Stall Length	Aisle Width
0	8 ft.	21 ft.	12 ft.
45	9 ft.	19 ft. except 18 ft. if adjacent to curb	16 ft.
60	9 ft.	19 ft. except 18 ft. if adjacent to curb	18 ft.
90	9 ft.	19 ft. except 18 ft. if adjacent to curb	24 ft.

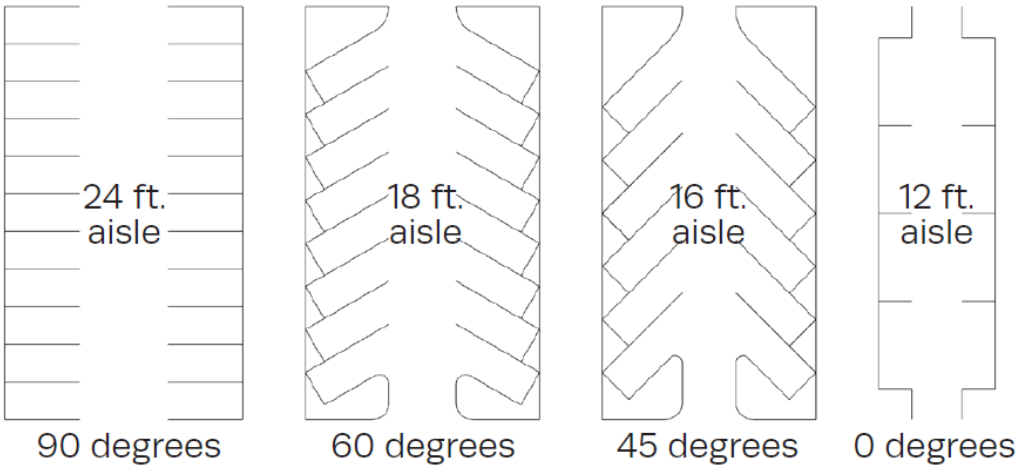


TABLE 4.3.12.C-2 (OFF-STREET COMPACT VEHICLE PARKING SPACE DIMENSIONS)

Angle of Parking (degrees)	Width of Space (feet)	Length of Space (feet)	Aisle Width (feet)
0	7.5 ft.	17 ft.	12 ft.
45	7.5 ft.	17 ft.	12 ft.
60	7.5 ft.	18 ft.	15 ft.
90	7.5 ft.	16 ft.	21 ft.

ILLUSTRATION 4.3.12.C–3 PARKING AREA / LOT OR BUILDING SITE LANDSCAPING

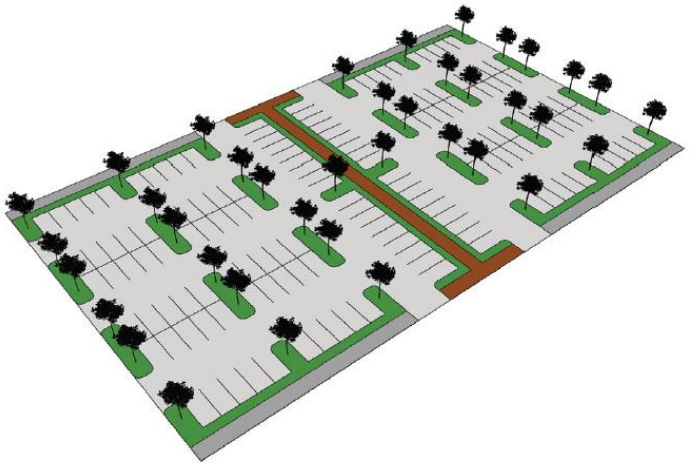


TABLE 4.3.12.H (STACKING SPACES)

Activity Type	Min. # of Stacking Spaces	Measured From
Automated Teller Machine	4	Machine
Drive-Through	3	Teller
Bank Teller Drive-Through	4	Teller or Window
Car Wash Bay, Full Service	6	Bay
Car Wash Bay, Self-Service	2	Bay
Dry Cleaning/ Laundry Drive-Through	2	Cleaner/ Laundry Window
Gasoline Pump Island	1	Pump Island
Gatehouse, Staffed	4	Gatehouse
Gate, Unstaffed	2	Gate
Pharmacy Pickup	3	Pharmacy Windows
Restaurant Drive-Through	8	Pickup Window
Valet Parking	3	Valet Stand
*Other as determined by Zoning Administrator in consideration of approved study prepared by a registered engineer with expertise in Transportation Engineering		

TABLE 4.3.13 BICYCLE PARKING

Use Type	Parking Requirement
Residential/ Dwelling Uses	
Single Family Dwellings	None Required
Two Family Dwellings	None Required
Multi-Family Dwellings	1 space per 20 parking spaces
Mobile Home	None Required
Lodging Uses	
All Uses	None Required
Educational/ Institutional/ Civic Uses	
All Uses	1 space per 4,00 sq. ft. gross floor area
Medical Uses	
All Uses	None Required
Commercial/ Retail/ Professional & Service Uses	
All Uses	1 space per 4,00 sq. ft. gross floor area
Office Uses	
All Uses	1 space per 20 parking spaces
Communication Uses	
All Uses	None Required
Industrial Uses	
All Uses	None Required
Agricultural Uses	
All Uses	None Required
Utility Uses	
All Uses	None Required
Public or Private Uses	
All Uses	None Required

TABLE 4.3.14.B LOADING SPACE REQUIREMENTS

Principal Use Category in District	Quantity of Use	# of Loading Spaces	Size of Loading Space(s)
Residential – Multifamily Building	≤ 100 Dwelling Units	1	10 ft. W x 50 ft. L x 15 ft. H
Commercial, Office, Retail/ Personal Service/ Artisan, Industrial	> 5,000-25,000sf	1	10.ft W x 50 ft. L x 15 ft. H
	25,001-60,000sf	2	
	60,001-120,000sf	3	
	120,001-200,000sf	4	
	201,000-290,000sf	5	
	> 290001sf	5+1 for each Additional 90,000sf	
Other	N/A	N/A	N/A

TABLE 4.3.16.D-1 (NATIVE PLANTS OF THE TENNESSE VALLEY)

Common Name	Botanical Name
Canopy Trees	
American Beech	Fagus Grandifolia
Nuttall Oak	Q. Nuttalli
American Linden	Tilia Americana
Overcup Oak	Q. Lyrata
Baldcypress	Taxodium Distichum
Pecan	Carya Illinoensis
Black Cherry	Prunus Serotina
Persimmon	Diospyros Virginiana
Black Locust	Robinia Pseudoacacia
Post Oak	Q. Stellata
Black Oak	Q. Velutina
Red Maple	Acer Rubrum
Black Walnut	Juglans Nigra
River Birch	Betula Nigra
Blackgum	Nyssa Sylvatica
Sassafras	Sassafras Albidum
Buckeye	Aesculus Spp.
Scarlet Oak	Q. Coccinea
Bur Oak	Q. Marcocarpa
Shortleaf Pine	Pinus Echinata
Cherrybark Oak	Q. Pagoda
Shumard Oak	Q. Shumardii
Chestnut Oak	Q. Prinus
Silver Maple	Acer Saccharinum
Chinkapin Oak	Q. Muehlenbergii
Silverbell	Halesia Carolina
Cumcumbertree	Magnolia Acuminata
Southern Red Oak	Q. Falcata
Eastern Hemlock	Tsuga Candensis
Sugar Maple	Acer Saccharum
Eastern Red-Cedar	Juniperus Virginiana
Swamp Chestnut Oak	Q. Michauxii
Eastern White Pine	Pinus Strobus
Sweetgum	Liquidambar Stryaciflua
Green Ash	Fraxinus Pennsylvanica
Sycamore	Platanus Occcidentalis
Hickories	Carya Spp.
Water Oak	Q. Nigra
Kentucky Coffeetree	Gymnocladus Dioicus
White Ash	Fraxinus Americana
Loblolly Pine	Pinus Taeda
White Oak	Quercus Alba
Northern Catalpa	Catalpa Speciosa
Willow Oak	Q. Phellos
Northern Red Oak	Q. Rubra
Yellow-Poplar	Liriodendron Tulipifera

TABLE 4.3.16.D-1 (NATIVE PLANTS OF THE TENNESSE VALLEY)

Common Name	Botanical Name
Accent Trees	
Alder	Alnus Serrulata
Red Buckeye	Aesculus Pavia
Allegheny Chinkapin	Castanea Pumila
Redbud	Cercis Canadensis
American Holly	Ilex Opaca
Serviceberry	Amelanchier Aborea
Buckthorn Bumelia	Bumelia Lyciodes
Shining Sumac	Rhus Copallina
Smoketree	Continus Obovatus
Devil's Walking Stick	Aralia Spinosa
Smooth Sumac	Rhus Galbra
Dogwood	Cornus Florida
Snowbell	Styrax Spp.
False Indigo	Amorpha Fruticosa
Sourwood	Oxydendron Arboreum
Fringetree	Chionanthus Virginicus
Staghorn Sumac	Rhus Typhina
Hawthorn	Crateagus Spp.
Striped Maple	Acer Pennsylvanicum
Hophornbeam	Ostrya Virginiana
Sweetbay	Magnolia Virginiana
Hornbeam	Carpinus Caroliniana
Sweetleaf	Symplocus Tinctoria
Mountain Maple	Acer Spicatum
Witch Hazel	Hamamelis Virginiana
Pawpaw	Asimina Triloba
Yellowwood	Cladrastis Lutea
Carolina Buckthorn	Rhamnus Caroliniana

TABLE 4.3.16.D-2 (TREES - # PER GENERA)

Planted on Site	Minimum Number of Genera Required	Maximum Percentage of Any Genera
20 trees or less	1	Not Applicable
21 to 50 trees	2	70 percent
51 to 100 trees	3	50 percent
101 to 200 trees	4	40 percent
200 to 500 trees	5	30 percent
Over 500 trees	6	25 percent

TABLE 4.3.16.L TREE CANOPY COVER RETENTION

Existing Tree Canopy Cover (as % of Total Development, Lot or Building Site Size)	Minimum Tree Canopy Retention by Zoning District (as % of Total Tree Canopy Cover)[1] [2]		
	CD-2 CD-3L CD-3 CD-4[3] CD-4C[3] CD-5C SD-MHP SD-INT[3] PUD-R PUD-MU[3]	CD-4[4] CD-4C[4] CD-5C[4] SD-INT[4] PUD-MU[4]	SD-LI[4] SD-HI
80% - 100%	30%	15%	10%
60% - 79%	36%	18%	11%
40% - 59%	45%	22%	12%
20% - 39&	48%	24%	13%
195 - Less	54%	26%	14%

[1] Additional tree canopy retention may be required under other provisions of this Ordinance.
[2] CD-5 and CV do not have a minimum tree canopy retention requirement.
[3] Residential portion of Development or construction in noted Districts.
[4]Non-Residential portion of Development or construction in noted Districts.

TABLE 4.3.17.B (PRIVATE LIGHT STANDARDS)

District	Min./Max. Lighting Level at Frontage Line
CD-2, CD-3L & CD-3	0 – 1.0 FC
CD-4 & CD-4C	0 – 1.0 FC
CD-5 & CD-5C	1.0 - 2.0 FC

ARTICLE 4:
BUILDING, LOT & BUILDING SITE STANDARDS

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SECTION 4.1 GENERAL

This Article applies to all Buildings, Lots, and Building Sites located or proposed within the City, except as otherwise provided in Section 1.22 with respect to Nonconformities.

SECTION 4.2 PLAN REQUIRED.

No Building shall be constructed, re-constructed, Altered, modified, raised, moved, extended, reduced, or enlarged, and no Lot or Building Site or other land shall be Developed, re-Developed, Improved, subdivided, or re-subdivided, and none of the same shall be used, except in compliance with this Article 4, the Official Zoning Map, and pursuant to a Development Plan or Master PUD Development Plan that conforms with and has been prepared, submitted, reviewed and approved in accordance with Article 8 (Administration, Procedures & Enforcement), this Article 4, and all other standards and requirements applicable thereto.

SECTION 4.3 BUILDING, LOT & BUILDING SITE STANDARDS

4.3.1 District Buildings, Lots & Building Sites

The standards for Buildings, Lots, and Building Sites within Districts are set forth in this Section 4.3 and elsewhere in this Ordinance.

4.3.2 Civic District Buildings & Lots

A. Definitions.

The terms Civic District, Civic Space and Civic Building are defined in Article 9 (Definitions).

B. Design; Compliance.

1. If a Building, Lot, or Building Site is located within an area designated on the Official Zoning Map as Civic District, Civic Space or Civic Building.
2. Civic Space shall be designed generally as described in Table 5.3.3-A (Civic Space Types - Summary) and Table 5.3.3-B (Civic Space Types - Specific Standards), as related to the Adjacent District, or if Adjacent more than one, as related to the Adjacent District with the largest number of linear feet of common boundary with the Civic Space.
3. Development, re-Development, Lots, Buildings, Building Sites, Structures, and Improvements and Use thereof within Civic Districts must comply with the applicable standards and requirements of Table 4.3.1-U (District Standards-Civic), subject, however, to Section 4.3.2.B.4.
4. Without limitation to Section 4.3.2.B.2, Civic Buildings within Civic Districts must comply with the standards and requirements of Table 4.3.1-U (District Standards-Civic) and any other requirements as may be determined by the City Council.
5. Buildings operated for Civic purposes but not located within a Civic District must comply with the applicable District standards of the District in which they are situated.

Field Code Changed

4.3.3 Lots & Building Sites

A. Layers

1. Lots and Building Sites are comprised of three Layers, the First Layer, the Second Layer, and the Third Layer, as related to the Frontage(s), as shown in Illustration 4.3.3.A (Layers) and as defined in Article 9 (Definitions).

2. Layers are used to regulate the placement of ~~in what parts of a Lot or Building Site certain Development, Building elements~~, Structures and Uses on a Lot or Building Site~~are allowed or required~~, as set forth in Tables 4.3.1-A - 4.3.1-U (District Standards).

3. For ~~Corner~~ Lots and Building Sites, which have both a Principal Frontage and ~~a~~ Secondary Frontage(s), typically Corner Lots:

   a. Standards and prescriptions for the First Layer apply to the First Layer as related to ~~both~~ all Frontages, except for Through Lots and Building Sites where they are permitted by this Ordinance or exist as legal non-conforming lots of record~~;~~ and

   b. Standards and prescriptions for the Second Layer ~~and Third Layer~~ pertain only to such Layers as related to the Principal Frontage.

~~b.~~4. Standards and prescriptions for the First Layer apply to a depth of (twenty) 20 feet as related to the secondary frontage of a Through Lot or Building Site which is parallel to the Principal Frontage.

ILLUSTRATION 4.3.3.A (LAYERS)

B. Dimensions

~~1.~~ Lots and Building Sites within each District must be dimensioned according to **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

C. Enfrontment

Within all Districts ~~and Civic Districts~~, each Lot or Building Site must have Frontage along a Thoroughfare or Internal Drive, except as provided in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

D. Through Lots

1. Through Lots and Building Sites are prohibited, except

   a. Blocks entirely comprised of Civic Spaces;

   b. Lots and Building Sites enfronting a roadway with a functional classification of Principal Arterial; and

   c. Lots and Building Sites within 3,000 feet of and Interstate interchange.

2. ~~.~~In any case in which a Nonconforming Lot is a Through Lot or Building Site, or a Through Lot or Building Site is permitted by this Ordinance, ~~the~~ the Frontage and Front Setback regulations shall apply to both Frontages.

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3. The Façade of each Principal Building located on a Through Lot and Building Site, where they are permitted by this Ordinance or exist as legal non-conforming lots of record, shall face the same Principal Frontage as Buildings on any adjacent Lot or Building Site. Where adjacent Lots and Building Sites are vacant, or the appropriate Principal Frontage cannot be determined, the Zoning Administrator shall determine which Frontage is the Principal Frontage, typically the roadway with the lesser functional classification.

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E. Required Spaces or Areas.

1. The Setback and Yard requirements in Tables 4.3.1-A - 4.3.1-U (District Standards) shall be applicable to each Lot, Building Site, or parcel of land.
2. All required Setbacks and Required Yards shall be maintained and have no obstructions or Encroachments except as allowed in Tables 4.3.1-A - 4.3.1-U (District Standards).
3. Existing interior Lots or Building Sites may be permitted a reduction in required Rear Yard depth by Administrative Adjustment, subject to meeting the following:
   a. The Lot must be located in a single District and not abut another District.
   b. The Lot must be owned separately and individually from all other tracts of land, both on the Effective Date of this Ordinance and on the date of application for a Zoning Permit, if applicable.
   c. For a Lot between 80 - 100 feet deep, the required Rear Yard may be reduced by the lesser of (i) 100 feet minus the depth of the Lot, or (ii) ten feet (10 ft.).

      Example: if Lot is 95 ft. deep, the required Rear Yard may be reduced by five feet (5 ft.) [100 ft. – 95 ft. = 5 ft.], but if a Lot is 80 ft. deep, the required Rear Yard may only be reduced by ten feet (10 ft.).
   d. Within all Non-Residential Districts and for all Non-Residential Uses, interior Lots or Building Sites that are less than 80 ft. deep may be permitted a reduction in required Rear Yard depth to reduce the required Rear Yard depth to zero; however, if any Rear Yard is provided, the minimum required depth shall be 10 ft..
4. No Lot shall be divided or reduced so as to result in its area or dimensions not complying with the standards required by this Section 4.3.3, nor shall any Setback required for a Principal Building be included as part of a Setback required under this Ordinance for any other Building.
5. A minimum required Lot or Yard size for one Structure shall not be used in whole or in part as any part of a required Lot or Yard for a second Structure.
6. The required Lot or Yard for an existing Structure shall not be diminished below the minimum requirements of this Ordinance.

7. Where a Structure has zero clearance from an Adjacent Lot or Building Site, as defined in the International Building Code, at all points of attachment along the shared Lot Line or Building Site Line, Buildings shall be separated from each other by fire-rated walls, as defined by the latest adopted version of the International Building Code and fire prevention codes, extending from footings to the underside of the roof deck without openings which would permit the spread of fire.
8. In addition to the requirements listed in paragraph 7 above, the following shall apply to common or Party Walls:
    a. A firewall shall bisect the line dividing each portion of the Building, Lot, or Building Site so that 1/2 of the firewall is held by each of the abutting properties.
    b. If a firewall is destroyed or damaged by fire or other casualty, any owner may restore said wall and if other owners thereafter make use of the wall, they shall contribute to the cost of the 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 applicable aw requiring liability for negligent or willful acts and omissions.
9. Each abutter who may share in the ownership of any firewall shall have an Easement on the property of other owner(s) for the purpose of reconstruction and protection of remaining property from the elements.

F. Lots in Two Districts.

Where a District boundary divides a Lot, Building Site, or parcel in a single ownership of record at the time when such line is adopted, regulations for the less restricted portion of such Lot, Building Site, or parcel may extend not more than 30 feet into the more restricted portion, provided that the Lot, Building Site, or parcel has Frontage on a Thoroughfare or Internal Drive in a less restricted District.

G. Visibility.

1. On a Corner Lot or Building Site, no Fence, Wall, hedge, Structure, or planting more than 3 feet in height, measured above the Curb level shall be erected, placed, or maintained within the triangular area formed by the intersecting lines of the curbs of the enfronting Thoroughfares or Internal Drives and a line drawn between points along such Thoroughfare or Internal Drive Lines that are 25 feet distant from their point of intersection.

ILLUSTRATION 4.3.3.G.1 (SIGHT TRIANGLE - CORNER)

2. For any Driveway, no Fence, Wall, hedge, Structure, or planting more than 3 feet in height, measured above the Curb level, shall be erected, placed, or maintained within the triangular area formed on each side of the Driveway by a line drawn between a point that is 10 feet from the back of the curb and extends 10 feet to its point of intersection with the Thoroughfare or Internal Drive.

ILLUSTRATION 4.3.3.G.2 (SIGHT TRIANGLE - DRIVEWAY)

H. Access Requirements.

1. No Building shall be erected on a Lot or Building Site that does not Abut an open public Thoroughfare, an approved private Thoroughfare or Internal Drive, or an approved private vehicular access Easement.
2. Where access is provided by an approved private street or Easement, an Easement for the same is required for each Lot, Building Site, or tract of land across which it traverses.
3. Additional access requirements may be found in Sections 4.3.12, 4.3.14, and 6.7, and elsewhere in this Ordinance, including City adopted Access Management Plan.

4.3.4 Building Placement & Number

A. Building Placement.

1. Every Building shall be located on a Lot or Building Site. Buildings shall be located in relation to the boundaries of their Lots or Building Sites and shall comply with the Setback or Yard standards within each District according to Tables 4.3.1-A - 4.3.1-U (District Standards).
2. To accommodate slopes over ten percent (10%), relief from front Setback or Yard requirements may be granted by Administrative Adjustment by the Zoning Administrator.

ILLUSTRATION 4.3.4.A SETBACK /YARD DESIGNATIONS

B. Principal Buildings

Within each District:

1. The number of Principal Buildings on each Lot or Building Site shall not exceed that indicated in Tables 4.3.1-A - 4.3.1-U (District Standards) and
2. Principal Buildings shall be oriented and situated as specified in Tables 4.3.1-A - 4.3.1-U (District Standards) and illustrated in Illustration 4.3.**4.B (Principal Building / Accessory Building)**.

ILLUSTRATION 4.3.4.B PRINCIPAL BUILDING / ACCESSORY BUILDING

C. Accessory Buildings & Accessory Structures

1. Within each District:
   a. The number of Accessory Buildings on each Lot or Building Site must not exceed that indicated in Tables 4.3.1-A - 4.3.1-U (District Standards); and
   b. Any such Accessory Buildings must be located as specified in **Tables 4.3.1-A - 4.3.1-U (District Standards)** as applicable and illustrated generally in **Illustration 4.3.4.B (Principal Building / Accessory Building)**.
2. Except within Civic Districts and Agricultural uses, Accessory Buildings or other Structures may not be erected on a Lot or Building Site on which there is no Principal Building.

3. Where Accessory Buildings and Structures are permitted:

   a. Except within Civic Districts and CD-2, the footprint of a detached Accessory Building shall not exceed 60% of the building footprint of the Principal Building on the Lot;

   b. Any Accessory Building shall be located in the Layer indicated in Tables 4.3.1-A - 4.3.1-U (District Standards);

   c. Except for Communications Towers, transmitting and/or receiving towers or antennas and wind turbines shall not be located in the First Layer or Second Layer; and

   d. Guy wires or any other structural supports shall not Encroach upon any right-of-way, Adjoining property, Easements, Setback, or Yard areas.

4. An Accessory Building or Accessory Structure may be detached from or constructed as a structural part of a Principal Building, including those attached by means of a breezeway or a roofed passageway with open or latticed sides. If constructed as a structural part of a Principal Building, its walls shall be regarded as walls of the Principal Building in applying the standards and requirements of this Ordinance.

5. Where more than one Building exists or is proposed to be constructed on a single Lot or Building Site, all zoning requirements applicable to Principal Buildings or Accessory Buildings, respectively shall be applicable to each of such Buildings.

4.3.5 Building Standards

A. Facade.

1. Principal Building Facades shall conform to Tables 4.3.1-A - 4.3.1-U (District Standards).

2. The Façade of the Principal Building shall be built along the minimum percentage of the Front Lot Line or Building Site Line width at the Setback or back Street Yard line, specified as Frontage Buildout on Tables 4.3.1-A - 4.3.1-U (District Standards). A Streetscreen may be substituted for a Façade for up to twenty percent (20%) of the applicable Frontage Buildout requirement. Required driveways may be subtracted from the Front Lot Line or Building Site Line where Alley access or cross access with an adjacent property is not available.

3. Principal Building Facades shall be articulated as shown in (See **Illustration 4.3.5.A-3**).

ILLUSTRATION 4.3.5.A-3 (FACADE ARTICULATION)

B. Building Design & Materials.

The design and exterior materials of Buildings shall conform to **Tables 4.3.1-A - 4.3.1-U (District Standards)**,

C. Building Height, Ceiling Height & Ground Floor Finish Elevation.

Building Height, ceiling height, and ground floor finish elevation must conform to **Tables 4.3.1-A - 4.3.1-U (District Standards)** .

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D. Roof Type & Pitch

Building roof type and pitch must conform to **Tables 4.3.1-A - 4.3.1-U (District Standards)**. See **Illustration 4.3.5.D-1 (Roof Types)** and **Illustration 4.3.5.D-2 (Roof Pitch)**.

E. Vertical Composition

Vertical composition must conform to **Tables 4.3.1-A - 4.3.1-U (District Standards)** provided that:

1. The discernable Base of all new structures, where regulated, must be at least 8 (eight) inches high; and

2. The discernable Base of all new non-residential structures, where regulated, must be at least twelve (12) inches high.

ILLUSTRATION 4.3.5.D-1 (ROOF TYPES)

ILLUSTRATION 4.3.5.D-2 (ROOF PITCH)

4.3.6 Fences & Walls

A. Fences and non-Building Walls shall not:

1. Encroach a public right-of-way, including Alleys, or in areas reserved or dedicated for public right-of-way;

2. Obstruct sight distance visibility of intersections or driveways;

3. Block access within an access easement; or

4. Block access to fire hydrants, mechanical equipment, or utility equipment.

B. A finished side of all fences shall face off site

C. Within each District, Fences and non-Building Walls ~~must comply with the applicable standards in **Tables 4.3.1-A - 4.3.1-U (District Standards)**~~, may be installed within Public Utility and Drainage Easements where permitted by the City Engineer, but shall not block or divert water flow onto or off of any other property. Fences erected within Public Utility and Drainage Easements may be removed by the City or utility providers at any time without notice.

D. .Height

1. Within each District, Fences and non-Building Walls must comply with the height standards in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

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2. Fence and wall height shall be measured from the lowest adjacent grade to the top of the fence or wall. The use of a berm to increase a fence or wall height is prohibited, unless used in accordance with Section 8.1.2 Transition Areas Abutting Residential Lots.

E. Material

1. Within each District, Fences and non-Building Walls must comply with the material standards in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

2. Where chain link is permitted, it shall be coated with dark green or black material; plastic or metal slats in chain link are prohibited.

F. Retaining Walls

1. Within required yards on individual single-family CD-2, CD-3L, and CD-3 Lots and Building Sites, retaining walls shall conform to the limitations at **Table 4.3.10 Encroachments**.

2. In all other districts, and within CD-2, CD-3L, and CD-3 common areas and Civic Spaces, retaining walls shall conform to the following:

a. Retaining walls in CD-2, CD-3L, and CD-3 shall not exceed fifteen (15) feet in height.

1. Where the overall grade change exceeds fifteen (15) feet, walls may be terraced with a minimum horizontal separation of ten (10) feet from face of wall to face of wall, provided no individual wall may exceed fifteen (15) feet in height.

2. Where the overall grade change exceeds ten (10) feet, walls shall be terraced with a minimum horizontal separation of six (6) feet, provided no individual wall may exceed fifteen (15) feet in height.

b. Retaining walls in all other districts shall not exceed twenty (20) feet in height.

1. Where the overall grade change exceeds twenty (20) feet, walls may be terraced with a minimum horizontal separation of ten (10) feet from face of wall to face of wall, provided no individual wall may exceed fifteen (20) feet in height.

2. Where the overall grade change exceeds ten (10) feet, walls shall be terraced with a minimum horizontal separation of six (6) feet, provided no individual wall may exceed twenty (20) feet in height. The Zoning Administrator may approve a waiver to this requirement if the City Engineer has determined that no other practicable or feasible alternatives exist; and, the Zoning Administrator determines that there will

be no harmful impact to adjacent property owners or the public

3. Each retaining wall shall be screened by a row of evergreen shrubs, planted every five feet on center, at the base of the wall. Shrubs shall be a minimum of 30 inches in height at the time of planting. The Zoning Administrator may permit alternative trees or groundcover which provide equivalent all-seasons screening.

4. Retaining walls shall be clad in brick, or stone. Where not visible from a Thoroughfare, Internal Drive, or Civic Space, stained or stamped concrete and split-face block are also permitted.

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4.3.7 Private Frontage, Building Form & Building Type; Floor Elevation

A. Private Frontage – General.

The Private Frontage of each Lot or Building Site must conform to and be allocated in accordance with **Table 4.3.7.A (Private Frontage Types Summary)** Table 4.3.7B (Private Frontage Types), and **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

B. Private Frontage – Corner Lots / Building Sites.

Principal Buildings on Corner Lots or Building sites shall have two Private Frontages:

1. a Principal Frontage and
2. a Secondary Frontage(s), as illustrated generally in **Illustration 4.3.7.B-2 (Frontage & Lot / Building Site Lines)**.

ILLUSTRATION 4.3.7.B-2 (FRONTAGE & LOT / BUILDING SITE LINES)

4.3.8 Building Types

A. General.

Principal Buildings must be of one or more of the Principal Building Types specified for such District in **Table 4.3.8.A (Principal Building Types - Summary)** and **Table 4.3.8.B (Principal Building Types – Specific Standards)**. ~~For Development Parcels, T~~the mix of Building Types ~~in~~ on each Development Parcel ~~District~~ is further regulated under Section 5.1.10.

TABLE 4.3.8.A PRINCIPAL BUILDING TYPES – SUMMARY

TABLE 4.3.8.B

B. Manufactured Homes.

1. No Manufactured Home shall be placed on any Lot or Building Site within a Residential District, unless it is used actively for Residential purposes, except as provided in 4.3.8.A.2 .
2. Non-Residential use of a Manufactured Home may be permitted as a Temporary Use as a construction office during construction, subject to issuance of an annual permit by the Zoning Administrator subject to

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limitations pursuant to Section 4.3.9.E and **Table 4.3.9.A-3 (Temporary Uses)**.

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3. Pursuant to TCA. Section 13-24-201, the provisions of Section 4.3.8.A shall not apply to Double-Wide Manufactured Homes used as single-family residences, which shall instead be considered a single-family homes; provided that, pursuant to TCA. § 13-24-202, such Double-Wide Manufactured Homes must have the same general appearance as required for site-built homes and shall comply with all standards and requirements of this Ordinance.

4.3.9 Uses

A. General.

1. Buildings, Lots, and Building Sites must comply with the Use standards and requirements of this Section 4.3.9. For Development Parcels, the mix of Principal Uses in each District is further regulated under Section 5.1.11.

2. Principal Uses, Accessory Uses, and Temporary Uses are Permitted by Right ("P"), Permitted Subject to Limited Use Standards ("PL"), as Conditional Uses ("CU"), or Not Permitted ("NP") within each District, in each case as indicated in **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)**, and **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)**.

3. Principal Uses, Accessory Uses, or Temporary Uses, as applicable, of Buildings, Lots, and Building Sites, which are indicated in **Table 4.3.9.A-1 (Building & Lot Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)** as Permitted ("P"), Permitted Subject to Limited Conditions ("PL"), or as Conditional Use ("CU"), are permitted within each District, subject to compliance with all applicable standards, conditions and requirements thereof and obtaining all applicable approvals and permits therefor, including without limitation in the case of Uses Permitted Subject to Limited Use Standards ("PL") and Conditional Uses ("(CU"), compliance with the applicable Use standards of Section 4.3.11.D, and in the case of Conditional Uses ("CU"), Board of Zoning Appeals approval pursuant to Article 8 (Administrative, Procedural, and Enforcement).

4. Accessory Uses of Buildings, Lots, and Building Sites in each District must conform to the Accessory Uses specified on **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)** for such District and are subject to compliance with all other applicable standards and requirements of this Ordinance.

5. Temporary Uses of Buildings, Lots, and Building Sites in each District must conform to the Temporary Uses specified on **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)** for such District and are subject to compliance with all other applicable standards and requirements of this Ordinance.

6. Without limitation, Accessory Uses must be subordinate and customarily incidental to a permitted Principal Use on the Lot.

7. If multiple Principal Uses are allowed within a District, they may exist within a single Building, Lot, or Building Site, subject to compliance with all other applicable standards and requirements.

B. Uses Permitted by Right.

Principal Uses, Accessory Uses, or Temporary Uses, as applicable, of Buildings, Lots, and Building Sites, which are indicated for each District in **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses), Table 4.3.9.A-2 (Building,**

Lot & Building Site Accessory Uses), or **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)** as Permitted ("P") are allowed by right, subject to compliance with all other applicable provisions of this Ordinance.

C. Required Uses.

1. Commercial Corridors

Within the CD-4C Character District, Principal Buildings on any Lot or Building Site located within 400 feet of a Thoroughfare with a Functional Classification of Arterial must contain a Retail Sales or Service use, Restaurant use, Arts-Related Use, or Office use for the entire ground floor. Any permitted use may be established on second, third, and fourth stories of a Principal Building.

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2. Downtown Pedestrian Streets

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Buildings enfronting the following rights of way must contain a retail sales or service use, restaurant use, arts-related use, or office use at the sidewalk level through the depth of the second layer for at least 80 percent of the building frontage.

a. Public Square;

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b. North Main Street between West 4th Street and Public Square;

c. South Main Street between Public Square and West 9th Street, inclusive of all building sites with frontage at the corners of South Main and West 9th street;

d. North Garden Street between West 6th Street and West 7th Street, inclusive of all building sites with frontage at the corners of North Garden Street and West 6th Street;

e. North Garden Street between West 7th Street and West 9th Street, inclusive of all building sites with frontage at the corners of South Garden Street and West 9th Street;

f. South High Street between West 7th Street and West 9th Street, inclusive of all building sites with frontage at the corners of South High Street and West 7th Street, all building sites with frontage at the corners of South High Street and West 8th Street, and all building sites with frontage at the corners of South High Street and West 9th Street;

g. West 7th Street between Public Square and Frierson Street, inclusive of all building sites with frontage at the corners of Frierson Street and West 7th Street;

h. East 7th Street between Public Square and North Water Street, inclusive of all building sites with frontage at the corners of South Glade Street and East 7th Street;

i. West 6th Street between North Main Street and Woodland Street, inclusive of all building sites with frontage at the corners of West 6th Street and Woodland Street;

j. West 6th Street between North Main Street and North Garden Street; and

West 8th Street between South Garden and South Glade Street, inclusive of all building sites with frontage at the corners of West 8th Street and South Garden Street as well as all building sites with frontage at the corners of West 8th Street and South Glade Street.

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~~C.~~D. Prohibited Uses.

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1. Except as otherwise determined by the Zoning Administrator pursuant to Section 8.5.8 with respect to a Use that is not specifically listed as Permitted ("P"), Permitted Subject to Limited Conditions ("PL"), or as a Conditional Use ("CU") in **Table 4.3.9.A-1 (Building & Lot Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)**, as applicable, any Use that is not specifically listed as Permitted ("P"), Permitted Subject to Limited Conditions ("PL"), or as a Conditional Use ("CU"), and any Use that is specifically listed Not Permitted ("NP") in such applicable Table or is otherwise prohibited pursuant to ~~Section 4.3.9.7 or~~ any other provision of the City Code, is prohibited.

2. In the CD-4C Character District, all uses listed under the heading Residential Uses Category on Table 4.3.9.A-1 are prohibited on the entire ground floor of any Building located within 400 feet of a Thoroughfare with a Functional Classification of Arterial. Any permitted use may be established on second, third, and fourth stories of a Principal Building.

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~~D.~~E. Uses Permitted Subject to Limited Use Standards & Conditional Uses.

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1. Any Principal Use, Accessory Use, or Temporary Use shown for the applicable District as Permitted Subject to Limited Use Standards ("PL") on **Table 4.3.9.A-1 (Building & Lot Principal Uses)**, **Table 4.3.9.A-2 (Building & Lot Accessory Uses)**, or **Table 4.3.9.A-3 (Building & Lot Temporary Uses)**, is allowed subject to compliance with all applicable conditions and requirements imposed by this Section 4.3.9.D and Section 4.3.9.4.h.

2. Any Principal Use, Accessory Use, or Temporary Use shown for the applicable District as Conditional Use (CU") on **Table 4.3.9.A-1 (Building, Lot, & Building Site Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot, & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot, & Building Site Temporary Uses)**, is allowed subject to compliance with all applicable conditions and requirements imposed by this Section 4.3.9.~~D~~E in addition to Conditional Use approval and issuance of a Conditional Use permit pursuant to Article 8 (Administration, Procedures & Enforcement).

3. The conditions, standards, and requirements of each Use Permitted Subject to Limited Use Standards or Conditional Use shall be applicable, irrespective of the Use being a Principal Use, an Accessory Use, or a Temporary Use.

4. The conditions and requirements applicable to any Use Permitted Subject to Limited Use Standards or Conditional Use shall be enforceable, and failure to comply with any condition or requirement of a Use Permitted Subject to Limited Use Standards or as a Conditional Use shall subject such Use Permitted Subject to Limited Use Standards or Conditional Use to revocation pursuant to Section 8.6.1.J.

5. No Use Permitted Subject to Limited Use Standards or Conditional Use shall commence or exist, or be conducted or engaged in, on any Lot or Building Site, or within any Building except in accordance with all applicable conditions and requirements for such Use, including without limitation in the case of a Conditional Use, review, approval, and issuance of a Conditional Use Permit by the Board of Zoning Appeals.

6. The following standards shall apply only to those Districts and Uses where the "PL" and / or "CU" is designated on the applicable **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)**, as applicable:

a. Accessory Dwelling.

(1) Only one Accessory Dwelling is permitted on any Lot or Building Site.
(2) The Accessory Dwelling must be accessory to a House or Townhouse used for Household Living..
(3) If the Accessory Dwelling is not attached to the primary dwelling, it must be separated a minimum of ten (10) feet from the primary dwelling.
(4) In all districts except CD-2, an Accessory Dwelling may not exceed 600 square feet of habitable space; in a CD-2 Character District, an Accessory Dwelling may not exceed 1,000 square feet of habitable space.
(5) An Accessory Dwelling Unit may not be used for Transient accommodations or as a Short-Term Rental Unit.
(6) The Accessory Dwelling must share ownership and utility connections with the primary dwelling.

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a. **Adult - Oriented Establishments** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) No Adult - Oriented Establishment shall be operated or maintained in the City within 1,000 feet, measured from property line to property line, of a school, religious facility, public recreation facility, or licensed day care facility.

(2) No Adult - Oriented Establishment shall be operated or maintained in the City within 1,000 feet, from property line to property line, of a boundary of a Residential District or a Residential Use.

(3) No Building or Structure associated with the Adult - Oriented Establishment shall be closer than 50 feet to a property line of an adjacent Non-Residential District or Use.

(4) No Adult - Oriented Establishment shall be operated or maintained in the City within 1,000 feet, measured from property line to property line, of another Adult - Oriented Establishment.

b. **Agricultural Activities**, except as certain enterprises that produce the majority of their income from agricultural activities may be exempted from certain zoning restrictions pursuant to TCA. Section 44-18-104(c)(4) shall be subject to the following:

(5) Barns, feedLot or Building Sites, pens, and stockyards may be permitted in accordance with the applicable Use Table, subject to the following:

(6) Barns, feedLot or Building Sites, pens and stockyards shall require a minimum separation of 200 feet from all property lines.

(7) The location of such an activity shall be in an area sparsely developed during the length of time the Use as a stockyard or feedLot or Building Site is anticipated;

(8) The site area shall be a minimum of twice the minimum required for the applicable District. Sites containing outdoor animal pens shall require a minimum site area of four acres.

(9) All proposals shall include a site plan which contains, at minimum, the following information:

Existing and proposed contours of the site and up to 100 feet beyond the site boundary. Contour intervals shall be at two foot intervals;

Location of the area in which the proposed keeping of animals is to be conducted;

Location of all proposed buildings, animal pens, roadways and other facilities proposed on the site;

Proposed method of drainage of the animal pens and any proposed waste lagoons;

Proposed fencing of the site; and

Location of all existing or platted residences on adjacent properties.

c. **Asphalt Plants and Other Facilities for the Manufacture and Storage of Chemicals, Petroleum Products, Explosives, and Allied Products** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.

(2) The boundary of the property shall be at least 1,500 feet from any Residential Use or District.

(3) The Use shall be totally enclosed by a security fence or wall at least 8 feet high or enclosed within a fire proof Building.

(4) All plans shall be reviewed by Fire and Emergency staff prior to approval in order to determine that existing services provide adequate protection for citizens.

(5) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

d. **Attached Dwellings,** which includes Apartments, the Residence portion of a Live/Work Building, Mixed Use Building, or Flex Building, Multifamily Dwellings, Two-Family Dwellings, Duplexes, Rowhouses, Large Multi-family Buildings and Small Multi-Family Buildings, shall be permitted in accordance with the applicable Use Table, subject to the following:

~~(1) Building, or Flex Building, Multifamily Dwellings, Two-Family Dwellings, Duplexes, Rowhouses, Large Multi-family Buildings and Small Multi-Family Buildings, shall be permitted in accordance with the applicable Use Table, subject to the following:~~

~~(2)~~(1) Within the CD-2, CD-3L, and CD-3 District n~~N~~o more than three (3) Duplex Buildings (each Duplex Building containing two Dwellings) may be located on any Block Face.

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~~(3)~~(2) Within the CD-3 District, Duplex Buildings shall have only one entrance along the frontage, with any additional exterior entrances located within the 3rd layer.

~~(4)~~(3) Party walls, subject to the provisions of the Standard Building Code and National Fire Protection Association Fire Code, shall be provided along all points of attachment.

~~(5)~~(4) Additional Use limitations may be applicable to specific types of Attached Dwellings.

(5) Within the CD-5 District buildings enfronting the rights of way identified in Section 4.3.9.C must contain a retail sales or service use, restaurant use, arts-related use, or office use at the sidewalk level through the depth of the second layer for at least 80 percent of the building frontage.

(6) In all districts, Townhouses shall be subject to the following limitations:

(a) Garages, when they are provided, must be located at the rear of the Building facing an Alley or Driveway;

(b) Individual unit parking and driveways must be located at the rear of the Building;

(c) On-street parallel parking is permitted;

~~(6)~~**(d)** Parking Lots and Parking Areas are permitted in accordance with 4.3.9.E.6.ag and 4.3.12.

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e. **Bar, Tavern, or Nightclub** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) With the exception of nightclubs, taverns, or bars located within District CD-5, the applicant shall demonstrate that no pre-existing Place of Worship is located within 500 feet of the proposed nightclub or similar establishment. Measurements shall be made from the property line of the proposed night club or similar establishment and from the property line of any separate Parking Lots to be used by the nightclub or similar establishment.

(2) Except in District CD-5, no nightclub, tavern, or bar shall be located within 500 feet of a Residentially zoned or Residentially used property.

(3) No outside storage or activities shall be located on the site.

(4) Outdoor activities occupying no more than 400 square feet may be permitted by Administrative Adjustment.

f. **Car Wash** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) No storage, repair, or sales of vehicles shall be allowed on the site.

(2) Provisions shall be made for an on-site drainage system to capture water used to wash vehicles. This water shall be discharged into a sanitary sewer system or another approved on-site system and shall not be discharged into the stormwater system.

(3) No wash bay shall face or be located in the 1st or 2nd Layer or the Frontage.

g. **Civic Buildings** in all districts may utilize the lot occupation, building, and other standards of the Civic District listed at **Table 4.3.1-U**.

~~g.~~h. **Concrete Batch Plants and Concrete Manufacturing Plants** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.

(2) The facility shall be at least 1,500 feet from any Residential Use or Residential District.

(3) The property may not be adjacent to an existing Hospital, Day Care Facility, Educational facility, Religious Facility, Long Term Care Facility, Continuum of Care Facility, or Assisted Living Facility.

(4) The site shall be at least four acres in size and shall have access on a major or minor thoroughfare.

(5) Property boundaries facing public streets shall be fenced with a six foot high fence.

(6) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

~~h.~~i. **Correctional Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) In order to accommodate outdoor recreational facilities and to allow for potential building expansion, the site size for facilities located outside the CD-5 Character District shall be a minimum of one acre in size or the minimum of the District, whichever is larger; provided that County and City jail facilities have no minimum site size.

(2) The facility shall be at least 650 feet from the nearest property which is Residentially zoned or used.

(3) The facility shall not be established within 1,320 feet of a public or private school, day care, or Place of Worship.

(4) Site Development shall be in conformance with the landscaping and dimensional requirements of the applicable District.

(5) The Use requires a Conditional Use Permit, which may be denied when the Use would be detrimental to nearby properties or may add conditions or safeguards to the approval in order to protect the health and welfare of citizens.

~~i.~~j. **Drive-Through Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Where no street separates the Use and a Residentially zoned or Residentially used property, at least 40 feet of separation shall be maintained between such Residential property Line and the Drive-Through facility.

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(2) Drive-through Facilities must be located in the 3rd Layer and the location of Drive-Through Facilities and associated facilities (for example: communications systems and access aisles) shall be identified on all submitted Plans.

(3) Any speaker systems associated with a Drive-Through Facility shall be designed and located so as not to be audible beyond the Lot or Building Site on which the Drive-Through Facility is located.

(4) Vehicular access to a Drive-Through Facility that is between a Thoroughfare or Internal Drive and a Building shall require a Parcel Buffer pursuant to Section 4.3.11 if such access is within 50 feet of, and visible from, the Thoroughfare or Internal Drive. Such Buffer shall be installed and maintained along the entire length of such vehicular access and the Adjacent Thoroughfare or Internal Drive

(5) Vehicle stacking areas shall be provided in accordance with Section 4.3.12.H.

(6) All other requirements for Drive-Throughs in this Code must be met.

~~j.~~k. **Extractive Uses** may be permitted in accordance with the applicable Use Table, subject to the following:

(1) The application for the Use shall include a plan for restoration procedures once the operation ceases.

(2) The location of such an activity shall be in an area sparsely developed during the length of time the mining or quarrying activity is anticipated;

(3) Any permit or approval issued or granted hereunder shall be based on a Development Plan or other documents submitted with an application which shall provide, together with all other requirements for such Development Plan, the following:

(a) Existing contours of the site and up to 100 feet beyond the site boundary. Contour intervals shall be at two 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 nontoxic, nonflammable, and noncombustible solids. All areas that are back – filled shall be left so that adequate drainage is provided.

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 or Abutting Lots or Building Sites, 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 of the Conditional Use requirements for mining and quarrying activities; however, in conditions of multiple Lots or Building Sites, the outer perimeter of the site shall be considered the Lot Line or Building Site Line;

Before issuing a Conditional Use permit, the Board of Zoning Appeals shall require the owner of the quarry facility to execute a bond not less than $1,000 per acre or more than $2,000 per acre of active quarry throughout a five year period to restore the lands in the manner prescribed herein, including the removal of all Structures and machinery;

Any permit issued hereunder shall not be for a period exceeding five years. After the expiration date of such permit, the Board of Zoning Appeals may review and grant an extension of time in the manner and procedure as prescribed for an original application.

~~k.~~l. **Family Day Care Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) A maximum of 12 clients may be served at any one time.

(2) Overnight accommodation shall not be permitted.

(3) No outdoor public address systems shall be allowed.

(4) The facility shall contain twice the minimum Lot area for the underlying District.

(5) When the facility is located within a Non-Residential area, the Fire Marshall shall review the proposal prior to approval and make a recommendation.

(6) A client drop off area shall be provided. All required Parking shall be in the Rear Yard or Side Yards; however, required Parking may be located in the Street Yard if the Zoning Administrator finds that such Parking is safe, not detrimental to the neighborhood, accessible, and compatible with surrounding properties.

(7) All other standards of the applicable District shall be met.

~~l.~~m. **Food Truck Courts** shall be permitted as a Principal Use on any Lot or Building Site in accordance with Table 4.3.9.A-1, subject to the following:

(1) Approval of a Development Plan pursuant to Section 8.5.6. As part of the Development Plan application, the Zoning Administrator shall review the items listed below and may request review by other City of Columbia officials.

(2) Each Food Truck operating within a Food Truck Court must hold a current Mobile Vending permit from the City of Columbia.

(3) A designated manager must be responsible for the orderly organization of the site, the cleanliness of the site, and compliance with all City of Columbia regulations.

(4) The Food Truck Court must be kept clear of litter and debris at all times.

(5) Waste receptacles must be provided on site during all hours of operation.

(6) At least 30 percent of the lot or building site area must be shared common area not utilized for Food Truck stalls or parking.

(7) The common area shall be designed for customer use and must include designated seating for patrons.

(8) Electrical service must be provided on-site.

(9) Food Truck Courts on lots or building sites greater than or equal to 0.50 acres in area must provide on-site accessible restroom facilities available for both customers and employees within a permanent structure.

(10) Food Truck Courts on lots or building sites less than 0.50 acres in area must either provide

(a) on-site accessible restroom facilities; or

(b) a written agreement granting use of restrooms within 300 feet of the Food Truck Court for customers and employees during hours of operation.

(11) Temporary or portable toilet facilities are not permitted.

(12) Each Food Truck shall occupy a designated Food Truck Stall.

(13) Food Truck stalls shall conform to the dimensional standards of a parallel parking stall in Table 4.3.12.C-1 and to the off-street parking surface requirements of the applicable Character District or Special District.

(14) There shall be at least ten feet of unobstructed clearance between each Food Truck.

(15) Food, drink, and other merchandise must be sold directly from Food Trucks or other Mobile Vending Apparatuses.

(16) Except in Character District CD-5, the sale of alcohol in a Food Truck Court is prohibited.

(17) Food Truck Courts with more than five Food Truck stalls must utilize a single point of sale system associated with a business entity with a situs and current business license and in the City of Columbia.

(18) Required parking shall be provided

(a) as described at § 4.3.12.B.3;

(b) on another lot or building site within 1,320 feet of the Food Truck Court by parking agreement or easement, provided the principal use on the shared site shall maintain minimum required parking;

(c) On street space within 1,320 feet of the Food Truck Court; or

(d) a combination of a -c above.

(19) The Food Truck Court operator shall provide a detailed operating plan which includes:

(a) The maximum number of Food Trucks that can operate on the site at one time;

(b) A copy of the rules of operation to which Food Trucks operating on the site must adhere;

(c) A plan for the appropriate disposal of fats, oils, and grease which prevents release into the city sanitary sewer;

(d) Hours of operation of the Food Truck Court;

(e) Contact information for the designated manager;

(f) An explanation of how required parking will be provided; and

(g) An explanation of how required restroom facilities will be provided.

(20) The Food Truck Court operator shall provide a plot or building site plan which depicts:

(a) The exact location of each Food Truck stall;

(b) The location of all permanent structures on the property;

(c) Access, ingress, egress, and interior vehicular and pedestrian circulation;

(d) The location of any on-site parking;

(e) The location of landscaping;

(f) The location of all seating areas, trash receptacles and other movable and permanent physical elements of the Food Truck Court; and

(g) All other information deemed necessary by the Zoning Administrator.

~~m.~~n. **Fuel Sales and Gasoline Sales Facilities, including Convenience Store with Gasoline Sales Facility,** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Fuel pumps shall be located at least 15 feet from any property line.

(2) No outdoor storage shall be allowed.

(3) Storage of vehicles for more than 24 hours is prohibited.

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(4) A spill prevention and counter measures plan shall be provided prior to construction plan approval that includes, at a minimum:

(a) Clean up procedures for fuel (or other hazardous material) spills occurring inside and outside the Building;

(b) Counter measures for use in preventing fuel (or other hazardous material) spills from entering the stormwater collection system;

(c) Routine cleanup procedures for work area and Parking Areas; and

(d) Washdown water shall not be permitted to enter the stormwater collection system.

(5) Pumps shall be located in the 3rd Layer.

(6) Within Districts CD-4, CD-4C, CD-5C, and PUD-MU, the maximum number of fuel dispensing pumps shall be eight per Lot or Building Site. Within District CD-5, the maximum number of fuel-dispensing pumps shall be eight for the entire District.

~~n.~~o. **Golf Course, Country Club, Swim Club, and Tennis Club** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) No maintenance Building or clubhouse shall be closer than 100 feet from any Residentially zoned or Residentially used land.

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~~o.~~p. **Group Assembly Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The locations, 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; and

(3) When an application for a Group Assembly permit includes an amusement park, sports arena, fairground, racetrack, or similar recreational pursuits, the following requirements shall be observed:

(a) The minimum site area shall 25 acres;

(b) The minimum setback of all Structures from all public roads shall be 100 feet;

(c) Such facility shall be situated so that no Residentially zoned or Residentially used property is located closer than 500 feet from the Building entrance of such facility;

(4) Access to such facility shall be by a paved public major arterial or major collector thoroughfare. Traffic shall not be directed through Residentially zoned or Residentially used property, through areas that are Adjacent to Residentially zoned or Residentially used property, or on minor

Residential streets traversing Residentially zoned or Residentially used property areas or areas that are Adjacent thereto;

(5) Any lighting provided at such facilities shall be designed so that no direct light falls on Adjacent Residential property; and

(6) 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.

~~p.~~q. **Group Living** Uses indicated on the applicable Use Table as Uses Permitted with Limited Conditions are permitted subject to following:

(1) The home shall be operated in a manner that is compatible with the neighborhood and shall not be detrimental to Adjacent properties as a result of traffic, noise, refuse, parking, or other activities.

(2) When located in a Residential neighborhood, the home shall maintain a residential appearance compatible with the neighborhood.

(3) The home shall meet all state requirements, and all applicable housing and building codes.

~~q.~~r. **Hazardous and Low Level Nuclear Material Disposal and Storage Areas** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.

(2) The facility shall comply with all applicable State and federal regulations.

(3) The facility shall be located at least 1,500 feet from any Residential property.

(4) Maps and engineering drawings shall be provided showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within ¼-mile of the property line.

(5) The site shall be enclosed by a fence or wall at least 6 feet high. Entrance and exit shall be through a gate which shall be locked during non-business hours.

(6) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

~~r.~~s. **Heavy Industrial Facilities, Not Otherwise Classified** may be permitted in accordance with the applicable Use Table, subject to the following:

(1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.

(2) The facility shall comply with all applicable State and federal regulations.

(3) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

~~s.~~t. **Hospitals, Rehabilitation Facilities, and Centers for Observation** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The minimum Side Yards and Rear Yards for Hospitals and Centers for Observation or Rehabilitation Facility shall be 50 feet for one or two Story Buildings, increased by five feet for each Story above two Stories.

(2) 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 in the surrounding area.

(3) All public utilities including a Central Sewage Collection and Treatment System shall be available to the site.

~~t.~~u. **Hotels, Motels, and Extended Stay Hotels** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The parcel shall be accessed from a Thoroughfare or Internal Drive.

(2) Where the property line of a Motel is Adjacent to Residentially zoned or Residentially used property, the minimum depth for the required Yard along such Adjacent property shall be 50 feet and no Structures or Parking shall be permitted in the required Yard.

(3) Any Accessory Uses such as restaurants and outdoor recreational activities shall not be located on the side of Adjacent to Residentially zoned or Residentially used property.

~~u.~~v. **Long Term Care Facilities, Continuum of Care Facilities and Group Care Facilities shall be permitted in accordance with the applicable Use Table, subject to the following:**

(1) 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).

(2) Group Care Facilities accommodating from seven to 12 individuals shall have 24-hour staff and professional services in the behavioral sciences available.

(3) Group Care Facilities accommodating more than 12 individuals shall have resident 24-hour staff, and shall provide professional services in the behavioral sciences.

(4) The Planning Commission must make a written finding to the Board of Zoning Appeals regarding the foregoing requirements based on advice from such agencies as the Tennessee Department of Human Services.

(5) An appropriate license must be secured for any activity regulated by any public agency, including the Tennessee Department of Human Services. Any activity lawfully regulated by any public agency may be permitted for only that time period for which a valid license is obtained. Where grades or classes of approvals are granted, only the most restrictive may be permitted.

(6) No more than one of either a Long Term Care Facility, Continuum of Care Facility, or Group Care Facility may be permitted on a single Block.

(7) A Family Care Facility may not accommodate more than one individual (excluding staff) per living room.

(8) The home shall be operated in a manner that is compatible with the neighborhood and shall not be detrimental to Adjacent properties as a result of traffic, noise, refuse, Parking or other activities.

(9) The home shall maintain a Residential appearance compatible with the neighborhood.

(10) The home shall meet all state requirements, and all applicable housing and building code requirements.

(11) A Group Care Facility must contain 1,500 square feet of net floor space for the first six residents, including resident staff, and 150 square feet of net floor space per person above six residents.

(12) Necessary utilities including a Central Sewage Collection and Treatment System shall be available to the site.

(13) Group Care Facilities accommodating from seven to 12 persons, and Family Care Facilities accommodating from one to six persons shall meet all bulk regulations for a Residence in the applicable District.

(14) Group Care Facilities accommodating from 13 to 50 persons shall have a minimum Lot/Building Site Area of five acres. When more than 50 persons are accommodated, there shall be one additional acre is required for each ten persons accommodated.

(15) The minimum Side Yards and Rear Yards for Group Care Facilities accommodating 13 or more persons shall be 50 feet for a one – or two – story building, increased by five feet for each story above two.

(16) The Development Plan shall be subject to approval by the Planning Commission, taking into account but not limited to the following considerations:

(a) Compatibility with the surrounding area;

(b) Any adverse impact of the proposed activity on the character of the area;

(c) Needed fencing and screening;

(d) Adequate open space and recreation space if appropriate; and

(e) All other requirements of this Section.

(17) Notwithstanding the factors listed above, the Board of Zoning Appeals shall be permitted to vary the Required Yards or Setbacks and the Screening for Parking when the application involves a change in activities in existing Structures. The Development Plan shall provide for compensating

features to offset any potentially adverse conditions that might be brought about by said modification to the requirements.

~~v.~~w. **Manufactured Homes shall be permitted in accordance with the applicable Use Table, subject to the following:**

(1) No person shall place a Manufactured Home on any Lot or Building Site within a Residential District, unless it is used actively for Residential purposes. Non-Residential Use of a Manufactured Home may be permitted as a Temporary Use subject to Section 4.3.8.B, Temporary Construction Offices.

~~w.~~x. **Manufactured Home Parks** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Applications for a Multi-family Dwelling shall be subject to the Site Development Plan Review requirements of Section 8.5.6 and shall require Planning Commission approval.

(2) Manufactured Home Parks must be designed and constructed to the same standards as a site-built subdivision to assure a safe, healthy Residential environment.

(3) Where permitted, Manufactured Homes within a Manufactured Home Park shall be located to minimize hazards due to possible subsidence, flood or erosion, and insect or rodent infestation.

(4) Landscaping and Buffering shall be provided in conformance with Section 4.3.11. A planting plan shall be submitted with the final Development Plan.

(5) Publication "NCSBCS Standard for Manufactured Home Installations" (ANSI A 225.1 – 1982), including NFPA Standard for Firesafety Criteria for Manufactured Home Installations, Sites and Communities (NFPA 501A – 1982), shall be applicable to Manufactured Home Parks, and is hereby adopted by reference.

(6) Each Manufactured Home Park shall be served by a public water supply of adequate quantity, quality and pressure.

(7) Adequate fire protection, as determined by the Municipal Fire Department, shall be provided for each Manufactured Home located within a Manufactured Home Park.

(8) Each Manufactured Home within a Manufactured Home Park shall be served by a Central Sewage Collection and Treatment System.

(9) Solid waste collection stands shall be provided for waste facilities. Such stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them. Stands shall be screened in accordance with Section 4.3.11.

(10) Service Buildings housing sanitation and laundry facilities shall be permanent Structures complying with all applicable Ordinances and statutes regulating buildings, electrical installations, and plumbing and sanitation systems.

(11) All Manufactured Home Stands shall be located within reasonable proximity to a fire hydrant or similar fire protection facilities.

(12) A safe, convenient, all-season pedestrian circulation system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have an adequate gradient and a minimum width of three feet.

(13) Direct vehicular access to the Manufactured Home Park shall be provided by means of an abutting improved public street or way and access to each Manufactured Home site shall be by a permanently maintained private street or way which is protected by a permanent Easement. Sole vehicular access shall not be by an Alley.

(14) All Vehicular Use Areas used for common access for two or more residents shall be suitably paved and maintained as a condition of approval of the Manufactured Home Park.

(15) The limits of each Manufactured Home Site shall be marked on the ground by suitable means. Location of Manufactured Home Site limits on the ground shall be the same as shown on accepted plans.

(16) Manufactured Homes shall have a minimum side-to-side clearance of 25 feet and a minimum end-to-end clearance of 15 feet.

(17) There shall be a minimum distance of ten feet between the nearest edge of any Manufactured Home Stand and an Abutting Street or Internal Drive.

(18) Each Manufactured Home Site shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. The minimum area of such outdoor living and service area shall be at least 300 square feet, with a minimum dimension of 15 feet. This area shall not be counted towards required Civic Space.

~~x.~~ y. **Manufactured Home Sales shall be permitted in accordance with the applicable Use Table, subject to the following:**

(1) The boundary of the property shall be a minimum of 500 feet from any Residentially zoned or Residentially used property.

(2) The display area shall be set back a minimum of 25 feet from the street right-of-way and shall be Screened from the Frontage in accordance with Section 4.3.11.

(a) In addition to the landscaping requirements in Sections 4.3.11 and 4.3.16, the following landscaping shall be provided within any Front (Street) Yard:

(b) An evergreen hedge which is at least 24 inches in height; or

(c) Plantings which meet the requirements for plantings under Section 4.3.9.D.6.y(5).

(3) Storage and repair activities shall be screened from off-site views.

(4) A minimum separation of at least 10 feet shall be maintained between display homes. Display homes which are visible off-site shall be provided with some type of material and/or landscaping around the base which will prevent open views underneath the Manufactured Home.

~~y.~~z. **Mobile Vending** shall be permitted in accordance with TABLE 4.3.9.A-3, subject to the following:

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(1) Issuance of a Temporary Use Permit pursuant to Section 8.5.9.

(2) All Mobile Vending shall be subject to the following requirements and limitations:

(a) Access, ingress, egress, and interior vehicular or pedestrian circulation at the vending location shall not be impeded.

(b) Mobile vendors may not obstruct corner or driveway sight triangles depicted in Tables 4.3.3.G.1 and 4.3.3.G.2.

(c) The primary use on site shall maintain an adequate parking supply.

(d) upon request of the Zoning Administrator or the Columbia Police Department the Mobile Vendor shall provide a written and signed agreement from the property owner, or owner's authorized agent, granting permission for the temporary use of the property, which shall include a provision for the usage of onsite restroom facilities when tables and/or chairs are incorporated.

(e) Trash receptacle of adequate size shall be provided by the vendor.

(f) All signage shall be on located on the mobile vending apparatus.

(g) With the exception of special events, vending shall only take place on a hard surface conforming to Section 4.3.12.C-7 or on properties with existing non-conforming parking areas with an approved driveway entrance.

(h) With the exception of Food Trucks, mobile vendors shall not remain on a single site for more than four (4) consecutive days.

(i) Food Trucks and shall remain movable at all times and may not be permanently secured to the site; upon request of the Zoning Administrator, each operator of a Food Truck must show current registration to operate the apparatus on public roads and demonstrate that the apparatus is movable.

(j) Mobile vendors must dispose of fats, oils, and grease appropriately and may not connect to city sanitary sewer.

(k) Any Mobile Vendor serving alcohol must by licensed by the Tennessee Alcoholic Beverage Commission and must comply with all regulations related to the sale of alcohol. Restroom facilities required for employees.

(l) Mobile Vendors operating at a location for a duration of more than four hours must have a written agreement, available upon request by the Zoning Administrator or the City of Columbia Police Department, that permits employees to have access to a restroom no more than 300 feet from the vending location during all the hours of operation.

(3) Within Character District CD-5, Food Trucks and Pushcarts may be permitted to set up for service or to conduct business in the public right of way under the following criteria:

(a) Mobile Vending locations shall be limited to street segments designated as appropriate for Mobile Vending by the Zoning Administrator; the Zoning Administrator shall create a map of street segments designated for mobile vending at least quarterly; Mobile Vendors who set up for service in the right of way must verify allowable vending locations;

(b) Hours of operation shall be limited to 7:00 am to 10:00 pm;

(c) Only one parking space shall be occupied;

(d) Such Food Truck shall be removed from the parking space each day; no Food Truck may remain in the public rights of way for more than six (6) consecutive hours;

(e) Mobile Vendors shall not reserve, obstruct, or otherwise limit the use of parking spaces while not actually occupying the space;

(f) The Zoning Administrator, the Department of Public Works, or the City of Columbia Police Department may direct the Mobile Vendor to vacate the right of way at any time, the Mobile Vendor must immediately comply with directions to leave a parking space;

(g) The mobile vendor shall clearly identify the mobile vending area with traffic cones or similar device.

(4) Within CIVIC Districts, Food Trucks may be permitted to set up for service or to conduct business under the following criteria:

(a) The Mobile Vendor holds a current Mobile Vending Permit

(b) The City of Columbia, or a person or organization that has entered into a use agreement with the City of Columbia, has invited the Mobile Vendor to cater a community event;

(c) The serving window of the Food Truck must face away from any right of way; and

(d) The mobile vendor shall clearly identify the mobile vending area with traffic cones or similar device.

(5) Except as set forth in Section 4.3.9.D.6.x(3) with respect to Character District CD-5, in order to maintain the safe movement of vehicles and pedestrians on the City's roadways, Mobile Vendors, excluding Ice Cream Truck and Canteen Truck operations, shall not be permitted to set up for service or to conduct business on any public right-of-Way.

(6) In addition to the circumstances under which Mobile Vendors may be permitted to set up for service or to conduct business in the public right of way of Character District CD-5under Section 4.3.9.D.6.x(5), Mobile Vendors shall be permitted to set up for service or to conduct business in Character District CD-5 for a special event that includes full or partial street closures, or mass gathering permits sanctioned by the City.

(7) A canteen truck with a current mobile food vending permit may operate on private property or from the right of way adjacent to a construction site with an active building permit in order to cater to on-site workers: between the hours of 6:00 a.m. and 6:00 p.m. on week days; a Canteen Truck may not remain on any one site for more than one (1) hour each day; the serving window of the Canteen Truck must face private property.

(8) An Ice Cream Truck with a current mobile food vending permit may operate on private property or from the right of way; an Ice Cream Truck may not remain at any one location for more than 15 minutes before relocating to another location not less than one- quarter mile from the previous location; the serving window of the Ice Cream Truck must face private property.

(9) The Zoning Administrator may revoke the annual temporary use permit found to be in violation of any provision of this Ordinance.

~~z.~~aa. **Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning, other than Car Wash** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Fuel and oil pumps, if present, shall be at least 15 feet from property lines.

(2) Pump island canopies shall be so located that a vertical downward projection of the edge nearest the Front Lot Line or Building Line shall not be closer than 1/2 the required yard depth for the District in which the Use is located.

(3) Any repair, servicing, maintenance or other work on vehicles shall be conducted within an enclosed Structure.

(4) No outdoor storage shall be allowed.

(5) Storage of vehicles for 15 days or more shall be prohibited.

(6) A spill prevention and counter measures plan shall be provided prior to construction plan approval that includes, at a minimum:

(a) Cleanup procedures for spills occurring inside and outside the Building;

(b) Counter measures for use in preventing spills from entering the stormwater collection system;

(c) Routine cleanup procedures for work areas and Parking areas; and

(d) Wash-down water shall not be permitted to enter the stormwater collection system.

aa. **Motor Vehicle Sales, Leasing, and Rentals** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) All Junk Vehicles or inoperable vehicles or equipment shall be within a completely enclosed Building.

(2) Vehicle or equipment repairs made on-site shall be conducted within an enclosed Structure.

(3) Adequate on-site area shall exist for the loading and unloading of vehicles from car carriers to ensure that no such loading or unloading occurs in any Right-of-Way.

(4) No vehicles shall be displayed in required landscaping or in Rights-of-Way.

(5) Vehicle sales, leasing, and rental facilities shall meet the following Parking Area landscaping standards rather than those of Section 4.3.12.C:

(a) Trees shall be planted at the rate of one tree per 50 linear feet, and shrubs at the rate of one shrub per five linear feet of display area.

(b) Plants may be grouped together, provided that at least 250 square feet of contiguous growing area, not encroached upon by impervious surfaces, surrounds each planted tree.

(c) The provisions of Section 4.3.9.D.6.a shall not apply.

ab. **Non-Banking Financial Institution** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) A Non-Banking Financial Institution shall be located no less than 1,320 linear feet from the property line of another property upon which another Non-Banking Financial Institution is located.

ac. **On-Street Vending** shall be permitted in accordance with the applicable Use Table, subject to the following:

(2) Issuance of a Temporary Use Permit pursuant to Section 8.5.9.

ad. **Outdoor Display** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Outdoor Display shall be permitted only through the Administrative Adjustment process in Section 8.5.8.

(2) A binding site plan illustrating the extent of the permitted area for outdoor display shall be required.

(3) Vehicles for sale, lease or rent as part of a properly permitted Use (including boats and manufactured housing) shall not be considered merchandise, material or equipment subject to the restrictions of this Section.

(4) Plant material at a Plant Nursery or Plant Nursery with Landscape Supply shall not be considered merchandise, material or equipment subject to the restrictions of this Section.

(5) Waste generated on-site and deposited in ordinary refuse containers shall not be subject to the restrictions of this Section.

(6) Temporary uses permitted by these zoning regulations are not subject to the requirements of this Section.

(7) The requirements of this Section do not supersede any previously issued Conditional Use or special exception for outdoor display or storage.

(8) The outdoor location of soft drink or similar vending machines shall be considered outdoor display where the location is visible from Adjacent Residential Development.

(9) Outdoor acceptance of payment or other remittance (including cash registers or similar devices) shall not be permitted, except for activities permitted through a Temporary Use permit.

ae. **Outdoor Recreation** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The use shall have direct access from a major or minor thoroughfare.

(2) Food sales shall be provided for patrons of the recreational activity only.

(3) Passive recreational activities may use alternative Parking surfaces as approved by the City Engineer.

af. Outdoor Storage, where permitted by this Ordinance, ~~all~~ shall be located ~~only in the 3rd Layer and~~ at least 15 feet from the public right-of-way and any Abutting Residential Use or Residential District. . All areas utilized for outdoor storage should be screened from view from the public right-of-way.

ag. **Parking Lots** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) No storage, repair, or sales of vehicles shall be allowed on the site.

(2) A wall or continuous evergreen hedgerow of at least 24 inches and fence no more than 48~~30~~ inches in height shall be placed around the perimeter of the Parking area to prevent Encroachment of vehicles into the surrounding area. Openings for pedestrian and vehicular access are permitted.

(3) Compliance with all other applicable provisions of this Code related to Parking Lots.

ah. Self-Service Storage Facilities shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Except when located within District SD-LI or SD-HI, there shall be a Parcel Buffer provided pursuant to Section 4.3.11.H, which shall include a perimeter fence no less than four feet and no more than eight feet in height. Such fence shall be Screened in accordance with Section 4.3.1.

(2) Barbed-wire, razor wire, or similar accoutrements may not be used on portions of the fence visible from a roadway. Acceptable materials include wrought iron, aluminum, stone, brick or other materials with similar appearance.

(3) One Loading Space shall be provided for each 10,000 square feet of enclosed storage area.

(4) When located within a PUD District, the Use shall maintain a minimum 300 foot Setback from any property line along arterial roadways.

ai. **Short-Term Rental Units** shall be permitted in acordance with the applicable Use Table, subject to the following:

(1) the Short-Term Rental Unit must be in a Building originally used or designed to be used as an abode or home of a person, family, or household in either a portion of a single-family house, or an individual Dwelling Unit in a two-family Dwelling, or townhouse, which Short-Term Rental Unit is rented wholly or partially for a period of less than thirty (30) continuous days occupancy for a fee;

(2) the owner, defined as Single-Family Dwelling, of such Short-Term Rental Unit must reside on the premise;

(3) each Short-Term Rental Unit must be registered with and licensed by the City.

aj. **Townhouses or Rowhouses** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Party walls, subject to the provisions of the Standard Building Code and National Fire Protection Association Fire Code, shall be provided along all points of attachment.

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ak. **Transfer Stations and Recycling Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The transfer station shall handle only waste that can be legally handled or disposed of in a solid waste landfill facility. This limitation shall not preclude use of the transfer station site for collection, processing, storage, and transfer of recyclable materials or for other waste reduction activities.

(2) Recycling facilities shall handle only recyclable materials for which a permit has been obtained through the appropriate regulatory agency.

(3) The entrance Driveway shall be located on a major thoroughfare located within 2,000 feet of an interstate highway interchange.

(4) There shall be at least 500 feet of separation between the facility [building and vehicular use areas adjacent to the building] and the nearest Residential Structure.

(5) The facility shall conform to all applicable State and federal regulations.

al. **Utility Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Utility Facilities in Residential areas or adjoining Residential Uses shall maintain Residential area Setbacks or Required Yards, be fenced (unless totally enclosed with a Structure), and either be screened from view or designed to have a Residential appearance.

(2) Expansion of Utility Facilities originally approved through the issuance of a Conditional Use Permit pursuant to Section 8.5.16 of up to 20% or 1,000 square feet, whichever is greater, may be approved administratively by the Zoning Administrator.

am. **Waste Handling Facility, Not Otherwise Classified** may be permitted in accordance with the applicable Use Table, subject to the following:

(1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.

(2) The facility shall comply with all applicable State and federal regulations.

(3) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

an. **Wireless Communication Facilities other than Communications Towers** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The requirements set forth in this Section 4.3.9.D.6.n. shall govern the location of Towers that exceed, and antennas that are installed at a height in excess of 70 feet. The height limitations applicable to Buildings and Structures shall not apply to Towers and Antennas.

(2) Antennas or Towers located on property owned, leased, or otherwise controlled by the CITY shall be exempt from the requirements of this subsection, provided a license or lease authorizing such Antenna or Tower has been approved by City Council.

(3) This Section shall not govern any Tower, or the installation of any Antenna, that is under 70 feet in height and is owned and operated by a federally – licensed amateur radio station operator or is used exclusively for receive – only Antennas.

(4) The following requirements must be met:

(a) Site and landscape plans drawn to scale and landscape plans drawn to scale;

(b) A report including a description of the Tower with technical reasons for its design;

(c) Documentation establishing the structural integrity for the Tower's proposed uses, certified by a professional engineer licensed in the State of Tennessee competent in such design, the general capacity of the Tower and information necessary to assure that ANSI (American National Standard Institute) standards are met;

(d) A statement of intent whether excess space on the Tower will be leased;

(e) Proof of ownership of the site or a copy of the owner's authorization to use the site;

(f) Copies of any Easements necessary to gain access or limited Development areas;

(g) An analysis of the site containing existing topographical contours;

(h) A written opinion from an appropriate authority that the soils and underlying materials will support the intended Structure;

(i) Evidence that the Tower facility meets technical emissions standards set by the FCC (Federal Communication Commission);

(j) Evidence of "Determination of No Hazard" from the FAA (Federal Aviation Administration), as well as all required FCC permit information;

(k) Alternatives to the Tower location and why this site was selected; and

(l) Evidence that the site complies with requirements of the NEPA (National Environmental Policy Act) in regard to impact on wildlife, endangered species, historical sites, Native American religious sites, floodplains, wetlands, high intensity white lights in Residential neighborhoods ,and frequency emissions in excess of FCC guidelines.

(5) Towers may be built on the same Lot or Building Site with another Principal Use. A separation a minimum of the Tower height between the Tower and any other Principal Use is required in order to provide for the health, safety and welfare of individuals and Structures occupying the same site. Joint use is prohibited on a Lot or Building Site where a proposed or existing Principal Use includes the storage, distribution or sale of volatile, flammable, explosive or hazardous wastes such as LP gas, propane, gasoline, natural gas and corrosive or dangerous chemicals.

(6) Towers 80 feet or more in height shall be located on the Lot so that the distance from the base of the Tower to any adjoining property line or supporting Structure of another Tower is a minimum of 100% of the proposed Tower height. No Variance shall be granted from this minimum setback requirement.

(7) Except as specifically required by the FAA (Federal Aviation Administration) or the FCC (Federal Communication Commission), transmission Structures shall:

(a) use colors such as gray, blue or green which reduce their visual impacts; provided, wooden poles do not have to be painted; and

(b) not be illuminated, except equipment shelters may use lighting for security reasons which is compatible with the surrounding neighborhood;

(c) not use strobe lights unless specifically required by FAA.

(8) Any proposed Tower shall be structurally designed so as to accommodate the minimum number of foreseeable shared users.

(9) No advertising or display is permitted on any Communication Tower.

(10) Any Accessory Buildings or Structures shall be located a minimum of 50 feet from any adjoining

property line. Except for emergency purposes, the accessory facilities may not include offices, long-term vehicular storage, other outdoor storage, or broadcast studios, unless the Use is permitted in the District.

(11) The Tower base and equipment area shall be enclosed with a fence no less than six feet in height. Access shall be locked at all times when the site is not occupied.

(12) 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 material as will provide an evergreen Screen. Screening as required herein shall be not less than four feet in height at the time of planting and shall be permanently maintained.

(13) Location on any other Structure other than a Tower (i.e. water tank, utility poles, roof tops, etc.) is permitted subject to the provisions listed above relating to a Tower location.

(14) Co – location on Towers is encouraged. The Zoning Administrator has authority to approve a co – location on an existing Tower subject to:

(a) receipt of a letter from a licensed engineer stating that the Tower is structurally adequate to handle the additional load; and

(b) the FCC technical emissions standards not being exceeded.

(15) Any Antenna or Tower that is not operated for a continuous period of 12 months shall be considered abandoned and the owner of such antenna or tower, as well as any shared user(s) of the Tower or Antenna, shall remove same within 90 days of receipt of notice from the City notifying the owner and shared user(s) of such abandonment. If such Antenna or Tower is not removed within said 90 days, the City may remove or have the Structure removed at the owner's expense.

ao. **Wrecking, junk, and salvage yards** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.

(2) The facility shall not be within 1,000 feet of Residentially zoned or Residentially used property; however, intervening highways, streets, railroads, and similar Rights-of-Ways shall be included in the 1,000-foot measurement.

(3) The facilities shall be enclosed by a fence and shall be Screened from view. The fence shall be six-feet high, measured from the lowest point of grade. The fence shall be maintained in good condition. No stored materials shall be visible from ground level immediately outside the fence.

(4) A spill prevention and countermeasures plan shall be provided prior to construction plan approval that includes, at a minimum:

(a) Cleanup procedures for spills occurring inside and outside the Building;

(b) Countermeasures to prevent spills from entering the stormwater collection system; and

(c) Routine cleanup procedures for work areas and parking areas. Washdown water shall not be

permitted to enter the stormwater collection system.

(5) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

~~E.~~F. General Performance Standards for All Uses.

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1. Any activity which releases smoke, particulate matter, gases or contaminants into the atmosphere shall comply with all applicable federal and State regulations.
2. All activities shall comply with the City Fire Codes.
3. All activities shall comply at a minimum with all applicable State and federal regulations as well as the appropriate County Health Department regulations and City and County fire department regulations for hazardous materials and wastes.
4. All activities shall control electromagnetic frequencies so that there is no interference in the operation of equipment off-site and no adverse effects to persons off-site.
5. Any activity which discharges material or liquids into sanitary sewers shall conform to all federal, state and local discharge and release regulations. City sanitation ordinances may also apply. The drainage of waste or stored materials onto adjacent properties or directly into creeks and watercourses or into the stormwater conveyance system is prohibited. Only uncontaminated stormwater runoff may be discharged into the stormwater conveyance system.
6. All activities shall comply with all federal and State regulations which apply to the handling, storage, and disposal of nuclear material.
7. All activities shall comply with all City regulations which pertain to the emanation of sound waves.

~~F.~~G. Accessory Uses.

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1. Accessory Uses are Permitted by Right, Permitted Subject to Limited Use Standards, as Conditional Uses, or Not Permitted, as indicated in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses).
2. Those Uses shown in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses) as "P" (Permitted Accessory Use) are permitted in the applicable District, as indicated, if subordinate and customarily incidental to a permitted Principal Use existing on the Lot or Building Site.
3. Those Uses shown in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses) as "CU" (Conditional Use) are permitted in the applicable District, as indicated, if compliant with all applicable standards, requirements and conditions of Section 4.3.9.D, and subject to issuance of a Conditional Use Permit pursuant to Section 8.5.16.
4. Those Uses shown in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses) as "PL" (Permitted Subject to Limited Use Standards) are permitted in the applicable District, as indicated, if compliant with all applicable standards, requirements and conditions of Section 4.3.9.D.

~~G.~~H. Temporary Uses

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5. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Permitted ("P") are allowed by right, subject to the issuance of a Temporary Use Permit by the Zoning Administrator.
6. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Permitted Subject to Limited Use Standards ("PL") are allowed by right provided that the applicable standards and requirements are met, subject to the issuance of a Temporary Use Permit by the Zoning Administrator.
7. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Conditional Use ("CU") are allowed by Conditional Use Permit, subject to compliance with the Conditional Use requirements of this Article and the issuance of a Temporary Use Permit by the Zoning Administrator.
8. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Not Permitted ("NP"), not allowed as Permitted ("P") or allowed as a Conditional Use ("CU"), or otherwise prohibited by this Ordinance are prohibited as Temporary Uses.

4.3.10 Encroachments.

Encroachments of Building Elements are allowed within each District and Civic District only as set forth in **Table 4.3.10 Encroachments**.

4.3.11 Screens, Streetscreens, & Lot/Building Site/Parcel Buffers

A. Compliance with Standards.

Any Screen, Streetscreen, or Buffer required under this Ordinance shall comply with the applicable standards and requirements in **Tables 4.3.1-A - 4.3.1-U (District Standards)**, and this Section 4.3.11.

B. When Screening Required.

Screening of the items and conditions indicated shall be provided as required for each applicable District in **Tables 4.3.1-A - 4.3.1-U (District Standards)**, and this Section 4.3.11, except in each case, at any Driveway.

C. Location of Streetscreen.

Any Streetscreen must be located as set forth in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

D. Wall Screen / Streetscreen Material.

A Wall Screen or Streetscreen shall be constructed of the materials specified in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

E. Fence Screen / Streetscreen Material.

A Fence Screen or Streetscreen shall be constructed of the materials specified in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

F. Hedge Screen / Streetscreen Standards.

A hedge Screen or Streetscreen shall consist of plants meeting the standards of **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

G. Openings in Streetscreens.

Streetscreens shall have openings no larger than necessary to allow vehicular and pedestrian access.

H. Lot/Building Site/Parcel Buffer Requirements.

1. For Project Buffers applicable to Development Parcels, see Section 5.8.
2. If a Project Buffer exists or is required pursuant to Section 5.7, a Lot/Building Site/ Parcel Buffer is not required under this Section 4.3.11.H.
3. Except as provided in paragraph 4.3.11.H.2 or as otherwise specifically provided in this Ordinance, a Lot/Building Site/ Parcel Buffer must be provided for any new Development or Structure within Districts CD-4C, CD-5C, PUD-R, PUD-MU, or any Special District, along the common Lot, Building Site, or parcel boundary of such Development or Structure and that of any Lot, Building Site, or parcel on which a single-family Dwelling or Two-Family Detached Residential Dwelling is located. Except as otherwise specifically provided in this Ordinance, all Lot/Building Site/ Parcel Buffers required under this Article 4 must meet the following requirements:

I. Modification

1. The Lot/Building Site/Parcel Buffer requirement at 4.3.11.H. may be modified by the Zoning Administrator upon a finding that:
   (a) a modification would be consistent with the purpose of protecting residential land uses from noise, odor, and unsightliness of adjacent higher intensity land uses;
   (b) the actual proposed use of the Lot or Building Site is not incompatible with the use of the abutting parcel;
   (c) a modified buffer, fence, or screening adequately mitigates any potential deleterious impact to abutting parcels; or
   (d) site conditions render the required buffer ineffective.

~~3.~~2. The applicant may appeal the Zoning Administrator's determination as described in 8.5.17.

ILLUSTRATION 4.3.11.H-2 BUFFER

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4.3.12 Parking

A. General.

1. Within each District, all Parking Areas, Parking Structures, Parking Lots, Garages, and other Parking accommodations shall be provided, located, designed, accessed, constructed, maintained, operated, and otherwise meet the standards and requirements specified for the applicable District in **Tables 4.3.1-A– 4.3.1-U (District Standards)**, **Table 4.3.12.B (Vehicular Parking Requirements)** and **Table 4.3.12.C (Off-Street Vehicular Parking Space Dimensions)** or **Table 4.3.12.A-3 (Off-Street Compact Vehicular Parking Space Dimensions)**, except as they may be modified by the handicapped Parking regulations found in Section 4.3.12.B.9 and 4.3.12.B.10.

B. Parking Required.

1. Vehicular Parking shall be provided in accordance with this Section 4.3.12.B and Table 4.3.12.B (Vehicular Parking Requirements), shall comply with and be located and in accordance with Tables 4.3.1-A–4.3.1-U (District Standards) and shall be designed in accordance with Section 4.3.12.C and Table 4.3.12.C (Off-Street Vehicular Parking Space Dimensions).
2. Vehicular Parking required for each Lot or Building Site shall be determined based on the quantity of Principal Use(s) of the Lot or Building Site and the number of spaces available to the Lot or Building Site, as determined by Section 4.3.12.B, Section 4.3.12.4, and **Table 4.3.12.B-1 (Vehicular Parking Requirements)**.
3. The number of spaces of Parking available to a Lot or Building Site is the sum of
   (a) All spaces within the Lot or Building Site,
   (b) All spaces Adjacent to the Frontage Line on the same side of the Thoroughfare or Internal Drive as the Lot or Building Site, and
   (c) If elected by the Applicant, all spaces within the same or an Adjacent Block within a public Parking Lot or Parking Structure or by Parking agreement or Easement.
   (d) Any fractional spaces shall be rounded down to the nearest whole number.

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

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4. Exemptions
   (a) Within CD-5, the Columbia Arts District Overlay, and the Columbia West End Historic District, existing buildings and uses shall comply with the following:
      (i) When a non-residential use is changed to another non-residential use, additional parking spaces are not required;
      (ii) A one-time building expansion of ten percent (10%) or less of the existing floor area, up to a maximum expansion of 1,000 square feet, shall not require additional parking spaces, provided that the number of existing parking spaces on the Lot or Building Site shall not be reduced to accommodate the expansion;

(iii) When a building is demolished and a new building is constructed, or the area of the structure is expanded by more than ten percent (10%), parking shall comply with the standards of this section for the entire square footage of the building.

(iv) For new construction, the Zoning Administrator may approve counting all public and on-street spaces within 1,320 feet of the Lot or Building Site; and

(v) When a residential use is changes to a non-residential use, the Zoning Administrator may approve counting all public and on-street spaces within 1,320 feet of the Lot or Building Site.

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~~4.~~5. The number of spaces of Parking available to a Lot or Building Site ~~must~~ may not exceed ~~be less than, nor more than 30% greater than~~, the number of spaces of Parking determined by Table 4.3.12.B-1 (Vehicular Parking Requirements) by more than thirty percent (30%) ~~–~~based on the quantity of Principal Use(s) on the Lot or Building Site, provided that the minimum number of spaces may be reduced pursuant to Section 4.3.12.B.5 and Section 4.3.12.B.6.

~~5.~~6. For purposes of this Section 4.3.12.B-2, the number of Parking spaces available to a Lot or Building Site may be reduced, at the election of the Applicant, by dividing the number of spaces of Parking required to be available to the Lot or Building Site by the applicable Shared Parking Factor. The Zoning Administrator may assign an appropriate factor to uses not listed.

~~6.~~7. The applicable Shared Parking Factor is determined under **Table 4.3.12-B (Shared Parking Factor)** for any two Principal Uses within the Lot or Building Site or within the Lot or Building Site and any other Lot or Building Site within the same or any Adjacent Block.

TABLE 4.3.12.B-2 (SHARED PARKING FACTOR)

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~~7.~~8. In determining compliance with this Section 4.3.12.B, the following shall not be counted:

a. **Accessory Dwelling Units; and**

b. **Lin**er Buildings fewer than 30 feet deep and no more than two Stories.

~~8.~~9. Up to 10% of the total number of Parking spaces in Parking Areas, Parking Lots, and Parking Structures that provide Parking for fifty (50) or more cars may be provided as Parking for compact cars, designed in compliance with Section 4.3.12.C.

~~9.~~10. Parking spaces to accommodate the needs of handicapped individuals shall be provided in accordance with the following Table 4.3.12.B-3 (Off-Street **Handicapped-Accessible Parking)**, designed in compliance with Section 4.3.12.C.

~~10.~~11. One out of every eight required handicapped accessible spaces shall be van-accessible. A minimum of one van-accessible space shall be provided.

~~11.~~12. Any Plan submitted under this Ordinance must show the proposed types, numbers, and arrangement of Parking accommodations, including access to such areas from the Thoroughfares and Internal Drives, with spaces complying with all requirements of this Section 4.3.12.B.

C. Design.

1. In all Districts, Parking Lots shall be designed in accordance with this Section 4.3.12.C and other applicable provisions of this Article 4.
2. Except as otherwise provided for compact vehicle Parking accommodations under Section 4.3.12.C.3, the dimensional standards set forth in **Table 4.3.12.C-1 (Off-Street Vehicular Parking Space Dimensions)** are applicable to off-street Parking accommodations:

   TABLE 4.3.12.C-1 (OFF-STREET VEHICULAR PARKING SPACE DIMENSIONS)

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3. Any compact car spaces must be separately signed and marked in distinct, separate areas. The dimensional requirements for compact car spaces are as set forth in Table 4.3.12.C-2 (Off-Street Compact Vehicle Parking Space Dimensions):

   TABLE 4.3.12.C-2 (OFF-STREET COMPACT VEHICLE PARKING SPACE DIMENSIONS

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4. Any ramps leading from a Thoroughfare or Internal Drive to a Parking Lot, Parking Area, Garage, or Parking Structure shall be at least twenty feet (20 ft.) wide for two-way traffic and 10 feet (10 ft.) wide for one-way traffic.
5. Curbs must be made of granite or concrete at heights between six inches (6 in.) and eight inches (8 in.) above the elevation of the Thoroughfare and must be at least six inches (6 in.) wide.
6. Curb cuts must be at least 20 feet (20 ft.) wide for two-way access and 10 feet (10 ft.) wide for one-way access. Except as otherwise expressly provided in this Ordinance with respect to numbers of Driveways, Lots and Building Sites shall be limited to one curb cut per Lot or Building Site.
7. Unless alternative Parking surfaces are otherwise permitted by this Ordinance, all off – street Parking Areas and Parking Lots shall be surfaced with asphalt or concrete. Asphalt Parking Areas and Parking Lots shall be compacted after sub-grade with a minimum six inch stone base, a minimum two inches of modified asphalt binder, and a minimum 1-½ inches of asphalt mix topping and must follow the construction detail provided below. Concrete Parking Areas and Parking Lots shall be constructed according to recognized construction standards. Construction plans for all Parking Areas and Parking Lots construction plans shall be subject to review and approval by the City Engineering Department.
8. Except in District CD-2, all Parking accommodations counted toward the applicable Parking requirements shall be paved and completed prior to issuance of the Final Certificate of Occupancy for the related Building(s).
9. Any Parking Area or Parking Lot in the First or Second Layer shall be Screened from view in accordance with Section 4.3.11 and Tables 4.3.1-A - 4.3.1-U (District Standards).
10. Any Parking Area or Parking Lot having five (5) or more spaces shall include Curbs, paving, Sidewalks, drainage facilities and lighting in accordance with this Ordinance and all other applicable laws, regulations and specifications.

11. The maximum grade permitted for any required Parking shall not exceed 8%.
12. Except in Districts CD-2, CD-3L, and CD-3, all off-street Parking spaces a shall be striped with paint or some other form of permanent marking.
13. All access to any City street from a Driveway shall have a concrete Driveway apron as approved by the City Engineering Department.
14. Any Parking Area or Parking Lot having ten (10) or more parking spaces shall conform to the following:
    a. Parking Areas and Parking Lots shall contain at least one landscape island for every ten (10) parking spaces. Parking Lots with more than one landscape island shall have such islands distributed throughout the Parking Lot.
    b. Interior parking rows shall be terminated at both ends with landscape islands.
    c. Each parking island shall be of a minimum size equal to a standard parking space; provided that each parking island abutting two rows of head to head parking spaces shall be of a minimum size and length equal to two (2) parking spaces.
    d. Parking islands shall contain a minimum of one (1) shade tree for every single island. If a parking island is double length or width, then two (2) shade trees shall be required.
    e. Rows of parking fronting on drive aisles including alleys shall be provided with a minimum five feet (5 ft.) (excluding curbs) landscaped buffer.
    f. Root zones for existing trees to remain shall be a minimum of 48 square feet.
    g. For every 2,000 square feet of Parking Area or Parking Lot, at least one tree shall be installed or preserved within the Parking Area or Parking Lot except to the extent that trees outside of the Lot containing the Parking Area or Parking Lot are allowed to satisfy this requirement as set forth below.
    h. No parking space shall be more than seventy-two feet (72 ft.) from a tree within the Lot, as measured from the center of the Tree to the nearest line demarcating the space.
    i. Except for trees allowed to be counted outside the Parking Area or Parking Lot, new trees shall be installed and/or existing trees preserved in Tree islands provided pursuant to this Section and/or at the perimeter of the Parking Area or Parking Lot, provided that the perimeter of the Parking Area or Parking Lot where trees are installed or preserved to meet this requirement lies within the Lot on which the Parking Area or Parking Lot is located.
    j. Trees outside of the Parking Area or Parking Lot located within twenty feet (20 ft.) of the closest portion of such Parking Area or Parking Lot, including but not limited to Trees within Thoroughfare Rights-of-Way, Internal Drive Easements, and Civic Spaces, may be counted toward satisfying the requirements.
    k. In addition to any walkway or Sidewalk around a Parking Area or Parking Lot, each such Parking Area or Parking Lot exceeding one hundred and twenty (120) spaces shall have least one pedestrian walkway bisecting the Parking Area or Parking Lot and connecting to adjoining sidewalks of a minimum width of

eight feet (8 ft.) that is paved differently from the parking spaces with respect to texture, material, style, and/or color.

ILLUSTRATION 4.3.12.C-3 PARKING AREA / LOT OR BUILDING SITE LANDSCAPING

l. Any Parking Area or Parking Lot in the First or Second Layer shall be Screened from view in accordance with Section 4.3.11.

Commented [KM15]: Add language here and in 1.22 regarding modification of parking areas based on trigger of X. Look to 3638 language.

15. Parking Areas and Parking Lots shall include Curbs, paving, Sidewalks, drainage facilities and lighting in accordance with this Article as well as any other applicable laws, regulations and specifications.
16. Parking Area paving shall be confined to the minimum area necessary to comply with the parking requirements of this Article.
17. Any Plan submitted under this Article shall show the proposed arrangement of Parking accommodations, including access to such areas from the Thoroughfares or Internal Drives, with Parking spaces to comply with the requirements of this Section 4.3.12.
18. Parking Structures must be Screened from view of any Frontage by one or more Liner Buildings as set forth in Table 4.3.1-A– Table 4.3.1-U (District Standards). Such Liner Buildings must be the same or greater height as the associated Parking Structure that they Screen.
19. Lighting illuminating off-street Parking accommodations in all Districts other than Districts CD-2, CD-3L, and CD-3 must be installed within and directed only within the applicable Parking Area, Parking Lot, Garage, or Parking Structure.
20. Handicapped-accessible Parking shall comply wit the following:

    a. Handicapped-accessible Parking shall be located as near as possible to the main public entrances of a single Building or centrally located in Parking Areas that serve more than one Building.

    b. All off-street handicapped-accessible Parking spaces shall be located in the closest Parking Area to a public entrance to the Building but no more than 250 feet from such entrance.

    c. No stairs or curbs are permitted between a handicapped-accessible Parking space and the entrance which it is intended to serve, and the slope along the accessible route shall not exceed 1:12.

    d. All off-street handicapped accessible Parking spaces shall be designated by a Sign or other means accepted by State requirements. Van- accessible spaces shall be designated by a sign indicating "Van Accessible" in addition to any other means used.

    e. A minimum width of 96 inches shall be required for all van-accessible spaces. Van- accessible spaces shall further require a minimum vertical clearance of 98 inches.

    f. An access aisle of 60 inches shall be provided for all handicapped accessible spaces and an aisle of 96 inches shall be provided for all van-accessible spaces (one 96 inch aisle may serve both types of spaces. No ramps may project into this access aisle.

21. No required Parking accommodation shall be Encroached upon by any Building, Structure, or Use.

D. Operation & Maintenance.

1. No Parking space required for Dwelling Units shall be rented to Persons not living on the premises. All required Parking spaces or Dwelling Units must be made available to occupants of the Dwelling Units as an integral part of their occupancy.
2. Required Parking Accommodations must be available and maintained for such period as the Use or Structure exists that the facilities are designed to serve.

E. Access.

1. All Parking Areas, Parking Structures, and Garages shall be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.
2. Vehicular access to Parking Areas, Garages, and Parking Lots shall not conflict with general vehicular movement serving the site. Ingress and egress points must be at Curb cuts approved by City Engineer.
3. In all Districts, vehicular entrances and exits shall be designed to be easily identifiable by drivers and pedestrians. Any signage must be simple, clear, and concise. Any gates, arms, or booths must be set back at least 20 feet from the Frontage.
4. Off-street Parking accommodations other than those in Districts CD-2, CD-3L, and CD-3, and Single family Residential Lots and Building Sites in Districts SD-MHP and PUD-R shall provide access so that backing directly onto a Thoroughfare or Internal Drive is unnecessary.
5. A Driveway, drive aisle, or Internal Drive must be provided for off-street Parking accommodations in all Districts.
6. Driveways and entrances and exits for off-street Parking accommodations in all Districts other than Districts CD-2, CD-3L, and CD-3 and Single family Residential Lots and Building Sites in Districts SD-MHP and PUD-R, shall be at least 25 feet from a Thoroughfare or Internal Drive at an intersection.
7. Except in Districts CD-2, CD-3L, and CD-3, cross-access Easements must be provided between all contiguous Parking Areas and Parking Lots except where such areas and Lots are accessed from a Rear Alley.
8. In all Districts, Driveways at Frontages must be no wider in the First Layer than the width specified for the applicable District in Table 4.3.1-A– 4.3.1-U (District Standards).
9. For Residential Uses other than Townhomes and Multifamily, Driveways shall not be located within five feet of a Side Building Site Line or Rear Building Site Line unless a shared Driveway is used.
10. In all other Districts, except 4.3.12.E-9, no Driveway shall be constructed within 25 feet of an Adjacent Driveway. This dimension shall be increased to the greater of 40 feet Adjacent Driveways on State highways.
11. No Driveway curb return shall extend beyond an Adjacent Side Building Site Line or Rear Building Site Line or more than one-half (1/2) the distance to a Driveway located on the same property. This provision may require increased separation from Adjacent properties over the minimum indicated in Sections 4.3.12.E.10 or 4.3.12.E.11 above.
12. In all Districts, pedestrian exits from all Parking Lots, Parking Areas, Garages, and Parking Structures must conform to Table 4.3.1-A– 4.3.1-U (District Standards**)**, except for underground Parking accommodations.

F. Parking Restrictions.

1. Domestic and recreational vehicles such as boats, camper trailers, and utility trailers shall be stored off - street, subject to the location requirements of Table 4.3.1-A– 4.3.1-U (District Standards). Boats, camper trailers, and utility trailers may be stored on an unpaved surface, provided they are parked in the third layer and screened from view from the public right-of-way and adjacent properties.

2. Parking of buses on the site of and directly associated with a permitted Non-Residential Use shall be permitted.
3. Parking of heavy equipment or tractor trailers (including trailers as storage) shall not be permitted. This requirement shall not prohibit commercial vehicles from making deliveries. Trailers may be permitted for temporary storage in association with a construction with a Temporary Use Permit (Sec. 3.8).
4. Single and double axle trucks that exceed 90 inches in width and are greater than 12 feet in height are prohibited from Parking on a street for more than four (4) consecutive hours, unless it is related to performing a service for a property owner, ie. construction, remodeling, etc.
5. Required Parking spaces and loading facilities shall not be used for the storage or sale of merchandise, vehicle storage, vehicles for sale, or vehicle repair. Non-required spaces proposed for these uses shall be designated on a site plan.
6. The private sale or storage of one vehicle per Dwelling Unit may be permitted as an Accessory Use in association with a Residential Use.
7. Any area designated for required off-street Parking or loading shall not be changed to another use until adequate Parking and/or loading facilities in conformance with this Article have been established.
8. Required Parking spaces may be temporarily used for uses other than Parking and loading with the issuance of a Temporary Use Permit pursuant to Section 8.5.9; provided such use does not negatively impact adjacent roadways, neighborhoods, or other uses and is clearly temporary in nature.

G. Drive-Through Locations & Standards.

1. Any drive-through facilities must be located and designed and comply with all standards as specified for the applicable District as set forth in **Tables 4.3.1-A– 4.3.1-U (District Standards)**. See **Illustration 4.3.12.G (Drive-Throughs)**.

ILLUSTRATION 4.3.12.G DRIVE-THROUGH

Commented [KM16]: Drive through illustration goes here.

2. Any drive-through locations must be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.
3. Off-street vehicular stacking spaces shall be provided for all drive-through facilities in accordance with Section 4.3.12.H.

H. Stacking Spaces.

1. Off-street vehicular stacking spaces shall be provided in accordance with **Table 4.3.12.H (Stacking Spaces)** for the activity type indicated as follows:

Table 4.3.12.H (Stacking Spaces)

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2. Required stacking spaces shall be subject to the following design and layout standards:

   a. Stacking spaces shall be a minimum of eight feet in width by 25 feet in length.

   b. Stacking spaces by shall not impede on- or off-site traffic movement or movement into or out of off-street Parking spaces.

   c. Stacking spaces for each type of activity or accommodation shall be subject to any location standards applicable to the activity or accommodation itself.

d. Stacking spaces shall be separated from other drive aisles, Driveways, or Internal Drives by raised medians. if deemed necessary by the City Engineer for traffic movement and safety.

4.3.13 Bicycle Parking

A. Bicycle Parking Required

Bicycle Parking shall be provided within CD-4,CD-4C, and CD-5 for a Lot or Building Site as set forth in **Table 4.3.13 (Bicycle Parking)**.

B. Bicycle Parking Standards

1. Bicycle parking shall be provided using Bicycle Racks, Bicycle Lockers, restricted access bicycle enclosures, or similar secured facilities.
2. Bicycle Racks shall be securely anchored.
3. An aisle providing access to bicycle parking areas shall clear maneuverable access without limiting use of any sidewalk. Access aisles must be at least 4-feet wide.
4. Bicycle parking areas may be located in any layer and should be accessible from the main entrance by a continuous sidewalk connection.
5. Bicycle parking areas shall be separated from automobile parking and circulation areas by a physical barrier or a distance of feet.

Table 4.3.13 (Bicycle Parking)

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4.3.14 Loading Space

A. General.

1. Loading spaces shall be provided, designed, accessed, and located in accordance with this Section and Table 4.3.14.B (Loading Space Requirement) and Tables 4.3.1-A– 4.3.1-U (District Standards).
2. Loading areas must be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.

B. Loading Space Required.

1. Each Lot or Building Site shall have the minimum number of loading spaces per quantity of the indicated Use as set forth in **Table 4.3.14.B (Loading Space Requirements)**.

Table 4.3.14.B (Loading Space Requirements)

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2. Without limitation to the other requirements of this Section, loading spaces shall be provided for each delivery bay, loading dock or delivery entrance.
3. Loading spaces must be available at all times without conflict with any Plan or Improvement element.
4. Space allocated to any loading area or access thereto shall not be used to satisfy the requirements for any Parking or garbage, recycling, or trash facilities.
5. Parking spaces may not be used or counted as meeting loading requirements.
6. No required loading space shall be Encroached upon by Buildings, Structures, Open Storage or any other Use.
7. Required loading facilities may be temporarily used for uses other than loading with the issuance of a Temporary Use Permit pursuant to Section 8.5.9, provided such use does not negatively impact adjacent roadways, neighborhoods, or other uses and is clearly temporary in nature.

C. Location, Design & Access.

1. Except as otherwise provided in subparagraph 4.3.14.C.2 below, all required loading spaces shall be provided within the applicable Lot or Building Site.
2. In Districts CD-4, CD-4C, CD-5, and CD-5C, required loading spaces may be provided either within the applicable Lot or Building Site or in the parking lane of the Enfronting Thoroughfare or Internal Drive.
3. Off-street loading spaces shall be located in accordance with **Tables 4.3.1-A– 4.3.1-U (District Standards)**.
4. Off-street loading areas must be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.
5. No loading facility shall be located within 30 feet of a Thoroughfare or Internal Drive intersection.
6. Off-street loading areas shall include Curbs, paving, drainage facilities, and lighting in accordance with City standards and this Ordinance, as well as any other applicable laws, regulations and specifications.
7. Each required loading space shall have the minimum dimensions set forth in Table 4.3.14.B (Loading Space Requirements).
8. Loading facilities may not obstruct facilities required for emergency access, including fire lanes.
9. Each off-street loading space shall be directly accessible from a Thoroughfare, Driveway, drive aisle, Internal Drive, or Alley without crossing or entering any other required off-street loading facility. Such loading spaced shall be accessible from the interior of the Building it serves and shall be arranged for convenient and safe ingress and egress by motor truck and/or trailer combination.

   The required dimensions of loading spaces shall not include any access or entrances to, or exits from, such spaces.

   Commented [KM20]: Seems like this should be in a numbered suboaragraph.
10. All off-street loading spaces shall be surfaced with asphalt, concrete, or other hard surfaced material, and constructed so as to support the heaviest anticipated load, including without limitation fire and sanitation equipment and delivery vehicles, and shall provide for adequate drainage, and prevent the release of dust.
11. Loading Spaces provided within a Thoroughfare or Internal Drive shall meet construction requirements of provided by the City Engineer.
12. Each loading space shall be permanently marked and identified as a loading space in which no Parking is allowed. Permanent wheel stops or curbing shall be provided for each off-street loading space to prevent any vehicle using the loading space from Encroaching on the required Yards or Adjacent property.
13. Off-street loading areas shall be Screened in conformance with Section 4.3.11.

4.3.15 Refuse, Service, Equipment & Other Items

A. Trash Receptacle / Dumpster Requirement

Trash receptacles and dumpsters must be provided for each Lot or Building Site and must be located in accordance with Section 4.3.15.B.

B. Trash Receptacle/Dumpster Locations & Standards.

1. Dumpsters and trash and recycling receptacles shall be located as specified for the applicable District in Tables 4.3.1-A– 4.3.1-U (District Standards) .
2. All dumpsters and trash and recycling receptacles shall be enclosed as required in this Section and Tables 4.3.1-A– 4.3.1-U (District Standards). The enclosures shall be designed to prevent debris from leaving enclosure or being scattered by wind or animals. Except in Districts CD-2, CD-3L, and CD-3, dumpsters and garbage, trash, and recycling receptacles must be placed on concrete pads. The enclosure must be kept closed

at all times other than for servicing. Except in Districts CD-2, CD-3L, and CD-3, bollards or posts must be placed on the interior of the enclosure to protect the walls from damage by the trash containers within.

3. Dumpsters and garbage, trash and recycling receptacle locations shall be accessed by Rear Alleys, when such are available on the Official Zoning Map or otherwise available.
4. Space allocated to any off-street garbage, trash, or recycling areas, receptacles, or dumpsters shall not be used to satisfy any Parking or loading requirements.
5. All Uses that generate food-related garbage shall provide water quality treatment to mitigate runoff.

C. Equipment & Other Items Locations & Standards

1. All heating, ventilation and air-conditioning equipment, utility meters (not including water meters) and equipment, mechanical equipment, antennas and satellite equipment, communications transmitting and receiving equipment, solar panels, recreation, play, and swimming pool, hot tub and spa locations shall be located and meet the other standards and requirements specified for the applicable District, as required in **Tables 4.3.1-A– 4.3.1-U (District Standards)**.

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D. Service Areas.

1. Service areas shall be located as required in Tables 4.3.1-A– 4.3.1-U (District Standards).
2. Service areas shall be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.

4.3.16 Private Landscape Standards

A. General. 1

Commented [KM22]: Wierd numbering

1. Lots and Building Sites in Districts other than the Civic District shall be landscaped in accordance with Table 4.3.1-A– 4.3.1-T (District Standards) and this Section 4.3.16.
2. In Civic Districts, Lots and Building Sites shall be landscaped in accordance with Table 4.3.1-A– 4.3.1-U (District Standards-Civic) and this Section 4.3.16. Additionally, Civic Spaces shall be designed as set forth in Table 5.3.3.B (Civic Space -Specific Standards).
3. Without limitation to any other provisions of this Section 4.3.16, all Screen, Streetscreen, Buffer, and Parking Area and Parking Lot landscape standards and requirements of this Ordinance must be met.
4. All bare or exposed ground on a Lots and Building Sites and/or in any other landscaped area shall be covered with live plant materials and/or mulch, with the following exceptions:
   a. Naturally occurring river beds, rock outcroppings or similar landscape features typically lacking in vegetation.
   b. Hiking trails and/or traces.
   c. Clay or sand surfaces associated with recreation fields and facilities.
5. Buildings and Structures lawfully existing as of the Effective Date may be modified without providing or modifying landscaping in conformance with this Section 4.3.16, provided that the same does not constitute an Alteration and does not increase the degree by which the Building or Structure is Non-conforming. This shall not be construed as prohibiting the provision of landscaping in full conformance with this Ordinance.
6. The standards and requirements herein set out for landscaping shall not apply to temporary uses or to Development or site work on relatively undeveloped sites which do not involve significant ground disturbance.

B. Maintenance of Landscaping.

1. All landscaping must be properly maintained by the property owner and his or her successors, heirs, assignees or any consenting grantee.
2. All plantings shall be maintained in an attractive and healthy condition. Maintenance shall include, but not be limited to, watering, mulching, fertilizing and pest management, mowing, weeding, removal of litter and dead plant material, and necessary pruning and trimming.
3. Any required plantings that are dead or diseased plantings shall be removed and replaced with plants meeting all requirements of this Ordinance.
4. Natural water courses within a Buffer shall be maintained in a natural condition consistent with any applicable regulations.
5. A water source shall be supplied within 100 feet of any planting requiring continuing watering. Where non-native or non-drought tolerant native vegetation is incorporated in the Buffer, an irrigation system shall be required.
6. Landscape structural features such as walls, fences, berms or water features shall be maintained in a structurally safe and attractive condition.
7. Where other uses, including pedestrian, bike or other trails, are allowed within a Buffer, these uses shall be maintained to provide for their safe use.
8. If any Person responsible for landscape maintenance fails to maintain same according to the standards of this Ordinance, these regulations shall be enforceable by the City with the right to recover the cost of enforcement, including reasonable attorney fees. The City may also, following reasonable notice and a demand that deficiency of maintenance be corrected, enter the area to maintain same. The cost of such maintenance shall be charged to those persons having the primary responsibility for maintenance of the area.
9. Without limitation to Section 4.3.16.B, a maintenance bond lasting one (1) year must be provided for all plantings required under this Section 4.3.16.

C. Removal of Walls or Trees.

None of the following may be removed without the prior approval of the Decision-Making Authority:

1. Walls or trees required or shown on an approved site plan, Development Plan, or Master PUD Development Plan.

Commented [KM23]: none of the following but just one item. Why not "walls and trees...may not be removed withuout prior approval"?

D. Plant Material Standards and Sizes.

1. Except as otherwise required by Sections 4.3.16.D.4, 4.3.16.D.5, 4.3.16.D.8, 4.3.16.D.9 and 4.3.16.D.10, all required plant materials must meet with the minimum sizes, class and other requirements outlined in American Standards for Nursery Stock (ANSI Z60.1-2004) published by the American Nursery and Landscape Association (ANLA) or other local Nursery Association Standards.
2. Trees shall be chosen from the following list of plant species contained within this Section and/or plants identified in the guide, “Native Plants of the Tennessee Valley”, published by the Tennessee Valley Authority (TVA) .

TABLE 4.3.16.D-1

Commented [KM24]: Native Plants table goes here.

3. When more than 20 trees are planted on used on a site to meet these regulations, a mix of trees (genera) shall be provided. The following table indicates the maximum percentage of same trees (same genus) that may be planted.

TABLE 4.3.16.D-2

Commented [KM25]: Genera mix of trees.

4. Shrubs when planted as a hedge, the maximum spacing for shrubs shall be 40 inches on center.
5. Canopy trees shall have a planting area no less than 10 feet wide in all dimensions. Accent and substitution trees shall have a planting area no less than eight feet wide in all dimensions. This requirement may be modified administratively by the Zoning Administrator.
6. Plants shall be mulched a minimum of three inches deep. Where selected plant material is not tolerant of deep mulch, a specific note regarding shallower mulch shall be set forth on the final landscape plan and approved by the City as part of the landscape plan. Mulch shall be kept away from tree trunks.
7. Where specified, Building foundation planting shall meet the following requirements:
   a. Foundation plantings shall be placed within five feet of the building perimeter. If the Zoning Administrator determines that, due to site design considerations such as the location of sidewalks, plazas or service areas, this is not feasible, such plant materials may be located in planter boxes or in the areas of the site in a manner that enhances the overall landscape plan for the development.
   b. One shrub shall be required as foundation planting for every ten (10) linear feet of Facade for Non-Residential Uses.
8. Any plant materials required for Screening must be evergreen and have an opacity of at least 90% from the ground through the full height of the plant.
9. At the time of installation, trees must be a minimum two and a half inches (2.5 in.) caliper measured three feet (3 ft.) from the base of the trunk.
10. At the time of installation, Shrubs must be a three (3) gallon container minimum and a minimum height above ground level of 30 in.
11. Plantings must not conflict at installation or maturity with the location of any other required Building and Building Site elements or other plantings.
12. Ground vegetation or Shrub plantings with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited in the first two feet of the First Layer.

E. Placement of Trees and Shrubs.

1. Proposed trees and shrubs must be placed minimally 18 in. from any Sidewalk or pavement edge, measured from the center of the plant.
2. No trees shall be planted in wet retention ponds or drainage maintenance Easements.
3. Trees and shrubs shall be installed at least five feet away from the flow line of a drainage facility unless specifically designed as water quality measures adhering to best management practices.
4. Existing trees may remain in dry retention ponds provided that the natural grade is undisturbed to the tree line, they are a species adapted to seasonal flooding and the pond is adequately maintained.
5. Accent trees listed in Table 4.3.16.D-1 (Native Plants of the Tennessee Valley) and shrubs shall be allowed in access Easements, provided a minimum 20-foot wide travelway is maintained clear of vegetation, and all clear sight triangle requirements are met.
6. Trees may be planted in Easements for underground utilities with approval by the City and any applicable utility provider, provided the root structure of the proposed tree is not anticipated to extend more than three feet below the ground. Shrubs may be planted, provided they are only within the outer three feet of the

Easement. Where such trees and shrubs are planted, the property owner shall be responsible for replacement of such required vegetation if maintenance or other utility requirements require their temporary removal.

F. Artificial Plants / Turf.

Artificial plants or artificial turf are prohibited, except on active recreation fields that are typically subject to intense use and soil compaction that prohibits the establishment of turfgrass.

G. Establishment.

All required landscape areas must be watered and fertilized as necessary to ensure establishment within the first year planted in accordance with best landscape practices.

H. Screens.

Screens must be provided in accordance with Section 4.3.11.

I. Soils.

Soil shall be uncompacted coarse loam that is a minimum of 12 inches deep. Soils shall be appreciably free of gravel, stones, rubble or trash. All compacted soil, contaminated soil or road base fill shall be removed. Under no circumstances shall soils have greater than 5% or less than 0.5% organic matter.

J. Condition of Plants.

Plants must have normal, well-developed branches and vigorous root systems.

K. Pavement of First Layer.

The First Layer shall not be paved, except for the following:

1. Driveways and
2. Pavement matching the adjoining Public Frontage in Character Districts CD-4, CD-4C, CD-5, and CD-5C, where the Building is set back no more than five feet (5 ft.) from the Front Lot / Building Site Line.

L. Tree Protection.

1. Exemptions. The following Tree Removal activities are exempt from this Section 4.3.16.L:
   a. The tree proposed for removal is located:
      (1) On a single-family residential Lot or Building Site of one acre or less that is not noted as a Critical Lot or Building Site; or
      (2) On a Lot or Building Site in Districts CD-5 or CV;
2. Tree Removal. Existing trees on a Lot or Building Site or Development site shall not be removed or disturbed unless:
   a. Trees are removed in accordance with an approved Development Plan or Master PUD Development Plan, site plan, Preliminary Plat, Building Permit, or grading permit that meets Sections 4.3.16.L.4 and 4.3.16.L.5; or

Commented [KM26]: List formatting doesn't make sense. Why not combine into single paragraph?

3. Tree Preservation Plan. As part of any Application required for a Development Plan or Master PUD Development Plan , site plan, or Preliminary Plat, the Applicant shall submit a Tree Preservation Plan with the following information:
   a. The Lot or Building Site lines associated with the proposed development;
   b. A recent aerial photograph with date photograph was taken;
   c. The location and extent of the existing on site tree canopy, including an estimate of the total percentage of the parcels covered by the existing on-site tree canopy;
   d. The exact location, health, and size of all Specimen Trees; however, in the instances of large established tree stands, the Zoning Administrator may accept an approximation of the location, health, and size of Specimen Trees if the trees are not being counted towards landscape requirements, or if the trees are located within a designated Tree Save Area; and
   e. The minimum tree canopy retention requirement.
4. Protection of Tree Canopy.
   a. Tree Removal activities associated with Agricultural Uses are exempt from this Section 4.3.16.L.4.
   b. A percentage of the existing tree canopy shall be retained on a Development or construction site in accordance with Table 4.3.16.L (Tree Canopy Cover Retention) below:
   c. Designation of Tree Save Areas.
      (1) The minimum tree canopy to be retained within a construction or Development site shall be located within designated Tree Save Areas, which shall include the areas occupied by the Critical Root Zones of all healthy trees being retained in accordance with this Section 4.3.16.L.4.
      (2) The location of Tree Save Areas shall be based on the presence of any one or more of the following:
         (a) Woodland forest;
         (b) Established tree stands;
         (c) Tree rows; or
         (d) Specimen Trees.
      (3) Tree Save Areas shall be depicted as an open space, conservation easement, or Civic Space on the applicable Development Plan or Master PUD Development Plan, site plan, or Preliminary Plat, and recorded on the Final Plat, as applicable.
      (4) Each single-family residential Lot or Building Site with Tree Save Areas shall be identified on the applicable Development Plan or Master PUD Development Plan, site plan, or Preliminary Plat, and shall be platted on the Final Plat, if applicable.
   d. Tree Save Area Priorities. Consideration shall be given to the following when determining locations for Tree Save Areas:
      (1) Woodland forests greater than five acres;
      (2) Riparian buffers or natural drainage courses;
      (3) Land with with naturally occurring slopes of 20 percent or greater;
      (4) Habitat used by endangered or threatened species;
      (5) Scenic corridors and viewsheds;
      (6) Areas that could serve to extend existing greenways, trails, parks, or recreation areas; and
      (7) Areas needed for Buffers.
   e. Removal of Trees in Tree Save Areas. The removal, damage, or destruction of trees within a Tree Save Area shall be a violation of this Ordinance and require mitigation in accordance with the following standards:

(1) Any tree that is damaged or removed from the Tree Save Area shall be replaced at a rate of two caliper inches per one caliper inch removed, with each replacement tree having a minimum diameter of two caliper inches. If the total caliper inches removed cannot be determined, the area subject to Tree Removal shall be replanted at the rate of 80 trees per acre for each acre disturbed, or portion thereof. Replacement trees shall not be used to meet any other landscape requirements.

(2) Replacement trees for trees removed from the Tree Save Area shall be planted in the Tree Save Area or, in cases where adequate room is not available, planted elsewhere on the Lot or Building Site or Development site. In cases where adequate room on the Lot or Building Site or Development site is not available as determined by the ~~Development Review Committee,~~ Decision Making Authority for the applicable review ~~-~~mitigation may take the form of planting on a site within 1,320 feet of the Lot, Building Site, or Development Parcel~~payment to the City tree bank, pursuant to Subsection 4.3.16.L.8.~~

(3) Following notice of violation from the Zoning Administrator related to this Section 4.3.16.L, no Decision-Making Authority shall review or approve any application for the site from the date of the violation until:

(a) A replacement plan has been approved by the Zoning Administrator and a performance guarantee for the associated replacement has been established in accordance with Section 1.26; or

5. Protection of Specimen Trees.

a. General Protections.

(1) Specimen Trees shall not be cut, removed, pushed over, killed, or otherwise harmed, except as exempted by Section 4.3.16.L.1 and allowed by Section 4.3.16.L.5.c.

(2) The area within the Critical Root Zone, known as the Tree Protection Zone, of any Specimen Tree shall not be subject to any disturbance unless the disturbance is based on an ISA certified arborist report stating that the proposed construction shall cause no harm to the tree and is approved by the Zoning Administrator.

b. Designation on Plans and Plats.

Each single-family Residential Lot or Building Site with Specimen Trees shall be identified on each Development Plan, Master PUD Development Plan, and site plan and Final Plat, if applicable, noting that there is a Specimen Tree on such Lot or Building Site, which must be preserved and cannot be removed.

Commented [KM27]: Odd format. Why not just start with "Each single-family..."

c. Removal and Replacement of Specimen Trees. The removal, damage, or destruction of Specimen Trees shall be a violation of this Ordinance and require mitigation in accordance with the following standards:

(1) Two caliper inches of replacement trees shall be provided for each caliper inch of Specimen Tree removed. Each replacement tree shall be a minimum of two and a half caliper inches, and shall either be replanted within 12 months of the removal of the Specimen Tree, or within a timeframe approved by the Zoning Administrator. Performance ~~gurantees~~guarantees for the associated replacement, if warranted in the opinion of the Zoning Administrator, shall be established in accordance with Section 1.26. Replacement trees shall not be used to meet any other landscape requirements.

(2) Replacement trees shall be ~~either~~ planted on the Lot or Building Site or as applicable, the Development Parcel~~site, as applicable~~, where the Specimen Tree was removed; however, in cases where space on the Lot or Building Site ~~or site~~ is insufficient, the Zoning Administrator may allow

mitigation through planting on a site within 1,320 feet of the Lot or Building Site. In cases where space on the Development Parcel is insufficient, the Planning Commission may allow mitigation through planting on an a site within 1,320 feet of the Development Parcel.~~may take the form of payment to the City's tree bank, pursuant to Section 4.3.16.L.8.~~

6. Tree Protection During Construction.
   a. Tree Protection Fencing.
      (1) All Specimen Trees in a Tree Protection Zone and the perimeter of Tree Save Areas shall be fenced in accordance with this Subsection before any Development or construction activity begins. Fencing shall extend at least one foot in distance from the edge of the tree for each inch of diameter at breast height (DBH), so that, at a minimum, each tree's Critical Root Zone is protected, but no case shall the tree fence be less than ten feet from the trunk. The Zoning Administrator shall consider existing site conditions in determining the exact location of any tree protection fencing.
      (2) All fencing required by this Subsection shall be chain link fencing at least four feet in height and secured using appropriate posts spaced not more than ten feet apart. Such chain link fencing is not required to be vinyl coated.
      (3) Signs that are visible on all sides of the fenced-in area shall be installed on the tree protection fence at a rate of at least one sign for every 150 linear feet. The size of each sign must be a minimum of two feet by two feet and shall contain the following language in English and Spanish: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECCION DEL ARBOL. NO SE PERMITE ENTRAR".
      (4) All tree protection measures shall be inspected by and approved by the Zoning Administrator prior to start of any Development or construction activities. Failure to install tree protection measures prior to the commencement of construction is a violation of this Ordinance.
      (5) The tree protection fencing shall be clearly shown on the Development Plan, Master PUD Development Plan, and site plan. No construction, grading, equipment or material storage, or any other activity shall be allowed within the fenced area except in accordance with the standards in Section 4.3.16.L.6.b.
      (6) Fencing shall be maintained until the Development or construction activities are complete.
   b. Encroachments into Critical Root Zones.
      (1) Encroachments within the Critical Root Zones of trees protected in accordance with this Subsection shall occur only in rare instances where no alternatives exist, such as may be required for the installation of streets, internal drives, sidewalks, or utilities.
      (2) If unauthorized encroachments occur, leading to trees being damaged during construction activities, the trees shall be replaced at a one caliper inch to one caliper inch ratio.
   c. Owner's Responsibility During Development. The owner, or if the owner is different from the developer, the developer, shall be responsible for the erection of all barriers necessary to protect any existing or installed trees from damage both during and after construction in accordance with the standards of this Subsection.

4.3.17 Private Lighting Standards

The following standards and requirements are applicable within all Districts and Civic Districts:

A. Areas to be Lighted.

All Parking Areas, Parking Lots, Parking Structures, and accessways within the Lot or Building Site shall be lighted.

B. Lighting Standards.

1. A lighting standard shall be no event higher than 30 feet in Non-Residential Parking Areas and Parking Lots or 15 feet in other areas.
2. Additional standards may apply within a Historic District, Historic Landmark District, or with respect to a Historic Structure.

C. Illumination.

1. Illumination at all Building Site Lines must meet the standards of Table 4.3.17.B (Private Lighting Standards); provided that a minimum of one foot-candle (1.0 fc) of illumination must be provided throughout all Parking Areas, Parking Lots, and Parking Structures.
   TABLE 4.3.17.B (PRIVATE LIGHTING STANDARDS)
2. Lighting fixtures shall be mounted in a manner so that the cone of illumination is contained on-site and does not cross any property line of the site.
3. Lighting shall not be oriented so that it directs glare or excessive illumination onto Streets in a manner that may distract or interfere with the vision of drivers.
4. Any fixtures used to accent architectural features, landscaping, or art shall be located, aimed or shielded to minimize light spill into the night sky.
5. Use of illuminated tubing or light strings outlining or defining property lines, sales areas, roof lines, doors, windows or similar areas or features in a manner that is not primarily for safety purposes, as determined by the Zoning Administrator, is prohibited. This paragraph shall not limit the use of lights illuminating outdoor dining or gathering areas.
6. Lighting for Internal Drives is not subject to this Section 4.3.17, but must comply with the Public Lighting Standards set forth in Article 5.

Commented [KM28]: max foot candle table goes here.

D. Building Spotlights.

Spotlights on Buildings shall not be used to meet the lighting requirements of this Ordinance.

E. Limitation on Periods of Use.

Outdoor recreation areas Adjacent to Residential Uses or Districts shall not be illuminated after 10 PM Sunday through Thursday, and 11 PM Friday and Saturday.

4.3.18 Signage.

All signage must comply with the standards and requirements of Article 7 (Sign Standards).

CD-2

TABLE 4.3.1-A DISTRICT STANDARDS
RURAL CHARACTER DISTRICT



General Description

The CD-2 Rural Character District consists of large-lot semi-rural estates, open spaces, and legacy agricultural operations in low density single-family detached Residential areas. CD-2 is an appropriate District for the Rural Transition and Hillsides & Natural Spaces future land use Character Areas described in the Comprehensive Plan.

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
1 Density Unit per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	**NR**

Private Frontage Types

Common Yard	P	Stepfront	P
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only **to** Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	NP

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

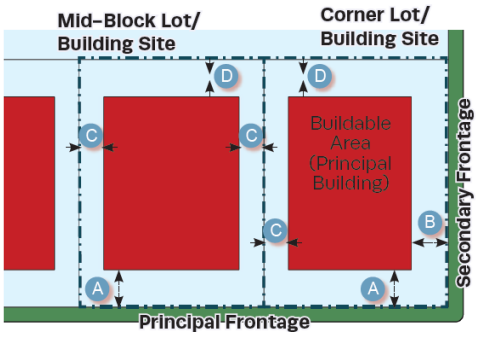
Permitted Uses

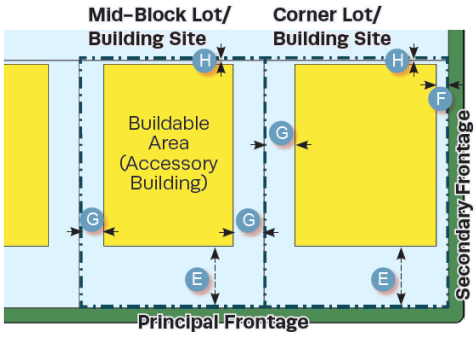
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT





Lot Occupation	
Lot/ Building Site Width	125 ft. min.
Frontage Buildout	**NR**
Lot/ Building Site Area	12,500 sp. ft. min.
Impervious Surface Coverage	**NR**
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback/ Yard Principal Footage	30 ft. min.	**A**	Front Setback/ Yard Principal Frontage	20 ft.min + Principal Building Front Setback/ Yard	**E**
Front Setback/ Yard Secondary Frontage	30 ft. min.	**B**	Front Setback/ Yard Secondary Frontage	30 ft. min	**F**
Side Setback/ Yard Each side	20 ft. min. 30 ft. min, or 15 ft min	**C**	Side Setback/ Yard Each side	20 ft. min	**G**
Rear Setback	From center line of Alley	**D**	Rear Setback	5 ft. min	**H**

CD-2	TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building 3 Stories max

Accessory Building 2 Stories max

*Stories and height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from the stipulations made by the Fire Department in accordance with the above cited codes shall be required.

Ceiling Height

NR

Building Composition

Vertical Composition ~~NR~~ Each Principal Building must have an identifiable Base, Middle, & Cap

Finished Floor Level **NR**

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of the total Façade width for the Principal Frontage from the First Layer
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	~~Except House Building Types, must be vertically proportioned~~ **NR**
Blank Walls	**NP**
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features

Building Standards (continued)

Roof Type & Pitch	
Flat	**NP**
Shed	**P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed rood anywhere on the Building.
Hip	**P**
Gable	**P**
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except rood pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

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CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl siding	P
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		

Changes in Building Materials	Primary materials must continue along side Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	
Foundation Cladding	**Required**; ~~brick or natural stone~~ brick, ~~or natural~~ stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	**Required**; brick or ~~natural~~ stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

Building Types

House	P	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3rd layer only, and in Driveway
Heavy Equipment	NP	P in 3rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP

ARTICLE 4

CD-2	TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

All Other Vehicles	**NP**	**NP** in 3rd Layer only, and in Driveway

Additional Parking Requirements	
Off-Street Parking Surface	**P** Prepared surface of gravel, asphalt, concrete, or other hard surface
Garage Location	In 2nd or 3rd Layer only; Min interior dimensions 10 ft. x 20 ft. per vehicle Parking space
Garage Design	If Garage faces Street in 1st or 2nd layer: max. Garage door width 33% of total Garage
Driveway/ Vehicular Entrance Location	**P** in any Layer
Driveway/ Vehicular Entrance Maximum Width	10' – 20' in 1st Layer
Parking Structure	**NP**
Parking Structure Pedestrian Exit Location	**N/A**

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements

* Only applicable to Development Parcels

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Loading & Access	
Off-Street Loading and Storage	P in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3rd Layer only
Off-Street Trash Receptacle Locations	P in 3rd Layer only
Off-Street Dumpster Locations	N/A
Drive- Through Locations	N/A

Non-Building Components	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	NP	P
Solar Panels	P if coplanar to and integrated into roof deign	P if coplanar to and integrated into roof deign	P
Antennas & Satellite Equipment	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP		P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP		P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage

Walls & Fencing

Height 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line

Construction Finished ide must face Adjacent property, Thoroughfare, Path, Passage or Waterbody

Maintenance Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials			
Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses: **Required**

Locations of Retaining Walls: P within required Yards, per Section 4.3.10
If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-2	TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	**NP**	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	**N/A** (uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	**Required**; except at Driveways Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening	**NR**
HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Street-Screen Location Parcel Buffer Project Buffer	2nd Layer Section 4.3.11.H Section 5.8

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS
NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT



General Description

The CD-3L Neighborhood Large Lot Character District consist of primarily a low density single-family detached Residential area in which House is the predominant Building type. It has large Lotor Building Sites, medium deep front Setback and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks, and/or street tress, and form medium to large blocks. CD-3L is an appropriate District for the Suburban Neighborhoods future land use Character Area described in the Comprehensive plan.

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
2 Density Unit per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	3600 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	NP
Fence	P	Gallery	NP
Terrace/Lightwell	NP	Arcade	NP
Forecourt	NP	Officefront	NP
Stoop	NP		
See Table 4.3.7.A (Private Frontage Types)	NP		

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

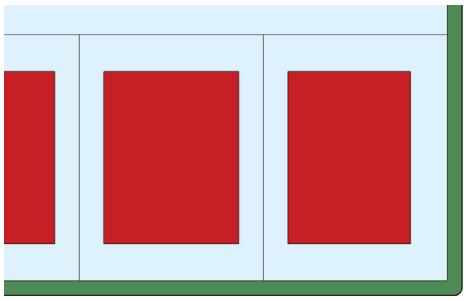
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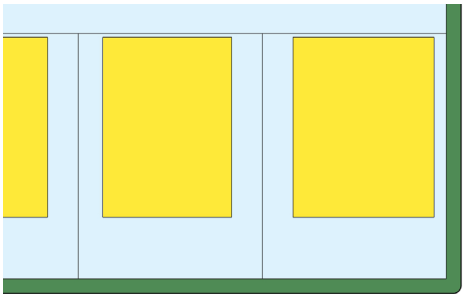
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT





Lot Occupation	
Lot/ Building Site Width	100 ft. min.
Frontage Buildout	**NR**
Lot/ Building Site Area	**NR**
Impervious Surface Coverage	**NR**
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards					
Setbacks / Yards – Principal Building			**Setbacks / Yards – Accessory Building**		
Front Setback/ Yard Principal Footage	30 ft. min.	**A**	Front Setback/ Yard Principal Frontage	20 ft.min + Principal Building Front Setback/ Yard	**E**
Front Setback/ Yard Secondary Frontage	30 ft. min.	**B**	Front Setback/ Yard Secondary Frontage	30 ft. min	**F**
Side Setback/ Yard Each side	12 ft. min.	**C**	Side Setback/ Yard Each side	10 ft. min	**G**
Rear Setback	30 ft. min, or 15 ft min From centerline of rear alley	**D**	Rear Setback	5 ft. min, or 15ft. min From centerline of rear alley	**H**

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building 3 Stories max

Accessory Building 2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition ~~NR~~ Each Principal Building must have an identifiable Base, Middle, & Cap

Finished Floor Level **NR**

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of total Façade width for the Principal Frontage from the First Layer
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	~~Except House Building Types, must be vertically proportioned~~ NR
Blank Walls	**NP** at Frontage
Façade Articulation	**NR** at Frontage
Façade Openings	~~Except House Building Types, windows, and/or doors spaced ≤ 20 ft. apart~~ ~~Except House Building Types, in Stories above first, Façade openings must be ≤ 50% of the total Façade area~~ NR
Façade Glazing	~~Except House Building Types, 20% - 60% of total Façade area~~ NR
Window Shape	~~Except House Building Types, square or vertical in proportion, except transoms~~ NR
Window Alignment	~~Except House Building Types, upper floor windows and other features must be aligned with those of first floor~~ NR
Window Types	~~Except House Building Types, and except for transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types~~ NR
Window Glazing Material	~~Except House Building Types, clear glass is **Required** for all Elevations~~ NR
Window Trim in 1st Layer	~~Except House Building Types, min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window~~ NR
Shutters	~~Except House Building Types, and if any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs~~ NR
Façade Window Sill Height	**NR**
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	**NR**
Façade Variety	**NR**

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CD-3L	**TABLE 4.3.1-B DISTRICT STANDARDS:** **NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT**

CD-3L	**TABLE 4.3.1-B DISTRICT STANDARDS:** **NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT**

Building Standards (continued)	
Roof Type & Pitch	
Flat	**NP**
Shed	**P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	**P**
Gable	**P**
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	**P**	Exposed concrete	**NP**
	Natural stone	**P**	Vinyl siding	**P**
	Wood	**P**	Aluminum siding	**NP**
	Cementitious siding	**P**	Corrugated and/or sheet metal	**NP**
	Authentic stucco over masonry	**P**		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	**NR**
Foundation Cladding	**Required**; ~~brick or natural stone~~ brick, ~~or natural~~ stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	**Required**; brick or ~~natural~~ stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT

Building Types			
House	P	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

~~CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT~~

Vehicular Parking Requirements		
Parking Location		
	On-Street Parking	**Off-Street Parking**
Domestic Vehicles	P	P in 3rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3rd layer only, and in Driveway
Heavy Equipment	NP	P in 3rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP
All Other Vehicles	NP	NP in 3rd Layer only, and in Driveway

Additional Parking Requirements	
Off-Street Parking Surface	P Prepared surface of ~~gravel~~, asphalt, concrete, or another hard surface for 30 feet from Thoroughfare or Internal Drive, gravel permitted for any remaining depth of driveway.

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Garage Location	**P** In 2nd or 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1st or 2nd layer: max. Garage door width 33% of total Garage + Façade width
Driveway/ Vehicular Entrance Location	**P** in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 – 20 ft. in 1st Layer
Parking Structure	**NP**
Parking Structure Pedestrian Exit Location	**N/A**

CD-3L **TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT**

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements * Only applicable to Development Parcels

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~~CD-3L **TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT**~~

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Loading & Access	
Off-Street Loading and Storage	**P** in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	**P** in 3rd Layer only
Off-Street Trash Receptacle Locations	**P** in 3rd Layer only
Off-Street Dumpster Locations	**N/A**
Drive- Through Locations	**N/A**

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	NP	P
Solar Panels	P if coplanar to and integrated into roof deign	P if coplanar to and integrated into roof deign	P
Antennas & Satellite Equipment	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	P	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	P	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards~~)~~

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage and continuous shrubs around foundation at Frontage

Walls & Fencing

Height 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line

Construction Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody

Maintenance Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials			
Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses — **Required**

Locations of Retaining Walls — P within required Yards, per Section 4.3.10
If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBOORHOOD LARGE LOT CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards	
Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	**N/A** (uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	**Required**; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening	**NR**
HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Street-Screen Location Parcel Buffer Project Buffer	2nd Layer Section 4.3.11.H Section 5.8

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS
NEIGHBOORHOOD CHARACTER DISTRICT



General Description

The CD-3 Neighborhood Large Lot Character District consist of primarily medium density single-family detached Residential area in which House is the predominant Building type. It has medium to deep front Setback and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks, and/or street tress, and form medium to large blocks. CD-3 is an appropriate District for the Suburban Neighborhoods future land use Character Area described in the Comprehensive plan; it is also appropriate for City Center Urban Village Future Land Use Character Area where the Planning Commission determines that is compatible with the established land use pattern in the surrounding area.





CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
4 Density Unit per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2800 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	NP
Fence	P	Gallery	NP
Terrace/Lightwell	NP	Arcade	NP
Forecourt	NP	Officefront	NP
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

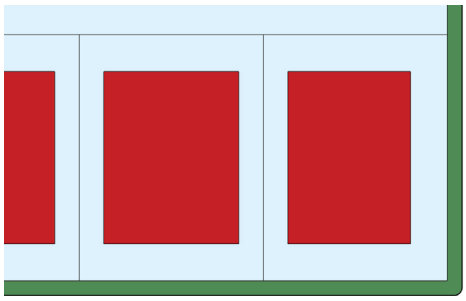
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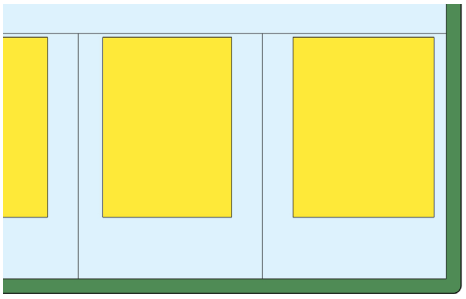
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

CD-3	TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT





Lot Occupation	
Lot/ Building Site Width	House: 40 ft. min if Alley loaded Garage at rear, otherwise 65 ft. min Duplex: 50 ft. min for each unit of Duplex Civic: 50 ft. min
Frontage Buildout	**NR**
Lot/ Building Site Area	**NR**
Impervious Surface Coverage	50% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback/ Yard Principal Footage	25 ft. min.	**A**			
Front Setback/ Yard Secondary Frontage	20 ft. min.	**B**	Front Setback/ Yard Principal Frontage	20 ft.min behind Principal Building Frontage	**E**
Side Setback/ Yard Each side	8 ft. min.	**C**	Front Setback/ Yard Secondary Frontage	20~~10~~ ft. min	**F**
Rear Setback	25 ft. min, or 15 ft min From centerline of rear alley	**D**	Side Setback/ Yard Each side	5 ft. min	**G**

Rear Setback/ Yard 5 ft. min, or 15ft. min
From centerline of rear alley **H**

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building 3 Stories max

Accessory Building 2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition ~~NR~~ Each Principal Building must have an identifiable Base, Middle, & Cap

Finished Floor Level **NR**

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of total Façade width for the Principal Frontage from the First Layer
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	~~Except House Building Types, must be vertically proportioned~~ NR
Blank Walls	**NP** at Frontage
Façade Articulation	**NR** at Frontage
Façade Openings	~~Except House Building Types, windows, and/or doors spaced < 20 ft. apart~~ ~~Except House Building Types, in Stories above first, Façade openings must be < 50% of the total Façade area~~ NR
Façade Glazing	~~Except House Building Types, 20% - 60% of total Façade area~~ NR
Window Shape	~~Except House Building Types, square or vertical in proportion, except transoms~~ NR
Window Alignment	~~Except House Building Types, upper floor windows and other features must be aligned with those of first floor~~ NR
Window Types	~~Except House Building Types, and except for transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types~~ NR
Window Glazing Material	~~Except House Building Types, clear glass is **Required** for all Elevations~~ NR
Window Trim in 1st Layer	~~Except House Building Types, min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window~~ NR
Shutters	~~Except House Building Types, and if any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs~~ NR
Façade Window Sill Height	**NR**
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	**NR**
Façade Variety	**NR**

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~~CD-3~~	~~TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT~~

CD-3	TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT

Building Standards (continued)	
Roof Type & Pitch	
Flat	**NP**
Shed	**P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	**P**
Gable	**P**
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	**P**	Exposed concrete	**NP**
	Natural stone	**P**	Vinyl siding	**P** for Residential Use
	Wood	**P**	Aluminum siding	**NP**
	Cementitious siding	**P**	Corrugated and/or sheet metal	**NP**
	Authentic stucco over masonry	**P**		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	**NR**
Foundation Cladding	**Required**; ~~brick or natural stone~~ brick, ~~or natural~~ stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	**Required**; brick or ~~natural~~ stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

CD-3 **TABLE 4.3.1-A DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT**

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Building Types			
House	P	Commercial	NP
Duplex	P	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

~~CD-3 TABLE 4.3.1-A DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT~~

Vehicular Parking Requirements				
Parking Location				
	On-Street Parking		**Off-Street Parking**	
Domestic Vehicles	P		P in 3rd layer only, and in Driveway	
Recreational Vehicles	NP		P in 3rd layer only, and in Driveway	
Heavy Equipment	NP		P in 3rd layer only, and in Driveway	
Tractor trailers (including trailers for storage)	NP	on-Street, except for delivery and Temporary Use of trailers	NP	
All Other Vehicles	NP		P in 3rd Layer only, and in Driveway	

Additional Parking Requirements

Off-Street Parking Surface	**P** Prepared surface of ~~gravel~~, asphalt, concrete, or another hard surface for 100 feet from Thoroughfare or Internal Drive, gravel permitted for any remaining depth of driveway.
Garage Location	**P** In 2nd or 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1st or 2nd layer: max. Garage door width 33% of total Garage + Façade width
Driveway/ Vehicular Entrance Location	**P** in any Layer
Driveway/ Vehicular Entrance Maximum Width	1~~8~~0 ft. max in 1st Layer
Parking Structure	**NP**
Parking Structure Pedestrian Exit Location	**N/A**

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CD-3 TABLE 4.3.1-A DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements * Only applicable to Development Parcels

~~CD-3 TABLE 4.3.1-A DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT~~

Loading & Access	
Off-Street Loading and Storage	**P** in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	**P** in 3rd Layer only
Off-Street Trash Receptacle Locations	**P** in 3rd Layer only
Off-Street Dumpster Locations	**N/A**
Drive- Through Locations	**N/A**

Non-Building Components

1st Layer 2nd Layer 3rd Layer

HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P	P
Solar Panels	P if coplanar to and integrated into roof deign	P if coplanar to and integrated into roof deign	P
Antennas & Satellite Equipment	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	P	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	P	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-3 TABLE 4.3.1-A DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage and continuous shrubs around foundation at Frontage

Walls & Fencing

Height — 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line

Construction — Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody

Maintenance Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials			
Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards	
Pedestrian Connections through to Adjacent Neighborhoods or Uses	**Required**
Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-3 TABLE 4.3.1-A DISTRICT STANDARDS: NEIGHBOORHOOD CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards	
Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	**N/A** (uses not permitted in District)
Thoroughfare from Non-Family Residential Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	**Required**; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening	**NR**
HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Street-Screen Location Parcel Buffer Project Buffer	2nd Layer Section 4.3.11.H Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS
GENERAL URBAN CHARACTER DISTRICT



General Description

The CD-4 General Urban Character District consist of a medium density area that has a mix of Building Types and primarily Residential, Retail/ Personal Service/ Artisan, Office, Lodging and Civic Uses. There are medium, shallow or no front Setbacks and narrow to medium side Setbacks. It has variable private landscaping. Has Thoroughfares and Internal Drives with curbs, Sidewalks and tress that define medium-sized blocks. CD-4 is an appropriate District for the City Center Urban Village Future Land Use described in the Comprehensive Plan.



CD-4	TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT
Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
12 Density Units per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2400 ft. max

Private Frontage Types

Common Yard	P	Stepfront	P
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	NP
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	P	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

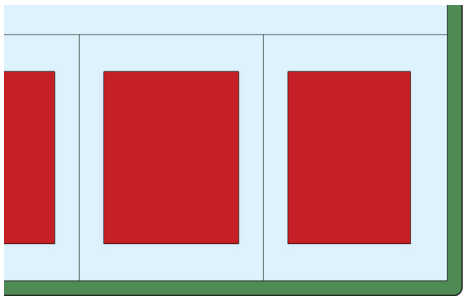
Permitted Uses

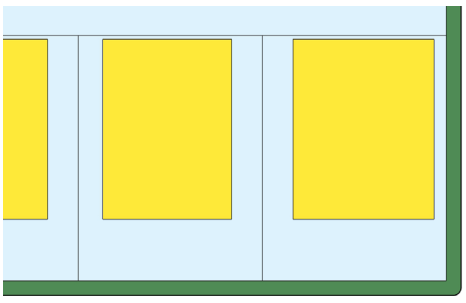
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT





Lot Occupation	
Lot/ Building Site Width	House: 38 ft. min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit X 8max. attached Townhouse units All other Building Types: 18 ft. max All Building Types: 120 ft max
Frontage Buildout	60% min
Lot/ Building Site Area	**NR**
Impervious Surface Coverage	80% max
Lot/ Building Site Enfrontment	Townhouse: Must enfront a vehicular Thoroughfare, Internal Drive, or Courtyard, except ≤ 20% of the Lots or Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. All others; Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

CD-4	**TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT**

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback/ Yard Principal Footage	6 ft min; 20 ft max.	A	Front Setback/ Yard Principal Frontage	20 ft.min behind Principal Building Frontage	E
Front Setback/ Yard Secondary Frontage	6 ft. - 20 ft. min.	B	Front Setback/ Yard Secondary Frontage	60 ft. min	F
Side Setback/ Yard Each side	0 ft min between individual Townhouse Units & Duplex Units; otherwise 6ft min	C	Side Setback/ Yard Each side	0 ft. min	G
Rear Setback	25 ft. min, or 15 ft min From centerline of rear alley	D	Rear Setback/ Yard	3 ft. min, or 5 ft. min From centerline of rear alley	H

~~CD-4~~ ~~TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT~~

Building Standards

Building Height*

Principal Building 3 Stories max

Accessory Building 2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor ~~Business/ Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11ft. with a maximum of 25 ft.~~ Shopfront Facade, which may not exceed 25ft.

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle & Cap

Finished Floor Level If Residential: 18 ft., 48 in. max above average grade at ~~Facade~~façade

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:

GENERAL URBAN CHARACTER DISTRICT

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may e at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	**NP** at Frontage
Façade Articulation	A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See **Illustration 4.3.5.A-3**)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be ≤ 50% of the total Façade area
Façade Glazing	20% - 60% of total ground floor Façade area
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except for transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types
Window Glazing Material	Clear glass is **Required** for all Elevations
Window Trim in 1st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	Within a Development Parcel n~~N~~o Façade may exist more than once in a Block Face ~~or within view of the same Facade~~

~~CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT~~

Building Standards (continued)	
Roof Type & Pitch	
Flat	**P**
Shed	**P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	**P**
Gable	**P**
Pitch	If pitched, 6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl or Aluminum siding	NP
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	**Required**; ~~brick or natural stone~~ except foundation cladding, or absence of cladding, may match current material on renovations and minor expansions of existing structures.
Porch Pier Cladding	**Required**; brick or ~~natural~~ stone, with any space under Porch concealed by painted or stained latticework between piers, except pier cladding, or absence of cladding, may match current material on renovations and minor expansions of existing structures.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

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Building Types

House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

CD-4	TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3rd layer only, and in Driveway
Heavy Equipment	NP	P in 3rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP
All Other Vehicles	NP	P in 3rd Layer only, and in Driveway

Additional Parking Requirements	
Off-Street Parking Surface	Asphalt, concrete, or another hard surface
Garage Location	P In 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1st or 2nd layer: max. Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1st Layer if Residential; 36 ft. max in 1st layer if non-Residential; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements * Only applicable to Development Parcels

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Loading & Access	
Off-Street Loading and Storage	**P** in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	**P** in 3rd Layer only
Off-Street Trash Receptacle Locations	**P** in 3rd Layer only
Off-Street Dumpster Locations	**P** in 3rd Layer only
Drive- Through Locations	**P** in 3rd Layer only

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	**NP**	**P** if Screened from Frontage	**P**
Solar Panels	**P** if coplanar to and integrated into roof deign	**P** if coplanar to and integrated into roof deign	**P**
Antennas & Satellite Equipment	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	**P**
Recreation or Paly Equipment	**NP**	**NP**	**P**
Animals Enclosures, Runs or Shelters	**NP**	**NP**	**P**
Swimming pools, Hot Tubs and Spas	**NP**	**NP**	**P**
Transmitting and/or receiving towers, or antennas and wind-generating machines	**NP**	**NP**	**P**

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

Required continuous shrubs around foundation at Frontage if 1st Layer ≥ 3ft. deep, plus if 1st Layer is ≥ 15ft. deep, 1 tree planted in 1st Layer every 50' ft of Frontage. Drive aisles within 1st Layer, continuous shrubs Landscaping must comply with Section 4.3.16

Walls & Fencing

Height — 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line

Construction — Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody

Maintenance — Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P only Picket type allowed at Frontage; other types allowed on sides and rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses — **Required**

Locations of Retaining Walls	**P** within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	**NP**	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	**NR**
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	**Required**; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element

Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Street-Screen Location	2nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

CD-4C TABLE 4.3.1-E DISTRICT STANDARDS
GENERAL URBAN CORRIDOR CHARACTER DISTRICT



General Description

The CD-4C General Urban – Corridor Character District consists of a medium density area along a corridor. It provides for a balanced automobile and pedestrian-oriented built environment and a mix of Building Types and primarily Residential, Retail/ Personal Service/ Artisan, Office, Lodging and Civic Uses; there are medium, narrow or no front Setbacks and narrow to medium side Setbacks. It has variable private landscaping and it has Thoroughfares and Internal Drives with curbs, Sidewalks and trees that define medium-sized blocks. CD-4C is an appropriate District for parcels identified as Facilitate or Active on the Areas of Change map of the Comprehensive Plan, which have access onto a public right-of-way classified as principal arterial or minor arterial in the Transportation element of the Plan and are located in Suburban Neighborhoods and City Center Urban Village Future Land Use described in the Comprehensive Plan.





CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
24 Density Units per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2400 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	NP
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area	NP	Playground	P
Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

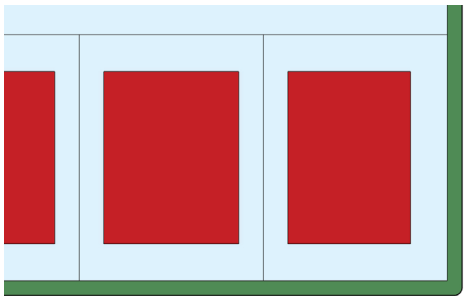
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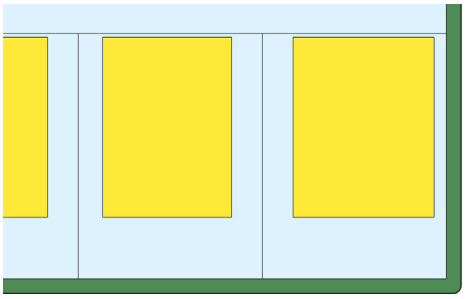
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

CD-4C	TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT





Lot Occupation	
Lot/ Building Site Width	House: 38' min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x6max. attached Townhouse units Large Scale Commercial: 600 ft max All other Building Types: 18 ft. min – 200 ft. max
Frontage Buildout	60% min except commercial 40% min
Lot/ Building Site Area	**NR**
Impervious Surface Coverage	80% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback/ Yard Principal Footage	6 ft min; 40 ft max.; except where the Lot or Building Site enfronts a Thoroughfare with a functional classification of Arterial and parking is located in the First Layer, max 85 ft	A	Front Setback/ Yard Principal Frontage	20 ft.min behind Principal Building Frontage; except where the Lot or Building Site enfronts a Thoroughfare with a functional classification of Arterial and parking is located in the First Layer, max 85 ft	E
Front Setback/ Yard Secondary Frontage	6 ft. min - 40 ft. max.	B	Front Setback/ Yard Secondary Frontage	5 ft. min	F
Side Setback/ Yard Each side	0 ft min per side	C	Side Setback/ Yard Each side	5 ft. min	G
Rear Setback	3 ft. min, or 15 ft min From centerline of rear alley	D	Rear Setback/ Yard	3 ft. min, or 5 ft. min If Garage door faces Rear Alley	H

~~CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT~~

Building Standards

Building Height*

Principal Building 4 Stories max

Accessory Building 2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor ~~Business/ Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11ft. with a maximum of 25 ft.~~ Shopfront Facade, which may not exceed 25 ft.

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle & Cap

Finished Floor Level **NR**

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	**NP** at Frontage

Façade Articulation	Except for House Building Types, A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See **Illustration 4.3.5.A-3**)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be ≤ 50% of the total Façade area
Façade Glazing	Non-Shopfront: 20% - 60% of total ground floor Façade area for Shopfront: min. ~~7~~50% of total ground floor Facade area, min. 20% of total Façade area on upper floors and secondary elevations
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except for transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types
Window Glazing Material	Clear glass is **Required** for all Elevations
Window Trim in 1st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face ~~or within view of the same Facade~~

~~CD-4C~~ ~~TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT~~

Building Standards (continued)	
Roof Type & Pitch	
Flat	**P**
Shed	**P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	**P**
Gable	**P**
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P		Authentic stucco over masonry	P
	Natural stone	P		Exposed concrete	NP
	Wood	P		Vinyl or Aluminum siding	NP
	Cementitious siding	P		Corrugated and/or sheet metal	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	**Required**; ~~brick or natural stone~~ brick, ~~or natural~~ stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	**Required**; brick or ~~natural~~ stone, with any space under Porch concealed by painted or stained latticework between piers, , except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

Building Types

House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

~~CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT~~

CD-4	TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Vehicular Parking Requirements		
Parking Location		
	On-Street Parking	**Off-Street Parking**
Domestic Vehicles	P	P in 3rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3rd layer only, and in Driveway
Heavy Equipment	NP	P in 3rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	P in 3rd layer only, and in Driveway
All Other Vehicles	NP	P in 3rd Layer only, and in Driveway; except where the Lot or Building Site utilizing Commercial, Large-Scale Commercial, Mixed Use, or Flex buildings enfronts a Thoroughfare with an Arterial functional classification, a maximum of two bays of on-site parking and a drive aisle between the building and the Thoroughfare is permitted.

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Additional Parking Requirements	
Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street : max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1st Layer if Residential; 36 ft. max in 1st layer if non-Residential; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings

Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage
Pedestrian connections through to Adjacent Neighborhoods or Uses	Where parking is located in the First Layer, continuous pedestrian connection shall be provided from the Main Entrance of the Building to the Frontage Line and adjacent uses by way of an elevated crosswalk traversing the parking area and connected sidewalks

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements * Only applicable to Development Parcels

CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Loading & Access	
Off-Street Loading and Storage	P in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3rd Layer only
Off-Street Trash Receptacle Locations	P in 3rd Layer only
Off-Street Dumpster Locations	P in 3rd Layer only
Drive- Through Locations	P in 3rd Layer only

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof deign	P if coplanar to and integrated into roof deign	P
Antennas & Satellite Equipment	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P

Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

Required continuous shrubs around foundation at Frontage if 1st Layer ≥ 3ft. deep, plus if 1st Layer is ≥ 15ft. deep, 1 tree planted in 1st Layer every 50' ft of Frontage. Drive aisles within 1st Layer, continuous shrubs Landscaping must comply with Section 4.3.16

Walls & Fencing

Height 3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line

Construction Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody

Maintenance Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials			
Natural Wood	P only Picket type allowed at Frontage; other types allowed on sides and rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP

Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	**Required**
Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	**NR**
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs,	Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage,

Civic Space and Adjacent Property	From Frontage and Civic Space by Building or Street-Screen; otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Required; except at Driveways: Parking Lots and Parking Areas must be Screened	Where parking is located in the First Layer, it shall be screened by a landscape buffer at least 10 feet in width consisting of two canopy trees and two accent trees per 100 linear feet of property frontage.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Street-Screen Location	2nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

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CD-5 TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT



General Description

The CD-5 Urban Center Character District consists of medium to higher density Mixed Use areas. It has a tight network of Thoroughfares and Internal Drives with Sidewalks, streetlights, and regular tree spacing, defining medium sized blocks. Buildings are set close to the Sidewalks. CD-5 is an appropriate District for the City Center Urban Village Future Land Use described in the Comprehensive Plan.

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
NR	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types

Common Yard	NP	Stepfront	P
Porch	NP	Shopfront	P
Fence	NP	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area	NP	Playground	P
Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

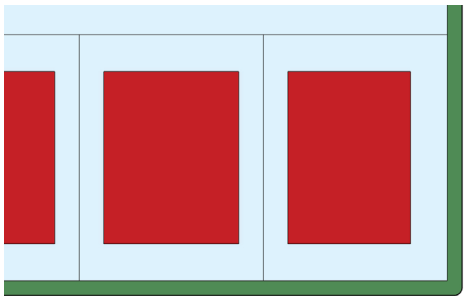
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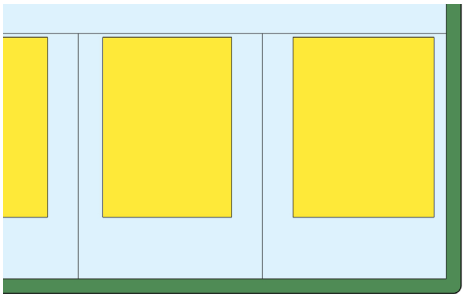
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT





Lot Occupation	
Lot/ Building Site Width	House: 38 ft min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x6max. attached Townhouse units Large Scale Commercial: 600 ft max All other Building Types: 18 ft. min – 120 ft. max
Frontage Buildout	80% min except House and Duplex 60% min
Lot/ Building Site Area	**NR**
Impervious Surface Coverage	100% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback/ Yard Principal Footage	0 ft at corners; 0 ft min. 15 ft max elsewhere	**A**	Front Setback/ Yard Principal Frontage	40 ft max from rear Property Line; except	**E**
Front Setback/ Yard Secondary Frontage	0 ft at corners, 0 ft min. 15 ft max elsewhere	**B**	Side Setback/ Yard	3 ft max	**F**
Side Setback/ Yard Each side	0 ft min; 24 ft max per side	**C**	Rear Setback/ Yard	3 ft min or 5 ft min if Garage door faces Alley	**G**
Rear Setback	**NR**	**D**			

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building 2 Story min; 5 Stories max. adjacent to CD-5; all other areas 3 stories max

Accessory Building 2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/ Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11ft. with a maximum of 25 ft.

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle & Cap

Finished Floor Level If Residential: 18 in. min., 48 in. max. above average grade at Façade

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	**NP** at Frontage
Façade Articulation	A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See **Illustration 4.3.5.A-3**)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be ≤ 50% of the total Façade area
Façade Glazing	Non-Shopfront 20% - 60% of total ground level Façade area; for ~~non-Shopfront;~~ Shopfront: min 5~~7~~0% of total ground level Façade area, min. 20% of total Façade area on upper floors and secondary elevations ~~for Shopfront~~
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be ≤ 50% of total Façade area.
Window Glazing Material	Clear glass is **Required** for all Elevations
Window Trim in 1st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features

Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Facade

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim

Building Types

House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	**P**	**P** in 3rd layer only, and in Driveway
Recreational Vehicles	**NP**	**P** in 3rd layer only, and in Driveway
Heavy Equipment	**NP**	**P** in 3rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	**NP** on-Street, except for delivery and Temporary Use of trailers	**P** in 3rd layer only, and in Driveway
All Other Vehicles	**NP**	**P** in 3rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	**P** In 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	**P** in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max in 1st Layer; regardless if shared or not.
Parking Structure	**P** if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements

* Only applicable to Development Parcels

CD-5	TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Loading & Access	
Off-Street Loading and Storage	**P** in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	**P** in 3rd Layer only
Off-Street Trash Receptacle Locations	**P** in 3rd Layer only
Off-Street Dumpster Locations	**P** in 3rd Layer only
Drive- Through Locations	**P** in 3rd Layer only

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	**NP**	**P** if Screened from Frontage	**P**
Solar Panels	**P** if coplanar to and integrated into roof deign	**P** if coplanar to and integrated into roof deign	**P**
Antennas & Satellite Equipment	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	**P**
Recreation or Paly Equipment	**NP**	**NP**	**P**
Animals Enclosures, Runs or Shelters	**NP**	**NP**	**P**
Swimming pools, Hot Tubs and Spas	**NP**	**NP**	**P**
Transmitting and/or receiving towers, or antennas and wind-generating machines	**NP**	**NP**	**P**

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

NA if paved or ≤ 3ft front Setback/ Yard; Otherwise, shrubs continuous around foundation at Façade. Landscaping must comply with Section 4.3.16

Walls & Fencing

Height — 3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line

Construction — Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody

Maintenance — Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials			
Natural Wood	**P** at sides and rear only	Chain Link	**P** at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	**P** at sides and rear only	Barbed/ Razor/ Concertina Wire	**NP**
Wrought Iron or Aluminum	**P**	Exposed or Painted Aggregate Concrete	**NP**
Vinyl	**NP**	Smooth or Split-faced Block	**NP**

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses — **Required**

Locations of Retaining Walls — **P** within required Yards, per Section 4.3.10
If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	**NP**	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	**NR**
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	**Required**; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Street-Screen Location	2nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

Commented [PK2]: No changes noted for CD-5C

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS
URBAN CENTER CORRIDOR CHARACTER DISTRICT



General Description

The CD-5C Urban Center Corridor Character District consists of medium to higher density Mixed Use areas. It provides for a balanced automobile and pedestrian oriented built environment, a mix of Building Types and primarily has a tight network of Thoroughfares and Internal Drives with Sidewalks, street lights, and regular tree spacing defining medium-sized blocks. Buildings are set close to Sidewalks. CD-5C is limited to parcels identified as Active on the Areas of Change map of the Comprehensive Plan which have access to a Principal Arterial identified in the Transportation Plan located in the City Center Urban Village Character Area described in the Comprehensive Plan.

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
NR	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types

Common Yard	NP	Stepfront	NP
Porch	NP	Shopfront	P
Fence	NP	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area	NP	Playground	P
Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

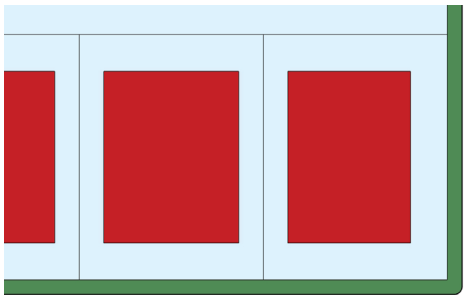
Permitted Uses

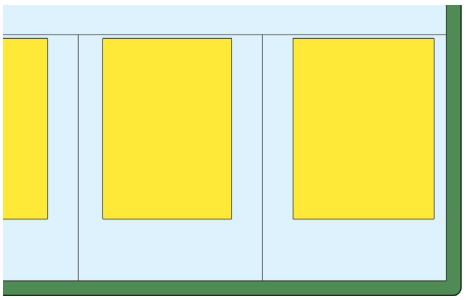
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS
URBAN CENTER CORRIDOR CHARACTER DISTRICT





Lot Occupation	
Lot/ Building Site Width	Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x8 max. attached Townhouse units All other Building Types: 18 ft. min All Building Types: 120 ft. max
Frontage Buildout	80% min.
Lot/ Building Site Area	**NR**
Impervious Surface Coverage	100% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback/ Yard Principal Footage	0 ft at corners; 0 ft min. 15 ft max elsewhere	**A**	Front Setback/ Yard Principal Frontage	40 ft max from rear Property Line.	**E**
Front Setback/ Yard Secondary Frontage	0 ft at corners, 0 ft min. 15 ft max elsewhere	**B**	Side Setback/ Yard	3 ft max	**F**
Side Setback/ Yard Each side	0 ft min; 24 ft max per side	**C**	Rear Setback/ Yard	3 ft min or 5 ft min if Garage door faces Alley	**G**
Rear Setback	**NR**	**D**			

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building 2 Story min; 4 Stories max

Accessory Building 2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/ Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11ft. with a maximum of 25 ft.

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle & Cap

Finished Floor Level If Residential: 18 in. min., 48 in. max. above average grade at Façade

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	**NP** at Frontage
Façade Articulation	Except for House Building Types, a Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See **Illustration 4.3.5.A-3**)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be ≤ 50% of the total Façade area
Façade Glazing	20% - 60% of total Façade area for non-Shopfront; 70% of total Façade area, min. for Shopfront
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be ≤ 50% of total Façade area.
Window Glazing Material	Clear glass is **Required** for all Elevations
Window Trim in 1st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Facade

CD-5C	TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	**Required**; ~~brick or natural stone~~ brick, ~~or natural~~ stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	**Required**; brick or ~~natural~~ stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

Building Types

House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building

Type Mix).

CD-5C	TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3rd layer only, and in Driveway
Heavy Equipment	NP	P in 3rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	P in 3rd layer only, and in Driveway
All Other Vehicles	NP	P in 3rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max in 1st Layer; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements

* Only applicable to Development Parcels

CD-5C	TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Loading & Access	
Off-Street Loading and Storage	P in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3rd Layer only
Off-Street Trash Receptacle Locations	P in 3rd Layer only
Off-Street Dumpster Locations	P in 3rd Layer only
Drive- Through Locations	P in 3rd Layer only

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof deign	P if coplanar to and integrated into roof deign	P
Antennas & Satellite Equipment	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-5C	TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

NA if paved or ≤ 3ft front Setback/ Yard; Otherwise, shrubs continuous around foundation at Façade. Landscaping must comply with Section 4.3.16

Walls & Fencing

Height — 3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line

Construction — Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody

Maintenance — Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials			
Natural Wood	**P** at sides and rear only	Chain Link	**P** at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	**P** at sides and rear only	Barbed/ Razor/ Concertina Wire	**NP**
Wrought Iron or Aluminum	**P**	Exposed or Painted Aggregate Concrete	**NP**
Vinyl	**NP**	Smooth or Split-faced Block	**NP**

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses — **Required**

Locations of Retaining Walls — **P** within required Yards, per Section 4.3.10
If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-5C	TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	**NP**	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	**NR**
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	**Required**; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	**Required**; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Street-Screen Location	2nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

Q1 and Q2 – 2023 Zoning Text Amendment

Project #:	24-0223, 0221, 0053, 0043	Location:	N/A
Applicant:	Kevin C. McCarthy, AICP	Case Type(s):	Text Amendment
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	N/A

SUMMARY

The applicant, the Zoning Administrator, requests to amend the text of Ordinance 4400, the zoning ordinance for the City of Columbia. This is the second and third of five rounds of zoning text amendments staff will present to the Planning Commission between December 2023 and December 2024. These changes will implement Connect Columbia, better align zoning regulations with community preferences, and calibrate the standards based on "lessons learned" during the first two years administering the Ordinance. This round of proposed amendments is detailed in the attached list of topics and track changes documents.

- The Planning Commission is a **recommending body** for zoning text amendments. The City Council is the decision-making authority.
- The staff comments section details the proposed changes, which are provided in the agenda packet in ~~strikethrough~~ and underlines.
- Planning Commission may recommend adoption of the proposed text, modify the proposal, or decline the request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

CONSISTENCY WITH CONNECT COLUMBIA

The ongoing current process of reviewing and updating the Zoning Ordinance, Subdivision Regulations, Engineering Standards & Specifications, and other regulating documents is part of the implementation of Connect Columbia, the City's comprehensive plan.

REVIEW PROCESS

Section **8.5.16** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the text of the Ordinance. The Planning Commission is the recommending body for text amendments under **§ 8.3.3.B.2** of the Zoning Ordinance.

Section **8.5.18.C** of the Zoning Ordinance requires that Planning Commission determine that the proposed changes are consistent with the comprehensive plan.

8.5.18.G of the Zoning Ordinance establishes the review criteria for approval of all changes to the text of the Ordinance:

a. *The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;*
b. *The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;*
c. *Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and*
d. *Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.*

The criteria for City Council action on a Zoning Ordinance Amendment at § 8.5.18.J.4 are identical to the criteria for Planning Commission review at 8.5.18.G.3.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The City Council adopted the current ordinance on July 14, 2022. The Zoning Ordinance implements the City's comprehensive plan, Connect Columbia. On November 8, 2023, the Planning Commission recommended adoption of a five-year update of the framework, land use, and transportation elements of Connect Columbia. The framework element of the plan directs planning staff to initiate revisions to the ordinance in order to bring it into consistency with changes to the future land use plan. It further directs staff to engage residents and property owners to solicit suggestions for further changes to the ordinance. As mentioned above, this is

the second and third of five rounds of zoning text amendments staff plans to present to the Planning Commission between December 2023 and December 2024.

Planning staff will present detailed commentary at the June 5, 2024 meeting of the Planning Commission.

The Planning Commission may recommend approval of the proposed text amendments, direct staff to prepare an alternative text amendment, or decline to act on the proposed changes**.**

SAMPLE MOTIONS

Approve:

Move to find, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed text amendments **[may be subject to modificaitons proposed by the Planning Commission]**.

Deny:

Move to recommend denial of the requested text amendment having found, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial and provide direction to staff*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and direct staff to provide: [*list additional information*] for review at a future meeting.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 2ND CONSIDERATION ON ORDINANCE NO. 4517 AS AMENDED - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING DEVELOPMENT PARCEL STANDARDS IN ARTICLE 5 BY REPEALING AND REPLACING SUCH ARTICLE 5 WITH A NEW ARTICLE 5 DEVELOPMENT PARCEL STANDARDS

RECOMMENDATION: Approve Ordinance 4517 as amended on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 5: Development Parcel Standards, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

The City Council evaluates zoning text amendments as directed by section 8.5.18.J.4 of the Zoning Ordinance. The proposed changes to the zoning ordinance are consistent with the remainder of the Ordinance (8.5.18.J.4.a), represent revisions necessitated by changing circumstances over time (8.5.18.J.4.b), and correct errors in the text of the Ordinance (8.5.18.J.4.c).

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Ordinance 4517, Exhibit A, Marked Changes "A", DS Staff Report.

AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING DEVELOPMENT PARCEL STANDARDS IN ARTICLE 5 BY REPEALING AND REPLACING SUCH ARTICLE 5 WITH A NEW ARTICLE 5 DEVELOPMENT PARCEL STANDARDS

WHEREAS, Section §13-7-201 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 City Council deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the city to enact such an ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Section §13-4-101 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the appropriate regulations to be enforced therein; and

WHEREAS, on the 5th day of June 2024, the Planning Commission reviewed and recommended specific changes in accordance to Section 8.5.18, to the Zoning Ordinance regarding Development Parcel Standards in Article 5. As a result, Article 5 is being repealed in its entirety and replaced with a new Article 5 which is attached hereto as Exhibit "A" and incorporated herein by reference. Said recommendations are being considered after a public hearing held on the 8th day of August, 2024, notice of which was published in the Daily Herald of Columbia fifteen (15) days or more prior to said meeting; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA as follows:

Section 1: That Ordinance Number 4400, the same being the Zoning Ordinance of the City of Columbia, Tennessee is hereby amended by repealing and deleting Article 5 in its entirety and replacing such Article with a new Article 5, Development Parcel Standards, which is attached hereto as Exhibit "A" and incorporated herein by reference;

Section 2: That the City Council satisfies the requirements of Section 8.5.18.J.4, by making specific findings as to the following:

a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;
b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;
c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and
d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

Section 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 12th day of September, 2024.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration:_____

5.1 DEVELOPMENT PARCEL STANDARDS.

5.1.1 Definition of Development Parcel.

Development Parcel is defined in Article 9 (Definitions).

5.1.2 Applicability.

This Article applies to all Development Parcels located or proposed within the City, except as otherwise provided in Section 1.22 with respect to Nonconformities.

5.1.3 Plans Applicable to Development Parcel.

Except as otherwise provided in Section 1.22 with respect to Nonconformities, none of the following shall occur with respect to any project or proposal involving a Development Parcel, except in compliance with this Article 5, the Official Zoning Map, and pursuant to a Development Plan or Master PUD Development Plan that conforms with and has been prepared, submitted, reviewed and approved in accordance with Section 8.5.6, this Article 5, and all other standards and requirements applicable thereto:

A. Construction Activities.

Construction, re-construction, Alteration, modification, raising, moving, extending, reducing, or enlarging any Structure;

B. Development Activities.

Development, re-Development, Improvement, of any Lot, Building Site, or other parcel of land;

C. SUBDIVISION

Subdivision, or re-subdivision of any Lot, Building Site, or other parcel of land, except when approved by the Zoning Administrator and City Engineer in order to facilitate the orderly division of land for subsequent development review, any subsequent use of the property shall require review and approval of a Development Plan or Master PUD Development Plan;

D. Use.

Use of any Structure, Lot, Building Site, or other parcel of land;

E. Applications and Actions.

Filing, issuing, applying for, certifying, or approving any subdivision application or plat, Building Permit, Development Plan or Master PUD Development Plan, or other Zoning Permit, relating to, or subdividing, re-subdividing, except as provided in 5.3.1.C commencing Construction on, or Developing, or Improving any part of a Development Parcel.

5.1.4 Pedestrian Sheds.

A. Parcel to be Based on Pedestrian Shed.

Each Development Parcel shall be based upon one or several proposed or existing Standard or Linear Pedestrian Sheds, as applicable, located according to existing conditions, such as traffic intersections, Adjacent Development, and natural features.

B. Common Destination.

Each Pedestrian Shed shall have a Common Destination near its center. See **Illustration 5.1.4.B-1 (Standard Pedestrian Shed)** and **Illustration 5.1.4.B-2 (Linear Pedestrian Shed)**.

C. Parcel / Site Size Relative to Pedestrian Shed Size.

A Development Parcel and the overall plan may be smaller or larger than the Pedestrian Shed within which it is situated.

ILLUSTRATION 5.1.4.B-1
STANDARD PEDESTRIAN SHED

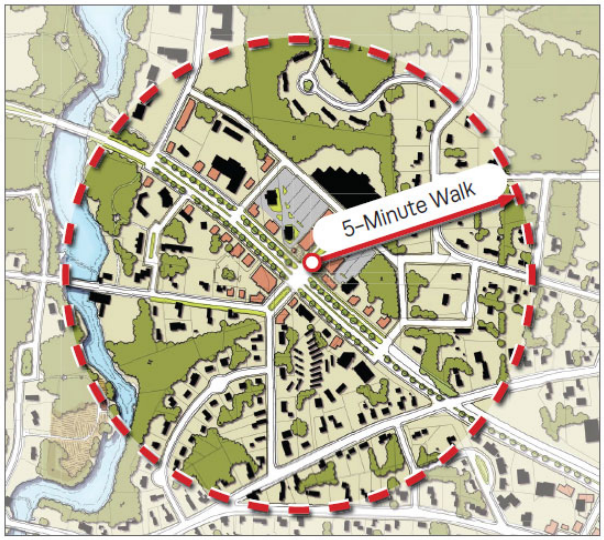


ILLUSTRATION 5.1.4.B-2
LINEAR PEDESTRIAN SHED



5.1.5 Thoroughfare / Internal Drive Network.

The Thoroughfare and Internal Drive network shall be laid out according to Section 5.2.

5.1.6 Building Types.

Within each District of a Development Parcel or Plan of 10 acres or more there shall be a mix of Building Types in compliance with **Table 5.1.10 (Building Type Mix)**.

Table 5.1.10 (Building Type Mix).

District	Building Types	Permitted Share of Total Building Frontage Width
CD-4	Total of House, Duplex, Townhouse, Small Multifamily & Large Multifamily	85% max, with Large Multifamily < 20% of Total CD-4 Frontage width
	Total of Commercial, Mixed Use & Flex	15% min Frontage width

CD-4C	Total of House, Duplex, Townhouse, Small Multifamily & Large Multifamily	85% max, with Large Multifamily < 20% of Total CD-4C Frontage width
	Total of Commercial, Mixed Use & Flex	15% min Frontage width
CD-5	Total of House, Duplex, Townhouse, Small Multifamily & Large Multifamily	85% max, with Large Multifamily < 20% of Total CD-5 Frontage width
	Total of Commercial, Mixed Use & Flex	30% min Frontage width
CD-5C	Total of House, Duplex, Townhouse, Small Multifamily & Large Multifamily	85% max, with Large Multifamily < 20% of Total CD-5C Frontage width
	Total of Commercial, Mixed Use & Flex	15% min Frontage width
PUD-R	Any single permitted Building Type	Determined by Decision Making Authority
PUD-MU	Total of Commercial, Mixed Use, Flex & Mid-Rise	40% min

5.1.7 Uses.

Within each District of a Development Parcel or Plan of 10 acres or more there shall be a mix of Principal Uses in compliance with **Table 5.1.11 (Principal Use Mix)**.

Table 5.1.11 (PRINCIPAL USE MIX).

Max Residential Use % of Net Site Area	
CD-4	85% max
CD-4C	85% max
CD-5	70% max
CD-5C	70% max
SD-INT	40% max
SD-LI	40% max
SD-HI	None Permitted
PUD-MU	40% max

5.2 THOROUGHFARES, INTERNAL DRIVES & ALLEYS

5.2.1 General.

Thoroughfares, Internal Drives, and Alleys shall be provided within and Adjacent to each Development Parcel, as necessary to comply with this Article 5.

5.2.2 Thoroughfare & Internal Drive Standards.

Any Thoroughfares, Internal Drives, and Alleys within or Adjacent to a Development Parcel shall comply with the following standards:

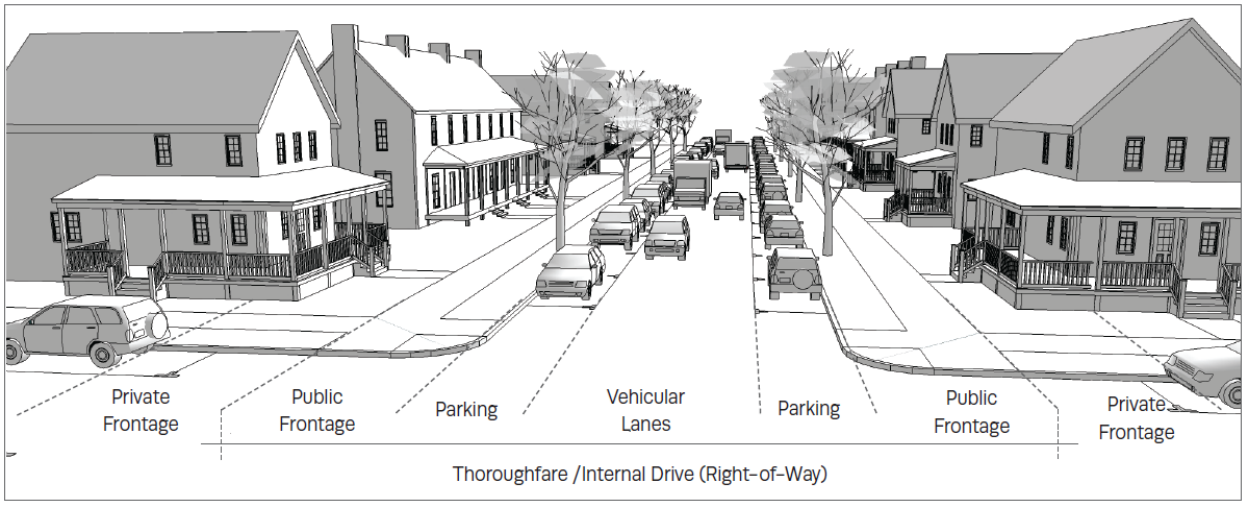
A. Access.

Thoroughfares and Internal Drives shall provide for vehicular and non-vehicular traffic and provide Access to Lots or Building Sites and Civic Spaces. Alleys, where provided, shall provide for vehicular Access to the side or rear of Lots or Building Sites and Civic Spaces.

B. Components.

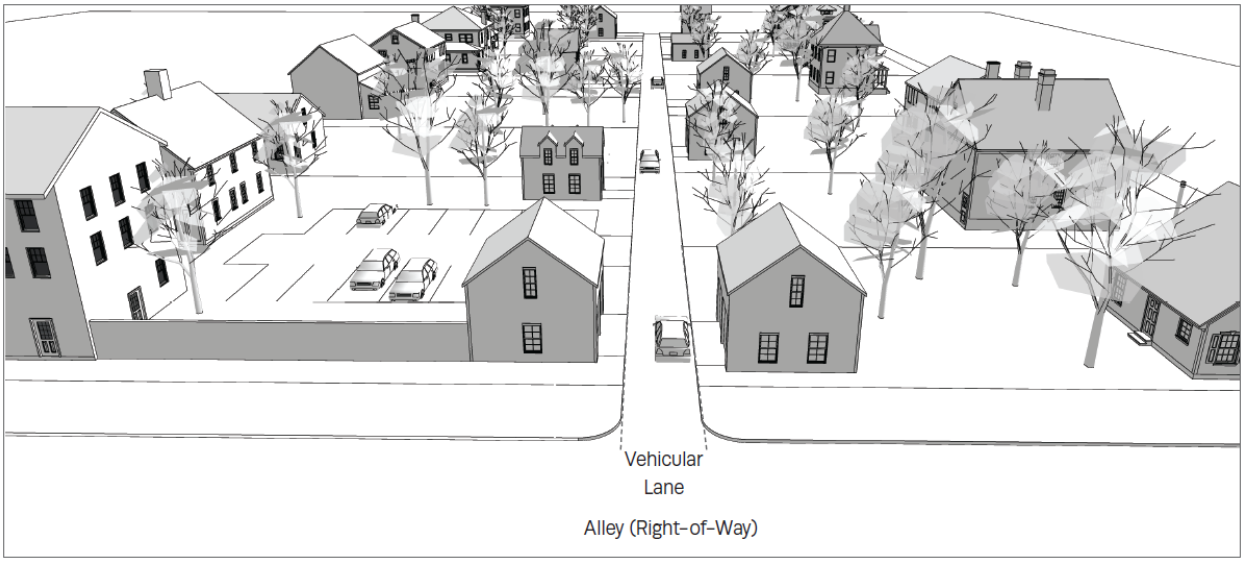
1. Each Thoroughfare and Internal Drive shall consist of Public Frontage, Vehicular Travel Lanes and any required Vehicular Parking Lanes, any allowed Loading Spaces, and any required Bicycle Accommodations. See **Illustration 5.2.2.B-1 (Thoroughfare / Internal Drive Components)** and details shown in the Engineering Standards & Specifications.

ILLUSTRATION 5.2.2.B-1 THOROUGHFARE / INTERNAL DRIVE COMPONENTS



2. Each Alley shall consist of the elements shown in the Engineering Standards & Specifications.

ILLUSTRATION 5.2.2.B-2 ALLEY COMPONENTS



C. Thoroughfares / Internal Drives in Multiple Districts.

The Public Frontages of Thoroughfares that pass from one District to another shall be adjusted accordingly or, alternatively, may follow the alignment of the Thoroughfare to the depth of one Lot or Building Site, retaining a single Public Frontage throughout its trajectory.

D. Blocks.

1. Thoroughfares and Internal Drives shall be provided and designed to define Blocks, subject to adjustment by Waiver of the Zoning Administrator at the edge of a Development Parcel or to accommodate specific site constraints.

2. Blocks shall not exceed the applicable perimeter size prescribed in **Table 5.2.2.D (Block Perimeter Standards)**, measured as the sum of Lot or Building Site Frontage Lines subject to adjustment by Waiver of the Zoning Administrator at the edge of a Development Parcel.

TABLE 5.2.2.D BLOCK PERIMETER STANDARDS,

DISTRICT	MAX PERIMETER
CD-2	Not Regulated
CD-3L	3600 ft max
CD-3	2800 ft max
CD-4, CD-4C, SD-MHP	2400 ft max
CD-5, CD-5C, PUD-R & PUD-MU	2,000 ft. max or 3,000 ft. max if a Parking Structure provided within Block
SD-INT, SD-LI, SD-HI & CV	Not Regulated
OTHER PUDs	Per approved Master PUD Development Plan

E. Network / Connections.

1. Thoroughfares and Internal Drives shall terminate at other Thoroughfares or Internal Drives, forming a network, connecting wherever possible to Thoroughfares or Internal Drives on Adjacent sites.

2. Cul-de-sacs are prohibited except where approved by Waiver of the Zoning Administrator to accommodate specific site conditions.

F. Thoroughfare / Internal Drive Types.

Each Thoroughfare or Internal Drive shall be one of the types described in **Table 5.2.2.F (Thoroughfare/ Internal Drive Types – Summary)** for the applicable District.

TABLE 5.2.2.F THOROUGHFARE / INTERNAL DRIVE TYPES – SUMMARY

ESS Detail	Applicable District	Name
DS02	CD2	RURAL NEIGHBORHOOD CURBED
DS06	CD3L	LARGE LOT NEIGHBORHOOD
DS10	CD3	SUBURBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES
DS11	CD3	SUBURBAN NEIGHBORHOOD PARALLEL PARKING ONE SIDE
DS12	CD3	SUBURBAN NEIGHBORHOOD NO PARALLEL PARKING
DS13	CD3	SUBURBAN BOULEVARD PARALLEL PARKING BOTH SIDES
DS14	CD3	SUBURBAN BOULEVARD NO PARALLEL PARKING
DS18	CD4	URBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES
DS19	CD4	URBAN NEIGHBORHOOD NO PARALLEL PARKING
DS20	CD4C	URBAN CENTER PARALLEL PARKING BOTH SIDES
DS21	CD4C	URBAN CENTER NO PARALLEL PARKING
DS22	CD4/4C	URBAN BOULEVARD PARALLEL PARKING BOTH SIDES
DS23	CD4/4C	URBAN BOULEVARD NO PARALLEL PARKING
DS24	CD4/4C	URBAN BOULEVARD 4 LANE
DS25	CD4/4C	URBAN AVENUE PARALLEL PARKING BOTH SIDES
DS26	CD4/4C	URBAN AVENUE NO PARALLEL PARKING
DS27	CD4/4C	URBAN AVENUE 4 LANE
DS34	SD-LI/SD-INT/SD/HI	INDUSTRIAL TWO LANE
DS35	SD-LI/SD-INT/SD/HI	INDUSTRIAL THREE LANE
DS39	CD4/4C/CD5	INTERNAL DRIVE COMMERCIAL AND MIXED-USE
DS40		INTERNAL DRIVE INDUSTRIAL

Thoroughfares shall conform to the applicable standard detail in the City of Columbia Engineering Standards and Specifications (ESS). Where multiple standard details are available, the Zoning Administrator shall determine which standard is appropriate. The City Engineer may modify the composition of a Thoroughfare assembly as described in the ESS. The Zoning Administrator shall assign an appropriate Thoroughfare assembly for any Planned Unit Development based on the Character District with the most similar density, intensity, and character.

G. Assemblies & Standards.

Thoroughfares and Internal Drives within Districts and Adjacent to Districts shall conform to the applicable standards for such Districts set forth in the City if Columbia Engineering Standards & Specifications.

All street specifications shall meet engineering standards and are subject to approval by the Planning Commission. Elements of the street sections may be altered and approved by the City Engineer.

1. Boulevards and Avenues Required

A portion of thoroughfares shall be Boulevards or Avenues for Development Parcels in character districts CD-3, CD-4, CD-4C, PUD-R, and PUD-MU, where:

(1) The total centerline length of all proposed Thoroughfares exceeds 19,999 linear feet;

(2) The number of residential units within the Development Parcel, or within a common scheme of development, exceeds 299; or

(3) Total frontage of all non-residential Lots and Building Sites exceeds 499 feet.

b. Boulevards and Avenues shall be continuous in nature where possible and generally provide a continuous path from the entrance through the site.

c. Boulevards and Avenues shall comprise a portion of the total Thoroughfare length in each Development Parcel with the following districts:

SECTION 3 Where a Traffic Impact Study indicates Average Annual Daily Traffic exceeds 1,200 trips per day, a 4-Lane Avenue shall be provided.

TABLE 5.2.2.G.1

CD-3	10%
CD-4	10%
CD-4C	20%
PUD-R	20%
PUD-MU	20%

H. Additional Pedestrian Walkways.

1. **Pedestrian Access**

a. **Pedestrian ways, linkages and paths shall be provided from the Main Entrance of each principal Building to surrounding Thoroughfares, Internal Drives, external sidewalks, and Adjacent parcels.**

b. **Pedestrian ways shall be designed to provide access between Parking Lots and Parking Areas and Building public entrances.**

c. **At least one handicapped accessible route in accordance with all applicable regulations adopted by the City shall connect Buildings, facilities, elements and Parking spaces that are on the same Lot, Building Site, or Development Parcel.**

2. **Pedestrian Crosswalks.**

Crosswalks shall provide pedestrian access from Buildings to Parking Lots, Parking Areas and off-site Parking spaces, and shall be clearly designated with signage and variations in pavement materials or markings.

I. Sight Triangle.

At all Thoroughfare and Internal Drive intersections, the visibility standard of Section 4.3.3.G or Section 7.1.7.D shall be met.

J. Internal Drives.

Any Internal Drives shall be placed in a public access Easement and recorded as part of a Final Plat.

K. Alleys.

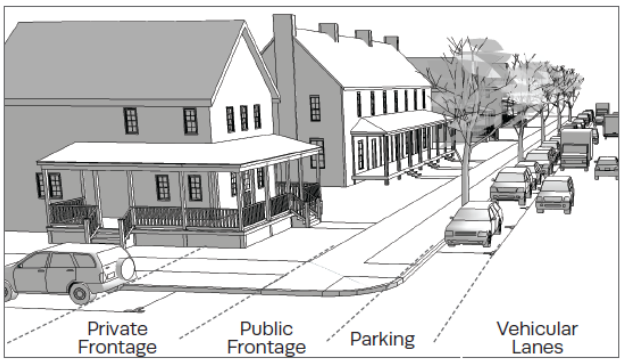
Alleys shall comply with the assembly and standards of the city of Columbia Engineering Standards & Specifications.

5.2.3 Public Frontages.

A. ELEMENTS.

The Public Frontage of any Thoroughfare or Internal Drive shall include the Sidewalk, Curb, planter, trees, bicycle accommodations, and lights, as required and designed in accordance with this Article 5, **Table 5.2.4.B (Bikeway Types), Table 5.2.2.F (Thoroughfare & Internal Drive Types Summary)** and the City of Columbia Engineering Standards & Specifications. Trees are not required along any side of a Thoroughfare that is contiguous to a Civic Space.

ILLUSTRATION 5.2.3 PUBLIC FRONTAGE



B. CIVIC DISTRICTS

Within Civic Districts, the Public Frontage shall comply with the Public Frontage standards applicable to any Adjacent Character District.

C. PLANTINGS PROVIDED BY OWNER.

1. Within the Public Frontage, Public Planting, if any is required or is to be provided, shall be provided by the property Owner in accordance with the City of Columbia Engineering Standard & Specifications, provided that the spacing may be adjusted by Administrative Adjustment of the Zoning Administrator to accommodate specific site conditions.

2. Tree species shall be selected from **Table 4.3.16.D-1 (Native Plants of the Tennessee Valley)**; provided that coniferous trees are not allowed within the Public Frontage. The Zoning Administrator may approve alternative tree species where appropriate.

D. TREE HEIGHT AT MATURITY.

The Public Frontage shall include trees with shade canopies of a height which, at maturity, leaves clear at least one Story.

E. PLANT SPECIES.

Other than Public Frontage trees prescribed by this Section, the introduced landscape shall consist primarily of durable native species and hybrids that are tolerant of soil compaction and require minimal irrigation, fertilization and maintenance.

F. SIDEWALK CONSTRUCTION STANDARDS.

Sidewalks meeting the technical standards of the City Engineer and the standards and requirements set forth in the City of Columbia Engineering Standards & Specifications are required to insure pedestrian movement and safety.

G. PLACEMENT OF TREES.

Landscaping within the Public Frontage and landscaping within Civic Spaces shall comply with the following standards:

1. Trees shall be centered horizontally; and

2. Trees shall be placed minimally:

a. At least two (2) feet from walkways, curbs, and other impervious surfaces if planted in a tree well or continuous planter;

b. At least three (3) feet from walkways, curbs, and other impervious surfaces if planted in a continuous Swale or uncontained area.

c. At least five (5) feet from street lights, utility meters and service lines, fences, walls and other ground level obstructions;

d. At least six (6) feet from porch eaves, awnings and similar overhead obstructions associated with the ground level of Buildings; and

e. At least eight (8) feet from balconies, verandas, Building eaves and cornices, and similar overhead obstructions associated with the upper stories of Buildings.

H. TREE SIZE - INSTALLATION.

At installation, trees shall be a minimum of two and a half inches (2.5") in caliper, measured three feet (3') above the ground and a minimum of ten feet (10') tall.

I. SHRUB SIZE.

At installation, Shrubs shall be a three (3) gallon container minimum and a height of 30 inches minimum. Shrubs shall be 18" minimum clear from any Sidewalk or pavement edge at the Lot Line or Building Site Line.

J. BARE / EXPOSED GROUND.

All bare or exposed ground on the site and in landscaped areas shall be covered with live plant materials and/or mulch, with the following exceptions:

1. Naturally occurring creek beds, rock outcroppings or similar landscape features typically lacking in vegetation.
2. Hiking trails and/or traces.
3. Clay or sand surfaces associated with recreation fields and facilities.

K. ARTIFICIAL PLANTS / TURF.

Artificial plants and artificial turf are prohibited.

L. WATER FEATURES.

Constructed water features such as fountains, streams and ponds that operate with water recirculation systems shall be designed to prevent seepage and leaks.

M. MINIMUM REQUIREMENTS.

Except as otherwise required by Sections 5.2.3.H and 5.2.3.I, all plant materials shall comply with the minimum container size, class and other requirements outlined in American Standards for Nursery Stock (ANSI Z60.1-2004) published by the American Nursery and Landscape Association (ANLA) or other local Nursery Association Standards.

N. PREVENTION OF COMPACTION.

The soil structure of planting strips shall be protected from compaction with a temporary construction fence. Standards of access, excavation, movement, storage and backfilling of soils in relation to the construction and maintenance of deep utilities and manholes shall be specified.

O. COMPACTED SOILS.

Landscape soils that have been compacted during construction activities shall be loosened and aerated to a depth of at least six (6) inches before planting.

5.2.4 Bicycle Accommodations

A. BICYCLE PARKING.

Bicycle Parking shall be provided in accordance with Section 4.3.13.

B. BIKEWAY TYPES.

1. A bicycle network comprised of the various allowed Bikeway Types indicated in **Table 5.2.4.B (Bikeway Types)** shall be provided through each Development Parcel of 10 acres or more.

2. The total length of the bicycle network provided must meet or exceed the total combined centerline length of roadways with a functional classification of Major Local and Collector within the Development Parcel, as indicated by the Traffic Impact Study or designated by the City Engineer.

3. Development Parcels of 80 acres or more shall utilize a Bikeway Type of Shared Use Path, Bicycle Lane, or Protected Bicycle Lane. Shared Use Paths may be located in Civic Space.

C. BIKEWAY NETWORK CONNECTIVITY

Bikeways established under this section shall connect to existing Bikeways within public rights-of-way and on Adjacent properties. Where no Bikeways currently exist, provision shall be made for future connections in the form of Bikeway Stubs. Such stubs should be placed in the location most suitable for continuation of the Bikeway in conjunction with development of the Adjacent property, as determined by the Zoning Administrator. The placement of Bikeways shall be consistent with the Parks & Greenways element of Connect Columbia.

D. RIGHT OF WAY

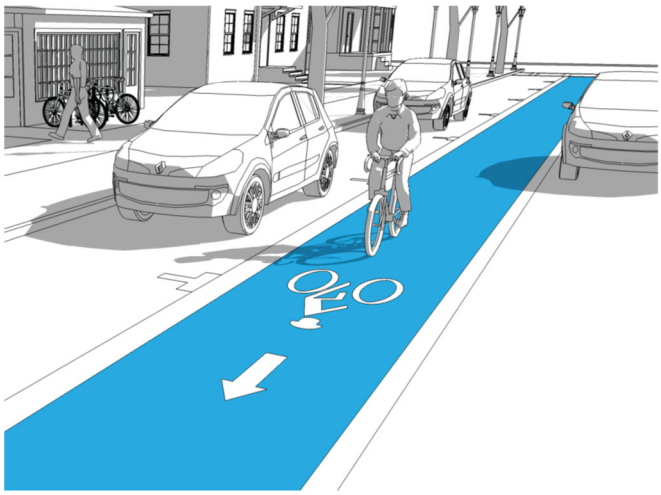
All Bikeways shall be placed in a public right-of-way or public access easement.

E. BICYCLE ACCOMMODATION STANDARDS – CIVIC DISTRICTS.

Within Civic Districts, any bicycle accommodations shall comply with the standards applicable to any Adjacent Character District.

TABLE 5.2.4.B BIKEWAY TYPES

Bicycle Lane

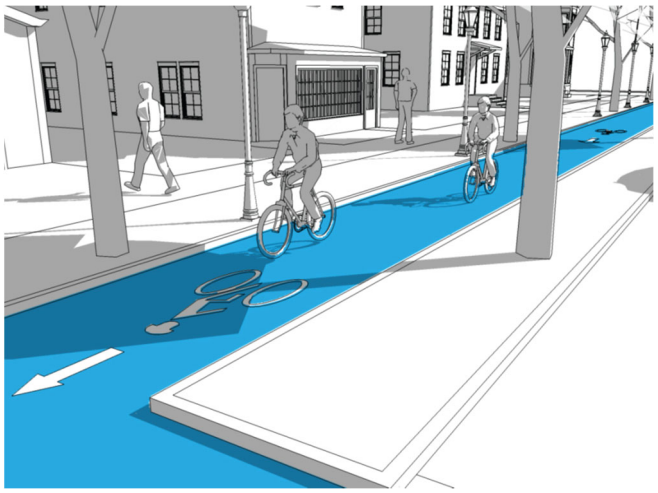


Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C
SD-MHP SD-INT SD-LI SD-HI PUD-R PUD-MU

Riding Surface Width	5 ft min
Buffer	None
Movement	With traffic
Intersection Detailing	Signalized, Peg-a-Track, colored, Bicycle Box
Bicycle Parking	Rack, bicycle shelter, bicycle station

Protected Bicycle Lane

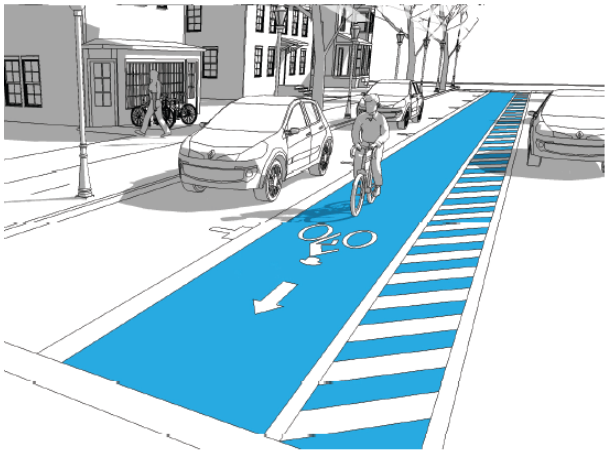


Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C
SD-MHP SD-INT SD-LI SD-HI PUD-R PUD-MU

Riding Surface Width	5 ft min
Buffer	3 ft min, painted buffer, curb, or planter strip
Movement	With traffic or dual direction
Intersection Detailing	Signalized, Peg-a-Track, colored, Bicycle Box
Bicycle Parking	Rack, bicycle shelter, bicycle station

Buffered Bicycle Lane

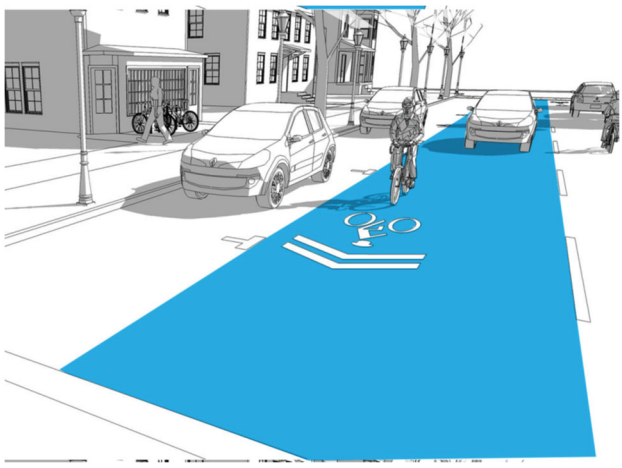


Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C
SD-MHP SD-INT SD-LI SD-HI PUD-R PUD-MU

Riding Surface Width	5 ft min each way
Buffer	2 ft min, painted buffer
Movement	With traffic or Contra-flow (2 lanes on the same side of the street or 1 lane on each side)
Intersection Detailing	Signalized, Peg-a-Track, colored, Bicycle Box
Bicycle Parking	Rack, bicycle shelter, bicycle station

Shared Use Lane



Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C
SD-MHP SD-INT SD-LI SD-HI PUD-R PUD-MU

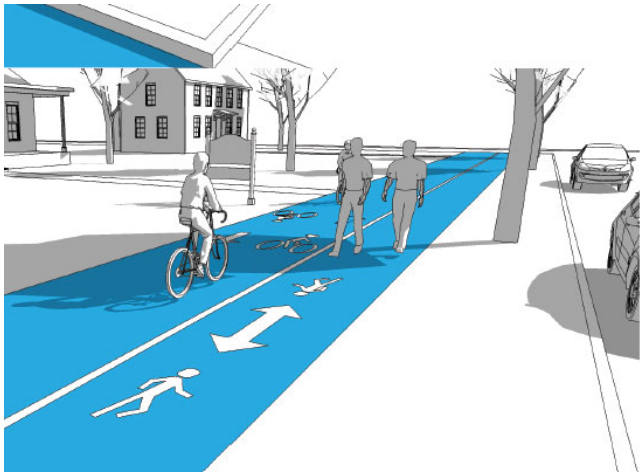
Riding Surface Width	Same as Vehicular Lane with signs or sharrows at intervals established by the City Engineer
Buffer	None
Movement	With traffic
Intersection Detailing	Signed, Signalized
Bicycle Parking	Opportunistic, rack, Bicycle Shelter

Shared Use Path

Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C
SD-MHP SD-INT SD-LI SD-HI PUD-R PUD-MU

Riding Surface Width	10 ft min



Buffer	3 ft min, curb or planter strip
Movement	With traffic or dual direction
Intersection Detailing	Signed, Signalized, Peg-a-Track
Bicycle Parking	Rack, bicycle shelter, bicycle station

5.2.5 Public Planting

Public Planting shall be provided within the Public Frontage of Thoroughfares in accordance with **Table 5.2.2.F (Thoroughfare & Internal Drive Types - Summary),** and **Table 5.2.5 (Public Planting)** and **Table 4.3.16.D-1 (Native Plants of the Tennessee Valley)**.

TABLE 5.2.5 PUBLIC PLANTING

TREE SHAPE		CD-2	CD-3L & CD3	CD-4 & CD4C	CD-5 & CD-5C	SD-MHP	SD-INT	SD-LI & SD-HI	PUD-R	PUC-MU	PUD-OTHERS	CV
Columnar		P	P	P	P	P	P	P	P	P	Per PUD approval	P
Oval		P	P	P	P	P	P	P	P	P	Per PUD approval	P
Rounded / Ball		P	P	P	P	P	P	P	P	P	Per PUD approval	P
Conical /Pyramid		P	P	P	NP, except in Civic Space or Open Space	P	P	P	NP, except in Civic Space or Open Space	NP, except in Civic Space or Open Space	Per PUD approval	NP, except in Civic Space or Open Space
Spreading / Umbrella		P	P	P	NP, except in Civic Space or Open Space	P	P	P	NP, except in Civic Space or Open Space	NP, except in Civic Space or Open Space	Per PUD approval	NP, except in Civic Space or Open Space
Vase		P	P	P	NP, except in Civic Space or Open Space	P	P	P	NP, except in Civic Space or Open Space	NP, except in Civic Space or Open Space	Per PUD approval	NP, except in Civic Space or Open Space

LEGEND
The following notations are utilized in this table.

P Permitted | NP Not Permitted | PUD Per PUD Approval

5.3 CIVIC SPACES

5.3.1 Civic Space Requirement.

A. PERCENTAGE OF CIVIC SPACE.

Any Development Parcel shall include at least 5% of its gross acreage assigned as Civic Space(s). The Civic Space provided pursuant to this Section 5.3.1.A shall be in addition to all Yard, Setback, and Impervious Surface area required under this Ordinance and the Subdivision Regulations.

B. OTHER SPACES PERMITTED.

These provisions do not restrict or prohibit supplemental open space and amenities in addition to the required Civic Space.

C. COMPLIANCE WITH CIVIC DISTRICT STANDARDS.

All Lots, Building Sites, Buildings, Structures and Improvements within Civic Spaces shall comply with the standards applicable to Civic Districts at Table 4.3.1-U (District Standards-Civic).

D. CIVIC SPACE LOTS AND BUILDING SITE.

1. Civic Spaces shall be located on Lots or Building Sites identified on a Final Plat, Site Development Plan, or Planned Unit Development Master Plan.

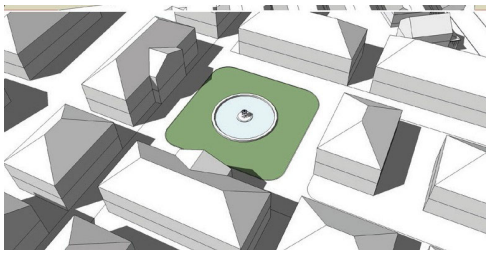
2. Civic Spaces are exempt from the prohibition of through-lots at Section 4.3.3.D.

5.3.2 Civic Spaces - Design.

Civic Spaces shall be designed as generally described in **Table 5.3.3-A (Civic Space Types - Summary)** and **Table 5.3.3-B (Civic Space - Specific Standards)**. The Planning Commission may approve additional specifications for typical facilities within Civic spaces. The selection of Civic Spaces and placement of Civic Spaces within a Development Parcel shall be consistent with the Parks & Greenways element of Connect Columbia.

TABLE 5.3.3-A CIVIC SPACE TYPES - SUMMARY

Natural Area A natural area available for unstructured recreation. A Natural Area may be independent of surrounding Building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Natural Areas may be lineal, following the trajectories of natural corridors. The minimum size is 8 acres.		**CD-3L** **CD-3** **CD-4** **CD-4C**
Green An open area, available for unstructured recreation. A Green may be spatially defined by landscaping rather than Building Frontages. Its landscape shall consist of lawn and Trees, naturalistically disposed. The minimum size is 0.5 acre and the maximum is 8 acres		**CD-2** **CD-3L** **CD-3** **CD-4** **CD-4C** **SD-MHP** **PUD-R**

Square An open area available for unstructured recreation and Civic purposes. A Square is spatially defined by Building Frontages. Its landscape shall consist of Paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size is 0.5 acre and the maximum is 5 acres.		**CD-4** **CD-4C** **CD-5** **CD-5C** **SD-MHP** **SD-INT** **SD-LI** **SD-HI** **PUD-R** **PUD-MU**
Plaza An open area available for Civic purposes. A Plaza shall be spatially defined by Building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important Thoroughfares. The minimum size shall be 0.5 acre and the maximum is 2 acres		**CD-4** **CD-4C** **CD-5** **CD-5C** **SD-MHP** **SD-INT** **SD-LI** **SD-HI** **PUD-R** **PUD-MU**
Playground An open area designed and equipped for the recreation of children. A Playground may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within Natural Areas and Greens. There is no minimum or maximum size.		**CD-2** **CD-3L** **CD-3** **CD-4** **CD-4C** **CD-5** **CD-5C** **SD-MHP** **SD-LI** **PUD-R** **PUD-MU**

Sport Field or Court An open area designed and equipped for team sprots activities.		**CD-2** **CD-3L** **CD-3** **SD-LI** **PUD-R**
Pocket Park A small predominantly green open area available for unstructured Passive Recreation.		**CD-3L** **CD-3** **CD-4** **CD-4C** **CD-5** **CD-5C** **SD-MHP** **SD-LI** **SD-HI** **PUD-R** **PUD-MU**

TABLE 5.3.3-B CIVIC SPACE - SPECIFIC STANDARD

Natural Area



Permitted In / Adjacent to:

CD-2 | CD-3L | CD-3 | CD-4 | CD-4C

Intent

A natural area available for unstructured recreation. A natural area may be independent of surrounding Building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Natural areas may be lineal, following the trajectories of natural corridors. The minimum size is 8 acres.

Specifications

Size	8 ac min.
Frontage	Not Regulated
Character	Natural

Typical Facilities

- Passive and active recreation
- Recreational and community facilities
- Playgrounds and play structures
- Paths and trails
- Accessory structures

Green



Permitted In / Adjacent to:

CD-2 | CD-3L | CD-3 | CD-4 | CD-4C | SD-MHP | PUD-R

Intent

An open area, available for unstructured recreation. A Green may be spatially defined by landscaping rather than Building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size is 0.5 acre and the maximum is 8 acres.

Specifications

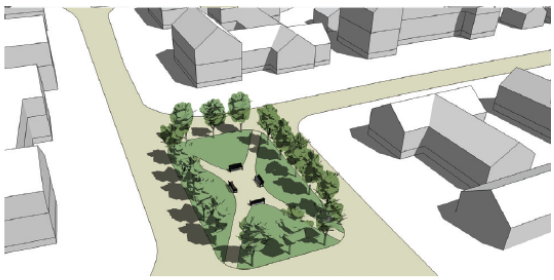
Size	0.5 ac min, 8 ac max
Frontage	Independent
Character	Informal

Typical Facilities

- Passive and active recreation
- Playgrounds and play structures
- Paths and trails
- Accessory structures

TABLE 5.3.3-B CIVIC SPACE - SPECIFIC STANDARD

Square



Permitted In / Adjacent to:

CD-4 | CD-4C | CD-5 | CD-5C | SD-MHP | SD-int | SD-LI | SD-HI | PUD-R | PUD-MU

Intent

An open area available for unstructured recreation and Civic purposes. A Square is spatially defined by Building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size is 0.5 acre and the maximum is 5 acres.

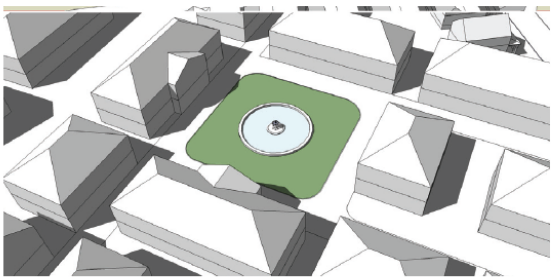
Specifications

Size	0.5 acres min. 5 acres max
Frontage	Buildings
Character	Formal

Typical Facilities

- Passive Recreation
- Paths
- Accessory structures

Plaza



Permitted In / Adjacent to:

CD-4 | CD-4C | CD-5 | CD-5C | SD-MHP | SD-int | SD-LI | SD-HI | PUD-R | PUD-MU

Intent

An open area available for Civic purposes. A Plaza shall be spatially defined by Building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important Thoroughfares. The minimum size is 0.5 acre and the maximum is 2 acres.

Specifications

Size	0.5 ac min. 2 ac max
Frontage	Buildings
Character	Formal

Typical Facilities

- Passive Recreation
- Paths
- Accessory structures
- Water features

TABLE 5.3.3-B CIVIC SPACE - SPECIFIC STANDARD

Playground



Permitted In / Adjacent to:

CD-2 | CD-3L | CD-3 | CD-4 | CD-4C | CD-5 | CD-5C | SD-MHP | SD-LI | PUD-R | PUD-MU

Intent

An open area designed and equipped for the recreation of children. A Playground may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within Natural Areas and Greens. There is no minimum or maximum size.

Specifications

Size	No min. No max
Frontage	Buildings
Character	Formal or Informal

Typical Facilities

- Active recreation
- Play structures
- Paths
- Water features

Sport Field or Court



Permitted In / Adjacent to:

CD-2 | CD-3L | CD-3 | SD-LI | PUD-R

Intent

An open area designed and equipped for team sports activities.

Specifications

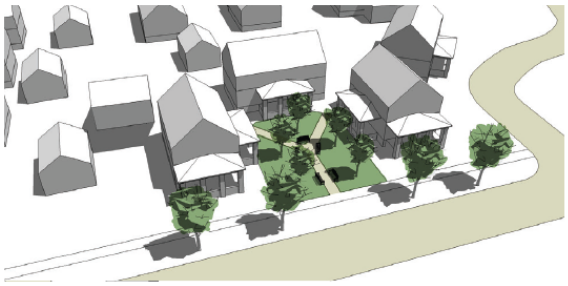
Size	No min. No max
Frontage	Buildings
Character	Formal

Typical Facilities

- Active recreation
- Play structures

TABLE 5.3.3-B CIVIC SPACE - SPECIFIC STANDARD

Pocket Park



Permitted In / Adjacent to:

CD-2 | CD-3L | CD-3 | CD-4 | CD-4C | CD-5 | CD-5C | SD-MHP | SD-LI | SD-HI | PUD-R | PUD-MU

Intent

A small predominantly green open area available for unstructured Passive Recreation.

Specifications

Size	500 sq. ft. min. 0.5 acres max.
Frontage	Independent
Character	Formal

Typical Facilities

- Passive Recreation
- Community gardens
- Playgrounds and play Structures
- Paths and trails
- Limited transient commercial concessions

5.3.3 Civic Spaces Required.

Each Development Parcel of 10 acres or more shall provide the following:

A. MAIN CIVIC SPACE.

Each Pedestrian Shed within such Development Parcel shall contain at least one Main Civic Space of the Green, Square, or Plaza type, as permitted within the applicable District and conforming to **Table 5.3.3-A (Civic Space Types - Summary)** and **Table 5.3.3-B (Civic Spaces – Specific Standards)**, within 800 feet of the geographic center of such Pedestrian Shed. Where topographic conditions, pre-existing Thoroughfare alignments or other circumstances prevent such location, the Zoning Administrator may approve an alternative location within the Pedestrian Shed.

B. PLAYGROUND.

A Civic Space designed and equipped as a Playground conforming to **Table 5.3.3-B (Civic Spaces – Playground)** (1) within 1,300 feet of each Lot or Building Site in Residential Use in all Districts CD-3, CD-4, CD-4C, CD-5; and

C. THOROUGHFARE ENFRONTMENT.

Each Civic Space shall have a portion of its perimeter equal to or greater than the minimum width of a Lot or Building Site in the applicable character district Enfronting a Thoroughfare, except for Sports Fields or Courts.

5.3.4 Civic Buildings within civic spaces.

Civic Buildings and community amenities, including mail kiosks, pool houses, and community centers may be located in Civic spaces.

5.3.5 Maintenance of Civic Buildings & Civic Space.

Civic Buildings and Civic Space shall be owned and maintained by a property owners' association unless specifically dedicated to and accepted by the City. Any such property owner's association shall be organized under the laws of the State of Tennessee. The deed conveying a Civic Building or Civic Space to a property owners' association shall include covenants running with the land that permanently reserve it for Civic purposes and require the association to maintain and pay all expenses associated with such Civic Building or Civic Space.

5.4 DISTRICT DENSITY

A. DENSITY CALCULATIONS.

Any proposed Development Parcel, shall require compliance with the following District Density provisions:

1. District Density shall be calculated based on the gross acreage of a specific District covered by the Development Parcel Plan.

2. Density shall be expressed in terms of Density Units per gross acre as specified for the area of each District by **Table 5.4.A-1 (District Density)**.

TABLE 5.4.A-1 DISTRICT DENSITY

TABLE 5.4.A-1 DISTRICT DENSITY

	Density Units
CD-2	1 Density Units per acre, gross, max
CD-3L	2 Density Units per acre, gross, max
CD-3	4 Density Units per acre, gross, max
CD-4	12 Density Units per acre, gross, max
CD-4C	24 Density Units per acre, gross, max
CD-5	Not Regulated
CD-5C	Not Regulated
SD-MHP	6 Density Units per acre, gross, max
SD-INT	24 Density Units per acre, gross, max
SD-LI	Not Regulated
SD-HI	Not Regulated
PUD-R	12 Density Units per acre, gross, max
PUD-MU	12 Density Units per acre, gross, max
Other PUDs	Per PUD Approval
CV	Not Regulated

3. For purposes of calculating District Density:

   a. the area shall include the Thoroughfares, Internal Drives, and Civic Space within the Development Parcel;

   b. the quantities of the Principal Uses indicated on **Table 5.4.A-2 (Density Equivalencies)** shall constitute the indicated number of Density Units or portion thereof.

TABLE 5.4.A-2 DENSITY EQUIVALENCIES

PRINCIPAL USE	NO. OF DESNITY UNITS
Agricultural & Extractive uses (any amount)	0 Density Unit
1 Residential – Household Living Dwelling unit	1 Density Unit
Residential – Group Living – each bedroom	0.5 Density Unit
1500 sf. Civic Use, except Correctional Facilities, Civic Space & Open Spaces	1 Density Unit
3000 sf. Civic Use - Correctional Facility	1 Density Unit
Civic Space & Open Space (any amount)	0 Density Unit
Civic Support (any amount)	0 Density Unit
1500 sf. Educational Use or Institutional Use	1 Density Unit
1500 sf. Commercial Use, excluding Accommodations/ Lodging, Outdoor Recreation & Parking	1 Density Unit
1 Bed & Breakfast or Inn Dwelling	1 Density Unit plus .5 Density Units for each guest bedroom
1 Accommodations/ Lodging Bedroom, excluding Bed & Breakfast Dwellings	0.5 Density Unit
Outdoor Recreation or Parking (any amount)	0 Density Unit
1500 sf. Office Use	1 Density Unit
3000 sf. Industrial Use	1 Density Unit
3000 sf. Utility Use	1 Density Unit
1500 sf. Other Uses (any amount)	1 Density Unit
Accessory Building/ Accessory Dwelling (any amount)	0 Density Unit
SF. = BUILDING SQUARE FEET, EXCLUDING BASEMENTS AND ATTICS	

B. MAXIMUM DENSITY.

The Maximum Density per Character District of a Development Parcel, shall not exceed that set forth in **Table 5.4.A-1 (District Density)**.

5.5 PROJECT BUFFERS

5.5.1 General.

Project Buffers shall be provided for Development Parcels in accordance with this Section 5.5.

5.5.2 Modification of Existing Structures.

Buildings and Structures lawfully existing as of the Effective Date may be modified without providing or modifying or Buffers in conformance with this Section 5.5, provided that the same does not constitute an Alteration of the Building footprint size by more than 15% and does not increase the degree by which the Building or Structure is Non-conforming.

5.5.3 Not Applicable for Certain Uses / Site Work

The standards and requirements herein set out for Buffers shall not apply to Temporary Uses or to site work on undeveloped sites which does not involve significant ground disturbance.

5.5.4 Minimum Standards / Conflicts.

Required Buffers, as specified in these regulations, are minimum standards. In those instances where this Ordinance specifies different Buffering requirements, then the more restrictive provisions shall govern.

5.5.5 Additional Measures Permitted.

None of the provisions of this Ordinance shall be construed as prohibiting plant material, Screening, and/or Buffer area in addition to that required by this Ordinance; or prohibiting the modification of existing Buffers to perform to an equivalent degree as the Buffer required by this Ordinance.

5.5.6 Buffer Plan Requirements.

Buffer plans submitted for approval to satisfy the requirements of this Ordinance shall clearly indicate the name, location, and size of vegetation to be installed as well as trees to be preserved.

5.5.7 Buffer Not Part of Civic Space.

A Buffer area may not be included as part of the calculation of any required Civic Space.

5.5.8 When Required.

A Project Buffer shall be required for new Development in the Districts indicated in **Table 5.5.8 (Project Buffers)** along such parts of the project that Abut any land zoned District CD-2, CD-3L, CD-3, CD-4, CD-4C, CD-5, CD-5C, or SD-MHP, or Civic District.

TABLE 5.5.8. PROJECT BUFFERS

DISTRICT OF NEW DEVELOPMENT	BUFFER DEPTH	DEISGN PLANTS / 100 LINEAR FEET
SD-MHP (N/A if abutting another SD-MHP District)	75’	15 Canopy Trees ≥ 50% Evergreen, 15 Understory Trees ≥ 50% Evergreen & 90 Shrubs ≥ 75 % Evergreen*
SD-INT	75’	20 Canopy Trees ≥ 50% Evergreen, 20 Understory Trees ≥ 50% Evergreen & 120 Shrubs ≥ 75 % Evergreen
SD-LI	75’	20 Canopy Trees ≥ 50% Evergreen, 20 Understory Trees ≥ 50% Evergreen & 120 Shrubs ≥ 75 % Evergreen
SD-HI	75’	20 Canopy Trees ≥ 50% Evergreen, 20 Understory Trees ≥ 50% Evergreen & 120 Shrubs ≥ 75 % Evergreen
PUD-R	75’	15 Canopy Trees ≥ 50% Evergreen, 15 Understory Trees ≥ 50% Evergreen & 90 Shrubs ≥ 75 % Evergreen
PUD-MU	50’	15 Canopy Trees ≥ 50% Evergreen, 15 Understory Trees ≥ 50% Evergreen & 90 Shrubs ≥ 75 % Evergreen
*SD-MHP Project Buffer shall also include a continuous 100% opaque fence at least 6’ feet high		

5.5.9 Design.

A. PLANT MATERIALS.

A Project Buffer shall be designed and comprised of the plant materials indicated in **Table 5.5.8 (Project Buffers)**.

B. FENCES & WALLS.

Fences and walls may be used in a Project Buffer in addition to the required plant materials, provided that they comply with the following:

1. Minimum 100% opacity;
2. Minimum 6’ high; and

3. Include a brick, natural rock, or authentic stucco masonry column at any end visible from a Thoroughfare or Internal Drive.

C. OPACITY.

Plant materials and any fence or wall shall be arranged in a manner that creates a 100% opaque Project Buffer.

D. RETENTION OF HERITAGE TREES.

With the exception of clearing required for required Driveways, the retention of Heritage Trees within a Project Buffer area shall be required.

E. CREDIT FOR EXISTING VEGETATION.

Existing vegetation within a Project Buffer, which meets the requirements of **Table 5.5.8 (Project Buffers)** and Section 5.5.9.G and is not described in Section 5.5.9.F shall be credited toward the Project Buffer requirement.

F. REMOVAL OF CERTAIN VEGETATION.

Existing vegetation listed on the Tennessee Exotic Plant Council list shall be removed from the Project Buffer and shall not be credited.

G. COMPLIANCE WITH LANDSCAPE STANDARDS.

1. With the exception of permitted existing vegetation, plant materials used in required Project Buffers shall comply with the standards of Section 4.3.16.
2. All Project Buffer areas shall have soils that comply with the standards of Section 4.3.16.
3. Installation of Project Buffer plants shall meet the minimum requirements set forth in Section 4.3.16.

H. SIGN VISIBILITY.

Project Buffers shall be designed to address visibility of any permitted ground Signs.

5.5.10 Location.

A. COMMON BOUNDARY

Any required Project Buffer shall be located along the common boundary of the abutting District.

B. CERTAIN LOCATIONS RESTRICTED.

Project Buffers shall not be located on any portion of an existing, dedicated or reserved public or private street, Thoroughfare, Internal Drive, or right-of-way.

C. LOCATION IN YARD / SETBACK.

Project Buffers may be constructed in any required Yard or Setback.

D. LOCATION IN EASEMENT.

Plantings in Project Buffers shall be subject to the same limitations regarding location in Easements as are applicable to landscape plantings under Section 4.3.16.E.

5.5.11 Development / Use within Buffer.

A. RESTRICTIONS.

Project Buffers shall not contain any:

1. Development;
2. Parking Area, Parking Lot, Garage, or Parking Structure;
3. Street, Thoroughfare, Driveway, drive aisle, Internal Drive, or Alley except as permitted under Section 5.8.11.B;
4. Impervious surfaces;
5. Dumpsters or garbage, trash or recycling receptacles; or
6. Site features that do not function to meet the standards of this Section or that require removal of existing vegetation, unless otherwise permitted in this Ordinance.

B. CERTAIN DEVELOPMENT / USES ALLOWED.

Project Buffers may contain the following Uses and Structures, provided that the Screening intent of this Section is met:

1. Passive Recreation, Sidewalks, trails, multi-use paths, picnic facilities, and bike or equestrian trails;
2. Fences and walls;
3. Landscape plantings;
4. Stormwater retention or detention facilities, green infrastructure, provided they do not interfere with the performance or maintenance of the Project Buffer area;
5. Utilities, provided that additional width shall be added to the Project Buffer in an amount equal to that occupied by the utility lines and any associated Easements and any path cleared by utility installation or maintenance shall be replaced; and
6. Streets, Thoroughfares, Driveways, drive aisles, Internal Drives or Alleys, provided they only cross the Project Buffer at a 90-degree angle and do not otherwise Encroach into the Project Buffer;
7. Appurtenances that require high visibility and easy access, such as fire hydrants, public and emergency telephones, mail boxes, and bus or other shelters or benches, none of which shall be Screened.
8. Ingress and egress to such Uses, Structures, utility lines, and appurtenances, may cross the Project Buffer provided they minimize the amount of Project Buffer taken.
9. Identification signs, as specifically permitted in Article 7 (Signs).
10. Lighting, as specifically permitted in Sections 4.3.17 and 5.25.

11. Any other Uses as specifically permitted elsewhere in this Ordinance.

5.5.12 Ownership.

Project Buffers may remain in the ownership of the original developer (and assignees) of a Lot, Building Site, or parcel of land; they may be subjected to deed restrictions and subsequently conveyed; or they may be transferred to any consenting grantees, such as a forest preserve, the City, Civic Space held by an association (homeowners, etc.), or conservation group. Any such conveyance shall adequately guarantee the protection and maintenance of the Project Buffer in accordance with the provisions of this Ordinance.

5.5.13 Maintenance.

A. RESPONSIBLE PARTIES / RESPONSIBILITIES.

The responsibility for maintenance of a required Project Buffer shall be that of the owner of the property, such owner's successors, heirs, and assignees or any consenting grantee. Upon arrival of a Development Plan which includes Project Buffers required by this Ordinance, the property owner shall execute and record a maintenance agreement guaranteeing performance by all successors in interest and authorizing the City and its agents for purposes of enforcement in 5.5.13.G.

B. PLANTINGS.

Dead or diseased plantings shall be removed and replaced with plants meeting all requirements of this Ordinance.

C. WATER COURSES.

Natural water courses within a Project Buffer shall be maintained in a natural condition consistent with any applicable regulations.

D. WATER SOURCE.

A water source shall be supplied within 100 feet of any planting requiring continuing watering. Where non-native or non-drought tolerant native vegetation is incorporated in the Project Buffer, an irrigation system shall be required.

E. STRUCTURAL FEATURES.

Landscape structural features such as walls, fences, or water features shall be maintained in a structurally safe and attractive condition.

F. OTHER USES / STRUCTURES.

Where other Uses or Structures are allowed within a Project Buffer, they shall be maintained to provide for their safe use.

G. ENFORCEMENT.

If the Person or Persons responsible for maintaining a Project Buffer fails to maintain same according to this Ordinance, the City may, but shall not be obligated to, and after reasonable notice and a demand that deficiency of maintenance be corrected, enter the Project Buffer area, maintain the same, and recover the cost thereof, including reasonable attorney fees, from the Person or Persons having the responsibility for maintenance of **the Buffer area.**

5.5.14 Hardship Relief.

A. MODIFICATION.

The Project Buffer requirement may be modified by the Zoning Administrator upon a finding that a modification would be consistent with the purpose and intent of this Ordinance, and any adopted land use plans, that such modification would not adversely affect the land use compatibility or public interest, and the relief requested will comply with one or more of the criteria in Section 5.7.14.A.

B. CRITERIA.

The criteria for relief under Section 5.7.14.B are as follows:

1. The affected Project Buffer is parallel and adjacent to an existing utility or drainage easement of at least 75 feet in width;

2. The affected Project Buffer is between Uses that are to be developed under a common Development Plan or Master PUD Development Plan or series of such Plans;

3. The affected Project Buffer is Adjacent to a property that has a joint use agreement with the subject parcel;

4. The affected Project Buffer is parallel and Adjacent to an existing railroad right-of-way; or

5. The topography of the subject property or the Adjacent property is such that Buffering would not be effective.

5.5.15 Tree Protection.

The Tree Protection provisions in Section 4.3.16.L are applicable to all Development Parcels.

SECTION 5.1 DEVELOPMENT PARCEL STANDARDS.

5.1.1 DEFINITION OF DEVELOPMENT PARCEL.

Development Parcel is defined in Article 9 (Definitions).

5.1.2 APPLICABILITY.

This Article applies to all Development Parcels located or proposed within the City, except as otherwise provided in Section 1.22 with respect to Nonconformities.

5.1.3 PLANS APPLICABLE TO DEVELOPMENT PARCEL.

Except as otherwise provided in Section 1.22 with respect to Nonconformities, none of the following shall occur with respect to any project or proposal involving a Development Parcel, except in compliance with this Article 5, the Official Zoning Map, and pursuant to a Development Plan or Master PUD Development Plan that conforms with and has been prepared, submitted, reviewed and approved in accordance with Section 8.5.6, this Article 5, and all other standards and requirements applicable thereto:

A. CONSTRUCTION ACTIVITIES.

Construction, re-construction, Alteration, modification, raising, moving, extending, reducing, or enlarging any Structure;

B. DEVELOPMENT ACTIVITIES.

Development, re-Development, Improvement, of any Lot, Building Site, or other parcel of land;

C. SUBDIVISION

Subdivision, or re-subdivision of any Lot, Building Site, or other parcel of land, except when approved by the Zoning Administrator and City Engineer in order to facilitate the orderly division of land for subsequent development review, any subsequent use of the property shall require review and approval of a Development Plan or Master PUD Development Plan;

D. USE.

Use of any Structure, Lot, Building Site, or other parcel of land;

E. APPLICATIONS AND ACTIONS.

Filing, issuing, applying for, certifying, or approving any subdivision application or plat, Building Permit, Development Plan or Master PUD Development Plan, or other Zoning Permit, relating to, or subdividing, re-subdividing, except as provided in 5.3.1.C commencing Construction on, or Developing, or Improving any part of a Development Parcel.

5.1.4 PEDESTRIAN SHEDS.

A. PARCEL TO BE BASED ON PEDESTRIAN SHED.

Each Development Parcel shall be based upon one or several proposed or existing Standard or Linear Pedestrian Sheds, as applicable, located according to existing conditions, such as traffic intersections, Adjacent Development, and natural features.

B. COMMON DESTINATION.

Each Pedestrian Shed shall have a Common Destination near its center. See **Illustration 5.1.4.B-1 (Standard Pedestrian Shed)** and **Illustration 5.1.4.B-2 (Linear Pedestrian Shed)**.

C. PARCEL / SITE SIZE RELATIVE TO PEDESTRIAN SHED SIZE.

A Development Parcel and the overall plan may be smaller or larger than the Pedestrian Shed within which it is situated.

ILLUSTRATION 5.1.4.B-1 STANDARD PEDESTRIAN SHED

ILLUSTRATION 5.1.4.B-2 LINEAR PEDESTRIAN SHED

5.1.5 THOROUGHFARE / INTERNAL DRIVE NETWORK.

The Thoroughfare and Internal Drive network shall be laid out according to Section 5.2.

5.1.6 BUILDING TYPES.

Within each District of a Development Parcel or Plan of 10 acres or more there shall be a mix of Building Types in compliance with **Table 5.1.10 (Building Type Mix)**.

Table 5.1.10 (Building Type Mix).

District	Building Types	Permitted Share of Total Building Frontage Width
CD-4	Total of House, Duplex, Townhouse, Small Multifamily & Large Multifamily	85% max, with Large Multifamily < 20% of Total CD-4 Frontage width
	Total of Commercial, Mixed Use & Flex	15% min Frontage width
CD-4C	Total of House, Duplex, Townhouse, Small Multifamily & Large Multifamily	85% max, with Large Multifamily < 20% of Total CD-4C Frontage width
	Total of Commercial, Mixed Use & Flex	15% min Frontage width
CD-5	Total of House, Duplex, Townhouse, Small Multifamily & Large Multifamily	85% max, with Large Multifamily < 20% of Total CD-5 Frontage width
	Total of Commercial, Mixed Use & Flex	30% min Frontage width
CD-5C	Total of House, Duplex, Townhouse, Small Multifamily & Large Multifamily	85% max, with Large Multifamily < 20% of Total CD-5C Frontage width
	Total of Commercial, Mixed Use & Flex	15% min Frontage width
PUD-R	Any single permitted Building Type	Determined by Decision Making Authority
PUD-MU	Total of Commercial, Mixed Use, Flex & Mid-Rise	40% min

5.1.7 USES.

Within each District of a Development Parcel or Plan of 10 acres or more there shall be a mix of Principal Uses in compliance with **Table 5.1.11 (Principal Use Mix)**.

Table 5.1.110 (PRINCIPAL USE MIX~~Building Type Mix~~).

Max Residential Use % of Net Site Area	
CD-4	85% max
CD-4C	85% max
CD-5	70% max
CD-5C	70% max
SD-INT	40% max
SD-LI	40% max
SD-HI	None Permitted
PUD-MU	40% max

SECTION 5.2 THOROUGHFARES, INTERNAL DRIVES & ALLEYS

5.2.1 GENERAL.

Thoroughfares, Internal Drives, and Alleys shall be provided within and Adjacent to each Development Parcel, as necessary to comply with this Article 5.

5.2.2 THOROUGHFARE & INTERNAL DRIVE STANDARDS.

Any Thoroughfares, Internal Drives, and Alleys within or Adjacent to a Development Parcel shall comply with the following standards:

A. ACCESS.

Thoroughfares and Internal Drives shall provide for vehicular and non-vehicular traffic and provide Access to Lots or Building Sites and Civic Spaces. Alleys, where provided, shall provide for vehicular Access to the side or rear of Lots or Building Sites and Civic Spaces.

B. COMPONENTS.

1. Each Thoroughfare and Internal Drive shall consist of Public Frontage, Vehicular Travel Lanes and any required Vehicular Parking Lanes, any allowed Loading Spaces, and any required Bicycle Accommodations. See **Illustration 5.2.2.B-1 (Thoroughfare / Internal Drive Components)** and details shown in the Engineering Standards & Specifications.

ILLUSTRATION 5.2.2.B-1 THOROUGHFARE / INTERNAL DRIVE COMPONENTS

2. Each Alley shall consist of the elements shown in the Engineering Standards & Specifications~~**Illustration 5.2.2.B-2 (Alley Components)**~~.

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ILLUSTRATION 5.2.2.B-2 ALLEY COMPONENTS

C. THOROUGHFARES / INTERNAL DRIVES IN MULTIPLE DISTRICTS.

The Public Frontages of Thoroughfares that pass from one District to another shall be adjusted accordingly or, alternatively, may follow the alignment of the Thoroughfare to the depth of one Lot or Building Site, retaining a single Public Frontage throughout its trajectory.

D. BLOCKS ~~PERIMETER~~.

1. Thoroughfares and Internal Drives shall be provided and designed to define Blocks, subject to adjustment by Waiver of the Zoning Administrator at the edge of a Development Parcel or to accommodate specific site constraints ~~not exceeding any applicable perimeter size prescribed in **Table 5.2.2.D (Block Perimeter Standards)**, measured as the sum of Lot or Building Site Frontage Lines, subject to adjustment by Waiver of the Zoning Administrator at the edge of a Development Parcel~~.

2. Blocks shall not exceed the applicable perimeter size prescribed in **Table 5.2.2.D (Block Perimeter Standards)**, measured as the sum of Lot or Building Site Frontage Lines subject to adjustment by Waiver of the Zoning Administrator at the edge of a Development Parcel.

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TABLE 5.2.2.D BLOCK PERIMETER STANDARDS,

E. NETWORK / CONNECTIONS.

1. Thoroughfares and Internal Drives shall terminate at other Thoroughfares or Internal Drives, forming a network, connecting wherever possible to Thoroughfares or Internal Drives on Adjacent sites, ~~and~~

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2. Ceul-de-sacs are prohibited except where ~~not being allowed unless~~ approved by Waiver of the Zoning Administrator to accommodate specific site conditions.

F. THOROUGHFARE / INTERNAL DRIVE TYPES.

Each Thoroughfare or Internal Drive shall be one of the types described in **Table 5.2.2.F (Thoroughfare~~–~~/ Internal Drive Types – Summary)** for the applicable District ~~or the District Adjacent to a Civic District~~.

TABLE 5.2.2.F THOROUGHFARE / INTERNAL DRIVE TYPES - SUMMARY

G. ASSEMBLIES & STANDARDS.

Thoroughfares and Internal Drives within Districts and ~~within Civic Districts~~ Adjacent to Districts shall conform to the applicable standards for such Districts set forth in the City if Columbia Engineering Standards & Specifications ~~**Table 5.2.2.G-1 (Thoroughfare / Internal Drive Assemblies and Standards)**. Alleys shall conform to the standards of **Table 5.2.2.L (Alley Assembly and Standards)**~~.

~~All dimensions and standards listed are considered the minimum for the general case.~~ All street specifications shall meet engineering standards and are subject to approval by the Planning Comission~~City Engineer~~. Elements of the street sections may be altered and approved by the City Engineer. ~~Permitted on minor local and major local roadway classifications. Greater classified roadways shall use standard engineering roadway sections for the appropriate roadway classification.~~

1. Boulevards and Avenues Required

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a. A portion of thoroughfares shall be Boulevards or Avenues for Development Parcels in character districts CD-3, CD-4, CD-4C, PUD-R, and PUD-MU, where:

(1) The total centerline length of all proposed Thoroughfares exceeds 19,999 linear feet;

(2) The number of residential units within the Development Parcel, or within a common scheme of development, exceeds 299; or

(3) Total frontage of all non-residential Lots and Building Sites exceeds 499 feet.

b. Boulevards and Avenues shall comprise a portion of the total Thoroughfare length in each Development Parcel with the following districts:

c. Boulevards and Avenues shall be continuous in nature where possible and generally provide a continuous path from the entrance through the site.

2. Where a Traffic Impact Study indicates Average Annual Daily Traffic exceeds 1,200 trips per day, a 4-Lane Avenue shall be provided.

TABLE 5.2.2.G.1

CD-3	10%
CD-4	10%
CD-4C	20%
PUD-R	20%
PUD-MU	20%

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~~TABLE 5.2.2.G-1 THOROUGHFARE / INTERNAL DRIVE ASSEMBLIES AND STANDARDS~~

H. ADDITIONAL PEDESTRIAN WALKWAYS.

1. Pedestrian Access

   a. ~~In addition to the Public Frontage, Parking Lot and Parking Area sidewalk and walkway requirements and the sidewalk requirements contained in the Subdivision Regulations, p~~edestrian ways, linkages and paths shall be provided from the Main Entrance of each principal Building ~~entry~~ to surrounding Thoroughfares, Internal Drives, external sidewalks, and Adjacent ~~transit stops and out~~ parcels.

   b. Pedestrian ways shall be designed to provide access between Parking Lots and Parking Areas and Building public entrances.

   c. At least one handicapped accessible route in accordance with all applicable regulations adopted by the City shall connect Buildings, facilities, elements and Parking spaces that are on the same Lot, Building Site, or Development Parcel. ~~State requirements shall connect Buildings, facilities, elements and Parking **spaces that are on the same Lot, Building Site, or Development Parcel.**~~

2. **PEDESTRIAN CROSSWALKS.~~S~~**

Crosswalks shall ~~be designed and~~ provide~~d for~~ pedestrian access ~~to and~~ from Buildings to Parking Lots, Parking Areas and off-site Parking spaces, and shall be clearly designated with signage and variations in pavement materials or markings.

I. SIGHT TRIANGLE.

At all Thoroughfare and Internal Drive intersections, the visibility standard of Section 4.3.3.G or Section 7.1.7.D shall be met.

~~J. CONNECTING DRIVEWAYS.~~

~~Where a Driveway connects to a collector or major Thoroughfare, it shall be designed to provide for a turnaround to avoid backing into the Thoroughfare.~~

~~K.~~J. INTERNAL DRIVES.

Any Internal Drives shall be placed in a public access Easement and recorded as part of a Final Plat.

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K. Alleys.

Alleys shall comply with the assembly and standards of ~~Table 5.2.2.L (Alley Assembly & Standards).~~

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the city of Columbia Engineering Standards & Specifications.

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~~5.2.3~~ 5.2.3 Public Frontages.

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A. ELEMENTS.

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The Public Frontage of any Thoroughfare or Internal Drive shall include the Sidewalk, Curb, planter, trees, bicycle accommodations, and lights, as required and designed in accordance with this Article 5, **Table 5.2.4.B (Bikeway Types), Table 5.2.2.F (Thoroughfare & Internal Drive Types Summary)** and the City of Columbia Engineering Standards & Specifications~~and Table 5.2.2.G-1 (Thoroughfare & Internal Drive Assemblies and Standards)~~. Trees are not required along any side of a Thoroughfare that is contiguous to a Civic Space.

ILLUSTRATION 5.2.3 PUBLIC FRONTAGE

B. CIVIC DISTRICTS

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Within Civic Districts, the Public Frontage shall comply with the Public Frontage standards applicable to any Adjacent Character District~~, or if there is none, the nearest Character District~~.

C. PLANTINGS PROVIDED BY OWNER.

1. Within the Public Frontage, Public Planting, if any is required or is to be provided, shall be provided by the property Owner in accordance with the City of Columbia Engineering Standard & Specifications ~~Table 5.2.2.G-1 (Thoroughfare & Internal Drive Assemblies and Standards)~~, provided that the spacing may be adjusted by Administrative Adjustment of the Zoning Administrator to accommodate specific site conditions.

2. Tree species shall be selected from **Table 4.3.16.D-1 (Native Plants of the Tennessee Valley)**; provided that coniferous trees are not allowed within the Public Frontage. The Zoning Administrator may approve alternative tree species where appropriate.

D. TREE HEIGHT AT MATURITY.

The Public Frontage shall include trees with shade canopies of a height which, at maturity, leaves clear at least one Story.

E. PLANT SPECIES.

Other than Public Frontage trees prescribed by this Section, the introduced landscape shall consist primarily of durable native species and hybrids that are tolerant of soil compaction and require minimal irrigation, fertilization and maintenance.

F. SIDEWALK CONSTRUCTION STANDARDS.

Sidewalks meeting the technical standards of the City Engineer and the standards and requirements set forth in the City of Columbia Engineering Standards & Specifications ~~Table 5.2.2.G-1 (Thoroughfare & Internal Drive Assemblies and Standards)~~ are required to insure pedestrian movement and safety.

G. PLACEMENT OF TREES.

Landscaping within the Public Frontage and landscaping within Civic Spaces shall comply with the following standards:

1. Trees ~~he same~~ shall be centered horizontally; and ~~and placed minimally:~~

~~1.~~2. Trees shall be placed minimally:

a. At least t~~T~~wo (2) feet from walkways, curbs, and other impervious surfaces if planted in a tree well or continuous planter;

b. At least t~~T~~hree (3) feet from walkways, curbs, and other impervious surfaces if planted in a continuous Swale or uncontained area.

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~~2.~~c. At least f~~F~~ive (5) feet from street lights, utility meters and service lines, fences, walls and other ground level obstructions;

~~3.~~d. At least s~~S~~ix (6) feet from porch eaves, awnings and similar overhead obstructions associated with the ground level of Buildings; and

~~4.~~e. At least e~~E~~ight (8) feet from balconies, verandas, Building eaves and cornices, and similar overhead obstructions associated with the upper stories of Buildings.

H. TREE SIZE - INSTALLATION.

At installation, trees shall be a minimum of two and a half inches (2.5") in caliper, measured three feet (3') above the ground and a minimum of ten feet (10') tall.

I. SHRUB SIZE.

At installation, Shrubs shall be a three (3) gallon container minimum and a height of 30 inches minimum. Shrubs shall be 18" minimum clear from any Sidewalk or pavement edge at the Lot Line or Building Site Line.

J. BARE / EXPOSED GROUND.

All bare or exposed ground on the site and in landscaped areas shall be covered with live plant materials and/or mulch, with the following exceptions:

1. Naturally occurring creek beds, rock outcroppings or similar landscape features typically lacking in vegetation.
2. Hiking trails and/or traces.
3. Clay or sand surfaces associated with recreation fields and facilities.

K. ARTIFICIAL PLANTS / TURF.

Artificial plants and artificial turf are prohibited.

L. WATER FEATURES.

Constructed water features such as fountains, streams and ponds that operate with water recirculation systems shall be designed to prevent seepage and leaks.

M. MINIMUM REQUIREMENTS.

Except as otherwise required by Sections 5.2.3.H and 5.2.3.I, all plant materials shall comply with the minimum container size, class and other requirements outlined in American Standards for Nursery Stock

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(ANSI Z60.1-2004) published by the American Nursery and Landscape Association (ANLA) or other local Nursery Association Standards.

N. PREVENTION OF COMPACTION.

The soil structure of planting strips shall be protected from compaction with a temporary construction fence. Standards of access, excavation, movement, storage and backfilling of soils in relation to the construction and maintenance of deep utilities and manholes shall be specified.

O. COMPACTED SOILS.

Landscape soils that have been compacted during construction activities shall be loosened and aerated to a depth of at least six (6) inches before planting.

5.2.4 BICYCLE ACCOMMODATIONS

A. BICYCLE PARKING.

Bicycle Parking shall be provided in accordance with Section 4.3.13.

B. BIKEWAY TYPES.

1. A bicycle network comprised of the various allowed Bikeway Types indicated in **Table 5.2.4.B (Bikeway Types)** shall be provided through~~out~~ each Development Parcel of 1~~8~~0 acres or more.

2. The total length of the bicycle network provided must meet or exceed the total combined centerline length of roadways with a functional classification of Major Local and Collector within the Development Parcel, as indicated by the Traffic Impact Study or designated by the City Engineer.

3. Development Parcels of 80 acres or more shall utilize a Bikeway Type of Shared Use Path, Bicycle Lane, or Protected Bicycle Lane. Shared Use Paths may be located in Civic Space.

C. BIKEAY NETWORK CONNECTIVITY

Bikeways established under this section shall connect to existing Bikeways within public rights-of-way and on Adjacent properties. Where no Bikeways currently exist, provision shall be made for future connections in the form of Bikeway Stubs. Such stubs should be placed in the location most suitable for continuation of the Bikeway in conjunction with development of the Adjacent property, as determined by the Zoning Administrator. The placement of Bikeways shall be consistent with the Parks & Greenways element of Connect Columbia.

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All Bikeways shall be placed in a public right-of-way or public access easement.

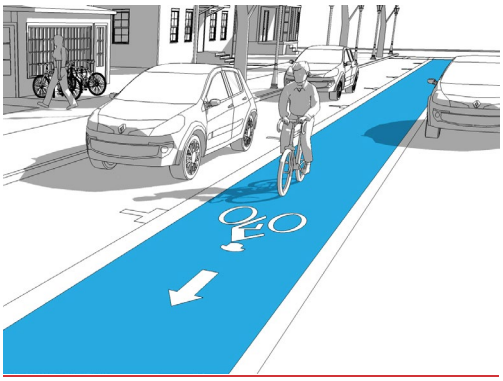
D. ~~TABLE 5.2.4.B BIKEWAY TYPES~~

~~C.~~E. BICYCLE ACCOMMODATION STANDARDS – CIVIC DISTRICTS.

Within Civic Districts, any bicycle accommodations shall comply with the standards applicable to any Adjacent Character District.

TABLE 5.2.4.B BIKEWAY TYPES

Bicycle Lane



Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C SD-MHP SD-INT SD-LI SD-HI PUD-R PUD-MU

Riding Surface Width	5 ft min
Buffer	None
Movement	With traffic
Intersection Detailing	Signalized, Peg-a-Track, colored, Bicycle Box
Bicycle Parking	Rack, bicycle shelter, bicycle station

Protected Bicycle Lane

Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C SD-MHP SD-INT SD-LI SD-HI PUD-R PUD-MU

Riding Surface Width	5 ft min
Buffer	3 ft min, painted buffer, curb, or planter strip
Movement	With traffic or dual direction
Intersection Detailing	Signalized, Peg-a-Track, colored, Bicycle Box

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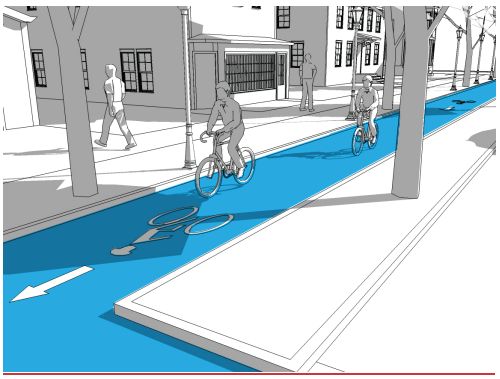
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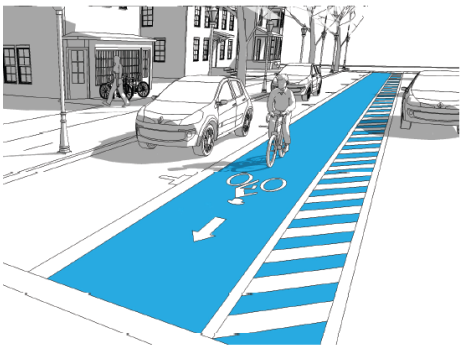
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Bicycle Parking	Rack, bicycle shelter, bicycle station

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Buffered Bicycle Lane



Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C SD-MHP SD-INT SD-LI SD-HI PUD-R PUD-MU

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Riding Surface Width	5 ft min each way
Buffer	2 ft min, painted buffer
Movement	With traffic or Contra-flow (2 lanes on the same side of the street or 1 lane on each side)
Intersection Detailing	Signalized, Peg-a-Track, colored, Bicycle Box
Bicycle Parking	Rack, bicycle shelter, bicycle station

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Shared Use Lane

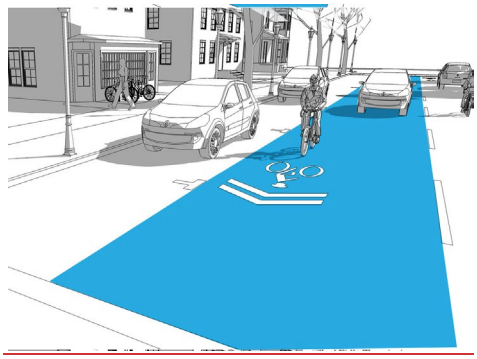
Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C SD-MHP SD-INT SD-LI SD-HI PUD-R PUD-MU

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Riding Surface Width	Same as Vehicular Lane with signs or sharrows at

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	intervals established by the City Engineer
Buffer	None
Movement	With traffic
Intersection Detailing	Signed, Signalized
Bicycle Parking	Opportunistic, rack, Bicycle Shelter

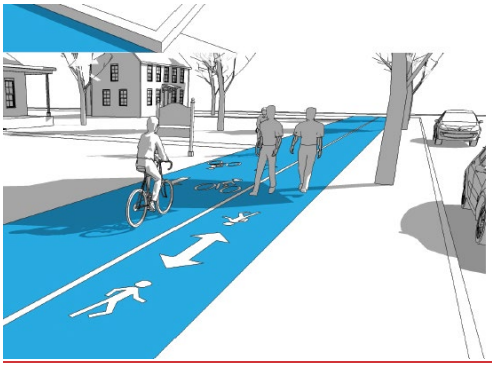
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Shared Use Path



Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C SD-MHP SD-INT SD-LI SD-HI PUD-R PUD-MU

Riding Surface Width	10 ft min
Buffer	3 ft min, curb or planter strip
Movement	With traffic or dual direction
Intersection Detailing	Signed, Signalized, Peg-a-Track
Bicycle Parking	Rack, bicycle shelter, bicycle station

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~~**D. BICYCLE ACCOMMODATION STANDARDS – SPECIAL DISTRICTS.**~~

~~Within Special Districts, any bicycle accommodations shall comply with any applicable standards for the Special District.~~

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5.2.5 PUBLIC PLANTING

Public Planting shall be provided within the Public Frontage of Thoroughfares in accordance with **Table 5.2.2.F (Thoroughfare & Internal Drive Types - Summary),** ~~Table 5.2.2.G-1 (Thoroughfare & Internal Drive Assemblies & Standards),~~ and **Table 5.2.5 (Public Planting)** and **Table 4.3.16.D-1 (Native Plants of the Tennessee Valley)**.

TABLE 5.2.5 PUBLIC PLANTING

SECTION 5.3 CIVIC ~~DISTRICTS~~SPACES

5.3.1 CIVIC SPACE REQUIREMENT~~; CIVIC DISTRICT DESIGNATION~~.

A. PERCENTAGE OF CIVIC SPACE.

Any Development Parcel shall include at least 5% ~~but not more than 20%~~ of its gross acreage assigned as Civic Space(s). The Civic Space provided pursuant to this Section 5.3.1.A shall be in addition to all Yard, Setback, and Impervious Surface area required ~~not permitted to be covered~~ under this Ordinance and the Subdivision Regulations.

B. OTHER SPACES PERMITTED~~DESIGNATION ON ZONING MAP~~.

~~Civic District(s) shall be designated on the applicable Zoning Map as Civic Space (CS) and / or Civic Building (CB). Civic Districts shall be assigned in accordance with Section 2.4.2.~~These provisions do not restrict or prohibit supplemental open space and amenities in addition to the required Civic Space.

C. COMPLIANCE WITH CIVIC DISTRICT STANDARDS.

All Lots, Building Sites~~Development~~, Buildings, Structures and Improvements within Civic Spaces~~Districts~~ shall comply with the standards applicable to Civic Districts at Table 4.3.1-U (District Standards-Civic).

D. CIVIC SPACE LOTS AND BUILDING SITE.

1. Civic Spaces shall be located on Lots or Building Sites identified on a Final Plat, Site Development Plan, or Planned Unit Development Master Plan.

2. Civic Spaces are exempt from the prohibition of through-lots at Section 4.3.3.D.

5.3.2 CIVIC SPACES - DESIGN.

Civic Spaces shall be designed as generally described in **Table 5.3.3-A (Civic Space Types - Summary)** and **Table 5.3.3-B (Civic Space - Specific Standards)**. The Planning Commission may approve additional specifications for typical facilities within Civic spaces. The selection of Civic Spaces and placement of Civic Spaces within a Development Parcel shall be consistent with the Parks & Greenways element of Connect Columbia. ~~as indicated~~

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~~for any Adjacent Character District, Special District, or PUD District, or if not Adjacent to any such District, as indicated for the closest non-Adjacent District.~~

TABLE 5.3.3-A CIVIC SPACE TYPES - SUMMARY

TABLE 5.3.3-B CIVIC SPACE - SPECIFIC STANDARDS

5.3.3 CIVIC SPACES REQUIRED.

Each Development Parcel of 1~~2~~0 acres or more shall provide the following:

A. MAIN CIVIC SPACE.

Each Pedestrian Shed within such Development Parcel shall contain at least one Main Civic Space of the Green, Square, or Plaza type, as permitted within the applicable District and ~~-~~conforming to **Table 5.3.3-A (Civic Space Types - Summary)** and **Table 5.3.3-B (Civic Spaces – Specific Standards)**, within 800 feet of the geographic center of such Pedestrian Shed. Where ~~, unless~~ topographic conditions, pre-existing Thoroughfare alignments or other circumstances prevent such location, the Zoning Administrator may approve an alternative location within the Pedestrian Shed.~~;~~

B. PLAYGROUND.

A Civic Space designed and equipped as a Playground conforming to **Table 5.3.3-B (Civic Spaces – Playground)** (1) within 1,3~~8~~00 feet of each~~very~~ Lot or Building Site in Residential Use in all Districts CD-3, CD-4, CD-4C, CD-5~~except CD-2, CD-3L, SD-INT, and SD-LI, and (2) within 1300 feet of every Lot or Building Site in Residential Use in Districts CD-2, CD-3L, and SD-LI~~; and

C. THOROUGHFARE ENFRONTMENT.

Each Civic Space shall have a portion ~~minimum of 50%~~ of its perimeter equal to or greater than the minimum width of a Lot or Building Site in the applicable character district Enfronting a Thoroughfare, except for~~or Playgrounds or~~ Sports Fields or Courts~~ Community Gardens~~.

~~5.3.4 CIVIC SPACES IN OR ADJACENT TO SPECIAL DISTRICTS.~~

~~Civic Space in addition to that required by Section 5.3.1.A and 5.3.3 shall be permitted.~~

~~5.3.5~~5.3.4 CIVIC BUILDINGS WITHIN CIVIC SPACES ~~STANDARDS~~.

~~Any Civic Building provided or required pursuant to this Ordinance shall be located within or Adjacent to a Civic Space, or at the axial termination of a significant Thoroughfare.~~Civic Buildings and community amenities, including mail kiosks, pool houses, and community centers may be located in Civic spaces.

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~~5.3.6~~5.3.5 MAINTENANCE OF CIVIC BUILDINGS & CIVIC SPACE.

Civic Buildings and Civic Space shall be owned and maintained by a property owners' association unless specifically dedicated to and accepted by the City. Any such property owner's association shall be organized under the laws of the State of Tennessee. The deed conveying a Civic Building or Civic Space to a property owners' association shall include covenants running with the land that permanently reserve it for Civic purposes and require the association to maintain and pay all expenses associated with such Civic Building or Civic Space.

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SECTION 5.4 DISTRICT DENSITY

A. DENSITY CALCULATIONS.

Any proposed Development Parcel, ~~excluding any Special Districts,~~ shall require compliance with the following District Density provisions:

1. District Density shall be calculated based on the gross acreage of a specific District covered by the Development Parcel Plan.

2. Density shall be expressed in terms of Density Units per gross acre as specified for the area of each District by **Table 5.4.A-1 (District Density)**.

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TABLE 5.4.A-1 DISTRICT DENSITY

Commented [KM2]: Correct CD-3 density.

TABLE 5.4.A-1 DISTRICT DENSITY

	Density Units
CD-2	1 Density Units per acre, gross, max
CD-3L	2 Density Units per acre, gross, max
CD-3	4 Density Units per acre, gross, max
CD-4	12 Density Units per acre, gross, max
CD-4C	24 Density Units per acre, gross, max
CD-5	Not Regulated

TABLE 5.4.A-1 DISTRICT DENSITY	
Density Units	
CD-5C	Not Regulated
SD-MHP	6 Density Units per acre, gross, max
SD-INT	24 Density Units per acre, gross, max
SD-LI	Not Regulated
SD-HI	Not Regulated
PUD-R	12 Density Units per acre, gross, max
PUD-MU	12 Density Units per acre, gross, max
Other PUDs	Per PUD Approval
CV	Not Regulated

3. For purposes of calculating District Density:

   a. the area shall include the Thoroughfares, Internal Drives, and Civic Space within the Development PArcel~~the District, but not land assigned to Civic Zones~~;

   b. the quantities of the Principal Uses indicated on **Table 5.4.A-2 (Density Equivalencies)** shall constitute the indicated number of Density Units or portion thereof.

TABLE 5.4.A-2 DENSITY EQUIVALENCIES

B. MAXIMUM ~~DISTRICT~~ DENSITY.

The Maximum Density per Character District of a Development Parcel, shall not exceed that set forth in **Table 5.4.A-1 (District Density)**.

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~~SECTION 5.5 DISTRICT DESIGNATION~~

~~All Districts within a Development Parcel shall be designated on the applicable Development Plan or Master PUD Development Plan.~~

~~SECTION 5.6SPECIAL DISTRICTS~~

~~5.6.1 PURPOSE OF SPECIAL DISTRICTS.~~

~~Special District designations are for areas which, due to their intrinsic size, Use, or Configuration, cannot conform to the requirements and standards of the applicable Character District(s).~~

~~5.6.2 NOT TO BE USED TO AVOID COMPLIANCE.~~

~~Special Districts shall not be used to avoid compliance with standards and requirements for Character Districts, and instead, shall be used sparingly.~~

~~5.6.3 ASSIGNMENT OF SPECIAL DISTRICTS.~~

~~Special Districts shall be assigned in accordance with Sections 2.4.3 and 3.3.~~

~~SECTION 5.7SPECIAL REQUIREMENTS~~

~~Any of the Special Requirements set forth in Section 2.2 may be designated for any Development Parcel on the applicable Development Plan or Master PUD Development Plan.~~

~~SECTION 5.8~~SECTION 5.5 PROJECT BUFFERS

~~5.8.1~~5.5.1 GENERAL.

Project Buffers shall be provided for Development Parcels in accordance with this Section 5.8.

~~5.8.2~~5.5.2 MODIFICATION OF EXISTING STRUCTURES.

Buildings and Structures lawfully existing as of the Effective Date may be modified without providing or modifying or Buffers in conformance with this Section 5.7, provided that the same does not constitute an Alteration of the Building footprint size by more than 15% and does not increase the degree by which the Building or Structure is Non-conforming.

~~5.8.3~~5.5.3 NOT APPLICABLE FOR CERTAIN USES / SITE WORK

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The standards and requirements herein set out for Buffers shall not apply to Temporary Uses or to site work on undeveloped sites which does not involve significant ground disturbance.

~~5.8.4~~5.5.4 MINIMUM STANDARDS / CONFLICTS.

Required Buffers, as specified in these regulations, are minimum standards. In those instances where this Ordinance specifies different Buffering requirements, then the more restrictive provisions shall govern.

~~5.8.5~~5.5.5 ADDITIONAL MEASURES PERMITTED.

None of the provisions of this Ordinance shall be construed as prohibiting plant material, Screening, and/or Buffer area in addition to that required by this Ordinance; or prohibiting the modification of existing Buffers to perform to an equivalent degree as the Buffer required by this Ordinance.

~~5.8.6~~5.5.6 BUFFER PLAN REQUIREMENTS.

Buffer plans submitted for approval to satisfy the requirements of this Ordinance shall clearly indicate the name, location, and size of vegetation to be installed as well as trees to be preserved.

~~5.8.7~~5.5.7 BUFFER NOT PART OF CIVIC SPACE.

A Buffer area may not be included as part of the calculation of any required Civic Space.

~~5.8.8~~5.5.8 WHEN REQUIRED.

A Project Buffer shall be required for new Development in the Districts indicated in **Table 5.7.8 (Project Buffers)** along such parts of the project that Abut any land zoned District CD-2, CD-3L, CD-3, CD-4, CD-4C, CD-5, CD-5C, or SD-MHP, or Civic District.

~~5.8.9~~5.5.9 DESIGN.

A. PLANT MATERIALS.

A Project Buffer shall be designed and comprised of the plant materials indicated in **Table 5.7.8 (Project Buffers)**.

B. FENCES & WALLS.

Fences and walls may be used in a Project Buffer in addition to the required plant materials, provided that they comply with the following:

1. Minimum 100% opacity;

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2. Minimum 6' high; and

3. Include a brick, natural rock, or authentic stucco masonry column at any end visible from a Thoroughfare or Internal Drive.

C. OPACITY.

Plant materials and any fence or wall shall be arranged in a manner that creates a 100% opaque Project Buffer.

D. RETENTION OF HERITAGE TREES.

With the exception of clearing required for required Driveways, the retention of Heritage Trees within a Project Buffer area shall be required.

E. CREDIT FOR EXISTING VEGETATION.

Existing vegetation within a Project Buffer, which meets the requirements of **Table 5.7.8 (Project Buffers)** and Section 5.7.9.G and is not described in Section 5.7.9.F shall be credited toward the Project Buffer requirement.

F. REMOVAL OF CERTAIN VEGETATION.

Existing vegetation listed on the Tennessee Exotic Plant Council list shall be removed from the Project Buffer and shall not be credited.

G. COMPLIANCE WITH LANDSCAPE STANDARDS.

1. With the exception of permitted existing vegetation, plant materials used in required Project Buffers shall comply with the standards of Section 4.3.16.

2. All Project Buffer areas shall have soils that comply with the standards of Section 4.3.16.

3. Installation of Project Buffer plants shall meet the minimum requirements set forth in Section 4.3.16.

H. SIGN VISIBILITY.

Project Buffers shall be designed to address visibility of any permitted ground Signs.

~~5.8.10~~5.5.10 LOCATION.

A. COMMON BOUNDARY

Any required Project Buffer shall be located along the common boundary of the abutting District.

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B. CERTAIN LOCATIONS RESTRICTED.

Project Buffers shall not be located on any portion of an existing, dedicated or reserved public or private street, Thoroughfare, Internal Drive, or right-of-way.

C. LOCATION IN YARD / SETBACK.

Project Buffers may be constructed in any required Yard or Setback.

D. LOCATION IN EASEMENT.

Plantings in Project Buffers shall be subject to the same limitations regarding location in Easements as are applicable to landscape plantings under Section 4.3.16.E.

~~5.8.11~~5.5.11 DEVELOPMENT / USE WITHIN BUFFER.

A. RESTRICTIONS.

Project Buffers shall not contain any:

1. Development;
2. Parking Area, Parking Lot, Garage, or Parking Structure;
3. Street, Thoroughfare, Driveway, drive aisle, Internal Drive, or Alley except as permitted under Section 5.8.11.B;
4. Impervious surfaces;
5. Dumpsters or garbage, trash or recycling receptacles; or
6. Site features that do not function to meet the standards of this Section or that require removal of existing vegetation, unless otherwise permitted in this Ordinance.

B. CERTAIN DEVELOPMENT / USES ALLOWED.

Project Buffers may contain the following Uses and Structures, provided that the Screening intent of this Section is met:

1. Passive Recreation, Sidewalks, trails, multi-use paths, picnic facilities, and bike or equestrian trails;
2. Fences and walls;
3. Landscape plantings;

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4. Stormwater retention or detention facilities, green infrastructure, provided they do not interfere with the performance or maintenance of the Project Buffer area;
5. Utilities, provided that additional width shall be added to the Project Buffer in an amount equal to that occupied by the utility lines and any associated Easements and any path cleared by utility installation or maintenance shall be replaced; and
6. Streets, Thoroughfares, Driveways, drive aisles, Internal Drives or Alleys, provided they only cross the Project Buffer at a 90-degree angle and do not otherwise Encroach into the Project Buffer;
7. Appurtenances that require high visibility and easy access, such as fire hydrants, public and emergency telephones, mail boxes, and bus or other shelters or benches, none of which shall be Screened.
8. Ingress and egress to such Uses, Structures, utility lines, and appurtenances, may cross the Project Buffer provided they minimize the amount of Project Buffer taken.
9. Identification signs, as specifically permitted in Article 7 (Signs).
10. Lighting, as specifically permitted in Sections 4.3.17 and 5.25.
11. Any other Uses as specifically permitted elsewhere in this Ordinance.

~~5.8.12~~5.5.12 OWNERSHIP.

Project Buffers may remain in the ownership of the original developer (and assignees) of a Lot, Building Site, or parcel of land; they may be subjected to deed restrictions and subsequently conveyed; or they may be transferred to any consenting grantees, such as a forest preserve, the City, Civic Space held by an association (homeowners, etc.), or conservation group. Any such conveyance shall adequately guarantee the protection and maintenance of the Project Buffer in accordance with the provisions of this Ordinance.

~~5.8.13~~5.5.13 MAINTENANCE.

A. RESPONSIBLE PARTIES / RESPONSIBILITIES.

The responsibility for maintenance of a required Project Buffer shall be that of the owner of the property, such owner's successors, heirs, and assignees or any consenting grantee. Upon arrival of a Development Plan which includes Project Buffers required by this Ordinance, the property owner shall execute and record a maintenance agreement guaranteeing performance by all successors in interest and authorizing the City and its agents for purposes of enforcement in 5.6.13.G.

B. PLANTINGS.

Dead or diseased plantings shall be removed and replaced with plants meeting all requirements of this Ordinance.

C. WATER COURSES.

Natural water courses within a Project Buffer shall be maintained in a natural condition consistent with any applicable regulations.

D. WATER SOURCE.

A water source shall be supplied within 100 feet of any planting requiring continuing watering. Where non-native or non-drought tolerant native vegetation is incorporated in the Project Buffer, an irrigation system shall be required.

E. STRUCTURAL FEATURES.

Landscape structural features such as walls, fences, or water features shall be maintained in a structurally safe and attractive condition.

F. OTHER USES / STRUCTURES.

Where other Uses or Structures are allowed within a Project Buffer, they shall be maintained to provide for their safe use.

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G. ENFORCEMENT.

If the Person or Persons responsible for maintaining a Project Buffer fails to maintain same according to this Ordinance, the City may, but shall not be obligated to, and after reasonable notice and a demand that deficiency of maintenance be corrected, enter the Project Buffer area, maintain the same, and recover the cost thereof, including reasonable attorney fees, from the Person or Persons having the responsibility for maintenance of **the Buffer area.**

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~~5.8.14~~5.5.14 HARDSHIP RELIEF.

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A. MODIFICATION.

The Project Buffer requirement may be modified by the Zoning Administrator upon a finding that a modification would be consistent with the purpose and intent of this Ordinance, and any adopted land use plans, that such modification would not adversely affect the land use compatibility or public interest, and the relief requested will comply with one or more of the criteria in Section 5.7.14.A.

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B. CRITERIA.

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The criteria for relief under Section 5.7.14.B are as follows:

1. The affected Project Buffer is parallel and adjacent to an existing utility or drainage easement of at least 75 feet in width;

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2. The affected Project Buffer is between Uses that are to be developed under a common Development Plan or Master PUD Development Plan or series of such Plans;
3. The affected Project Buffer is Adjacent to a property that has a joint use agreement with the subject parcel;
4. The affected Project Buffer is parallel and Adjacent to an existing railroad right-of-way; or
5. The topography of the subject property or the Adjacent property is such that Buffering would not be effective.

~~5.8.15~~5.5.15 TREE PROTECTION.

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The Tree Protection provisions in Section 4.3.16.L are applicable to all Development Parcels.

Q1 and Q2 – 2023 Zoning Text Amendment

Project #:	24-0223, 0221, 0053, 0043	Location:	N/A
Applicant:	Kevin C. McCarthy, AICP	Case Type(s):	Text Amendment
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	N/A

SUMMARY

The applicant, the Zoning Administrator, requests to amend the text of Ordinance 4400, the zoning ordinance for the City of Columbia. This is the second and third of five rounds of zoning text amendments staff will present to the Planning Commission between December 2023 and December 2024. These changes will implement Connect Columbia, better align zoning regulations with community preferences, and calibrate the standards based on "lessons learned" during the first two years administering the Ordinance. This round of proposed amendments is detailed in the attached list of topics and track changes documents.

- The Planning Commission is a **recommending body** for zoning text amendments. The City Council is the decision-making authority.
- The staff comments section details the proposed changes, which are provided in the agenda packet in ~~strikethrough~~ and underlines.
- Planning Commission may recommend adoption of the proposed text, modify the proposal, or decline the request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

CONSISTENCY WITH CONNECT COLUMBIA

The ongoing current process of reviewing and updating the Zoning Ordinance, Subdivision Regulations, Engineering Standards & Specifications, and other regulating documents is part of the implementation of Connect Columbia, the City's comprehensive plan.

REVIEW PROCESS

Section **8.5.16** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the text of the Ordinance. The Planning Commission is the recommending body for text amendments under **§ 8.3.3.B.2** of the Zoning Ordinance.

Section **8.5.18.C** of the Zoning Ordinance requires that Planning Commission determine that the proposed changes are consistent with the comprehensive plan.

8.5.18.G of the Zoning Ordinance establishes the review criteria for approval of all changes to the text of the Ordinance:

a. *The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;*
b. *The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;*
c. *Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and*
d. *Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.*

The criteria for City Council action on a Zoning Ordinance Amendment at § 8.5.18.J.4 are identical to the criteria for Planning Commission review at 8.5.18.G.3.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The City Council adopted the current ordinance on July 14, 2022. The Zoning Ordinance implements the City's comprehensive plan, Connect Columbia. On November 8, 2023, the Planning Commission recommended adoption of a five-year update of the framework, land use, and transportation elements of Connect Columbia. The framework element of the plan directs planning staff to initiate revisions to the ordinance in order to bring it into consistency with changes to the future land use plan. It further directs staff to engage residents and property owners to solicit suggestions for further changes to the ordinance. As mentioned above, this is

the second and third of five rounds of zoning text amendments staff plans to present to the Planning Commission between December 2023 and December 2024.

Planning staff will present detailed commentary at the June 5, 2024 meeting of the Planning Commission.

The Planning Commission may recommend approval of the proposed text amendments, direct staff to prepare an alternative text amendment, or decline to act on the proposed changes**.**

SAMPLE MOTIONS

Approve:

Move to find, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed text amendments **[may be subject to modificaitons proposed by the Planning Commission]**.

Deny:

Move to recommend denial of the requested text amendment having found, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial and provide direction to staff*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and direct staff to provide: [*list additional information*] for review at a future meeting.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 2ND CONSIDERATION ON ORDINANCE NO. 4518 - AN ORDINANCE AMENDING DEVELOPMENT SERVICES PLANNING FEE SCHEDULE FOR THE CITY OF COLUMBIA, TENNESSEE - CITYWIDE

RECOMMENDATION: Approve Ordinance No. 4518 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Planning Fee schedule as attached. Approval was recommended by the Planning Commission at the June 5, 2024 meeting by a vote of five to zero.

Section 8.5.4.C.3 of the Zoning Ordinance provides that filing fees shall be established from time to time to defray the actual cost of processing applications. The revised fee schedule defrays the costs to the city for development review.

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Ordinance 4518, Exhibit A, Current Fee Schedule (adopted April 2023).

AN ORDINANCE AMENDING DEVELOPMENT SERVICES PLANNING FEE SCHEDULE FOR THE CITY OF COLUMBIA, TENNESSEE

WHEREAS, Section §13-7-201 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 City Council deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the city to enact such an ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Section §13-4-101 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the appropriate regulations to be enforced therein; and

WHEREAS, on the 5th day of June, 2024, the Planning Commission reviewed and recommended specific changes, in accordance to Section 8.5.4.C.3 of the Zoning Ordinance regarding development fees. The new proposed fee schedule is attached hereto as Exhibit "A" and incorporated herein by reference. Said recommendation is being considered after a public hearing held on the 8th day of August, 2024, notice of which was published in the Daily Herald of Columbia fifteen (15) days or more prior to said meeting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA as follows:

Section 1: That the old Development Services planning fee schedule is hereby repealed and deleted and the new Development Services planning fee schedule, which is attached hereto as Exhibit "A" and incorporated herein by reference is hereby approved.

Section 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 12th day of September, 2024.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____
ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLANNING FEE SCHEDULE

Payable upon Submission of Application
Non-refundable Except as Provided in Refund Policy

Comprehensive Plan Amendment[1]	
Submittal Fee	$ 300
Annexation with CD-3L Base Zoning	
Submittal Fee (10 acres or less); plus	$ 300
Next 90 acres or fraction thereof; plus	$20/acre
All over 100 acres or fraction thereof	$3/acre
Zoning Map Amendment "Rezoning" (§8.5.19)	
Submittal Fee (10 acres or less); plus	$ 450
Next 90 acres or fraction thereof; plus	$30/acre
All over 100 acres or fraction thereof	$5/acre
Planned Unit Development (§8.5.21)	
Preliminary Development Plan	
Submittal Fee (PUD-R and PUD-MU); plus	$ 500
PUD-R and PUD-MU; and/or	$25/dwelling unit
PUD-MU (non-residential acreage)	$50/acre
Final Development Plan	
PUD-R	$ 250
PUD-MU	$ 300
Revision of a Master Plan requiring Planning Commission Approval	100% of original fee
Major Site Development Plan (§8.5.6)	
New Multi-Family Residential Sites, Buildings, and Additions	
Submittal Fee; plus	$ 500
Residential Units	$10/unit
New Non-Residential and/or Mixed-Use Sites, Buildings, and Additions	
Submittal Fee; plus	$ 500
First 10,000 square feet of all floor area; plus	$0.05/square foot
All floor area over 10,000 square feet	$0.02/square foot
Development Plan submitted with Preliminary Plat	$10/unit
Revision of Plan Requiring Planning Commission Approval (§8.5.6.D.3); plus	50% of original fee
Renewal of Expiring Site Plan without Changes (§8.5.6.D.1-2)[2]	100% of original fee
Alternative Compliance	$500

[1] Must be accompanied by a request for rezoning.
[2] Paid with building permit or site construction plan review, as applicable.

Rev. 8/8/2024

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
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Minor Site Development Plan (§8.5.6)[3]	
Administrative Development Plan Approval (§8.5.6.R)	$500
Renewal of Expiring Site Plan without Changes (§8.5.6.D.1-2)	100% of original fee

Heavy Manufacturing Permit (§8.5.22)	
Submittal Fee	$300

Board of Zoning Appeals (§8.5.16/8.5.17)	
Appeal Of Planning Department Determination[4]	$ 300
Zoning Variance Owner-Occupied Residential	$ 200
Zoning Variance	$ 400
Conditional Use	$ 300

Architectural Design Reviewe (§8.5.15)	
Design Review for Planned Unit Development	$ 150
Design Review for structures in Special Districts (SD-LI, SD-HI, SD-INT)	$ 100
Alternative Compliance - ARC	$500
Alternative Compliance - ZA	$300
Design Review Appeals	$50

Historic Zoning Commission (§8.5.13)	
Non-Residential/Non-Owner-Occupied Residential/Signs	
Certificate of Appropriateness - Commission; plus	$ 150
Certificate of Appropriateness - Administrative	$ 75
Owner-Occupied Residential	
Certificate of Appropriateness - Commission	$ 25
Certificate of Appropriateness - Administrative	No Charge
After the Fact Request for Certificate of Appropriateness/Multiple Reviews[5]	$300

Heavy Manufacturing Permit (§8.5.22)	
Submittal Fee	$ 300

[3] All fees applicable to Major Site Development Plans apply to a Minor Site Development Plans referred to the CMPC by the ZA.

[4] Refunded if the BZA finds in favor of the applicant.

[5] This fee applies to all requests for approval for work already completed as well as requests which follow a Stop Work order. The fee also applies to second and subsequent requests to revise previous Commission-level approvals. The Zoning Administrator may charge the regular application fee in cases of bona fide hardship.

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Subdivision (§8.5.24 and SubRegs)	
Minor Subdivisions	
Referred to Planning Commission Approval[6]	$ 500
Staff-Approved	$ 250
Preliminary Plat (Must Accompany a Development Plan)	
Submittal Fee; plus	$ 500
Per Lot; plus	$ 25
Final Plat	
Submittal Fee	$ 500
Per Lot	$ 25
Circulation of Approved Plat (Optional)	$35

Zoning Fees	
Zoning Verification Letter Basic	$ 50
Zoning Verification Letter Detailed / Zoning Administrator's Determination	$ 75
Home Occupation Permit	$ 25
Mobile Vending Permit	$ 50
Small Accessory Permit	$25
Receipt of Plans Conforming to PUD or Site Development Plan	$ 100
Engineering/Planning Reinspection[7]	$ 50
Zoning Compliance - Residential[8]	$ 100
Zoning Compliance - Commercial/Industrial[4]	$ 300
Zoning Compliance - Signs[9]	Lesser of 30% of project value or $300

Public Notice[10]	
Advertising and Processing	
Items for which CMPC/ARC is the Decision Making Authority	$70
Items for which City Council is the Decision Making Authority	$145
Items for which BZA is the Decision Making Authority	$70
Items for which HZC is the Decision Making Authority	$70
Mailing and Processing	
Items for which City Council or BZA is the Decision Making Authority	$9/adjacent parcel
Posting of Signs	
Items for which City Council, CMPC, BZA, or HZC is the Decision Making Authority	$10

[6] Referred at the discretion of the Zoning Administrator or City Engineer. Fee may be reduced to $250 at the discretion of the Zoning Administrator or City Engineer when minimal additional staff time is required.
[7] If associated with Preliminary Plat, Site Plan, PUD or other PC, BZA, HZC, Design Review
[8] Paid with building permit.
[9] Signs which require a CoA from the ZA or HZC may be credited $75 toward the Zoning Compliance fee, provided no revisions are necessary upon first review of the permit application.
[10] In addition to the initial fee, advertising and mailing fees must be paid each time an item is deferred at the applicant's request. May be waived at discretion of the Director of Development Services.

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Additional Fees	
Pre-application Meeting[11]	$ 225
Additional Fees for Multiple Technical Reviews[12]	50% of original fee
Technology Fee	$20

Refund Policy
All advertising and processing fees are non-refundable.

All mailing and processing fees are non-refundable.

Fees for Planning Commission items may be refunded, less a $100 processing fee if the applicant withdraws the application at least twenty-four hours prior to the meeting of the Development Review Committee when the request is scheduled for it first technical review. Fees for Planning Commission items are non-refundable at any later point.

Fees for Board of Zoning Appeals may be refunded, less a $50 processing fee if the applicant withdraws the application at least seven days prior to the scheduled meeting. Fees for Board of Zoning Appeals items are non-refundable at any later point.

Fees for Historic Zoning Commission items may be refunded if the applicant withdraws the application at least seven days prior to the scheduled meeting. Fees for Historic Zoning Commission items are non-refundable at any later point.

Zoning fees are non-refundable.

Abbreviations
Columbia Municipal Planning Commission (CMPC)
Architectural Design Review Commission (ARC)
Development Review Committee (DRC)
Board of Zoning Appeals (BZA)
Historic Zoning Commission (HZC)
City Council (CC)
Zoning Administrator (ZA)

[11] Only applies to proposed comprehensive plan amendments, zoning map or text amendments, planned unit developments, site plans approved by Planning Commission, and preliminary plats. Fee is only charged when the City Engineer, Fire Marshall, and Zoning Administrator (or their designees) are each in attendance. The fee may be waived at the discretion of the Director of Development Services. The fee may be credited to one subsequent related application for Planning Commission review received within six months of the meeting date.

[12] Applicable to Planned Unit Developments, Site Development Plan, and Preliminary Plats which the Zoning Administrator deems noncompliant after two reviews by the Development Review Committee (DRC), and to applications refereed back to the DRC due to technical deficiencies. May be waived at discretion of the Director of Development Services and/or the Planning Commission.

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PLANNING FEE SCHEDULE

Payable upon Submission of Application
Non-refundable Except as Provided in Refund Policy

Comprehensive Plan Amendment (Must Accompany a Request for Rezoning)	
Submittal Fee	$ 300
Annexation with CD-3L Base Zoning	
Submittal Fee (10 acres or less); plus	$ 300
Next 90 acres or fraction thereof	$20/acre
All over 100 acres or fraction thereof	$3/acre
Additional Advertising and Processing Fee; plus	$ 145
Mailing and Processing Fee	$9/adjacent parcel
Zoning Amendment (§8.5.19)	
Map Amendment (Rezoning)	
Submittal Fee (10 acres or less); plus	$ 450
Next 90 acres or fraction thereof; plus	$30/acre
All over 100 acres or fraction thereof; plus	$5/acre
Additional Advertising and Processing Fee; plus	$ 145
Mailing and Processing Fee	$9/adjacent parcel
Planned Unit Development (§8.5.21)	
Preliminary Development Plan	
Submittal Fee (PUD-R and PUD-MU); plus	$ 500
PUD-R and PUD-MU; and/or	$25/dwelling unit
PUD-MU (non-residential acreage)	$50/acre
Additional Advertising and Processing Fee (Preliminary Master Plan); plus	$ 145
Mailing and Processing Fee	$9/adjacent parcel
Final Development Plan	
PUD-R	$ 250
PUD-MU	$ 300
Additional Advertising and Processing Fee (Final Master Plan); plus	$ 70
Mailing and Processing Fee	$9/adjacent parcel
Revision of a Master Plan requiring Planning Commission Approval; plus	100% of original fee
Additional Advertising and Processing Fee (Final Master Plan); plus	$ 70
Mailing and Processing Fee	$9/adjacent parcel

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Heavy Manufacturing Permit (§8.5.22)	
Submittal Fee	$ 300
Additional Advertising and Processing Fee; plus	$ 145
Mailing and Processing Fee	$9/adjacent parcel

Site Development Plan (§8.5.6)	
New Multi-Family Residential Sites, Buildings, and Additions	
Submittal Fee; plus	$ 500
Residential Units; plus	$10/unit
Additional Advertising and Processing Fee	$ 70.00
New Non-Residential and/or Mixed-Use Sites, Buildings, and Additions	
Submittal Fee; plus	$ 500
First 10,000 square feet of all floor area; plus	$0.05/square foot
All floor area over 10,000 square feet; plus	$0.02/square foot
Additional Advertising and Processing Fee	$ 70.00
Development Plan submitted with Preliminary Plat	$10/unit
Administrative Development Plan Approval (§8.5.6.R)	$500
Revision of Plan Requiring Planning Commission Approval (§8.5.6.D.3); plus	50% of original fee
Additional Advertising and Processing Fee	$ 70.00
Renewal of Expiring Site Plan without Changes (§8.5.6.D.1-2)[1]	100% of original fee
Additional Advertising and Processing Fee	$ 70.00

Board of Zoning Appeals (§8.5.16/8.5.17)	
Appeal Of Planning Department Determination[2]	$ 300
Zoning Variance Owner-Occupied Residential	$ 200
Zoning Variance	$ 400
Conditional Use	$ 300
Additional Advertising and Processing Fee; plus	$ 35
Mailing and Processing Fee	$9/adjacent parcel

Architectural Design Reviewed Team (§8.5.15)	
Design Review for Planned Unit Development	$ 150
Design Review for structures in Special Districts (SD-LI, SD-HI, SD-INT)	$ 100
Additional Advertising and Processing Fee	$ 35
No-Show Deferrals/Multiple Reviews	$35

[1] Paid with building permit or site construction plan review, as applicable. Per unit/sq. ft. fee and advertising fees apply when Zoning Administrator refers application to Planning Commission.
[2] Refunded if the BZA finds in favor of the applicant.

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Historic Zoning Commission (§8.5.13)	
Non-Residential/Non-Owner-Occupied Residential/Signs	
Certificate of Appropriateness - Commission; plus	$ 150
Additional Advertising and Processing Fee	$ 35
Certificate of Appropriateness - Administrative	$ 75
Owner-Occupied Residential	
Certificate of Appropriateness - Commission	$ 25
Additional Advertising and Processing Fee	$ 35
Certificate of Appropriateness - Administrative	No Charge
After the Fact Request for Certificate of Appropriateness/Multiple Reviews[3]	$300
Subdivision (§8.5.24 and SubRegs)	
Minor Subdivisions	
Referred to Planning Commission Approval[4]	$ 500
Staff-Approved	$ 250
Preliminary Plat (Must Accompany a Development Plan)	
Submittal Fee; plus	$ 500
Per Lot; plus	$ 25
Final Plat	
Submittal Fee	$ 500
Per Lot	$ 25
Zoning Fees	
Zoning Verification Letter Basic	$ 50
Zoning Verification Letter Detailed / Zoning Administrator's Determination	$ 75
Home Occupation Permit	$ 25
Mobile Vending Permit	$ 50
Receipt of Plans Conforming to PUD or Site Development Plan	$ 100
Engineering/Planning Reinspection[5]	$ 50
Zoning Compliance - Residential[6]	$ 100
Zoning Compliance - Commercial/Industrial[4]	$ 300

[3] This fee applies to all requests for approval for work already completed as well as requests which follow a Stop Work order. The fee also applies to second and subsequent requests to revise previous Commission-level approvals. The Zoning Administrator may charge the regular application fee in cases of bona fide hardship.

[4] Referred at the discretion of the Zoning Administrator or City Engineer. Fee may be reduced to $250 at the discretion of the Zoning Administrator or City Engineer when minimal additional staff time is required to process the request.

[5] If associated with Preliminary Plat, Site Plan, PUD or other PC, BZA, HZC, Design Review

[6] Paid with building permit.

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Additional Fees

Preapplication Meeting[7]	$ 225
Additional Advertising and Processing Fee for Items Deferred at Applicant's Request (when item has already been advertised)[8]; plus	$ 35
Mailing and Processing Fee	$9/adjacent parcel
Additional Fees for Multiple Technical Reviews[9]	50% of original fee
Technology Fee	$20

Refund Policy

All advertising and processing fees are non-refundable.

All mailing fees are non-refundable.

Fees for Planning Commission items may be refunded, less a $100 processing fee if the applicant withdraws the application at least twenty-four hours prior to the meeting of the Development Review Committee when the request is scheduled for it first technical review. Fees for Planning Commission items are non-refundable at any later point.

Fees for Board of Zoning Appeals may be refunded, less a $50 processing fee if the applicant withdraws the application at least seven days prior to the scheduled meeting. Fees for Board of Zoning Appeals items are non-refundable at any later point.

Fees for Historic Zoning Commission items may be refunded if the applicant withdraws the application at least seven days prior to the scheduled meeting. Fees for Historic Zoning Commission items are non-refundable at any later point.

Fees for Architectural Design Review Team items may be refunded if the applicant withdraws the application at least seven days prior to the scheduled meeting. Fees for Architectural Design Review Team items are non-refundable at any later point.

Zoning fees are non-refundable.

[7] Only applies to proposed comprehensive plan amendments, zoning map or text amendments, planned unit developments, site plans approved by Planning Commission, and preliminary plats. Fee is only charged when the City Engineer, Fire Marshall, and Zoning Administrator (or their designees) are each in attendance. The fee may be waived at the discretion of the Director of Development Services. The fee may be credited to one subsequent related application for Planning Commission review received within six months of the meeting date.

[8] Applies to items appearing before Planning Commission. May be waived at discretion of the Director of Development Services and/or the Planning Commission.

[9] Applicable to Planned Unit Developments, Site Development Plan, and Preliminary Plats which the Zoning Administrator deems noncompliant after two reviews by the Development Review Committee (DRC), and to applications refereed back to the DRC due to technical deficiencies. May be waived at discretion of the Director of Development Services and/or the Planning Commission.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, AICP, Development Services Director paul@columbiatn.com 931-560-1560

AGENDA ITEM TITLE: 2ND CONSIDERATION ON ORDINANCE NO. 4519 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING SUPPLEMENTAL STANDARDS IN ARTICLE 6 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 6, SUPPLEMENTAL STANDARDS - CITYWIDE

RECOMMENDATION: Approve Ordinance No. 4519 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 6: Supplemental Standards, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

The City Council evaluates zoning text amendments as directed by section 8.5.18.J.4 of the Zoning Ordinance. The proposed changes to the zoning ordinance are consistent with the remainder of the Ordinance (8.5.18.J.4.a) and correct errors in the text of the Ordinance (8.5.18.J.4.c).

CERTIFICATION: N/A

ATTACHMENTS: Ordinance 4519; Exhibit A; Staff Report.

AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING SUPPLEMENTAL STANDARDS IN ARTICLE 6 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 6 WITH A NEW ARTICLE 6, SUPPLEMENTAL STANDARDS

WHEREAS, Section §13-7-201 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 City Council deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the city to enact such an ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Section §13-4-101 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the appropriate regulations to be enforced therein; and

WHEREAS, on the 5th day of June 2024, the Planning Commission reviewed and recommended specific changes in accordance to Section 8.5.18, to the Zoning Ordinance regarding Supplemental Standards in Article 6. As a result, Article 6 is being repealed in its entirety and replaced with a new Article 6 which is attached hereto as Exhibit "A" and incorporated herein. Said recommendations are being considered after a public hearing held on the 8th day of August, 2024, notice of which was published in the Daily Herald of Columbia fifteen (15) days or more prior to said meeting; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA as follows:

Section 1: That Ordinance Number 4400, the same being the Zoning Ordinance of the City of Columbia, Tennessee is hereby amended by repealing and deleting Article 6 in its entirety and replacing such Article with a new Article 6, Supplemental Standards, which is attached hereto as Exhibit "A" and incorporated herein by reference;

Section 2: That the City Council satisfies the requirements of Section 8.5.18.J.4, by making specific findings as to the following:

a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;
b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;
c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and
d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

Section 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 12th day of September, 2024.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

ARTICLE 6: SUPPLEMENTAL STANDARDS

SECTION 6.1 GENERAL.

The following standards and requirements shall be complied with in addition to all other standards and requirements of the City Subdivision Regulations, the City Code and Engineering Regulations.

SECTION 6.2 PRESERVATION OF NATURAL FEATURES.

Development shall preserve the natural features of the site, such as wetlands, unique wildlife habitats, Historic Structures, major trees and scenic views both from, and into the site.

SECTION 6.3 STREETSCAPE REPAIRS, REPLACEMENTS & IMPROVEMENTS.

6.3.1 Applicability.

This Section applies to all Development of Lots or Building Sites enfronting existing Thoroughfares and Internal Drives are to be provided, or modified, in accordance with Article 5 (Development Parcel Stan.

6.3.2 Streetscape Repairs, Replacements & Improvements.

Prior to the issuances of any Certificate of Occupancy for a Building or Improvement, the following Streetscape improvements, repairs, or replacements, shall be provided by the Lot or Building Site owner with respect to each Building or Improvement, and the Streetscape that Enfronts the applicable Lot or Building Site:

A. Damage Repair.

Any walkway, planter well or planter strip, street light, or curb, that exists in the Public Frontage, Thoroughfare or Internal Drive Adjacent to the applicable Lot prior to commencement of construction of such Building or Improvement, and which is damaged during such construction, shall be repaired so that it is at least good, or better condition as it was prior such damage, or shall be replaced.

B. Absent Elements.

If the Public Frontage Adjacent to the applicable Lot, or Building Site, does not include a Sidewalk, Planter, Trees, or street lights, or any such absent element shall be provided by the applicable Lot or Building Site owner in accordance with the following standards and requirements:

1. If there is an adjoining Sidewalk, a Sidewalk shall be constructed along the entire Front Lot or Building Site Line, which Sidewalk must match any existing Sidewalk Enfronting an Adjacent Lot or Building Site; and

2. If there is an adjoining planter strip or plant well, planting accommodations shall be constructed along the entire Front Lot or Building Site Line, which planting accommodations must match any exiting planter strip or plant well Enfronting an Adjacent Lot.

SECTION 6.3 STREETSCAPE REPAIRS, REPLACEMENTS & IMPROVEMENTS CONTINUED.

3. If there is no tree within the Frontage Adjacent to the Lot or Building Site, one or more trees shall be installed along the Front Lot or Building Site Line, which tree(s) must meet the tree shape, spacing and size standards for the applicable District as set forth in Section 5.2, s if such standards were applicable.

C. Reservation of Right-of-Way.

If there is not sufficient right-of-way area for all or any of the required Streetscape repairs, replacements, or improvements as set forth in this Section 6.3, such element, or elements, shall be provided within the Lot or Building Site Adjacent to the right-of-way within a reservation strip of land that all set-backs will recognize as planned future property lines for such Lot or Building Sites.

D. Minimum Standards.

Each Streetscape, repair, replacement or Improvement made pursuant to this Section 6.3 must comply with the rules, regulations and requirements of the City that are applicable and in effect from time to time in respect of each element, so that it qualifies, or would qualify if within the public right-of-way, for dedication to the City.

E. Payment in Lieu.

1. Where this section requires repair or installation of sidewalks within the public frontage, applicants may make Payment of fees in-lieu to the City Sidewalk Fund installing a required public side walk may only occur when: The timing of the installation of the sidewalk would result in its removal shortly thereafter due to a fully-funded street widening, streetscape project, or other capital improvement project; or

2. The right-of-way, developing lot, or lot abutting a required sidewalk is not suitable for sidewalks due to floodplain, wetlands, riparian buffers, tree save areas, PUDE, or slopes exceeding 20 percent.

3. The decision-making authority for the associated review shall determine whether payment of fees in-lieu are applicable. The decision-making authority shall consider the advice of the City Engineer in making the determination.

4. The fees in-lieu of sidewalks shall be paid prior to: Recording of the final plat, issuance of a building permit, or issuance of a grading permit.

5. Fees received pursuant to this Subsection shall be used in accordance with the City Sidewalk Fund as direct by the City Council.

SECTION 6.4 FIRE SAFETY

Any Multifamily, Mixed-Use, Non-Residential Use or Development shall be reviewed by the Fire Marshal, who shall make a recommendation to the Decision-Making Authority for the Development Plan or Master PUD Development Plan.

SECTION 6.5 TRAFFIC CIRCULATION

6.5.1 General.

Development shall not negatively impact the traffic conditions of the surrounding roadway system and shall organize Thoroughfares or Internal Drives, as applicable, vehicular and pedestrian ingress/egress in a well-defined system in order to avoid conflicts.

6.5.2 Vehicular Circulation Plan.

Portions of the Development Plan or Master Development Plan relating to location and design of ingress/egress traffic control, arrangement of Parking and loading space, and internal circulation shall be referred to the City Engineer for review, and no Plan for a Development Parcel shall be approved without consideration of the recommendations of the City Engineer. Additional conditions and safeguards on such matters may be included by the Decision-Making Authority.

6.5.3 Vehicular Access Location.

A vehicular access location shall consist of such entrance and exit Driveway, and/or Internal Drive openings so designed and located so as to minimize ingress and egress.

SECTION 6.6 FLOODPLAIN PROPTECTION.

6.6.1 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 to protect the public health, safety, and general welfare of its citizenry. Therefore, the Columbia, Tennessee Mayor and City Council, does ordain as follows:

A. Findings of Fact.

1. The Columbia Mayor and its Legislative Body wish to maintain eligibility in the National Flood Insurance Program in order to do so, must meet the requirements of 60.3 of the Federal Insurance Administration Regulations found at 44 CFR Ch. 1 (10-1-04 Edition).

2. Areas of Columbia 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, as well as impairment of the tax base; all of which affect the public health, safety and general welfare.

3. These 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, flood-proofed, or otherwise unprotected from flood damages.

SECTION 6.6 FLOODPLAIN PROPTECTION CONTINUED.

B. Findings of Fact.

It is the purpose of this Ordinance to promote public health, safety and general welfare; and to minimize public and private loss due to flood conditions in specific areas. This Ordinance is designed to:

1. Restrict or prohibit uses which are vulnerable to water 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, and;

5. Prevent, or regulate, the construction of flood barriers which will unnaturally divert flood waters, or which may increase flood hazards to o the lands.

C. Findings of Fact.

4. The Columbia Mayor and its Legislative Body wish to maintain eligibility in the National Flood Insurance Program in order to do so, must meet the requirements of 60.3 of the Federal Insurance Administration Regulations found at 44 CFR Ch. 1 (10-1-04 Edition).

5. Areas of Columbia 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, as well as impairment of the tax base; all of which affect the public health, safety and general welfare.

6. These 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, flood-proofed, or otherwise unprotected from flood damages.

D. Findings of Fact.

It is the purpose of this Ordinance to promote public health, safety and general welfare; and to minimize public and private loss due to flood conditions in specific areas. This Ordinance is designed to:

6. Restrict or prohibit uses which are vulnerable to water or erosion hazards; or which result in damaging increases in erosion, flood heights, or velocities;

7. Require that uses vulnerable to floods, including community facilities, be protected against flood damage at the time of initial construction;

8. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters;

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

9. Control filling, grading, dredging, and other development which may increase flood damage or erosion, and;

10. Prevent, or regulate, the construction of flood barriers which will unnaturally divert flood waters, or which may increase flood hazards to o the lands.

11. To help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize blight in flood areas;

12. To ensure that potential homebuyers are notified that property is in a floodplain area; and

13. To maintain eligibility for participation in the National Flood Insurance Program.

6.6.2 Definitions.

Unless specifically defined below, words or phrases used in this Section 6.6 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:" shall represent a subordinate structure to the principal structure and, for the purpose of this section, shall conform to the following:

1. Accessory structures shall not be used for human habitation.

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 which may result in damage to other structures.

5. Service facilities such as electrical and heating equipment shall be elevated, or flood-proofed.

"Act:" the statutes authorizing the National Flood Insurance Program that are incorporated in 42 U.S.C 4001-4128.

"Addition (to an existing building):" any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall, other than a fire wall. Any walled and roofed addition, which is connected by a firewall, or separated by an independent perimeter load-bearing wall, shall be considered "New Construction".

"Appeal:" 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:" 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 (1) to three (3) feet where a clearly defined channel does not exist; where the path of flooding is unpredictable and intermediate, and where velocity flow may be evident. (Such flooding is characterized by ponding or sheet flow).

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

"Area of Special Flood-related Erosion Hazard:" 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 if the FRIM, Zone E may be further refined.

"Area of Special Flood Hazard:" 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 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.

"Base Flood:" the flood having a one percent chance of being equaled, or exceeded, in a given year.

"Basement:" that portion of a building having its subgrade (below ground level) on all sides.

"Breakaway Wall:" a wall that is not part of the structural support of the building and is intended through its design, and construction, to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

"Building:" any structure built for support, shelter, or enclosure for any occupancy or storage (see "Structure").

"Development:" 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 permanent storage of equipment or materials.

"Elevated Building:" a non-basement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of fill, solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwater, piling, 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:"** 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:" the process of gradual wearing away of landmasses. This peril is not per se covered under the Program. +

"Exception:" a waiver from the provisions of this Ordinance which relieves the applicant from requirements of a rule, regulation, order or other determination made or issued pursuant to this Ordinance.

"Existing Construction:" any structure for which the "Start of Construction" commenced 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 National Flood Insurance Program (NFIP).

"Existing Manufactured Home Park or Subdivision:" a manufactured home park, or subdivision, for which the construction of facilities for servicing the lots in which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, final grading site, 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 the basis for that community's participation in the National Flood Insurance Program (NFIP).

"Existing Structures" see **"Existing Construction".**

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

"Expansion to an Existing Manufactured Home Park or Subdivision:" 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 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.

"Flood Elevation Determination:" a determination by the Administrator 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:" an examination, evaluation and determined of flood hazards and, if appropriate, corresponding water surface evaluations, or an examination, evaluation and determination of mudslide (i.e., mudflow) or flood-related erosion hazards.

"Flood Hazard Boundary Map (FHBM):" an official map of community, issued by the Federal Emergency Management Agency, where the boundaries of areas of special flood hazard have been designated as Zone A.

"Flood Insurance Rate Map (FIRM):" an official map of a community issued by the Federal Emergency Management Agency, delineating the areas of special flood hazard, or the risk premium zones applicable to the community.

"Flood Insurance Study:" the official report provided by the Federal Emergency Management Agency, evaluating flood hazards and containing flood profiles and water surface evaluation of the base flood.

"Floodplain Management:" the operation of an overall program of corrective and preventative measures for reducing flood damage, including, but not limited to, emergency preparedness plans, flood control works and floodplain management regulations.

"Flood Protection Systems:" those physical structural works for which funds have been authorized, appropriated, 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:" 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, structures and their contents.

"Flood-related Erosion:" the collapse, or subsidence of land along the shore of a lake, or other body of water as 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.

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

"Flood-related Erosion Area" or **"Flood-related Erosion Prone Area:"** a land 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:" 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 flood plain management regulations.

"Floodway:" 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 the water surface elevation more than a designated height.

"Floor:" the top surface of an enclosed 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.

"Freeboard:" a factor of safety usually expressed in feet above a flood level for purpose 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, bridge openings, and the hydrological effect of urbanization of the watershed.

"Functionally Dependent Use:" 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, ship building, and ship repair facilities; but does not include long-term storage or related manufacturing facilities.

"Highest Adjacent Grade:" the highest natural elevation of the ground surface, prior to construction adjacent to the proposed walls of a structure.

"Historic Structure:" 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 preliminary determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified, or preliminary, determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district, or a district preliminary, 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 in a local inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:
    a. By an approved state program, as determined by the Secretary of the Interior, or
    b. Directly by the Secretary of the Interior.

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

"Levee:" a man-made structure, usually 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:" 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:" 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 buildings lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable elevation design requirements of this Ordinance.

"Manufactured Home:" 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", unless such transportable structures are placed on a site for one hundred and eighty (180) consecutive days, or longer.

"Manufactured Home Park or Subdivision:" a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Map:" the Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM) for a community issued by the Agency.

"Mean Sea Level:" 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 National Geodetic Vertical Datum (NGVD) or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

"National Geodetic Vertical Datum (NGVD):" as corrected in 1929 is a vertical control used as reference for establishing varying elevations within the floodplain.

"New Construction:" any structure for which the "Start of Construction" commenced after the effective date of this Ordinance, or the effective date of the first floodplain management ordinance, and includes any subsequent improvements to such structure.

"New Manufactured Home Park or Subdivision:" a manufactured home park or subdivision for which the construction of such 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 after the effective date of this Ordinance, or the effective date of the first floodplain management ordinance, and includes subsequent improvements to such structures.

"North American Vertical Datum (NAVD):" as corrected in 1988 is 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, Local Governments and agencies.

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED

"Recreational Vehicle:" 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; and
4. Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Regulatory Floodway:" 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.

"Riverine:" relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

"Special Hazard Area:" an area having special flood, mudslide (i.e., mudflow) and/or the flood-related erosion hazards are shown on an FHBM, FIRM as in 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 withing one hundred and eighty (180) days of the permit date. The actual start means either the first placement of the permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footing, 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 filing; nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footing, piers, 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 part of the main structure. For 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 Department of Economic and Community Development's local Planning Assistance Office as designated by the Governor of the State of Tennessee at the request of the Administrator to assist in the implementation of the National Flood Insurance Program for the state.

"Structure:" for the purpose of this section, a walled and roofed building that is principally above ground, a manufactured home, a gas or liquid storage tank, or other man-made facilities or infrastructures.

"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 (50) percent of the market value of the structure before the damage occurred.

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

"Substantial Improvement:" any repairs, reconstructions, rehabilitations, additions, alterations, or other improvements to a structure, taking place during a five (5) year period, in which the cumulative cost equals, or exceeds, fifty (50) percent of the market value of the structure before the "Start of Construction" of the improvement. The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the structure prior to damage occurring. This term includes structures which have incurred "substantial damage", regardless of the actual repair worked performed.

For the purpose of this definition, "substantial Improvement" is considered to occur when the firs alteration of any wall, ceiling, floor or other structural part of the building commences; whether or not that alteration affects the external dimensions of the building. 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; 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 Park or Subdivision:" where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds fifty (50) percent of the value of the streets, utilities, and pads before the repair, reconstruction, or improvement commenced.

"Variance:" a grant of relief from the requirements of this Ordinance which permits construction in a manner otherwise prohibited by this Ordinance where specific enforcement would result in unnecessary hardship.

"Violation:" 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:" the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains of riverine areas.

6.6.3 General Provisions.

A. Application

This Ordinance shall apply to all areas within the incorporated area of Columbia, Tennessee. Unless specifically exempted by this Ordinance, all Development and Construction must conform to the requirements of this Ordinance.

B. Basis for Establishing the Areas of Special Flood Hazard.

The Areas of Special Flood Hazard identified on the Maury County, Tennessee, and Incorporated Areas, Federal Emergency Management Agency, Flood Insurance Study (FIS) Number 470123C0000E, dated April 16, 2007 and all subsequent amendments and revisions, Flood Insurance Rate Map (FIRM), Community Panel Numbers 47119C0145E, 47119C0160E, 47119C0165E, 47119C0170E, 47119C0180E, 47119C0190E, 47119C0195E, 47119C0260E, 47119C0280, 47119C0285E dated April 16, 2007, and all subsequent amendments and revisions along with all supporting technical data, are adopted by reference and declared to be a part of this Ordinance.

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

C. Requirement for Development Permit.

A development permit shall be required in conformity with this Ordinance prior to the commencement of any development activities.

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.

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.

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 or repeal any ither powers granted under Tennessee statutes.

G. Warning and Disclaimer of Liability.

The degree of flood protection required by this Ordinance is considered reasonable for regulatory purpose and is based on scientific and engineering considerations. Larger floods can, and will happen 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 Columbia, 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.

H. Penalties for Violation

Violations of the provisions of this Ordinance or failure to comply with any of its requirements, including violations of conditions and safeguards established in connection with grants of variance shall constitute a misdemeanor punishable as other misdemeanors as provided by law. Each day such violation continues shall be considered a separate offence. Nothing herein contained shall prevent the City of Columbia, Tennessee from taking such other lawful actions to prevent, or remedy, any violation.

6.6.4 Administration.

A. Designation of Ordinance Administrator.

The Director of Development Services Department and/or assignee is hereby appointed as the Administrator to implement the provisions of this Ordinance.

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

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, locations, 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:

C. Application Stage.

Elevation in relation to main sea level of the proposed lowest floor, including basement, of all buildings where BFE's are available, or to the highest adjacent grade when applicable under this Ordinance.

D. Construction Stage.

Within unnumbered A zones, where flood elevation data are not available, the Administrator shall record the elevation of the lowest floor on the development permit. 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.

For all new construction and substantial improvements, the permit holder shall provide to the Administrator an as-built certification of the regulatory floor elevation, or floodproofing level, upon the completion of the lowest floor or floodproofing.
Within unnumbered A zones, where 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.

Any work taken 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.

E. Duties & Responsibilities of Administrator.

Duties of the Administrator shall include, but not limited to:

Review of all development permits to assure the permit requirements of this Ordinance have been satisfied, and that proposed building sites will be reasonably safe from flooding.

Advice to permitee that additional federal or state permits may be required, and if specific federal or state permits are known, require that copies if such permits are provided and maintained on file with the development permit. This shall include Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C 1334.

Notification to adjacent communities and the Tennessee Department of Economic and Community Development, Local Planning Assistance Office prior to any alteration or relocation of a watercourse; and submission of evidence of such notification to the Federal Emergency Management Agency.

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

For any altered or relocated watercourse, submit engineering data/analysis within six (6) months to the Federal Emergency Management Agency to ensure accuracy of community flood maps through the Letter of Map Revision process. Assure the flood carrying capacity within an altered or relocated portion of any watercourse is maintained.

Record the elevation, in relation to mean sea level or the highest adjacent grade, where applicable of the lowest floor including the basement of all new, or substantially improved Buildings, in accordance with Sections 6.6.4.B, 6.6.4.C, and 6.6.4.D.

Record the actual elevation, in relation to mean sea level or the highest adjacent grade, where applicable; to which the new or substantially improved Buildings have been flood-proofed, in accordance with this Section 6.6.

When flood-proofing is utilized for a structure, the Administrator shall obtain certification of design criteria from a registered professional engineer or architect; in accordance with this Section 6.6.

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) the Administrator shall make the necessary interpretation. Any person contesting the location of a boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this Ordinance.

When Base Flood Elevation date or floodway data have not been provided by the Federal Emergency Management Agency then the Administrator shall obtain, review, and reasonably utilize any Base Flood Elevation and floodway data available from a Federal, State or other source, including data developed as a result of these regulations as criteria for requiring that new construction, substantial improvement, or other development in Zone A on the Community FIRM meet the requirements of this Ordinance.

Within unnumbered 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 or flood-proofed to a level of at least three (3) feet above the highest adjacent grade (lowest floor and highest adjacent grade being defined in Section 9.15 of this Ordinance). All applicable data including elevations or flood-proofing certifications shall be recorded as set forth in Section 6.6.4.B, 6.6.4.C, and 6.6.4.D.

All records pertaining to the previsions of this Ordinance shall be maintained in thew 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 expedited retrieval within combined files.

6.6.5 Provisions for Flood Hazard Reduction.

A. General Standards.

In all flood prone areas, the following provisions are required:

1. New construction and substantial improvements to existing buildings shall be anchored to prevent flotation, collapse, or lateral movement of the structure;
2. Manufactured homes shall be elevated and anchored to prevent flotation, collapse, ort lateral movement. Methods may include, but are not limited to; use of over-the-top or frame ties to ground anchors. This standard shall be in addition to, and consistent with applicable state requirements for resisting wind forces;
3. New construction and substantial improvements to new buildings shall be constructed with materials and utility equipment resistant to flood damage;
4. New construction and substantial improvements to new buildings shall be constructed by methods and practices to 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 accumulating within the components during conditions of flooding;

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

6. New and replaced water supply systems shall be designed to minimize, or eliminate, infiltration of flood waters into the system;
7. New and replaced sanitary sewage systems shall be designed to minimize, or eliminate, infiltration of flood waters into the systems, and discharges from the system 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; and,
10. Any alteration, repair, reconstruction, or improvements to a building that is not in compliance with the provisions this Ordinance, shall be undertaken only if said non-conformity is not further extended or replaced.

B. Specific Standards.

These provisions shall apply to ALL areas of Special Flood Hazard as provided herein:

1. **Residential Construction:**

Where Base Flood Elevation data is available, new construction or substantial improvement of any Residential building (or manufactured home) shall have the lowest floor, including basement, elevated no lower than two (2) feet 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, and to ensure unimpeded movement of floodwater shall be provided in accordance with Section 6.6.5.B.3.

Within unnumbered 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, or flood-proofed, to a level of at least three (3) feet above the highest adjacent grade (lowest floor and highest adjacent grade being defined in Section 6.6.2 of this Ordinance). All applicable data including elevations, or flood-proofing certifications shall be recorded as set forth in this Section 6.6.

2. **Non-Residential Construction:**

New construction or substantial improvement of any commercial, industrial, or Non-Residential building, when BFE data is available, shall have the lowest floor, including basement, elevated, or flood-proofed, no lower than two (2) feet above the level of the Base Flood Elevation.

Within unnumbered 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, or flood-proofed, to a level of at least three (3) feet above the highest adjacent grade (lowest floor and highest adjacent grade being defined in Section 6.6.2 of this Ordinance). All applicable data including elevations and flood-proofing certifications shall be recorded as set forth in this Section 6.6.

Buildings located in all A zones may be flood-proofed in lieu of being elevated, provided that all areas of the building below the elevation are watertight, with walls substantially impermeable to the passage of water, and are built with structural components have the capability of resisting hydrostatic and hydrodynamic loads, and the effects of buoyancy. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with the accepted standards of practice for meeting the provisions above; and shall provide such certification to the Administrator as set forth by this Section 6.6.

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

Buildings located in all A zones may be flood-proofed in lieu of being elevated, provided that all areas of the building below the elevation are watertight, with walls substantially impermeable to the passage of water, and are built with structural components have the capability of resisting hydrostatic and hydrodynamic loads, and the effects of buoyancy. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with the accepted standards of practice for meeting the provisions above; and shall provide such certification to the Administrator as set forth by this Section 6.6.

3. **Elevated Building:**

All new construction or substantial improvements to existing buildings that include ANY fully enclosed areas formed by foundation and other exterior walls below the Base Flood Elevation, or required height above the highest adjacent grade, shall be 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 professional engineer or architect, or meet the following minimum criteria:
   (1) Provide a minimum of two (2) openings having a total net area of no 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 foot above the finish grade, and
   (3) Openings must be equipped with screens, louvers, valves, other coverings, or devices provided they limit the automatic flow of floodwaters in both directions.
   (4) Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) ort limited storage of maintenance equipment used in connection with premises (standard exterior door), or entry to the elevated living area (stairway or elevator), and
   (5) The interior portion of such enclosed are shall not be partitioned, or finished, into separate rooms in such a way as to impede the movement of floodwaters, and all such provisions shall comply with the provisions of Section 6.6.5.

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) new or substantially improved manufactured home parks or subdivisions must meet all the requirements of new construction, including elevations and anchoring.
b. All Manufactured Home placed, or substantially improved, in an existing Manufactured Home Park or subdivision must be elevated so that either:
   (1) When Base Flood Elevations are available, the lowest floor of the Manufactured Home is elevated on permanent foundation no lower than two (2) feet above the level of the Base Flood Elevation, or;
   (2) Absent Base Flood Elevations the Manufactured Home chassis is elevated and supported by reinforced piers (or other foundation elements) at least three (3) feet in height above the highest adjacent grade.
c. Any Manufactured Home which has incurred “substantial damage” as the result of a flood, or that has substantially improved, must meet the standards of Section 6.6.5.B.4.
d. All Manufactured Homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED

e. All recreational vehicles placed on identified flood hazard sites must either:
   (1) Be on the site for fewer than one hundred eighty (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).

f. The recreational vehicle must meet all of the requirements for new construction, including anchoring, and elevation requirements of this section above if on the site for longer than one hundred eighty (180) consecutive days.

5. **Standards for Subdivisions:**

Subdivisions and other proposed new developments, including manufactured home parks, shall be reviewed to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposal shall be reviewed to ensure that:

a. All subdivisions proposals shall be consistent with the need to minimize flood damage.
b. All subdivision 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 proposals shall have adequate drainage provided to reduce exposure to flood hazards.
d. Base Flood Elevation data shall be provided for subdivision proposals and other proposed developments (including manufactured home parks and subdivisions) that are greater than fifty lots and/or five acres in area.

6.6.6 Standard for Areas of Special Flood Hazard with Established Base Flood Elevations and with Floodways Designated.

Located within the Areas of Special Flood Hazard established in Section 6.12.3.B, are areas designated as floodways. A floodway may be an extremely hazardous area due to the floodwaters, debris, or erosion potentials. 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 ve3locities. Therefor the following shall apply:

A. Encroachments.

No encroachments, including fill material, new structures or substantial improvements shall be located within areas of special flood hazard, unless by a Tennessee registered professional engineer provides certification 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 community. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles. The administrator or assignee shall establish minimum standards for the format and content of such certification.

B. New Construction or Substantial Improvement.

New construction or substantial improvements of buildings shall comply with all applicable flood hazard reduction provisions of this Section 6.6.5.

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

6.6.7 Standards for Areas of Special Flood Hazard Zones AE with Established Base Flood Elevations but without Floodways Designated.

Located within the Areas of Special Flood Hazard established in Section 6.6.3.B, where streams exist with base flood data provided, but where no floodways have been designated, (Zones AE) the following provisions apply:

A. Encroachments.

Encroachments are prohibited, including earthen fill material, new construction, substantial improvements, or other developments within the regulatory floodway. Development may be permitted, however provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the cumulative effect of the proposed encroachments, or new development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than two (2) feet at any point within the community. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.

B. New Construction or Substantial Improvements.

New construction or substantial improvement of buildings shall be elevated or flood-proofed to elevations established in accordance with Section 6.6.5.B.

6.6.8 Standards for Streams without Established Base Flood elevations or Floodways (A Zones).

Located within the Areas of Special Flood Hazard established in Section 6.6.3.B, where streams exist, but no base flood data has been provided (A Zones), OR where a Floodway has not been delineated, the following provisions shall apply:

A. Data Not Provided

When Base Flood Elevation data or floodway data have not been provided in accordance with Section 6.6.3, the Administrator shall obtain, review, and reasonably utilize any specific or historic Base Flood Elevation and floodway data available from a Federal, State, or other source, in order to administer the provisions of Section 6.6.5. ONLY if data is not available from these sources, then the following provisions shall apply:

1. No encroachments, including structures or fill material, shall be located within an area equal to the width of the stream, or twenty (20) feet, whichever is greater; measured from the top of the stream bank, unless certification by 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 more than one (1) foot at any point in the community. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principals. The administrator or assignee shall establish minimum standards for the format and content of such certification

2. In special flood hazard areas without Base Flood Elevation data, new construction or substantial improvements of existing structures shall have the lowest floor of the lowest enclosed area (including basement) elevated no less than three (3) feet above the highest adjacent grade at the building site. Openings sufficient to facilitate the unimpeded movements of the standards of Section 6.6.5.B, and “Elevated Buildings”.

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

6.6.9 Standards for areas of Shallow Flooding (AO & AH Zones).

A. Designated Areas.

Located within the Areas of Special Flood Hazard established in Section 6.6.3.B, are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one to three feet (1' – 3') where a clearly defined channel des not exist and where the path of flooding is unpredictable and indeterminate; therefor the following provisions apply:

1. All new construction and substantial improvements of Residential and Non-Residential buildings shall have the lowest floor, including the basement, elevated to at least two (2) feet above the flood depth number specified on the Flood Insurance Rate Map (FIRM), in feet, above the highest adjacent grade.
2. If no flood depth number is specified, the lowest floor, including basement, shall be elevated, at least three (3) feet above the highest adjacent grade.
3. Openings sufficient to facilitate unimpeded movements of floodwaters shall be provided in accordance with standards of Section 6.6.5.B, and "Elevated Buildings".

B. Flood Protection in Lieu of Evaluation.

All new construction and substantial Improvements of Non-Residential buildings may be flood-proofed in lieu of elevation. The structure together with attendant utility and sanitary facilities must be flood-proofed to at least two (2) feet above the specified FIRM flood level, with walls substantially impermeable to the passage of water and with structural components having the capacity of resisting hydrostatic and hydrodynamic loads, and the effect of buoyancy. If no depth number is specified, the lowest floor, including basement, shall be flood-proofed to at least three (3) feet above the highest adjacent grade. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this Ordinance, and shall provide such certification to the Administrator as set forth above and required on Section 6.6.4.

1. Adequate drainage paths shall be provided around slopes to guide floodwaters around and away from proposed structures.
2. The Administrator shall certify the elevation or highest grade, where applicable, and the record shall become a permanent part of the permit file.

6.6.10 Standards for Areas Protected by Flood Protection System (A-99 Zones).

Located within the areas of special flood hazard established in Section 6.6.3.B, are areas of the 100-year floodplain protected by a flood protection system, but where Base Flood Elevations and flood hazard factors have not been determined. Within these areas (A-99 Zones) all provisions of Sections 6.6.4 and 6.6.5 shall apply.

6.6.11 Standards for Unmapped Streams.

Located within the City are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams the following provisions shall apply:

1. In areas adjacent to such unmapped streams, no encroachments including fill material or 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 by a Tennessee registered professional engineer provides certification 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. The administrator or assignee shall establish minimum standards for the format and content of such certification.

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

2. When new elevation data are available, new construction or substantial improvements of buildings shall be elevated, or flood-proofed to elevations established in accordance with Sections 6.6.4 through 6.6.10.

6.6.12 Variance Procedures.

The provisions of this section shall apply exclusively to areas of Special Flood Hazard within Columbia, Tennessee.

A. Board of Zoning Appeals.

1. The Columbia Board of Zoning Appeals shall hear and decide appeals, and requests for variances from the requirements of this Section 6.12
2. Variances may be issued for the repair or rehabilitation of historic structures (see definition) 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 to preserve the historic character and design of the structure.
3. In passing upon such applications, the Board of Zoning Appeals shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this Section 6.6, 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 to the community;
    d. The importance of the service 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 facility;
    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 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, and water systems, streets and bridges.

4. Upon consideration of the factors listed above and the purposes of this Ordinance, the 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.

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 in the instance of a historical building, a determination that the variance is the minimum necessary so as to not destroy the historic character and design of the building.
2. Variances shall only be issued upon: 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 a 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 a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance, and that such construction below the base flood level increases risk to life and property.

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

4. The Administrator shall maintain the records if all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

6.6.13 Legal Status Provisions.

A. Conflict with Other Ordinances

In case of conflict between this Section 6.12 or any other part thereof, and the whole or part of any existing, or future ordinance of the City, the most restrictive shall prevail.

B. Validity3

If any section, clause, provisions or portion of this Section 6.6 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 Section 6.6 which is not of itself invalid or unconstitutional.

6.6.14 Tree Protection.

All Development and construction shall comply with the Tree Protection provisions of Section 4.3.16.L.

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Article 6 Supplemental Standards
Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

Proposed Changes

§ 6.3 Streetscape Repairs, Replacements & Improvements (p. 343) 2

§ 6.6.6 Standards for Areas of Special Flood Hazard with Established Base Food Elevations and with Floodways Designated (P. 357) 5

§ 6.6.7 Standards for Areas of Special Flood Hazard Zones AE with Established Base Flood Elevations but without Floodways Designated (p. 357) 7

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§ 6.6.11 Standards for Unmapped Streams (p. 359) 11

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Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

§ 6.3 Streetscape Repairs, Replacements & Improvements (p. 343)

6.3.1 Applicability.

This Section applies to all Development ~~other than Buildings,~~ of Lots, or Building Sites ~~within a Development Parcel for which~~enfronting existing Thoroughfares or Internal Drives ~~are to be provided or modified in accordance with Article 5 (Development Parcel Standards), which Thoroughfares and Internal Drives must comply with the applicable provisions of Article 5 (Development Parcel Standards).~~

Removes confusing language and makes clear when the Absent Elements provisions apply.

6.3.2 Streetscape Repairs, Replacements & Improvements.

Prior to the issuance of any Certificate of Occupancy for a Building or Improvement, the following Streetscape improvements, repairs, or replacements shall be provided by the Lot or Building Site owner with respect to each Building or Improvement and the Streetscape that Enfronts the applicable Lot or Building Site:

A. Damage Repair.

Any walkway, planter well or planter strip, street light or curb that exists in the Public Frontage, Thoroughfare or Internal Drive Adjacent to the applicable Lot prior to commencement of construction of such Building or Improvement and which is damaged during such construction shall be repaired so that it is in at least as good or better condition as it was in prior to such damage or shall be replaced.

B. Absent Elements.

Corrects formatting

If the Public Frontage Adjacent to the applicable Lot or Building Site does not include a Sidewalk, Planter, ~~Thoroughfare or~~

~~Internal Drive,~~ Trees, or street lights, any such absent element shall be provided by the applicable Lot or Building Site owner in accordance the following standards and requirements:

1. If there is an adjoining Sidewalk, a Sidewalk shall be constructed along the entire Front Lot or Building Site Line, which Sidewalk must match any existing Sidewalk Enfronting an Adjacent Lot or Building Site~~,~~.;
2. If there is an adjoining planter strip or plant well, planting accommodations shall be constructed along the entire Front Lot or Building Site Line, which planting accommodations must match any existing planter strip or plant well Enfronting an Adjacent Lot~~,~~.; and
3. If there is no tree within the Frontage Adjacent to the Lot or Building Site, one or more trees shall be installed along the Front Lot or Building Site Line, which tree(s) must meet the tree shape, spacing, and size standards for the applicable District as set forth in Section 5.2, as if such standards were applicable.~~.~~

~~4~~C. Reservation of Right-of-Way

If there is not sufficient right-of-way area for all or any of the required Streetscape repairs, replacements, or improvements as set forth in this Section 6.3, such element or elements shall be provided within the Lot or Building Site Adjacent to the right-of-way within a reservation strip of land that all setbacks will recognize as planned future property lines for such Lot or Building Site.

~~5.~~D. **Minimum Standards**

Each Streetscape repair, replacement or Improvement made pursuant to this Section 6.3 must comply with the rules, regulations, and requirements of the City that are applicable and in effect from time to time in respect of such element, so that it qualifies, or would qualify if within the public right-of-way, for dedication to the City.

E. Payment in lieu

Creates option for payment in lieu

1. Where this section requires repair or installation of sidewalks within the public frontage, applicants may make Payment of fees in-lieu to the City Sidewalk Fund installing a required public sidewalk may occur only when: The timing of the installation of the sidewalk would result in its removal shortly thereafter due to a fully-funded street widening, streetscape project, or other capital improvement project; or

2. The right-of-way, developing lot, or lot abutting a required sidewalk is not suitable for sidewalks due to floodplain, wetlands, riparian buffers, tree save areas, PUDE, or slopes exceeding 20 percent.

3. The decision-making authority for the associated review shall determination whether payment of fees in-lieu are applicable. The decision-making authority shall consider the advice of the City Engineer in making the determination.

4. The fees in-lieu of sidewalks shall be paid prior to: Recording the final plat, Issuance of a building permit, or issuance of a grading permit.

D. Fees received pursuant to this Subsection shall be used in accordance with the City Sidewalk Fund as direct by the City Council.

Section 6.6 FLOODPLAIN PROTECTION

B. Basis for Establishing the Areas of Special Flood Hazard.

The Areas of Special Flood Hazard identified on the Maury County, Tennessee, and Incorporated Areas, Federal Emergency Management Agency, Flood Insurance Study (FIS) Number 470123C0000E, dated April 16, 2007 and all subsequent amendments and revisions, and Flood Insurance Rate Map (FIRM)~~,~~ Community Panel Numbers 47119C0145E, 47119C0160E, 47119C0165E, 47119C0170E, 47119C0180E, 47119C0190E, 47119C0195E, 47119C0260E, 47119C0280, 47119C0285E dated April 16, 2007, and all subsequent amendments and revisions along with all supporting technical data, are adopted by reference and declared to be a part of this Ordinance.

Avoids potential contradiction between ordinance and subsequent map revisions

§ 6.6.6 Standards for Areas of Special Flood Hazard with Established Base Food

6.6.6 Standards for Areas of Special Flood Hazard with Established Base Flood Elevations and with Floodways Designated.

Corrects typo in adopted ordinance

Located within the Areas of Special Flood Hazard established in Section 6.12.3.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:

A. Encroachments.

Encroachments are prohibited, including earthen fill material, new construction, substantial improvements or other developments within the regulatory floodway. Development may be permitted however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the cumulative effect of the proposed encroachments or new development, when combined with all other existing and anticipated development, shall not result in ANY increase the water surface elevation of the base flood level, velocities or floodway widths during

the occurrence of a base flood discharge at any point within the community. A registered professional engineer must provide supporting technical data and certification thereof.

B. New Construction or Substantial Improvements. New construction or substantial improvements of buildings shall comply with all applicable flood hazard reduction provisions of this Section 6.6.5.

§ 6.6.7 Standards for Areas of Special Flood Hazard Zones AE with Established Base Flood Elevations but without Floodways Designated (p. 357)

6.6.7 Standards for Areas of Special Flood Hazard Zones AE with Established Base Flood Elevations but without Floodways Designated.

Located within the Areas of Special Flood Hazard established in Section 6.6.3.B, where streams exist with base flood data provided but where no floodways have been designated, (Zones AE) the following provisions apply:

A. Encroachments. No encroachments, including fill material, new structures or substantial improvements shall be located within areas of special flood hazard, unless ~~certification by~~ a Tennessee registered professional engineer provides certification ~~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 ~~two~~ one (1~~2~~) fooe~~e~~t at any point within the community. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles. The administrator or assignee shall establish minimum standards for the format and content of such certification.

Corrects an error in the adopted Ordinance and authorizes staff to establish minimum standards (plan to use TEMA No-Rise Guidance)

B. New Construction or Substantial Improvements. New construction or substantial improvements of buildings shall be elevated or flood-proofed to elevations established in accordance with Section 6.6.5.B.

Article 6 Supplemental Standards
Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

§ 6.6.8 Standards for Streams without Established Base Flood Elevations~~-~~ or Floodways (A Zones) (p. 358)

6.6.8 Standards for Streams without Established Base Flood Elevations or Floodways (A Zones).

Located within the Areas of Special Flood Hazard established in Section 6.6.3.B, where streams exist, but no base flood data has been provided (A Zones), OR where a Floodway has not been delineated, the following provisions shall apply:

A. Data Not Provided

When Base Flood Elevation data or floodway data have not been provided in accordance with Section 6.6.3, then the Administrator shall obtain, review and reasonably utilize any scientific or historic Base Flood Elevation and floodway data available from a Federal, State or other source, in order to administer the provisions of Section 6.6.5. ONLY if data is not available from these sources, then the following provisions ~~(1 & 2)~~ shall apply:

1. No encroachments, including structures or fill material, shall be located within an area equal to the width of the stream or twenty feet, whichever is greater, measured from the top of the stream bank, unless certification by registered professional engineer is provided demonstrating that the cumulative effect of the

Corrects an error in the adopted Ordinance and authorizes staff to establish minimum standards (plan to use TEMA No-Rise Guidance)

proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than ~~two~~ one (~~2~~1) ~~feet~~ foot at any point within the community. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles. The administrator or assignee shall establish minimum standards for the format and content of such certification.

2. In special flood hazard areas without Base Flood Elevation data, new construction or substantial improvements of existing shall have the lowest floor of the lowest enclosed area (including basement) elevated no less than three (3) feet above the highest adjacent grade at the building site. Openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with the standards of Section 6.6.5.B, and “Elevated Buildings".

Article 6 Supplemental Standards
Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

§ 6.6.11 Standards for Unmapped Streams (p. 359)

6.6.11 Standards for Unmapped Streams.

~~1.~~ Located within the City are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams the following provisions shall apply:

~~2~~1. In areas adjacent to such unmapped streams, no encroachments including fill material or 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 provides certification ~~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 ~~two~~ one (1~~2~~) ~~feet~~ foot at any point within the locality. The administrator or assignee shall establish minimum standards for the format and content of such certification.

Corrects an error in the adopted Ordinance and authorizes staff to establish minimum standards (plan to use TEMA No-Rise Guidance) and corrects formatting of paragraphs.

~~3~~2. When new elevation data ~~is~~ are available, new construction or substantial improvements of buildings shall be elevated or flood-proofed to elevations established in accordance with ~~this~~ Sections 6.6.4 through 6.6.10.

Q1 and Q2 – 2023 Zoning Text Amendment

Project #:	24-0223, 0221, 0053, 0043	Location:	N/A
Applicant:	Kevin C. McCarthy, AICP	Case Type(s):	Text Amendment
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	N/A

SUMMARY

The applicant, the Zoning Administrator, requests to amend the text of Ordinance 4400, the zoning ordinance for the City of Columbia. This is the second and third of five rounds of zoning text amendments staff will present to the Planning Commission between December 2023 and December 2024. These changes will implement Connect Columbia, better align zoning regulations with community preferences, and calibrate the standards based on "lessons learned" during the first two years administering the Ordinance. This round of proposed amendments is detailed in the attached list of topics and track changes documents.

- The Planning Commission is a **recommending body** for zoning text amendments. The City Council is the decision-making authority.
- The staff comments section details the proposed changes, which are provided in the agenda packet in ~~strikethrough~~ and underlines.
- Planning Commission may recommend adoption of the proposed text, modify the proposal, or decline the request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

CONSISTENCY WITH CONNECT COLUMBIA

The ongoing current process of reviewing and updating the Zoning Ordinance, Subdivision Regulations, Engineering Standards & Specifications, and other regulating documents is part of the implementation of Connect Columbia, the City's comprehensive plan.

REVIEW PROCESS

Section **8.5.16** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the text of the Ordinance. The Planning Commission is the recommending body for text amendments under **§ 8.3.3.B.2** of the Zoning Ordinance.

Section **8.5.18.C** of the Zoning Ordinance requires that Planning Commission determine that the proposed changes are consistent with the comprehensive plan.

8.5.18.G of the Zoning Ordinance establishes the review criteria for approval of all changes to the text of the Ordinance:

a. *The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;*
b. *The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;*
c. *Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and*
d. *Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.*

The criteria for City Council action on a Zoning Ordinance Amendment at § 8.5.18.J.4 are identical to the criteria for Planning Commission review at 8.5.18.G.3.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The City Council adopted the current ordinance on July 14, 2022. The Zoning Ordinance implements the City's comprehensive plan, Connect Columbia. On November 8, 2023, the Planning Commission recommended adoption of a five-year update of the framework, land use, and transportation elements of Connect Columbia. The framework element of the plan directs planning staff to initiate revisions to the ordinance in order to bring it into consistency with changes to the future land use plan. It further directs staff to engage residents and property owners to solicit suggestions for further changes to the ordinance. As mentioned above, this is

the second and third of five rounds of zoning text amendments staff plans to present to the Planning Commission between December 2023 and December 2024.

Planning staff will present detailed commentary at the June 5, 2024 meeting of the Planning Commission.

The Planning Commission may recommend approval of the proposed text amendments, direct staff to prepare an alternative text amendment, or decline to act on the proposed changes**.**

SAMPLE MOTIONS

Approve:

Move to find, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed text amendments **[may be subject to modificaitons proposed by the Planning Commission]**.

Deny:

Move to recommend denial of the requested text amendment having found, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial and provide direction to staff*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and direct staff to provide: [*list additional information*] for review at a future meeting.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 2ND CONSIDERATION ON ORDINANCE NO. 4520 AS AMENDED - AN ORDINANCE TO AMEND THE COLUMBIA MUNICIPAL CODE BY REPEALING AND REPLACING TITLE 14, CHAPTER 5 PERTAINING TO ENGINEERING STANDARDS AND SPECIFICATIONS

RECOMMENDATION: Approve Ordinance No. 4520 as amended on second consideration.

INFORMATION: The Engineering Standards and Specifications is requested to be updated by Development Services Department to coordinate with the changes of the Zoning Ordinance. Planning Commission recommended approval of the proposal at the June 5, 2024 meeting by a vote of five to zero.

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Ordinance 4520, Exhibit A, Thoroughfare Illustrations, Staff Markup.

AN ORDINANCE TO AMEND THE COLUMBIA MUNICIPAL CODE BY REPEALING AND REPLACING TITLE 14, CHAPTER 5 PERTAINING TO ENGINEERING STANDARDS AND SPECIFICATIONS

WHEREAS, the City of Columbia desires to protect and maintain the health, safety, and general welfare of the public and the citizens of the City of Columbia; and

WHEREAS, in order to meet such objectives, it is necessary to enact engineering standards and specifications and procedures governing construction plans, streets, stormwater and drainage systems, and grading and site development standards and adopt a set of standard engineering details and drawings; and

WHEREAS, the Columbia Municipal Planning Commission reviewed the Engineering Standards and Specifications; and

WHEREAS, the Columbia Municipal Planning Commission did conduct a public hearing on the 5th day of June, 2024 following a public notice in the local newspaper and did take action to recommend approval.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA as follows:

Section 1: That Title 14, Chapter 5 of the City of Columbia Municipal Code be repealed and deleted in its entirety and replaced with the following new Title 14, Chapter 5 Engineering Standards and Specifications, as described in Exhibit "A", which is attached hereto and incorporated herein by reference.

Section 2: This Ordinance is passed after review by the Columbia City Council, following a public hearing, on the 8th day of August, 2024, with a notice of said hearing

being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 12th day of September, 2024.

_____

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____

C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____

ANTHONY R. MASSEY, CITY MANAGER

Passed on 1st consideration: _____

Passed on 2nd consideration: _____



City of Columbia

Engineering Standards and Specifications

Adopted June XX, 20XX

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Amendments

Number	Date	Ordinance #

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Chapter 1: General Provisions

1.1 Title

These regulations shall hereinafter be known and cited as the Engineering Standards and Specifications (ESS) of Columbia, Tennessee. They may be referenced within this document as standards, specifications, or regulations.

1.1 Purpose

This document describes the technical design and construction requirements for land development within the City of Columbia, hereinafter referred to as "City". These standards and specifications utilize best practices and well-established standards to promote design that enhances the health, safety, and welfare of the general public, and to provide for the harmonious development of the City.

1.2 Applicability

These specifications shall apply to all entities, persons, developers, firms, or businesses interested in developing property within the City. These specifications are intended only to apply to new developments and streets within a development in the City, unless otherwise specified, or unless remedial work on existing infrastructure is required. The design and construction requirements in this document shall be sensitive to the character of the surrounding areas, impacts upon historic and environmental resources, and existing infrastructure.

1.3 Jurisdiction

Except as otherwise specified or required by law, these rules and regulations shall apply to all areas within the jurisdiction of the City of Columbia. Variations or exceptions to any of the standards of this Ordinance shall be approved by the City Engineer. Any appeals to the City Engineer's determination or these regulations shall be made to the Columbia Municipal Planning Commission (CMPC) as specified in **Section 1.10**.

1.4 Compliance Officer

It shall be the duty of the Columbia City Engineer (hereinafter referred to as the "Compliance Officer" or "City Engineer" or his/her designee to enforce these regulations and to bring to the attention of legal counsel any violations or lack of compliance herewith.

1.5 Relationship to Other Laws and Agreements

1.5.1 Conflict with Other Public Laws, Ordinances, Regulations, or Permits

Where provisions of this ordinance impose greater restrictions than those of any other City, State, or Federal regulation, statute, or ordinance the provisions of this ordinance shall be controlling. Where the provisions of any City, State, or Federal regulation, statute, or ordinance imposes greater restrictions

than this ordinance, the provisions of such City, State, or Federal regulation, statute, or ordinance shall be controlling.

1.5.2 Conflict with Private Agreements

This Ordinance is not intended to revoke or repeal any easement, covenant, or other private agreement. However, where the regulations of this ordinance are more restrictive or impose higher standards or requirements than such easement, covenant, or other private agreement, then the requirements of this ordinance shall govern. Nothing in this Ordinance shall modify or repeal any private covenant or deed restriction, but such covenant or restriction shall not excuse any failure to comply with this Ordinance. The City shall not be obligated to enforce the provisions of any easements, covenants, or agreements between private third parties.

1.5.3 Vested Property Rights

In accordance with TCA 13-4-310, the following list specifies the types of plans approved, on or after January 1, 2015, that will cause a vested property right to be established. Vestment rights and periods shall be in accordance with TCA 13-4-310 and the Zoning Ordinance.

A. Approval by the CMPC, or Administratively by Staff, of a Development Plan as required by Zoning Ordinance;

B. Approval by the CMPC, or Administratively by Staff, of a Final Plat as required by the Subdivision Regulations;

C. Approval by the City Council of a Planned Unit Development as required by the Zoning Ordinance; or,

D. Approval by the CMPC of a Preliminary Plat, when not part of a PUD Development Plan, as required by the Subdivision Regulations.

1.5.4 Permits from other Government Agencies, Entities, and Departments

Prior to beginning any construction, the developer/contractor/property owner shall obtain all necessary permits as required by law. Such permits may include but are not limited to: those required by the State of Tennessee, Maury County, and City Departments, Commissions, or Boards.

1.6 Severability

It is hereby declared to be the intention of the City Council of Columbia, Tennessee, that the provisions of this Ordinance are separable. If any court of competent jurisdiction shall adjudge any provision of this Ordinance invalid, such judgment shall not affect any other provision of this ordinance not specifically included in said judgment; and if any court of competent jurisdiction shall adjudge invalid the application of any provision of this Ordinance to a particular property such judgment shall not affect the application of said provisions to any other property not specifically included in said judgment.

1.7 Saving Provision

These Engineering Standards and Specifications shall not be construed as abating any action now

pending under or by virtue of previous applicable regulations or standards, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, or as waiving any right of the governing body under any section or provision existing at the time of adoption of these regulations, or as vacating or annulling any rights obtained by any person by lawful action of the governing body, except as expressly shall be provided otherwise in these regulations.

1.8 Modifications

When the provisions of this ordinance are not appropriate or cannot be justified, modifications to these provisions shall be examined on a case-by-case basis by the City Engineer using the following criteria:

A. The proposed modifications do not negatively impact the health, safety, and welfare of the general public;

B. The proposed modifications adhere to best practices and well-established engineering standards; and

C. The proposed modification is necessary or meets and exceeds the standards of this document using alternative designs or methodologies.

Where a modification is desired, the developer, contractor, or design professional in responsible charge of the project shall submit the following information in writing to the City Engineer:

A. Identification of the specific provisions to be modified;

B. Identification of the alternative design or standards being proposed;

C. A thorough justification of the alternative design; and

D. A notarized affidavit attesting that all information in the request is true and complete, and the applicant has the authority over the development project to request such a modification.

1.9 Amendments

For the purpose of providing for the public health, safety, and general welfare the City Council may from time to time amend these regulations.

1.10 Appeals

A. The Planning Commission shall hear and decide appeals of orders, decisions, or determinations made by the City Engineering or designee relating to the application and interpretation of the technical provisions of the adopted Engineering Standards and Specifications.

B. The application for appeal shall be filed with the Development Services Department within ninety (90) calendar days after the ruling by the City Engineer was made, and shall be accompanied by a fee, as determined by the Development Services Department.

C. The Planning Commission may grant exceptions to the provisions of this ordinance only after finding that the life, safety, health, and general welfare of the City will not be impacted by such

an exception.

D. Each item listed below shall be considered and deemed satisfied by the CMPC prior to the approval of an exception:

    1. The strict application of this ordinance would result in practical difficulties to or undue hardship on the owner of the property;

    2. The situation is not self-created; and

    3. The exception may be granted without substantial detriment to the public good and without sustainably impairing the intent and purpose of this ordinance.

E. The CMPC shall keep a record of all appeals.

1.11 Inspection

All developments shall be subject to inspection during and upon completion of construction by an authorized representative(s) of the City. Presence or absence of an inspector during construction does not relieve the Developer and/or Contractor from adherence to approved plans and material contained in these specifications or from liability. Materials and/or workmanship found not meeting requirements of approved plans and specifications shall be immediately brought into conformity with said plans and specifications.

The cost for inspections performed by the Development Services Department shall be calculated by the Department and paid by the Developer. Additional inspection fees will be required only when an inspection requiring City approval fails and requires subsequent re-inspections. Applicable fees and their fee schedules can be found in the City of Columbia Municipal Code and posted on the Development Services Department web page.

1.12 Testing

The City Engineer may require testing to verify construction materials and methodologies applicable to this ordinance. Testing shall be done by an independent testing laboratory, and results shall be submitted to and approved by the City Engineer. The Developer shall provide testing when requested by the City Engineer. Defects disclosed by the tests shall be corrected or rectified at no cost to the City.

Chapter 2: Construction Plans

2.1 General

In order to provide consistency and accuracy, the following standards shall apply to all construction plans, supplemental information, supporting calculations, and surveys submitted to the City for review. After receiving approval of a Preliminary Plat, Final Plat, Development Plan, Site Plan, or for any project requiring a Land Disturbance Permit, the Developer or Developer's engineer shall submit construction plans and all required documentation required for a full and complete review for approval by the City Engineer or his/her designee(s). Exemptions may be granted or additions required by the City Engineer based upon the project scope and special conditions. Construction plan review and any associated permits shall be accompanied by a fee as specified in Engineering Fee Schedule.

2.2 Expiration

Approval of construction plans shall be valid for one (1) year from the date of approval. If construction has not begun within that timeframe, the construction plans and applicable review fees shall be resubmitted and provided for approval.

2.3 Surveys

All construction plans shall be accompanied by a survey sealed by a professional land surveyor that contains all boundaries, angles, bearings, and calls. All surveys shall be tied to the TN State Plane Coordinate System.

2.4 Construction Plan Requirements

The construction plans shall consist of scaled drawings with specifications and all relevant and supporting data. The construction plans shall include all information related to street construction, grading, drainage, utilities, and all other information requested by the City Engineer to perform a full and complete review. The construction plans shall be neat and legible, such that all information contained within can be clearly and accurately ascertained.

The construction plans shall contain the following information, where applicable:

General

- Title sheet with project name, description, developer/owner contact information, and design professional contact information.
- Index of all pages contained within the plan set.
- North Arrow.
- Legend(s) for all symbology.
- Site vicinity map.
- Graphic Scale: between 1 inch =10ft and 1 inch =50ft.
- Sheet(s) showing existing conditions including but not limited to:
    - Natural features on-site including but not limited to wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, slopes 10% and greater, forested areas, and trees over 6" caliper.
    - Existing structures.
    - Existing vehicular and pedestrian facilities.
- The approved Preliminary Plat, Final Plat, Site Plan, or Development Plan. Any deviations from the approved plan shall be clearly noted.
- The location, dimension, square footage of lot and lot numbers of all proposed lots or existing lots; denote critical lots.
- The location of all existing buildings and the proposed location of all commercial, mixed-use or condominium buildings within proposed development, if applicable.
- The location and width of all existing and proposed easements, alleys, public ways, and building setback lines.
- Name of property owners and zoning classification of subject and all adjoining properties.

Streets and Rights-of-Way

- Proposed right-of-way.
- Horizontal alignments showing all radii of all curves, lengths of tangents, and central angles on all streets.
- Vertical alignments showing existing and proposed elevations along center lines of all public and private streets.
- Plans and profiles indicating the locations and typical cross-section of public way pavements, including curbs and gutters, sidewalks, drainage easements, rights-of- way, public utilities, storm infrastructure, manholes, and catch basins.
- Existing and proposed sidewalks, trails, bicycle facilities, and other pedestrian elements.
- Proposed offsite roadway improvements and signalization plans, if warranted.
- Traffic signage and pavement markings.
- Proposed street names, and designation and public or private.

Grading

- Sheet(s) showing existing conditions with contours at a minimum vertical interval of two (2) feet.
- Limits of disturbance.
- Proposed contours at a minimum vertical interval of one (1) foot.
- Proposed erosion protection and sediment control (EPSC) plans.
- Retaining walls, culverts, and bridges.

Stormwater

- FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P) and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones.
- Table showing all inverts, lengths, materials, and types of stormwater pipes and structures.
- Show detention and water quality calculations.
- Water Quality Riparian Buffer locations and widths and the location of top of bank for all water resources.
- Show drainage calculation and stormwater pipe calculations table.
- Show detention and water quality calculations.
- Amounts of pervious/impervious area in acres, pre and post-construction.
- All off-site drainage improvements.

Utilities

- The location, size, and invert elevations of existing and proposed sanitary sewers, stormwater drains, and fire hydrants, showing connection to any existing or proposed utility system.
- Exact location and size of all water, gas, or other underground utilities or structures.
- Location, size, elevation, and other appropriate description of any existing facilities or utilities, including but not limited to, existing public ways, sewers, drains, water mains, easements, water bodies, streams, and other pertinent features, such as swamps, railroads, buildings, and features noted on the land development plan or major street or road plan.

Details

- Roadway cross-sections.
- Drainage structures.
- Ditch cross-sections.
- Retaining wall(s).
- Pavement cross-sections.
- Traffic signage.
- EPSC details.
- Traffic signal items, equipment, phasing, and timings.

Other Requirements

- Indicate streetlights, proposed trees, and landscaping – avoid conflicts.
- Location of cluster box units for USPS mail delivery.
- Common or open space.
- ADA facilities including, cross walk, curb ramps, and accessible parking stalls.
- Fire protection system, including main sizes, location of hydrants, boxes, etc.

2.5 As-Built Plan

As construction is completed, an as-built plan must be submitted for all developments and sites with a Land Disturbance Permit. The as-built plan shall consist of a survey sealed by a professional land surveyor and a certification sealed by a registered professional engineer licensed to practice in Tennessee.

Subdivisions and developments with infrastructure dedicated to the City of Columbia shall provide the as-built plan with the final plat application, as well as a second and final certification prior to preliminary acceptance of the subdivision or infrastructure.

Developments without infrastructure dedicated to the City of Columbia shall provide the as-built plan prior to requesting a certificate of occupancy. Larger developments may require multiple as-built plans as portions of the site are completed.

A final inspection by the city is required before any performance security or performance bond will be released. The city shall have the discretion to adopt provisions for a partial pro-rata release of the performance security or performance bond on the completion of various stages of development. In addition, occupation permits shall not be granted until corrections to all BMP's have been made and accepted by the city.

2.5.1 Contents

The survey must show the contain the following:

- Rights-of-way, property boundaries, and easements.
- Invert of all storm structures and pipes
- Size and material of all storm pipes
- Casting or rim elevations of all storm structures
- Volumetric quantity and capacity of all SCMs.
- Location and contours of all ditches.
- Location and contours of a detention/retention ponds.
- Any other information required to determine the final

The licensed professional shall certify that: the stormwater facilities have been constructed as shown on the "as-built" survey, and the facilities are in conformance with approved construction plans and achieve the function for which they were designed.

Chapter 3: Streets

The purpose of this chapter is to establish the criteria and guidelines for the design of streets and other related elements in the rights-of-way. It is to be used in the design of public and private streets. Certain criteria and guidelines within this chapter may be determined to not be applicable to street design within certain districts and areas in order to preserve the existing character, address peculiarities, and preserve the public health, safety, and welfare, as determined by the City Engineer.

3.1 General

All design drawings and support data submitted to the City Engineer for approval must be sealed by a registered Professional Engineer, licensed to practice in the State of Tennessee.

The design criteria in this chapter are intended to aid in the preparation of plans and specifications and are considered the minimum. A complete design will usually require more information than is presented in this document. Designs of streets shall follow the best practices and standards, the design specifications of this document, and the approved details and roadway sections. Where conflicts exist or interpretations are required, the City Engineer shall make the final determination.

3.2 Location and Layout of New Streets

A. The location and layout of new streets shall be as identified in the Major Thoroughfare Plan of Connect Columbia, Access Management, Subdivision Regulations, and Zoning Ordinance. Streets not identified in the Major Thoroughfare Plan and the Access Management Ordinance shall meet the needs of the specific Development and satisfy all other specific requirements of this document. The City Engineer retains the authority to assign functional classification of streets as needed for circulation and emergency access and retains authority for approval of the overall street layout.

B. All streets shall have a logical relationship to the existing topography and the location of existing, platted, or planned streets within adjacent properties.

C. The street layout for all subdivisions shall be designed to ensure connectivity, enhance general circulation and provide secondary points for emergency access. They shall also provide safe, efficient, and convenient vehicular, bicycle, and pedestrian access within and between developments. Certain streets may need to be extended to property boundaries to provide for the future logical extension of the street through adjacent properties. If a street is located within or adjacent to a development, the development shall continue the street to a logical termination point as determined by the City Engineer.

D. All streets shall be properly integrated with the existing and proposed system of streets and dedicated rights-of-way as established in the Connect Columbia Comprehensive Plan, Transportation Master Plan, and Access Management Ordinance.

E. All streets shall be properly related to special traffic generators, such as industries, business districts, schools, churches, and shopping centers; to population densities; and to the pattern of existing and proposed land uses.

F. Minor local streets shall be laid out to conform as much as possible to the topography, to provide for the efficient dispersal of internal traffic, permit efficient drainage, and accommodate utility systems.

G. The use of an interconnected street system shall be used to broadly disperse internal traffic and provide maximum alternatives for access to the property for both public and private movement.

H. Street designs with connective streets are preferred instead of the use of cul-de-sacs. Cul-de-sacs are prohibited unless where topographic features or configuration of property boundaries prevent street connections, as approved by the CMPC.

3.2.1 Avenues and Boulevards

Where required by the Zoning Ordinance, a portion of the streets within a development shall be Avenues or Boulevards. Avenues and Boulevards shall be continuous in nature, where possible, and generally provide a continuous path from the entrance through the site.

3.3 Traffic Impact Study

When required, the applicant shall provide the City with a Traffic Impact Study (TIS) that shall adhere to the requirements of Ordinance #4106. When a TIS is required, the City shall not accept an application for development review until the TIS has been completed and is under review by the City. The TIS review by the City and resubmissions or responses by the applicant shall be completed and approved before an application for development review may be deemed complete.

3.4 Functional Classification

New connections, streets, and developments mean functional classification of streets is constantly evolving. The functional classification of any street in the jurisdiction and those adjacent to the jurisdiction shall be defined by the Connect Columbia Master Transportation Plan, or as amended by the City Engineer. Any amendments to the functional classification of streets by the City Engineer shall be updated regularly on a map and shall be readily available to the public.

For planning purposes, roads are often designated in terms of their functional classification, which is based on the character of the transportation service it is intended to provide. Categories typically include interstate, principal and minor arterials, collectors, and local roads. As one moves up the hierarchy from local to collector to arterial to interstate, speeds generally increase and there is a corresponding decrease in access provided to adjoining properties.

3.5 Public and Private Streets

Residential subdivisions should be served by public streets. Non-residential, multi-family, and mixed-use developments may be served by public streets or private streets. Where the development is not open to the public, such as in gated communities or access restricted areas, or the use of the proposed streets is not sufficiently public in nature, the streets shall be private.

Private streets serving more than one lot or more than one primary structure shall be built to the same standards as required for public streets and shall be located in a public utility drainage and access easement (PUDAE) the same width and dimensions of the required right-of-way.

All proposed streets shall be clearly identified as public or private on all development plans and platted in accordance with the Subdivision Regulations.

3.6 Rights-of-Way and Easements

3.6.1 Right-of-Way

Minimum right-of-way widths for each functional classification shall be as shown in **Table 1**. Topography, special design features, and other factors may require greater widths than these minimums. The City Engineer shall have the final review with the determination of any additional right-of-way (ROW) that is required for the design of a specific street segment.

Table 1: Minimum Standards for Functional Classifications

Street Classification	Minimum ROW (ft.)
Alley	20
Minor Local	50
Major Local	65
Collector	75
Arterial	90*
Principal Arterial	125*

**Arterial roadways shall at minimum provide the right-of-way in Table 1. Additional right-of-way May be required depending on the existing and/or proposed street section.*

Where a proposed public street intersects a collector roadway, a minimum of sixty-five (65) feet of right-of-way, two hundred (200) feet in length, shall be provided from the edge of the intersected street's right-of-way.

Where a proposed public street intersects an arterial roadway, a minimum of seventy-five (75) feet of right-of-way, two hundred fifty (250) feet in length, shall be provided from the edge of the intersected street's right-of-way.

The minimum radius of curvature for any new right-of-way line shall be twenty-five (25) feet. All radii of curvature at intersections shall be twenty-five (25) feet, except in developments of urban character, where approved by the City Engineer, right-of-way lines may intersect.

3.6.2 Easements

There are several types of easements the City of Columbia may require or permit relating to the construction of streets and the development of property.

A. Public Utility, Drainage, and Access Easement (PUDAE) approved for use by the City Engineer on a case-by-case basis.

B. Public Utility and Drainage Easement (PUDE).

C. Public Access Easement (PAE) for public access to a street, pedestrian facility, or internal drive.

D. Public Drainage Easement (PDE) for drainage purposes only.

E. Slope Easement (SE) for the construction of a slope between one property or the street right-of-way and adjacent property.

F. Temporary Construction Easement (TCE) to provide adequate construction area in the construction of a project.

G. Easements for storm and sanitary sewers shall be a minimum total width of twenty (20) feet. Where the depth of storm sewer exceeds 10 feet, two (2) additional feet of width for each foot of depth exceeding ten (10) feet shall be provided, rounded up in five (5) foot intervals.

H. Where the equivalent diameter of the storm sewer exceeds six (6) feet, two additional feet of width for each foot of diameter exceeding six (6) feet shall be provided, rounded up in five (5) foot intervals.

I. No permanent structures or appurtenances to structures shall encroach into utility easements including but not limited: accessory structures, sheds, pools, HVAC and mechanical units, refrigeration equipment, air handling equipment, or retaining walls over six (6) feet in height.

3.6.3 Improvements in Right-of-Way

All permanent public improvements including streets, lighting, sidewalks, traffic signage, traffic signals and equipment, and street-related features shall be located within a public right-of-way.

Permanent improvements not owned or maintained by the City may be permitted within the right-of-way if a license/maintenance agreement is approved by the City Council and all other appropriate City entities.

3.6.4 Additional Right-of-Way Required

Developments that adjoin existing streets shall dedicate or reserve additional right-of-way where necessary to meet the minimum requirements for the functional street classification of the existing street, see **Table 1**, or other dimensions as required by the City Engineer.

A. Major subdivisions, developments of ten (10) or more acres in size, and development requiring CMPC approval shall dedicate right-of-way, where required.

B. Minor subdivisions, developments under ten (10) acres in size, and developments not requiring CMPC approval shall reserve right-of-way, where required.

C. When the development is located on both side of the existing street, the entire right-of-way dedication or reservation shall be provided.

D. When the development is located on only one side of the existing street, half of the required width of the right-of-way, measured from the centerline of the existing roadway shall be dedicated or reserved.

E. Additional right-of-way may be required to accommodate future roadway improvements, at the

discretion of the City Engineer.

3.6.5 Dedication of Right-of-Way

The dedication of rights-of-way, reservations, and easements shall normally occur through the platting process. When dedications are required outside the platting process, they shall be dedicated in a manner and format approved by the City Engineer and City Attorney.

3.6.6 Encroachments

A. Permanent dumpsters, including the pad and enclosure, shall not be located in a public right-of-way.

B. Permanent encroachments that may impede the use of the public right-of-way shall be prohibited, unless otherwise permitted by City Council.

C. Temporary encroachments of the right-of-way shall require a permit, including but not limited to:

    a. Dumpsters, roll-offs, or containers; and

    b. Scaffolding, construction fencing, or lifts;

D. Permanent encroachments of the right-of-way shall require City Council approval.

E. Encroachments shall not impede pedestrian facilities in a manner that prevents accessibility. If encroachment is within a pedestrian facility, an alternative route shall be provided that is complaint with OSHA, ADA, and other relevant codes/regulations.

F. Encroachments shall not create sight distance barriers for pedestrians, bicycles, and vehicles, and shall comply with city, state, and federal roadway standards.

G. Encroachments shall not impede or obstruct drainage facilities.

H. Encroachments shall not block Fire Department connections, fire hydrants, access, or pathways.

3.7 Geometry

The design criteria presented in this section apply to all roadways that are required to be designed and constructed to City standards and specifications. The design criteria presented below shall be used as minimum requirements for new developments and may be increased at the direction of the City Engineer if warranted by safety hazards or traffic operations.

All streets are to be designed in accordance with the design speeds specified for each street classification in this chapter, or as amended by the City Engineer, and as summarized in **Table 2.**

Table 2: Roadway Geometry Standards

Design Feature	Principal Arterial	Minor Arterial	Collector	Major Local	Minor Local	Alley
Design Speed	50	45	35	25	20	15
Min. Horizontal Centerline Radius	*	*	333	205	125	50
Superelevation	Yes	Yes	Yes	No	No	No
Maximum Grade %	6	7	8	10	14**	8
Min. K Values Crest	84	61	29	12	7	7
Min. K Values Sag	96	79	49	26	17	17
Curb and Gutter	Y	Y	Y	Y	Varies	N

* Min. Horizontal Centerline Radius for arterial streets shall be designed on a case-by-case basis.
**Preferred maximum grade is 10%. Shall not exceed 10% on streets with designated on-street parking lanes or stalls.

3.7.1 Horizontal Alignment

A. The minimum allowable horizontal centerline radii for horizontal curves shall be as designated in **Table 2**. Reverse and compound curves shall only be used where single radii curves cannot work. Where reverse and compound curves are used TDOT standards and specifications and AASHTO standards and procedures shall be used.

B. Whenever a proposed street intersects a street with an equal or greater classification, a tangent (measured from the edge of travelled way, or the right-of-way line when determined by the City Engineer, along the centerline of the intersecting street) shall be provided. The minimum tangent lengths shown in **Table 3** apply only to the intersecting street. The angle of departure of a tangent shall not exceed twenty (20) degrees measured from the intersection of the intersecting street and the intersected street's right-of-way line or ten (10) degrees where intersecting an arterial street.

C. Reverse curves shall be separated by minimum tangent length of fifty (50) feet for local streets, one-hundred (100) feet for collector streets, and one-hundred fifty (150) feet for arterial streets.

D. Curves under deflection angles of ten (10) degrees shall be avoided where possible.

E. Horizontal curves should avoid starting near the crest or sag of a vertical curve.

F. Connections with existing improvements or stub roads shall be made to match the existing grade alignment and continue the roadway in accordance with these standards.

G. Curves under deflection angles of ten (10) degrees shall be avoided where possible.

H. Horizontal curves should avoid starting near the crest or sag of a vertical curve.

Table 3: Tangent Length at Intersections

Street Classification of Intersected Street of Equal or Greater Classification	Minimum Tangent Length (ft.)
Alley	0
Minor Local Street	50
Major Local Street	50
Collector	100
Minor Arterial	150
Principal Arterial	150

3.7.2 Cross slopes

A. The normal crown for new streets shall be two (2.0) percent

B. Cul-de-sacs shall have no portion of pavement less than two (2.0) percent and no portion greater than five (5) percent.

3.7.3 Vertical Alignment

A. The maximum allowable grades for specific street classifications are shown in **Table 2**. The centerline grade of a cul-de-sac shall not exceed five (5.0) percent.

B. Single point grade breaks are permitted on local streets at the bottom of a sag curve where the maximum grade break is no more than one (2.0) percent within a sag curve to facilitate roadway drainage. All other single point grade breaks shall not exceed one (1.0) percent.

C. The minimum slope of the gutter line of all roadways shall be no less than one (1.0) percent, except within cul-de-sacs.

D. Connections with existing improvements or stub roads shall be made to match the existing grade alignment and continue the roadway in accordance with these standards. Single point grade breaks should be avoided where possible.

E. To ensure that future street improvements will meet these Standards, the grade and alignment of streets shall be continued. Where roadway construction may require future grading all necessary easements shall be included.

F. All vertical roadway profiles shall be capable of accommodating the City Fire and Rescue design apparatus and Sanitation Department collection vehicles.

3.7.4 Improvements in Floodable Areas

The finished elevation of proposed streets shall be a minimum of two (2) feet above the 1% annual flood risk, or 100-year flood elevation. Location of such streets shall conform to the requirements of the Stormwater Management Regulations as administered by the Engineering Department.

3.8 Turnarounds and Dead-End Streets

A. A permanent turnaround (cul-de-sac) shall be required on streets exceeding 150 feet in length from an intersection, cul-de-sac, or other approved turnaround.

B. Cul-de-sacs shall be located a minimum distance away from the connected roadway as to provide a right-of-way section a minimum of twenty-five (25) feet in length parallel to the centerline of the street between the intersected street and the expansion of the right-of-way for the cul-de-sac with a width matching the roadway cross-section.

C. No dead-end street shall be permitted to be longer than six hundred and fifty (650) feet.

D. Temporary turnarounds may be permitted for turnarounds within an overall development, where the overall approved development plan shows the removal of the turnaround. Temporary turnarounds shall be constructed within a dedicated right-of-way or a PUDAE where the temporary turnaround extends beyond the limits of the final intended right-of-way. The PUDAE shall be vacated when the temporary turnaround is removed.

E. Cul-de-sac medians may be permitted if it can be demonstrated that all service and emergency vehicles can be accommodated.

F. Cul-de-sac parking is prohibited.

G. Cul-de-sacs may be located where a future roadway connection is intended. When a connection is made by an adjoining development, the connecting development shall remove the cul-de-sac to provide a smooth continuous roadway transition between the existing and proposed development. The driveways of all affected lots shall be extended at the developer's expense.

H. Street designs such as loop streets are preferred to the use of a cul-de-sac design. Cul-de-sacs shall be permitted where topographic features or configuration of property boundaries prevent street connections. These alternatives shall support the turning movements of emergency and service vehicles.

I. Eyebrows or expansions of the roadway geometry shall not be permitted on Public or Private Streets.

3.10 Intersections

Intersections shall be designed to provide for the safety of motorists and pedestrians utilizing the facility. Intersections shall be designed using the standards in this document and those of the AASHTO Green Book, current edition, and the ITE Traffic Engineering Handbook.

3.10.1 Location

Intersection location shall be carefully planned and considered. Intersections shall be located to minimize conflict points, and maximize the safety of motorists and pedestrians. In no instance shall an intersection be used as a means to circumvent the standards for roadway geometry

3.10.2 Spacing of Intersections

Intersection spacing shall at a minimum adhere to the access spacing requirements outlined in the Access Management Ordinance. Streets, except alleys, shall in no case intersect another street within one hundred fifty (150) feet of a street intersection.

3.10.3 Alignments

A. All lanes shall be in alignment at an intersection. Special considerations may be granted to allow for up to a one-half lane width shift, subject to approval by the City Engineer.

   Vertical profiles on the legs of intersections shall be adjusted to provide a smooth junction, proper drainage, and adequate sight distance where streets intersect. Typically, the grade of the higher classified, or more majorly travelled leg of the intersection shall continue with the intersecting street's grade adjusted to meet it. It is desirable to provide near level intersection approach grades. Intersection approach grades shall be measured from the edge of travelled way of the intersected street along the centerline of the intersecting street. The maximum intersection approach grades are shown in **Table 4**.

Table 4: Intersection Approach Grades

Classification of Intersecting Street	Maximum Approach Grade	Minimum Length (ft.)
Alley	10%	N/A
Minor Local Street	5%	25
Major Local Street	5%	50
Collector	4%	75
Minor Arterial	4%	100
Major Arterial	3%	100

3.10.4 Curb Radius of Return

A. The curb radius shall be fifteen (15) feet for all streets unless otherwise mentioned below.

B. The minimum curb radius in industrial areas and areas where a significant portion of right turning traffic volumes are trucks or busses shall be twenty-five (25) feet minimum.

C. The minimum curb radius for minor and major local streets intersecting collector and arterial roads shall be twenty-five (25) feet minimum. Where private accesses and driveways connect to TDOT owned roadways, they shall adhere to TDOT Driveway Manual specifications.

D. The curb radius of intersections consisting of collector and arterial streets shall be designed to accommodate the appropriate design vehicles and traffic patterns on a case-by-case basis.

E. Where significant portions of right turning traffic volumes are trucks, busses, or other non-passenger type vehicles the designer shall use a larger radius to properly accommodate the appropriate design vehicle. Where the angle of street intersection is less than ninety (90) degrees, the City Engineer may require a larger radius of return. For streets and driveways intersecting TDOT rights-of-way, TDOT's radius of return requirements shall govern.

3.10.5 Left Turn Control Radius

The control radius refers to a radius that must be considered in establishing the location of a median or traffic separator ends on divided highways and the stop bar on undivided highways. The minimum control radius for left-turn movements is shown in **Table 5**.

Table 5: Minimum Control Radius

Design Vehicles Accommodated	Control Radius (ft.)			
	50 (40 min)	60 (50 min)	75	130
Predominant	P	SU-30	SU-40, WB-40	WB-62
Occasional	SU-30	SU-40, WB-40	WB-62	WB-67

3.10.4 Auxiliary Lanes

Auxiliary Lanes may be required at intersections of any street to address capacity or safety issues, at the determination of the City Engineer. Where required, the developer shall use TDOT standards for taper and transition lengths. A traffic study may be required to determine the sizing and specific requirements of the auxiliary lanes.

3.10.5 Roundabouts

Roundabouts offer a safer alternative, in almost all cases, to traditional stop controlled or signalized intersections. Roundabouts can be utilized to improve traffic flow at intersections while improving safety. Roundabouts designs shall be based on FHWA's, "Roundabouts: An Informational Guide," "TDOT Standard Specifications," requirements identified in a Traffic Study and requirements as determined by

the City Engineer. Roundabouts shall be used primarily as a traffic control device.

3.10.6 Considerations for Block Length, Width, and Shape

The lengths, widths, and shapes of blocks shall be determined with due regard to: zoning requirements as to lot sizes, needs for convenient access, circulation, control, and safety of vehicular and pedestrian traffic, and limitations and opportunities of topography.

3.10.7 Sight Distance

Sight distance at intersections shall not be less than the minimum horizontal and vertical distances as specified in the AASHTO Design Guide Manual, current edition.

3.10.8 Traffic Signals

Where warranted, the City or developer of a project may install a traffic signal to provide a safe and orderly flow of vehicular and pedestrian traffic. Signal design and warrants shall conform to the requirements of the Manual of Uniform Traffic Control Devices (MUTCD), Public Works and Engineering Department Standards. Where a signal is proposed, a Traffic Impact Study may be required to determine appropriate intersection geometry, signal timing and phasing, and warrant analysis.

A. Signal design shall be approved by Public Works and the Engineering Division.

B. Signal equipment shall be from the City of Columbia's signal equipment list.

C. Signal supports shall be cantilever, mast-arm style supports constructed of clean steel and powder-coated black. Strain arm and wire signal supports shall be evaluated on a case-by-case basis only where mast arm style supports are impractical or unfeasible. Where new strain arm and wire signal supports are proposed, strain arms shall be constructed of clean steel and powder-coated black.

D. Where there is none or there is insufficient street lighting, lighting shall be provided on the signal supports. The lighting design, fixtures, and luminaires shall be approved by the power utility provider and the City Engineer.

E. When a signal is installed for the benefit of a new development, the developer shall provide streets, rights-of-way, or cross access to the adjacent properties.

F. Generally, split-phase timing shall be avoided unless specific conditions exist that would necessitate the usage. Lead-lag phasing shall also be considered where split phasing is proposed.

3.11 On-Street Parking

This section defines the parking criteria for on-street parking on new streets. Parking may be allowed on Local streets. Parking shall not be allowed on Alleys, Collector, and Arterial streets unless in marked or signed areas.

3.11.1 Parallel Parking

Parallel parking is permitted on certain streets as determined by the City Engineer.

3.11.2 Inset Parking

Where a dedicated parking lane is provided, parking inset from the curb line shall be required to provide safety and delineation of the parking aisle. Where inset parking is installed, islands shall be provided at all non-residential, multi-family and mixed-use driveways, intersections, and a minimum of every two hundred fifty (250) feet. Curb and gutter shall be required where inset parking is installed.

3.11.3 Diagonal and Perpendicular Parking

Diagonal and perpendicular parking shall not be allowed on public streets and shall not be allowed to utilize the public street for maneuvering. The City Engineer must approve any on-street parking areas that are not designed as parallel parking. All areas approved for diagonal parking shall be designed at an angle of thirty, forty-five, sixty, or ninety degrees as approved by the City Engineer.

3.12 Pedestrian Facilities

3.12.1 ADA Requirements

All pedestrian facilities provided within the City shall be designed to accommodate movement by the disabled as required by the "Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way."

3.12.2 Sidewalk Location

On streets with curbing the sidewalk shall be:

A. A minimum of five (5) feet wide and constructed of concrete; and

B. Located a minimum of five (5) feet from the travel lane of the roadway.

On streets with roadside ditches instead of curbing, the sidewalk shall be:

A. A minimum of five (5) feet wide and constructed of concrete;

B. Located a minimum of twelve (12) feet from the travel lane of the roadway, separated from the travel lane by a grass buffer strip. Edge clearance requirements may dictate a larger buffer strip; and

C. Where the buffer strip contains the roadside ditch, drainage requirements may dictate an increased buffer width.

3.12.3 Intersections

All intersections where there is the assumption that pedestrians shall be present shall have curb ramps and crosswalks. A curb ramp shall be constructed for each crosswalk at each street corner.

Intersections with arterial, collector, and major local streets, shall have crosswalks that are clearly

marked, and signalized intersections shall have pedestrian actuated signals. The signing and pavement markings at intersections shall clearly indicate how all street users should operate.

3.12.4 Detectable Warnings

The "Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way" requires detectable warnings for pedestrian street crossings. These surfaces feature a distinctive pattern of raised domes to provide a tactile cue detectable by cane or underfoot at the boundary between pedestrian and vehicular routes. Detectable warnings shall be used for all pedestrian street crossings, where applicable.

3.12.5 Pedestrian Guards

Safety rail shall be provided along pedestrian and multi-modal facilities in accordance with TDOT Standard Drawing: Bike and Pedestrian Safety Rail MM-BPR-1 or most current TDOT standards.

3.13 Bridges and Structures

Bridges must meet the latest version of the TDOT Standard Specifications for Road and Bridge Construction. All bridges, including bridges as part of a driveway serving a residential lot, shall meet necessary design and construction standards to provide access for emergency vehicles as determined by the City of Columbia Fire and Rescue Department. The City may require the review of bridges and structures by a third-party engineer selected by the City at the cost of the developer.

3.14 Signage

All signage shall conform to the requirements of the Manual of Uniform Traffic Control Devices (MUTCD) and Public Works and Engineering Department standards. Temporary signs may be installed and maintained in lieu of permanent signs until curbs are installed and backfilled or Final Plat. Such signs shall meet the same standards for mounting height, size, and legibility as permanent signs but may be mounted on temporary structures. The installation of temporary street name signs, including the signs required for temporary dead-end streets and for greenway easement signs in accordance with these standards, shall be verified by written developer/contractor certification to the Engineering Department before authorization for building permits may be granted.

A. The developer shall purchase and install appropriate signs. Written confirmation of this placement shall be required from the Engineering Department prior to the recording of a final plat.

B. The developer shall post a performance surety prior to the recording of the final plat. Street sign sureties shall be a part of the original surety covering streets, drainage, water, sewer, etc.

C. All street signage shall be installed and in accordance with MUTCD standards prior to the issuance of building permits.

3.15 Pavement Markings

All pavement markings shall conform to the requirements of the Manual of Uniform Traffic Control Devices (MUTCD). All pavement markings on streets not classified as minor local streets shall be

retroreflective thermo-plastic pavement markings. Pavements markings for minor local streets, parking areas, and private lots may be painted pavement markings.

Where pavement markings are required to be removed or obliterated, the process shall not result in the degradation or scarring of the pavement surface, ghosting, or incomplete removal of pavement markings. Painting over existing pavement markings with black paint or spraying with asphalt shall not be accepted as a substitute for removal or obliteration. Where pavement markings cannot be removed or obliterated effectively, the pavement surface course shall be milled and overlaid.

3.16 Driveways

A. Access easements, a minimum of twenty-four (24) feet in width, shall be provided for accesses or driveways serving more than one lot/building site, use, or residence.

B. Driveways with two-way traffic serving more than one lot/building site, use, or residence shall be a minimum of sixteen (16) feet in width.

C. Driveways with one-way traffic serving more than one lot/building site, use, or residence shall be a minimum of ten (10) feet in width.

D. Driveways shall be constructed to allow for a typical passenger vehicle to safely pass.

E. Driveways shall be constructed to contain stormwater gutter flow within the curbed portion of the street section.

F. Maintenance for the portion of a driveway within the right-of-way shall be the responsibility of the property it serves.

G. In no circumstance shall parking or other uses on a driveway be permitted to block or restrict access to a sidewalk or pedestrian facility.

H. No commercial driveway shall be greater than ten (10) percent grade along any portion.

I. No residential driveway shall be greater than ten (10 percent) grade along any portion within the right-of-way, and no greater than twenty (20) percent grade along any other portion.

J. Driveways exceeding one hundred fifty (150) feet shall require Fire Marshal approval.

K. Driveway aprons, where streets have curb and sidewalk, shall be concrete pavement to the edge of right-of-way. Driveway aprons, where streets do not have sidewalk, shall be paved with asphalt or concrete pavement to the edge of right-of-way. Where the remainder of driveways are un-paved surfaces, the apron shall be a minimum of thirty (30) feet in length measured from the edge of pavement of the roadway and be constructed in a manner to minimize the traction of gravel into the roadway.

3.17 Future Public Street Connections

Where possible, the City shall require the extensions of right-of-way and the construction of roadway to adjacent properties to facilitate roadway connectivity and the development of neighboring parcels. The City Engineer shall have discretion of the location and number of connections. Where future roadway connections are required, a sign must be provided noting that the street will be extended in the future.

3.18 Improvement of Streets before Acceptance

Private streets or streets accepted for maintenance by annexation into the City may be required to be improved to engineering standards before being accepted for maintenance as City streets. The City Engineer shall evaluate the streets to determine what, if any, improvements shall be required to meet engineering standards and the standards of public safety, heath, and welfare. The City Engineer may require the following:

A. A survey of the right-of-way and infrastructure;

B. Roadway core samples at least once every five hundred (500) feet in each travel lane;

C. Improvement of the road and pavement sections to meet a current City or State standard;

D. Maintenance of pavement under PCI condition rating of 70;

E. Installation of pavement markings, signage, and safety features; and

F. Installation of pedestrian facilities.

Any improvements shall be required to be completed by the Developer or the entity requesting acceptance of maintenance responsibilities by the City of Columbia.

3.19 Subgrade Preparation and Proof Roll

In addition to the “TDOT Standards Specifications for Road and Bridge Construction”, provisions for subgrade construction, it is required that immediately before placement of the crushed aggregate base, the street subgrade of any public or private street shall be proof-rolled using a pneumatic tire vehicle with a gross weight of not less than 30,000 (15 Tons) pounds per axle. The weigh ticket shall be provided. The contractor shall give 24 hours notification prior the request for a proof roll. Proof rolling must be witnessed and approved by authorized personnel of the Development Services Department. Any failures or areas of unsuitability shall be repaired in a manner approved by the City Engineer and may require a further proof roll. No aggregate base shall be applied until approval of the subgrade has been given.

3.20 Surface Course

3.20.1 Public Streets and Subdivisions

After all required inspections are completed, the final paving surface course may be applied when seventy-five (75) percent of the structures are completed within a subdivision. Under no circumstances shall final paving occur until all utility installations, including service lines to lots are complete. However, when an undue hardship is created by disallowing the final paving of a street prior to seventy-five (75) percent build-out, the City Engineer may permit final paving to occur. Once ninety (90) percent of all structures have be completed within a subdivision, no further certificates of occupancy shall be granted until the final surface course has been installed. Due to the phasing, or unique conditions of a development, it may be logical to defer the paving of the asphalt surface course until a later phase of construction.

3.20.2 Private Streets, Parking Areas, and Developments

After all required inspections are completed, the final paving surface course shall be applied prior to seventy-five (75) units or ninety (90) percent of the structures within a development are completed. In order to meet this requirement, paving may be required to be phased in portions of a development.

3.21 Street Lighting

The applicant shall bear the financial responsibility for the installation costs, including materials and labor, for street lighting. Street light layout, location, luminaire, and fixture type shall be approved by the City Engineer and the power utility district. All street lights shall be LED luminaires rated at 3000K luminance temperature.

3.22 Existing Streets and Rights-of-Way Prior to Development

3.22.1 Unimproved Rights-of-Way

Where a lot/building site's primary access is through an existing unimproved right-of-way, and the lot/building site is desired to be developed or subdivided, the right-of-way shall be improved with a roadway cross section and pavement schedule as determined by the CMPC and the City Engineer to the furthest extent of the lot/building site or a point determined by the City Engineer. The roadway dedication shall follow the requirements of the Subdivision Regulations.

3.22.2 Existing Streets

Where a lot/building site's primary access is through an existing street, and the lot/building site is desired to be developed in a manner that would require CMPC approval or subdivided, the street shall meet all of the following requirements:

A. A minimum pavement width of sixteen (16) feet;

B. A pavement section equivalent to the minimum parking lot pavement section or a concrete pavement section with suitability to be determined by the City Engineer; and

C. Capable of passing the City of Columbia Fire and Rescue design fire apparatus.

If the street does not meet the above requirements, the street shall be improved to a roadway cross section and pavement schedule as determined by the CMPC to the furthest extent of the lot/building site or a point determined by the CMPC. The roadway dedication shall follow the requirements of the Subdivision Regulations.

3.22.3 Improvements to Existing Streets

Where improvements are required along existing streets, the required pavement section, construction methods, and materials shall be determined by the City Engineer. All modifications to the existing pavement shall be repaired with a full lane-width surface course.

3.23 Secondary Access

Secondary access points may be required by the City Engineer for developments of seventy-five (75) units or greater or developments requiring a Traffic Impact Study. The feasibility and suitability of the site for a secondary access point shall be evaluated by the City Engineer and the Fire Marshal. Topography, natural features, access management regulations, shape of the property, and other constraints on the site may prevent the construction of a secondary access point. Where secondary access is not feasible, the geometry, cross section, or dimensions of the access may require modification at the discretion of the City Engineer.

3.24 Street Trees

Street trees shall be provided in accordance with the Zoning Ordinance. Street trees shall be located within planting strips, or when planting strips are not provided, tree wells or planters. Tree wells or planters shall be four (4) feet in width and thirty (30) square feet in area, minimum.

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Chapter 4 – Stormwater and Drainage Systems

4.1 General

The capacity of drainage systems shall be designed such it shall not:

A. Shall not increase flood hazard for an adjacent property;

B. Shall not impede City services, maintenance, and traffic along City streets; and

C. Shall not result in the degradation of water quality of downstream properties and water resources.

4.1.1 General Performance Standards

A. Public streets are not to be used to collect and convey stormwater runoff other than that which falls on a lot fronting that street.

B. Construction shall not aggravate upstream or downstream flooding. Existing downstream or upstream problems may be required to be corrected in conjunction with development.

C. The construction and financing of any required off-site drainage improvement necessitated by private development within the same watershed shall be the responsibility of the developer.

D. Under no circumstances shall a site be graded or drained in such a way as to increase the peak rate of stormwater runoff to sinkholes, dry wells, or drainage wells.

E. Flexible linings, “green” and other “soft” slope and stream bank stabilization methods shall receive preference over riprap, concrete and other hard armoring techniques. “Hard” alternatives shall only be permitted when their necessity can be demonstrated given site-specific conditions.

F. The City may require maintenance or modification of stormwater management practices that are not operating within the guidelines established by this Chapter, as determined by the City Engineer.

G. Drainage channels shall be trapezoidal and have a base a minimum of two (2.0) feet in width, a depth a minimum of one (1.0) foot, side slopes a maximum of three to one (3H:1V), a minimum slope of one (1.0) percent, and a maximum slope of seven and one half (7.5) percent.

H. Swales along property lines shall have a minimum depth of six (6) inches, side slopes a maximum of three to one (3H:1V), and a minimum slope of two (2.0) percent. Deviations from this standard may only be considered on a case-by-case basis, where adherence to this standard is not practicable and not feasible.

I. The minimum size for driveway culverts shall be fifteen (15) inches in diameter with headwalls and endwalls constructed of concrete or masonry.

J. All pipes and culverts under streets or within City rights-of-way or shall be eighteen (18) inches

in diameter at a minimum, excluding driveway culverts.

K. Pipes and culverts outside of city rights-of-way shall be a minimum of twelve (12) inches in diameter, excluding small drains such as roof drains, underdrain systems, and yard drains serving a single residential lot.

L. The minimum slope for pipes shall be one-half (0.5) percent for sizes greater than or equal to twenty-four (24) inches in diameter. All pipes smaller than twenty-four (24) inches in diameter shall have a minimum slope of one (1.0) percent.

M. Concentrated discharges shall be located to minimize the impact of downstream impacts.

4.2 Hydrologic and Hydraulic Calculations

All hydrologic and hydraulic computations utilized in the design of stormwater facilities must be prepared by a registered engineer proficient in the field of hydrology and hydraulics and licensed to practice engineering in the state.

4.2.1 Hydrology

A. Design storms shall be based on NOAA Atlas 14 Precipitation Frequency Estimates for Columbia, Tennessee.

B. The rational method shall be acceptable for estimating the peak flow rates for drainage basins under five (5) acres. However, the rational method shall not be used for the volumetric routing of storm events for the purposes of peak runoff control. Alternative methods and hydrographs utilizing the rational method such as the “Modified Rational Method” or the “Dekalb” hydrographs are acceptable for volumetric routing of storm events for the purposes of peak runoff control for catchments under five (5) acres. The City Engineer may require analysis by other methods

C. Drainage basins over five (5) acres shall use NRCS (formerly known as the SCS) unit hydrograph procedures using AMC II curve numbers and type II rainfall distribution, or other criteria that the City Engineer or Designee shall establish based on scientific and engineering information. Precipitation and runoff must be routed at appropriately small time intervals using either hand calculations or computer models that are widely accepted among engineering professionals.

D. In certain circumstances, the City Engineer may require analysis by other methods consistent with widely accepted industry standards and practice.

4.2.2 Hydraulics

All stormwater facilities shall be designed to adequately and safely carry the design flow.

A. All drainage systems at a minimum shall accommodate the ten (10) year storm

B. Drainage systems under a street or alley (public or private) shall accommodate the twenty-five (25) year storm

C. Drainage systems which would pass more than one hundred (100) cubic feet per second (cfs) for the ten (10) year storm shall be capable of accommodating a fifty (50) year storm

D. Drainage systems which would pass more than two hundred (200) cubic feet per second (cfs) for the ten (10) year storm shall be capable of accommodating a one hundred (100) year storm

E. Permanent stormwater controls and drainage systems shall be sized to prevent flooding of any new structures for the one hundred (100) year storm and have no additional adverse impact on existing structures.

All stormwater system design calculations shall include the design flow and the full capacity of the stormwater facility.

4.2.3 Manning's Coefficients

Values for Manning's roughness coefficient for Reinforced Concrete Pipe (RCP), Polypropylene Pipe (PP), High Density Polyethylene Pipe (HDPE), and Corrugated Metal Pipe (CMP) are given below:

A.	RCP	n = 0.013	(precast or cast-in-place)
B.	PP	n = 0.012	
C.	HDPE	n = 0.012	
D.	CMP	n = 0.024	(non-spiral flow, annular)

Manning's roughness coefficient for grass lined ditches shall follow the methodology in The Federal Highway Administration (FHWA) HEC-15. Generally, a Manning's coefficient of 0.03 may be used for ditches with flow capacities less than one hundred (100) cubic feet per second. Generally, a Manning's coefficient of 0.06 may be used for grass-lined swales with flow depths less than 0.7 feet and velocities less than five (5) feet per second.

4.2.4 Hydraulic Gradient

The hydraulic gradient and slopes for storm sewers should conform to the following criteria:

A. The maximum hydraulic gradient shall not produce a velocity that exceeds twenty (20) feet per second, ten (10) feet per second or less is desirable. Velocities in excess of ten (10) feet per second may require specialized anchoring systems and designs.

B. The minimum desirable slope of storm sewers should be that which will produce a velocity of two and one half (2.5) feet per second when the storm sewer is flowing full.

C. Storm sewer systems should be designed for non-pressure, gravity flow conditions.

D. The elevation of the hydraulic gradient for design conditions should be at least one half (0.5) foot below ground elevation.

4.2.5 Stormwater Management Plan

The design engineer shall submit a Stormwater Management Plan (SWMP) with the site construction plans. The SWMP shall include sufficient information to allow the City to evaluate the environmental characteristics of the project site, the potential impacts of all proposed development of the site, both present and future, on the water resources, and the effectiveness and acceptability of the stormwater control measures (SCMs). To accomplish this goal the SWMP shall include, at a minimum, the following:

A. Topographic base map: Topographic base map of the site which extends a minimum of 100 feet beyond the limits of the proposed development. Extents beyond the subject property may utilize LIDAR or other remote methods of survey. Topographical base map shall include:

    a. Existing surface water drainage including streams, ponds, culverts, ditches, sink holes, wetlands; and the type, size, elevation, etc., of nearest upstream and downstream drainage structures;

    b. Current land use including all existing structures, locations of utilities, roads, and easements;

    c. All other existing significant natural and artificial features.

B. Proposed land use with tabulation of the percentage of surface area to be adapted to various uses; drainage patterns; locations of utilities, roads and easements; the limits of clearing and grading.

C. Proposed SCMs;

D. A written description of the site plan and justification of proposed changes in natural conditions may also be required;

E. Calculations: Hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storm(s). These calculations must show that the proposed SCMs are capable of controlling runoff from the site in compliance with this chapter and the Stormwater Ordinance. Such calculations shall include:

    a. A description of the design storms including: frequency, duration, and intensity where applicable;

    b. Time of concentration;

    c. Soil curve numbers or runoff coefficients;

    d. Peak runoff rates and total runoff volumes for each watershed area;

    e. Infiltration rates, where applicable;

    f. Culvert, stormwater sewer, ditch and/or other stormwater conveyance capacities;

    g. Flow velocities and/or rigid and flexible lining calculations for open channel design;

h. Comparison table for all watersheds and/or outfalls of pre and post-development rates of runoff.

i. Water Quality Treatment Volume (WQTV) calculations and figures.

j. Post-construction water quality SCM capacity sizing

k. Documentation of sources for all computation methods and field test results.

l. Soils information: If SCMs depend on the hydrologic properties of soils (e.g., infiltration basins), then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles and soil survey reports. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soil types present at the location of the control measure.

4.3 Peak Runoff Control

Peak runoff control shall be required for all development required to obtain a Land Disturbance Permit.

4.3.1 Hydraulics and Hydrology

A. Peak runoff control shall be designed to address the rate at which flow is released over the entire runoff discharge period and the volume of discharge over the Critical Design-Storm Period. This shall be applied for 2, 5, 10, 25, 50, and 100 year 24-hour storms.

B. The post-development peak discharge rate shall not to exceed the pre-development peak discharge rate.

C. Other methods for evaluating and controlling peak runoff may be considered on a case-by-case basis.

4.3.2 Partial Development of a Parcel

On parcels greater than ten (10) acres, the entire parcel and the area within the limits of construction shall be analyzed for peak runoff control. The peak runoff control shall be sized to attenuate the more strenuous condition.

4.3.3 Redevelopment

If redevelopment alters greater than fifty (50) percent of the pre-development impervious surface area and the post-development impervious surface area is greater than 2 acres. Peak runoff control shall evaluate pre-development site conditions as having a maximum curve number of seventy (70).

4.3.4 Outfalls

Each individual outfall discharge directed off-site of the development shall be designed to control the peak rate of runoff in accordance with this section.

4.3.5 Existing Flooding Problems

When existing flooding problems are present, the City Engineer has authority to condition the approval of a permit upon the compliance with additional requirements, including but not limited to detention, conveyance facilities, or other stormwater management solutions required to reduce the adverse impact of the proposed development on other properties or on the subject development.

4.3.6 Waivers

Peak Runoff Control may be waived, with the approval of the City Engineer, if the development's stormwater discharges directly into a main stream.

4.3.7 Location of Facilities

Peak Runoff Control devices shall be located in common or open space lots in residential developments requiring plats. All other development shall be required to locate devices in an exclusive Public Utility and Drainage Easement (PUDE).

4.4 Water Quality

Post Construction Stormwater Quality shall be required for all development requiring a Land Disturbance Permit or development resulting in ten-thousand (10,000) square feet or more of additional impervious surface area. See Stormwater Ordinance for more detail.

4.5 Drainage Inlets

A. Drainage inlets shall be designed to minimize the spread of stormwater into the travel lanes by no more than half of a lane width. Bike lanes, shoulders, etc. May be fully utilized for spread.

B. Inlets or manholes shall be located a minimum of every three hundred (300) feet of storm pipe.

C. Inlets shall be located a minimum of every three hundred (300) feet of roadway for each side of the roadway, unless specific hydraulic analysis of spread is provided.

D. Inlets shall be located a minimum of every one hundred fifty (150) feet of alley.

E. Inlets shall be located at intersections to prevent drainage and spread from across travel lanes.

4.6 Subdivision and Lot Drainage

Subdivision and residential lot drainage shall be designed to minimize lot to lot drainage. Lot line swales shall be provided to direct and accommodate each lots drainage towards drainage infrastructure.

Surface drainage channels within a subdivision providing drainage for the following shall be located on a common or open space lot a minimum of ten (10) feet in width within a public drainage easement or public right-of-way.

1. Eight (8) or more lots, either in whole or a portion of;

2. Public infrastructure; or

3. A contributing drainage area of two (2.0) or more acres.

4.7 Detention/Retention Basins

A. A box or riser weir structure with a pipe culvert shall be used to attenuate basin outflows. Alternative primary structures may be evaluated on a case-by-case basis by the City Engineer.

B. Removable trash-rack or grates shall be installed on top of the box or riser weir.

C. "V" notch or other open multi-stage weirs are preferred as the primary flow regulation device.

D. The basin outlet culvert shall be a minimum of eighteen (18) inches in diameter. The basin outlet culvert shall not be the primary flow controlling device prior to the 50-year storm.

E. Slopes shall be no steeper than three-to-one (3H:1V).

F. A minimum freeboard of one (1.0) foot must be provided, from the water surface elevation for the 100-year storm, to the lowest point of the embankment, excluding the emergency spillway.

G. The emergency spillway must be capable of passing the entire 100-year storm without overtopping the embankment, in the event of the primary outlet structure clogging. The emergency spillway shall be located such that discharges do not come in contact with the outlet control structure and culvert.

H. The emergency spillway shall be located such that storm water will be directed to minimize risk to downstream structures and drainage facilities.

I. When adjacent to or in the vicinity of a stream, wetland, pond, or other aquatic resource, the invert elevation of the outlet control structure shall be no lower than one (1.0) foot above the top of bank.

J. In areas with a 100-year base flood elevation established, the invert elevation of the outlet control structure shall be no lower than the base flood elevation.

K. The minimum slope within the bottom of a detention pond shall be one (1.0) percent towards the outlet structure.

L. Pipes and channels discharging into a detention pond shall be located at or near the bottom of the detention pond.

4.8 Materials

A. Pipe materials and specifications shall adhere to the following standard specifications:
   1. Reinforced Concrete Pipe (RCP): Standard Specification for Reinforced Concrete Culvert, Storm Drain, and Sewer Pipe ASTM C76 – 20.

   2. Polypropylene Pipe (PP): Standard Specification for 12 to 60 in. [300 to 1500 mm]

Polypropylene (PP) Dual Wall Pipe and Fittings for Non-Pressure Storm Sewer Applications ASTM F2881 / F2881M – 21.

3. High Density Polyethylene Pipe (HDPE): Standard Specification for 2 to 60 inch [50 to 1500 mm] Annular Corrugated Profile Wall Polyethylene (PE) Pipe and Fittings for Land Drainage Applications ASTM F2648 / F2648M – 20.

4. Corrugated Metal Pipe (CMP): Standard Specification for Corrugated Steel Pipe, Metallic-Coated for Sewers and Drains ASTM A760 / A760M - 15(2020).

B. All pipes must be bedded in a manufacturer approved bedding material.

C. All pipe joints and manhole joints must be sealed using a manufacturer approved method and material.

D. All backfill materials must be a manufacturer approved material and meet minimum cover requirements

E. All stormwater pipes must be installed correctly with adequate pipe bedding, backfill, and stormwater joint techniques in accordance with manufacturer specifications and appropriate ASTM standards.

F. Material for pipes used for conveyance of stormwater within the city shall be in accordance with the following:

1. Cross drains, and any other pipe under the pavement surfaces of streets shall be RCP or PP pipe.

2. Private stormwater facilities and those located outside of pavement surfaces of streets may be RCP, PP, and HDPE pipe.

3. RCP shall be required where a significant portion of the traffic is heavily loaded vehicles, on roadways with high traffic, or where the failure of the pipe would result in significant damage or loss of property.

4. Material for driveway culverts may be RCP, PP, HDPE, or CMP. RCP is required underneath any driveways or entrances that are heavily traveled or which would have the potential to flood areas within the public right-of-way or any structure

5. All detention pond outlet pipe culverts and pipes that drain through the berm of a detention pond shall be Reinforced Concrete Pipe (RCP).

4.9 Aquatic Buffers

4.7.1 Applicability and Authority

All Development and redevelopment projects are required to preserve aquatic buffers along the regulatory waterways and aquatic resources within the City of Columbia. Aquatic buffers are considered a Stormwater Control Measure (SCM) and are subject to the provisions of the Stormwater Ordinance.

4.7.2 Plan Requirements

The City Engineer may require the developer or applicant to perform a hydrologic determination to evaluate the regulatory authority of a suspected channel/watercourse.

All development plans and site construction plans shall:

A. Identify and label aquatic buffers;

B. Show top of bank location and elevations; and

C. Show buffer width.

4.7.3 Width Required

A. Aquatic buffers shall have widths as shown in **Table 6**, unless site-specific conditions necessitate alternative widths. The criteria for the width of the buffer zone can be established on an average width basis, as long as the minimum width of the buffer zone is more than the required minimum width at any measured location. Buffer average may be applied to both sides of a stream, but must be applied independently. Buffer averaging may not account for any portion of buffer greater than four (4) times the minimum buffer width.

B. Aquatic buffer widths shall be measured from the top of bank, or by a location as determined by the City Engineer, when the top of bank cannot be determined.

Table 6: Aquatic Buffer Widths

	Average Buffer Width (ft.)	Minimum Buffer Width (ft.)
Supporting*	30	15
Exceptional and Impaired **	60	30

** Waters with available parameters for siltation or habitat alteration, or unassessed waters.*

*** Waters with unavailable parameters for siltation or habitation alteration.*

4.7.4 Design and General Performance Standards

A. Stormwater discharges should enter the aquatic buffer as sheet flow, not as concentrated flow, where site conditions allow.

B. The predominant vegetation within the average buffer width area should be forested with native species. Where aquatic buffers are required to be sixty (60) feet, the minimum buffer width shall be predominantly forested with native species and the remaining buffer may be herbaceous ground cover.

C. Pedestrian, bicycle, and multi-modal paths may be permitted within the aquatic buffer when located outside the minimum buffer width. If constructed of impervious materials, the buffer width shall be increased by the width of the trail or runoff shall be directed to infiltration-based SCM's.

D. Aquatic buffers located within a subdivision shall be located on a common or open space lot within a PDE, PUDE, or PUDAE, or within a city right-of-way.

E. Aquatic buffers shall have reasonable access by City personnel through a PDE, PUDE, PUDAE, or City right-of-way. The number, location, and size of such accesses shall be determined by the City Engineer.

F. Road crossings and private accesses shall minimize impact upon the aquatic buffer. Crossings should be limited to one every one thousand (1,000) feet of stream length where possible. The angle of the crossing shall be perpendicular to the angle of the stream to minimize clearing and impacts upon the aquatic buffer.

G. Utilities, flood control structures, stormwater conveyances, and infrastructure shall minimize impact upon the aquatic buffer. Where possible, these facilities shall be located outside of the buffer.

4.7.5 Restoration Required

For developments receiving a Land Disturbance Permit and where existing vegetation is insufficient or the aquatic buffer areas are impacted by previous development and cannot reasonably be restored to a natural state without intervention, the buffers shall be actively restored in a manner consistent with best management practices and the Tennessee Urban Buffer Handbook provided by the Tennessee Department of Agriculture and the U.S. Forest Service.

4.7.6 Activities Permitted

A. Stream restoration projects, facilities, and activities approved by the City of Columbia Department of Development Services are permitted within the aquatic buffer.

B. Water quality monitoring and stream gauging are permitted within the aquatic buffer, as approved by the Development Services Department.

C. Individual trees within the aquatic buffer that are in danger of falling, causing damage to dwellings or other structures, or causing blockage of the stream may be removed. Non-native

species may be selectively removed.

D. Other timber cutting techniques approved by the City of Columbia Department of Development Services may be undertaken within the aquatic buffer under the advice and guidance of Tennessee Department of Agriculture, Division of Forestry. The City of Columbia Development Services Department shall also be notified if timber cutting is to occur within the aquatic buffer

4.7.5 Maintenance

A. All aquatic buffer areas shall be maintained through a declaration of protective covenant, which is required to be submitted for approval by the City of Columbia Department of Development Services. The covenant shall be recorded in the land records and shall run with the land and continue in perpetuity.

B. All lease agreements must contain a notation regarding the presence and location of protective covenants for aquatic buffer areas and shall contain information on the management and maintenance requirements for the new property owner.

C. An offer of dedication of an aquatic buffer area to the City of Columbia shall not be interpreted to mean that this automatically conveys to the general public the right of access to this area.

D. Aquatic buffer areas may be allowed to grow into their vegetative target state naturally, but methods to enhance the successional process such as active reforestation may be used when deemed necessary by the Tennessee Department of Agriculture, Division of Forestry or the City of Columbia Department of Development Services to ensure the preservation and propagation of the buffer area. Aquatic buffer areas may also be enhanced through reforestation or other growth techniques as a form of mitigation for achieving buffer preservation requirements.

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Chapter 5: Grading and Site Development Standards

5.1 General Grading Standards

A. The City Engineer has the authority to adopt site grading standards.

B. Construction shall not aggravate upstream or downstream flooding. Existing downstream or upstream problems may be required to be corrected in conjunction with development or redevelopment.

C. All property lines and corners shall be clearly delineated in the field prior to commencement of any grading and construction.

D. During rough grading operations and prior to construction of permanent drainage structures, temporary drainage control should be provided to prevent ponding water and damage to adjacent properties.

E. No fill shall be placed on existing ground until the ground has been cleared of weeds, debris, topsoil, and other deleterious material.

F. Trash, debris, and waste shall be handled, disposed, and stored in a manner consistent with best practices and the TN ESPC Handbook.

G. The maximum slope of all cut and fill slopes shall not exceed three-to-one (3H:1V). The City Engineer may require geotechnical evaluation of the stability and suitability of any natural slopes exceeding three-to-one (3H:1V).

H. No obstruction of existing drainage courses shall be permitted.

I. Unless approved by the City Engineer, all fill areas shall be raised in lifts no more than eight (8) inches in thickness. The relative compaction of each layer shall be not less than ninety-five (95) percent of the standard proctor maximum dry density (ASTM D-698) in all areas of fill within open areas, and ninety-eight (98) percent for areas under roads, sidewalks, buildings, and structures.

J. Final grades shall provide proper drainage away from structures and prevent standing water, where possible.

K. Constructed slopes with an average grade of four-to-one (4H:1V) or steeper and an overall height of 20 feet or greater shall have a geotechnical design and certification.

L. Constructed fill slopes with an average grade of four-to-one (4H:1V) or steeper and an overall height of five (5) feet and up to ten (10) feet shall be set back from adjoining property line(s) a minimum of five (5) feet.

M. Constructed fill slopes with an average grade of four-to-one (4H:1V) or steeper and an overall height of ten (10) feet or greater shall be set back from adjoining property line(s) half of the height of the of the fill slope.

5.2 Mitigation of Flood Risk

A. Primary and accessory structures adjacent to or in the immediate vicinity of a river, stream, waterbody, aquatic buffer, or large drainage channel that do not have a base flood elevation

established shall have the lowest adjacent grade to the structure elevated a minimum of two (2.0) feet above the nearest top of bank.

B. Primary and accessory structures adjacent to or in the immediate vicinity of a river, stream, waterbody, aquatic buffer, or large drainage channel do have a 100-year base flood elevation established shall have the lowest adjacent grade to the structure elevated to the base flood elevation. The CMPC may grant exceptions to this requirement if no other practicable or feasible alternatives exist. All requests for waiver shall be submitted by an engineer clearly define the hardship with full compliance of this regulation, the proposed alternative, and demonstration of the minimization and mitigation of flood risk to the maximum extent practicable.

C. Primary and accessory structures adjacent to a sinkhole or depression shall have the lowest adjacent grade to the structure elevated a minimum of one (1.0) foot above the emergency bypass or reasonable filled elevation of the sinkhole or depression.

D. The City Engineer may require a flood study to be performed in areas with known flood hazard or indicative of hazardous terrain.

E. No net fill shall be permitted within a FEMA Special Flood Hazard Area or areas where flood studies have established a 100-year base flood elevation and corresponding floodplain. Compensatory cut areas, if provided, shall be located on-site. Fill material, or construction materials that elevate the grade only within the immediate building footprint shall not be considered in net fill calculations for compensatory flood storage. Standard procedures for evaluating and modeling FEMA Special Flood Hazard areas shall be followed for all alterations within the Special Flood Hazard Areas.

5.3 Grading Plans

Grading plans shall show with reasonable certainty the final and finish grades of all portions of the development site and building lot(s). Any deviations from these plans shall require approval by the City Engineer or designee.

A. Spot elevations may be required to provide a full and complete review.

B. Proposed grading contours shall be fully constructible as shown on the plans.

C. Where certain features may be less than the contour resolution of the plans, the plans shall indicate with clear intent the design and function goal.

D. Drainage infrastructure, detention/retention facilities, and preliminary lot grading shall be complete prior to any Final Plat being approved.

E. Deviations of grade greater than one (1.0) foot including the padding of lots from the approved construction plans is prohibited.

5.4 Sinkholes and Depressions

A. The City Engineer may require a geotechnical evaluation of all sinkholes and depressions prior to the approval of a development plan or construction plans.

B. The City Engineer shall have the authority to delineate the extents of sinkholes. Generally, the extents of a sinkhole is the highest closed contour.

C. Where feasible and practicable, sinkholes should remain in an undisturbed condition.

D. Sinkholes in subdivisions shall be located on common or open space lots.

E. Infrastructure, roadways, and structures shall not be located within the extents of a sinkhole, regardless of closure.

F. Any sinkholes functioning as part of the stormwater management system shall have reasonable access by City personnel with the access and the open space lot being contained within a public drainage easement.

G. Any sinkholes functioning as part of the stormwater management system shall have a constructed bypass system, such that if the sinkhole fails or ceases accepting stormwater runoff the excess may be diverted in a controlled manner.

5.5 Stabilization

Any area of land from which the natural vegetative cover has been either partially or wholly cleared by development activities shall be stabilized. Stabilization measures shall be initiated as soon as possible where construction activities have temporarily or permanently ceased. Temporary or permanent soil stabilization shall be installed where construction activity on a portion of the site is temporarily or permanently ceased within fourteen (14) days or less if other regulations or requirements require.

Permanent stabilization with perennial vegetation (using native herbaceous and woody plants where practicable) or other permanently stable, non-eroding surface shall replace any temporary measures as soon as practicable. Unpacked gravel containing fines (silt and clay sized particles) or crusher runs will not be considered a non-eroding surface.

The following criteria shall apply to revegetation efforts:

A. Reseeding must be done with an annual or perennial cover crop accompanied by placement of straw mulch or its equivalent of sufficient coverage to control erosion.
B. Revegetation with native woody and herbaceous vegetation must be accompanied by placement of straw mulch or its equivalent of sufficient coverage to control erosion until the plantings are established and are capable of controlling erosion.
C. Any area of revegetation must exhibit survival of a minimum of seventy-five percent (75%) of the cover crop throughout the year immediately following revegetation. Revegetation must be repeated in successive years until the minimum seventy-five percent (75%) survival for one (1) year is achieved.
D. In addition to the above requirements, a landscaping plan must be submitted with the final design describing the vegetative stabilization and management techniques to be used at a site after construction is completed. This plan will explain not only how the site will be stabilized after construction, but who will be responsible for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is preserved.

No Certificate of Occupancy, acceptance, or otherwise approval of completion shall be issued until final grading has been completed and the soil has been stabilized in accordance with this section and the

approved construction plans.

Adequate topsoil shall be retained or reserved for residential developments, and shall be redistributed so as to provide a minimum of six (6) inches of cover on vegetated portions of the lots and between any sidewalks and curbs. All disturbed areas shall be stabilized with permanent vegetation.

5.6 Debris and Waste

No timber, debris, earth, rocks, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land or left or deposited on any lot or street at the time of the issuance of a Certificate of Occupancy for any lot. Nor shall any such waste be left nor deposited in any area of the subdivision at the time of expiration of the performance surety and/or at the time of dedication of public improvements.

5.7 Fencing

Fences or pedestrian guards shall be required wherever the Development Services Department determines that a hazardous condition exists. Such fences shall be constructed according to standards established by the Engineering Department, as appropriate, and shall be noted on the construction plans as to height, specifications, and materials. No Certificate of Occupancy shall be issued for any affected lot until such fence improvements have been installed.

5.8 Construction Access

Construction accesses shall be located to provide the minimum possible impact to adjoining properties and to provide adequate safety. The City Engineer shall have final approval of the location and number of such access points. Where construction traffic may negatively impact existing roadways or infrastructure, the City Engineer may designate a route for all heavy construction equipment.

5.9 Suitability of the Land

Land, which the City Engineer finds to be unsuitable for subdivision or development due to flood risk as indicated by FEMA maps or engineering judgement, improper drainage, steep slopes as shown on topographical maps, rock formations, unsuitable soils, sinkholes, other adverse earth formations or topography, utility easements, or other features which may be harmful to the safety, health, and general welfare of inhabitants of the land and surrounding areas shall not be subdivided or developed unless adequate and protective methods to solve the problems created by the unsuitable land conditions are formulated by the developer and approved by the Planning Commission, upon recommendation of the City Engineer, to solve the problems created by the unsuitable land conditions. Such land shall be set aside for uses as shall not involve any danger to public health, safety, and welfare.

5.10 Critical Lots and Areas

A lot or area within shall be designated as critical if one or more of the following conditions are present:

A. Natural slopes exceeding three-to-one (3H:1V).

B. Adjacent to a sinkhole.

C. Adjacent to a 1% annual flood risk FEMA special flood hazard zone.

D. Slopes that exceed eight (8) feet in height with an average grade of four-to-one (4H:1V) or greater.

E. Retaining walls over six (6) feet in height.

F. Site specific conditions that may make development or construction difficult.

The City Engineer may require a Critical Lot Plan and supplementary information for each lot or area prior to development or construction. The Critical Lot Plan shall include at a minimum:

A. Existing and proposed grades at one (1) foot intervals;

B. Finished floor elevations;

C. Mechanical system locations and elevations;

D. EPSC measures; and

E. Any other information requested or required by the City Engineer to make a judgement on the suitability, constructability, and safety.

5.11 Parking

A. Parking shall conform to the Zoning Ordinance.

B. Parking aisles shall have minimum curb radii of fifteen (15) feet where intersecting other parking aisles.

C. Parking aisles that terminate shall stub five (5) feet beyond the last parking stall to facilitate backing movements for parked vehicles. This area shall be hatched with pavement markings.

D. Parking stalls adjacent to a curbed island shall be a minimum of one (1) foot wider than the standard stall width to allow safe exit from the vehicle.

E. Drainage grates shall be not located within a logically travelled pedestrian pathway, where possible.

F. Parking aisles that function as fire access lanes shall loop upon themselves, where possible.

G. The use of turnarounds should be avoided, where possible. Where turnarounds are provided or required, they shall meet the requirements of the Columbia Fire Marshal.

5.12 Sanitary Sewerage System

The construction standards and specifications for the sanitary sewerage system shall be in accordance with standards set forth by the City of Columbia Wastewater Department, the Tennessee Department of Environment and Conservation (TDEC).

5.12.1 Mandatory Connection to Public Sewer System

When public sanitary sewers are accessible to a development, as determined by the Columbia Wastewater Director, the developer shall provide such facilities to each lot therein and shall connect the facilities to the public system.

5.12.2 Individual Disposal System Requirements

If public sewer facilities are not available and individual disposal systems are proposed:

A. Lot areas shall be a minimum of one (1) acre;

B. The septic systems and other waste disposal methods must be permitted by the Tennessee State Department of Environment and Conservation (TDEC), the City of Columbia Wastewater Department, and all other relevant agencies; and

C. Subsurface disposal areas and relevant information shall be indicated on the final plat.

5.12.3 Manholes

A. Sanitary sewer manholes are preferred to be within a public right-of-way, where possible.

B. Sanitary sewer manholes located outside the roadway shall not extend above the surrounding grade by more than one (1) foot, unless approved by the Columbia Wastewater Director.

C. Sanitary sewer manholes located within a public right-of-way with a street shall be located along the centerline of the roadway, where possible. Manholes in the wheel path of travelling vehicles shall be avoided.

5.13 Gates

Guardhouses and gate structures shall be approved by the City Engineer and shall include a typical system, acceptable to the City of Columbia Fire and Rescue, for immediate emergency access to the development. At a minimum, gates shall meet the following requirements:

A. All gates shall be located a minimum of thirty (30) feet from the right-of-way and shall not open outward but shall open with the flow of traffic;

B. At least thirteen and one half (13.5) feet vertical clearance shall be provided and maintained over the full width of all means of access; and

C. The clear opening provided through gates shall be at least two (2) feet wider than the traveled way.

The Columbia Fire Marshal and the City Engineer may impose additional requirements for gated subdivisions as may be necessary to carry out the intent of these subdivision regulations. Under no circumstances shall the City or emergency service providers be responsible for the repair of any damage to the gates or structures associated with an emergency response into the subdivision.

5.14 Utility Services

All proposed primary and secondary utility service lines shall be placed underground. The City Engineer may waive this requirement upon recommendation by the power utility district or in minor subdivisions with existing overhead utilities.

5.15 Retaining Walls

A. Construction plans and supporting materials for retaining walls requiring a building permit (see Building Code) shall consist of scaled drawings with specifications and all relevant and supporting data and calculations and all other information requested by the City Engineer and Building Official to perform a full and complete review. The construction plans shall be neat and legible, such that all information contained within can be clearly and accurately ascertained.

B. Pedestrian guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, stairs, ramps, and landings that are located more than thirty (30) inches measured vertically to the floor or grade below at any point within thirty-six (36) inches horizontally to the edge of the open side.

C. Pedestrian guards shall be required on all walls exceeding six (6) feet in height or on walls that the department deems a reasonable hazard to health and human safety.

D. Retaining walls with pedestrian guards shall have a landing with maximum 10H:1V at the top of the wall extending forty-eight (48) inches perpendicular from the guard.

E. Maximum slopes adjacent to retaining walls shall be 3H:1V.

F. Retaining walls in single-family residential developments shall not exceed fifteen (15) feet in height. Walls may be terraced where walls are stepped back ten (10) feet from face of wall to face of wall where the walls are between ten (10) and fifteen (15) feet or stepped back six (6) feet where walls are less than (ten) feet in height.

G. Retaining walls not in single-family residential developments shall not exceed twenty (20) feet in height. Walls may be terraced where walls are stepped back ten (10) feet from face of wall to face of wall where the walls are between ten (10) and twenty (20) feet in height or stepped back six (6) feet where walls are less than (ten) feet in height. The City Engineer may grant exceptions to this requirement if no other practicable or feasible alternatives exist. All requests for waiver shall be submitted by an engineer clearly define the hardship with full compliance of this regulation, the proposed alternative, and demonstration of the minimization and mitigation of risk to the maximum extent practicable.

H. The maximum allowable height for retaining walls shall be reviewed and approved by the City Engineer. The City of Columbia may require walls over a certain height to be stepped or terraced.

I. The angle of repose shall be assumed to be 45 degrees or less steep, unless site specific soil testing and data is provided.

J. No geogrids or mechanically stabilized earth will be acceptable within a public right-of-way limit nor within any PUDE, unless approved by the City Engineer.

K. No retaining wall shall be constructed to support a public right-of-way or be within the angle of repose of the right-of-way, unless approved by the City Engineer. Where retaining walls are approved within the right-of-way, more stringent design standards may be required by the City Engineer.

L. Retaining walls six (6) feet or greater in height shall be a minimum of five (5) feet from the right-of-way.

M. Retaining walls six (6) feet or greater in height shall be a minimum of five (5) feet from adjacent property lines.

N. No retaining wall shall be constructed to support or be within the angle of repose of single-family structures, unless approved by the City Engineer.

O. Retaining walls or walls shall not be designed to primarily retain surface waters. Walls shall be designed in a manner to reinforce and support soils.

5.16 Pump Stations

Pump stations owned and operated by the City of Columbia shall have the following minimum requirements for site development standards. The operating entity shall have the authority to dictate greater requirements where the specific nature of the proposed pump station requires special consideration:

A. Shall be located within a common or open space lot

B. Shall be encompassed within an exclusive seventy-five (75) by seventy-five (75) foot easement. Slopes within the easement shall not exceed five (5) percent, two (2) percent is desired.

C. The exclusive easement shall be surrounded by fence consistent with the requirements of the operating entity.

D. An evergreen hedge screen shall be provided around the perimeter of the fence, consistent with the requirements of hedge screens in the Zoning Ordinance.

E. The exclusive easement shall be surrounded by a twenty-five (25) foot buffer along all sides.

F. The driveway/access to the pump station shall have the following minimum standards:

    a. A minimum of twelve (12) feet in width

    b. Constructed to the local road pavement section

    c. Encompassed in a twenty (20) foot access easement

    d. Ten (10) percent maximum grade

    e. Shall intersect the fenced area perpendicularly at the location determined by the operating entity.

    f. Shall be required to construct a turnaround, consistent with the standards of these standards if the driveway/access exceeds one hundred fifty (150) feet.

G. All structures and applicable equipment shall acquire a building permit prior to construction.

Chapter 6: Definitions

AASHTO
American Association of State Highway and Transportation Officials which publishes documents including A Policy on Geometric Design (Green Book) and Roadway Design Guide.

Acceleration Lane
A speed-change lane, including tapered areas, for the purpose of enabling a vehicle entering the roadway to increase its speed to a rate at which it can more safely merge with through traffic. This also may be titled as an “accel lane."

Access
Entrance to or exit from land adjacent to a public road. May be a driveway, public street, private street, or alley.

Access Easement
A publicly owned area of land granted by adjacent landowners or reserved as part of a development plan and being part of the City right-of-way for the purpose of accessing public improvements for maintenance.

Access Management
The process of identifying, tracking, controlling, and managing authorized or specified users' access to a system.

Accessible Pedestrian Signal
A device that communicates information about pedestrian timing in non-visual format such as audible tones, verbal messages, and/or vibrating surfaces. (MUTCD)

Actuation
Initiation of a change in or extension of a traffic signal phase through the operation of any type of detector. (MUTCD)

Alley
A minor public or private way intended to be used primarily for vehicular access to the rear side of properties. Alleys shall connect between two streets or alleys and shall avoid having dead-ends.

Applicant
The owner of the property or the authorized representative of the owner who is applying for development approval.

Approach
The portion of an intersection leg which is used by traffic approaching the intersection.

Asphalt Binder
Course aggregate bound with bitumen between the foundation and the wearing course of an asphalt pavement section.

Asphalt Surface Course, Asphalt Topping

A mixture of bitumen and a range of graded aggregrates that constitute the wearing course of an asphalt pavement section.

Auxiliary Lane
The portion of the roadway turning, maneuvering of entering and leaving traffic, and other purposes supplementary to the through-traffic movement.

Avenue
A broad thoroughfare lined with planted strips and trees.

Average Annual Daily Traffic (AADT)
The total bi-directional volume of traffic passing through a given point during a given time period (in whole days), divided by the number of days in that time period, annualized.

Boulevard
A broad thoroughfare with lanes separated by a planted median.

Buffers
A protective barrier between two areas. Examples include landscaping buffers, aquatic buffers, and grass strip sidewalk buffers.

Building Site
See Zoning Ordinance.

City
The City of Columbia, TN.

City Engineer
A licensed professional engineer employed by the City or his duly authorized representative serving to direct and oversee engineering design, coordination and implementation of private and City capital improvements as well as public safety and welfare.

City Standards & Specifications
Those standards prescribed for the construction of streets, sidewalks, driveway access points, curb and gutter set out in this manual and the City Code.

Commercial Driveway Access
Any driveway access point that does not meet the definition of residential driveway access.

Connect Columbia
The comprehensive land use, transportation, and parks and recreation plan adopted by the City of Columbia.

Connective Street
A street within a development, other than a cul-de-sac street or loop street, which will allow vehicular and pedestrian circulation to adjoining developments; thereby providing for community-wide circulation.

Construction Plans
The maps or drawings showing the specific location and design of improvements to be installed in a subdivision or development.

Corner Clearance
At an intersecting street, the distance measured from the edge of pavement curb line or the intersection of right-of-way lines to the beginning of outside driveway radius.

Corner Clearance
The distance from an intersection of a public or private road to the nearest access along the highway system. This distance is measured from the closest edge of pavement of the intersecting road to the closest edge of pavement of the access measured along the traveled way (through lanes).

Critical Lot
Lots designated as critical during the concept plan review process, or final plat review process if no concept plan is required, based on soil conditions, degree of slope, flooding, or other lot features that could affect the feasibility of construction.

Crosswalk
That part of a roadway at an intersection included within the connections of the lateral lines of the sidewalks on opposite sides of the highway measured from the curbs or in the absence of curbs, from the edges of the traversable roadway, and in the absence of a sidewalk on one side of the roadway, the part of a roadway included within the extension of the lateral lines of the sidewalk at right angles to the centerline; or any portion of a roadway at an intersection or elsewhere distinctly indicated for pedestrian crossing by lines or other markings on the surface. (MUTCD)

Curb Cut
An access or driveway providing ingress and/or egress to or from the highway system along a "curbed" section of highway.

Dead-End Street
A local access system street opened at one end only with special provisions for a vehicle to turn around.

Deceleration Lane
A speed-change lane, including tapered areas, for the purpose of enabling a vehicle that is making an exit turn from a roadway to slow to a safe turning speed after it has left the mainstream of faster-moving traffic. Also called a “decel lane"; it denotes a right turn lane or a left turn lane into a development.

Design Speed
Usually up to five miles per hour above the expected operating speed of the facility under design.

Design storm event
A hypothetical storm event, of a given frequency interval and duration, used in the analysis and design of a stormwater facility. The estimated design rainfall amounts, for any return period interval in terms of either 24-hour depths or intensities for any duration, can be found by accessing the following NOAA National Weather Service Atlas 14 data for the Columbia, Tennessee station ID: 40-1957.

Detectable Warning
A standardized surface feature built in or applied to walking surfaces or other elements to warn visually impaired people of hazards on a circulation path.

Developer
The person or entity responsible for the construction, maintenance, and completion of a development project.

Development Or Development Plan
See Zoning Ordinance

Development Services Department
The Department within the City of Columbia that regulates building, codes, land development, land use, zoning, and engineering.

Driveway Access Point
A point of ingress and egress, or both, which is considered a private driveway. It can be either a residential access point or a commercial driveway access point.

Easement
A grant by a landowner to another person, entity, or to the public for the right to occupy or use designated land for specific purposes such as access, drainage, conservation, the location of public improvements, or other specified purposes. An easement does not constitute fee simple ownership of the land.

Final Plat
A type of application to finalize a layout for subdividing land into two or more lots suitable for recording at the Maury County Office of Register of Deeds.

Floodplain
A land area adjoining a river, stream, watercourse, bay, or lake that is likely to be flooded.

Floodway
The channel of a river or other watercourse and the adjacent land areas that must be reserved to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

FEMA Special Flood Hazard Area (SFHA)
SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

Flow Line
The lowest point within a drainage conveyance.

Grade Break:
A single point at which grade changes instantaneously.

Grading Permit
See Land Disturbance Permit.

Grass Strip
A buffer between the sidewalk and curb for pedestrian safety, grading, and public infrastructure.

Impervious Surface
Areas which prevent or impede the infiltration of stormwater into the soil as it entered in natural conditions prior to development. Common impervious areas include, but are not limited to, rooftops, sidewalks, walkways, patio areas, driveways, parking lots, storage areas, compacted gravel, awnings and other fabric or plastic coverings.

Improvements
Any building, structure, landscaping, lighting, public ways, or other objects or improvement constituting a physical betterment of real property, or any part of such betterment.

International Fire Code
Regulations for fire prevention and fire protection systems that prevent hazardous conditions to life and property produced by the International Code Council and adopted by the City of Columbia.

ITE
Institute of Traffic Engineers

Land Disturbance Permit
Permit issued by the City of Columbia that allows for grading and land disturbing activities, see Stormwater Ordinance.

Level of Service
A measurement of the quality of service on transportation infrastructure. This is generally links to transportation trip time as it relates to speed.

Lot
A parcel of land occupied, by one main building or a group of main buildings, including open spaces as required by municipal regulations and ordinances.

Lot of Record
A lot or tract of land, described by deed and/or subdivision plat, filed in the Maury County Office of Register of Deeds.

Major Street
The street normally carrying the higher volume of vehicular traffic. (MUTCD)

Median
That portion of a divided roadway separating the traveled ways for traffic in opposite directions.

Minor Street
The street normally carrying the lower volume of vehicular traffic. (MUTCD)

NCHRP
National Cooperative Highway Research Program

Open Space, Common
Open space includes, but is not limited to, parks, plazas, courtyards, playing fields, trails, greenways, and golf courses.

Owner
Includes any person who is the holder of legal title as well as holders of any equitable interest, such as trust beneficiaries, contract purchasers, option holders, lessees under leases having an unexpired term of at least 10 years, and the like. Whenever a statement of ownership is required by this article, full disclosure of all legal and equitable interests in the property is required.

Pavement Markings
All lines, words or symbols, except signs officially placed within the roadway or parking area to regulate, warn or guide traffic.

PCC
Portland cement concrete

Peak-Hour Volume
Hourly traffic volume used for roadway design and capacity analysis, usually occurring during one or more peak travel hours during a 24 hour period.

Pedestrian
People who travel on foot or who use assistive devices, such as wheelchairs, for mobility.

Permissive Mode
A mode of traffic control signal operation in which, when a CIRCULAR GREEN signal indication is displayed, left or right turns may be made after yielding to pedestrians and/or oncoming traffic. (MUTCD)

Planning Commission
Appointed board of local citizens responsible for decision making related to growth and development within the City.

Preliminary Plat
A map of a proposed land subdivision showing the character and proposed layout of the tract in sufficient detail to indicate the suitability of the proposed subdivision of land.

Redevelopment:
See Zoning Ordinance.

Right-Of-Way, (ROW)
An interest in land to the City which provides for the perpetual right and privilege of the City and its agents, franchise holders, successors, and assigns to construct, install, improve, repair, maintain, and use a public street, including related and customary uses of street rights-of-way such as sidewalk, bike path, landscaping, traffic control devices and signage, sanitary sewer, stormwater drainage devices, water supply, cable television, electric power, gas, and telephone transmission and related purposes in, upon, over, below, and across the right-of-way. The City is authorized to remove, and keep removed from the rights-of-way all trees, vegetation, and other obstructions as is determined to be necessary by the City to maintain, repair, and protect facilities located in the right-of-way

Roadway
See definition of street.

Setback
See Zoning Ordinance.

Sidewalk
Any public or private pedestrian or bicycle walkway or path.

Signal Head
An assembly of one or more signal faces together with the associated signal housings. (MUTCD)

Signal Phase
The right-of-way, yellow change, and red clearance intervals in a cycle that are assigned to an independent traffic movement or combination of movements. (MUTCD)

Signal Timing
The amount of time allocated for the display of a signal indication. (MUTCD)

Signal Warrant
A threshold condition that, if found to be satisfied as part of an engineering study, shall result in analysis of other traffic conditions or factors to determine whether a traffic control signal or other Improvement is justified. (MUTCD)

State Route
An arterial highway designated and signed with a route number, which is primarily funded for construction and administered by TDOT. Improvements and maintenance of state routes is under the jurisdiction of TDOT.

Stormwater Facilities
Designed pipes, ditches, swales, filters, and ponds to convey storm runoff, remove pollutants, and control flow rates.

Stormwater Ordinance
Standards set forth about the management of stormwater runoff and protection of water resources.

Street
An existing or planned public or private right of way that is designed, dedicated, or used principally for vehicular and pedestrian circulation, which provides access for abutting properties.

Subdivision
See Subdivision Regulations

Subdivision Regulations
Documents establishing the guidelines and regulations for the subdivision of land within the City of Columbia.

TDEC
The Tennessee Department of Environment and Conservation.

TIS or TIA:
Traffic Impact Study or Analysis

Traffic Control Signal (Traffic Signal)
Any highway traffic signal by which traffic is alternately directed to stop and permitted to proceed. (MUTCD)

Traffic Sign
A device mounted on a fixed or movable support, conveying a message or symbol to regulate, warn or guide traffic.

United States Army Corps of Engineers (USACE)
Provides engineering services as a government agency as it relates to civil engineering projects.

Zoning Ordinance
Regulations that govern the land use, bulk standards, densities, and zoning districts within the City of Columbia.

Appendix A: Standard Drawings and Details

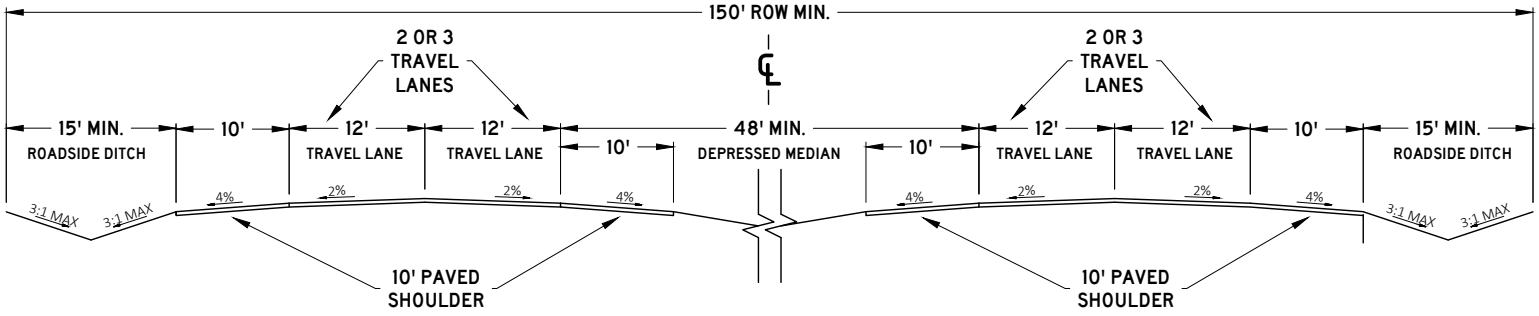
ROADWAY CLASSIFICATION STREET SECTIONS	
RD-01	MAJOR ARTERIAL ROADWAY
RD-02	MINOR ARTERIAL ROADWAY
RD-03	COLLECTOR ROADWAY
RD-04	MAJOR LOCAL / INDUSTRIAL ROADWAY
RD-05	MINOR LOCAL ROADWAY
RD-06	ALLEY
RD-07	RURAL ROADWAY (AADT < 1500)

CHARACTER DISTRICT STREET SECTIONS	
DS01	RURAL NEIGHBORHOOD ROADSIDE DITCH
DS02	*BLANK*
DS03	*BLANK*
DS04	*BLANK*
DS05	*BLANK*
DS06	LARGE LOT NEIGHBORHOOD
DS07	*BLANK*
DS08	*BLANK*
DS09	*BLANK*
DS10	SUBURBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES
DS11	SUBURBAN NEIGHBORHOOD PARALLEL PARKING ONE SIDE
DS12	SUBURBAN NEIGHBORHOOD NO PARALLEL PARKING
DS13	SUBURBAN BOULEVARD PARALLEL PARKING BOTH SIDES
DS14	SUBURBAN BOULEVARD NO PARALLEL PARKING
DS15	*BLANK*
DS16	*BLANK*
DS17	*BLANK*
DS18	URBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES
DS19	URBAN NEIGHBORHOOD NO PARALLEL PARKING
DS20	URBAN CENTER PARALLEL PARKING BOTH SIDES
DS21	URBAN CENTER NO PARALLEL PARKING
DS22	URBAN BOULEVARD PARALLEL PARKING BOTH SIDES
DS23	URBAN BOULEVARD NO PARALLEL PARKING
DS24	URBAN BOULEVARD 4 LANE
DS25	URBAN AVENUE PARALLEL PARKING BOTH SIDES
DS26	URBAN AVENUE NO PARALLEL PARKING
DS27	URBAN AVENUE 4 LANE
DS28	*BLANK*
DS29	*BLANK*
DS30	*BLANK*
DS31	*BLANK*
DS32	*BLANK*
DS33	*BLANK*
DS34	INDUSTRIAL TWO LANE
DS35	*INDUSTRIAL THREE LANE*
DS36	*BLANK*
DS37	*BLANK*
DS38	*BLANK*
DS39	INTERNAL DRIVE COMMERCIAL AND MIXED-USE
DS40	INTERNAL DRIVE INDUSTRIAL

STANDARD DETAILS	
SD-01	CURB AND GUTTER AND POST CURB
SD-02	EXTRUDED MOUNTABLE CURB
SD-03	RIBBON CURB
SD-04	*BLANK*
SD-05	*BLANK*
SD-06	INSET PARALLEL PARKING ISLAND
SD-07	INTERSECTION CONFIGURATION AND GEOMETRY
SD-08	*BLANK*
SD-09	*BLANK*
SD-10	CONCRETE SIDEWALK
SD-11	SHARED USE PATH
SD-12	DRIVEWAY APRON
SD-13	*BLANK*
SD-14	*BLANK*
SD-15	CUL-DE-SAC
SD-16	TEMPORARY TURNAROUND
SD-17	*BLANK*
SD-18	*BLANK*
SD-19	STREET CONTINUATION SIGNAGE

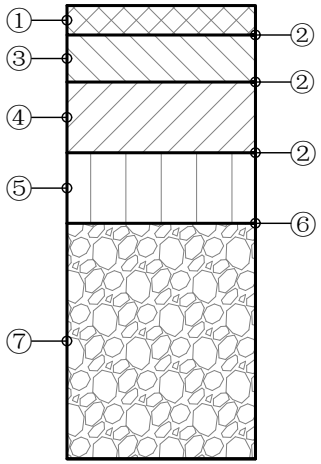
STANDARD DRAINAGE DETAILS	
DD-01	INLETS, CASTINGS, STRUCTURES, AND PIPES
DD-02	OUTLET CONTROL STRUCTURE
DD-03	TRAPEZOIDAL DITCH
DD-04	RESIDENTIAL LOT GRADING AND DRAINAGE

MISCELLANEOUS DETAILS	
MD-01	DUMPSTER PAD & ENCLOSURE
MD-02	PARKING LOT PAVEMENT SECTION
MD-03	CLUSTER BOX UNITS
MD-04	PROPERTY ADDRESSES



PAVEMENT SCHEDULE

①	**BIT. SURFACE @ 1.25" THICK** 411-02.10 ASPHALT CONCRETE MIX (PG70-22) (ACS) GRADING D (SURFACE)
②	**TACK COAT (GENERAL USE)** 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 2" THICK** 307-03.08 ASPHALT CONCRETE MIX (PG76-22) (BPMB-HM) GRADING B-M2
④	**BIT. BASE @ 3" THICK** 307-03.01 ASPHALT CONCRETE MIX (PG76-22) (BPMB-HM) GRADING A
⑤	**BIT. BASE @ 3" THICK** 307-01.22 ASPHALT CONCRETE MIX (PG76-22) (BPMB-HM) GRADING A-S
⑥	**PRIME COAT** 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑦	**MINERAL AGGREGATE BASE @ 10" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

1. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
2. DIMENSIONS REFLECT A MINIMUM STANDARD
3. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

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DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

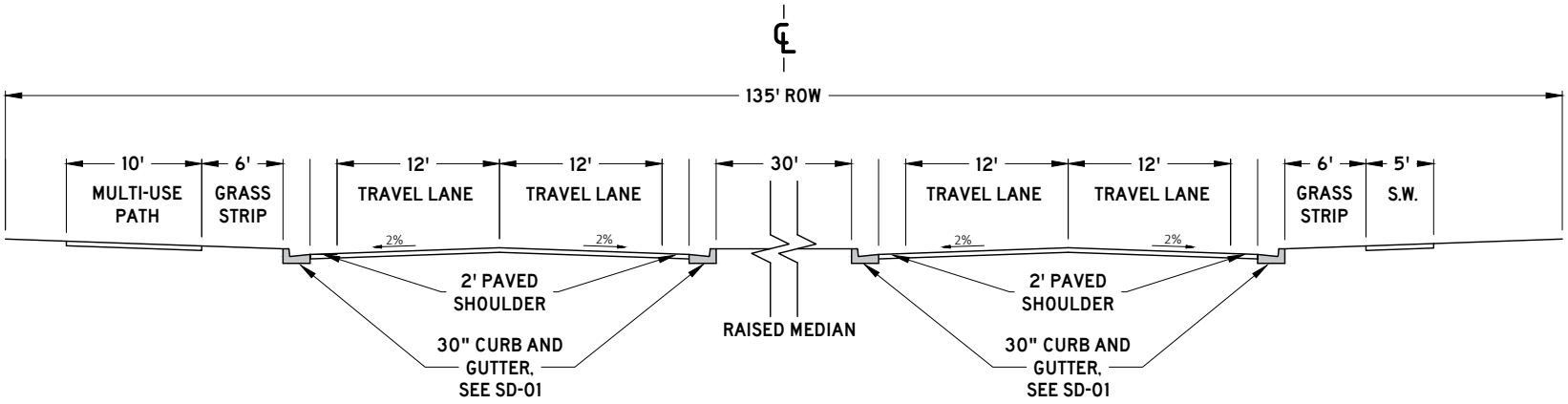
STANDARD DETAILS

MAJOR ARTERIAL ROADWAY

(NTS)

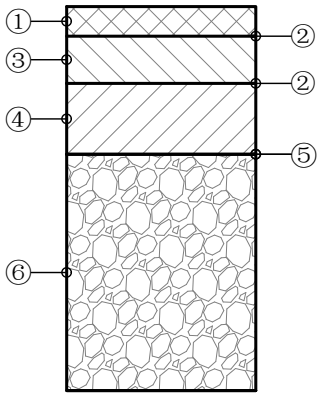
DATE
6/9/2022

RD-01



PAVEMENT SCHEDULE

①	BIT. SURFACE @ 1.25" THICK 411-02.10 ASPHALT CONCRETE MIX (PG70-22) (ACS) GRADING D (SURFACE)
②	TACK COAT (GENERAL USE) 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	BIT. BINDER @ 2" THICK 307-03.08 ASPHALT CONCRETE MIX (PG76-22) (BPMB-HM) GRADING B-M2
④	BIT. BASE @ 3" THICK 307-03.01 ASPHALT CONCRETE MIX (PG76-22) (BPMB-HM) GRADING A
⑤	PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑥	MINERAL AGGREGATE BASE @ 10" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

1. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
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3. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

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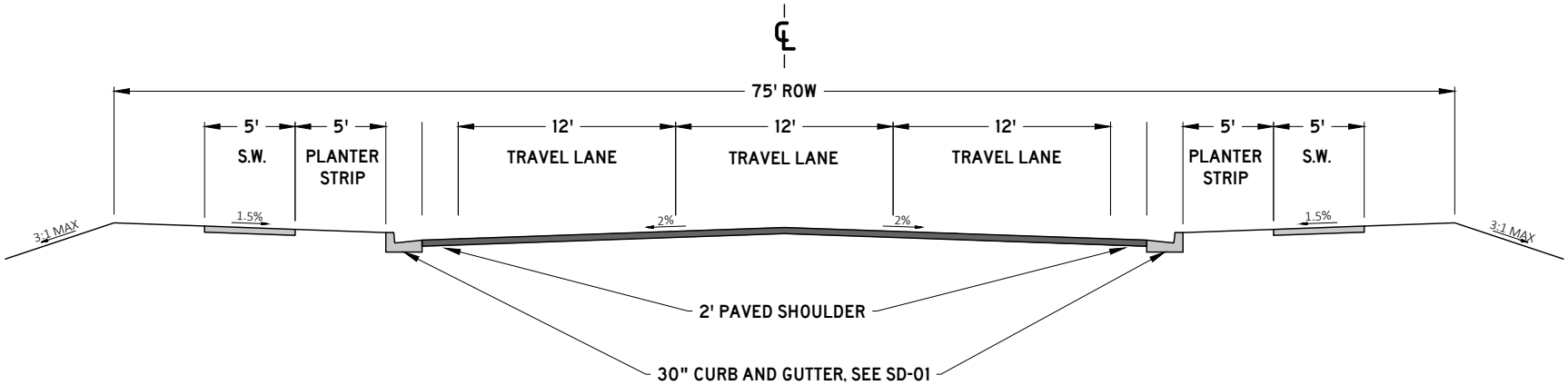
STANDARD DETAILS

MINOR ARTERIAL ROADWAY

(NTS)

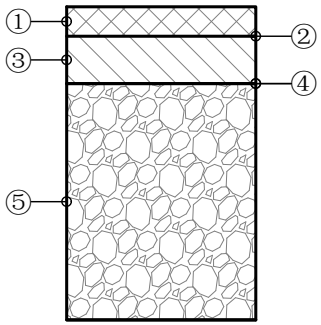
DATE
6/9/2022

RD-02



PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE)
②	**TACK COAT (GENERAL USE)** 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 3" THICK** 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④	**PRIME COAT** 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 10" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

1. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
2. DIMENSIONS REFLECT A MINIMUM STANDARD
3. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

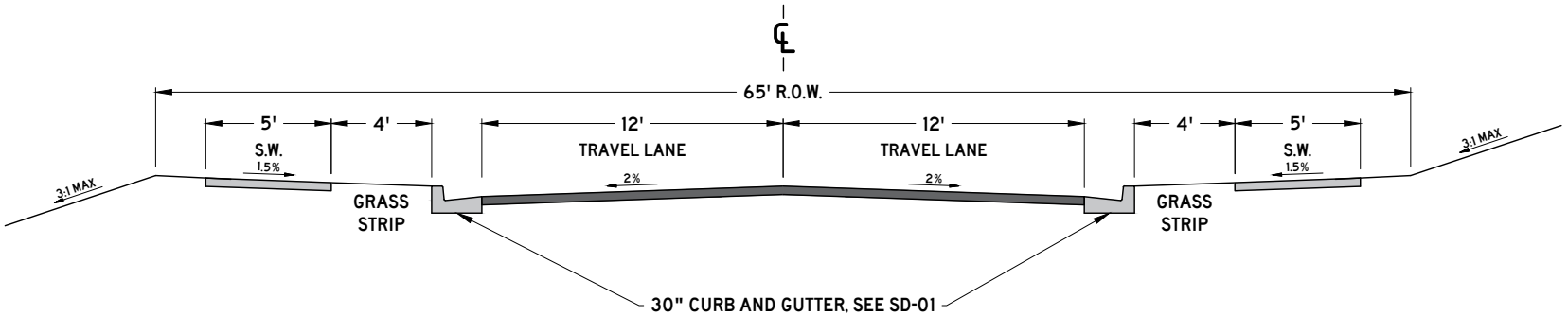
STANDARD DETAILS

COLLECTOR ROADWAY

(NTS)

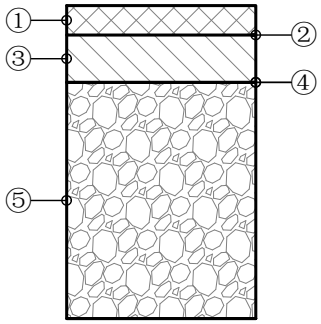
DATE
6/9/2022

RD-03



PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-W (SURFACE)
②	**TACK COAT (GENERAL USE)** 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 3" THICK** 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④	**PRIME COAT** 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 10" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

1. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
2. MAY INCLUDE A THIRD TRAVEL LANE 12 FEET IN WIDTH
3. DIMENSIONS REFLECT A MINIMUM STANDARD
4. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

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DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

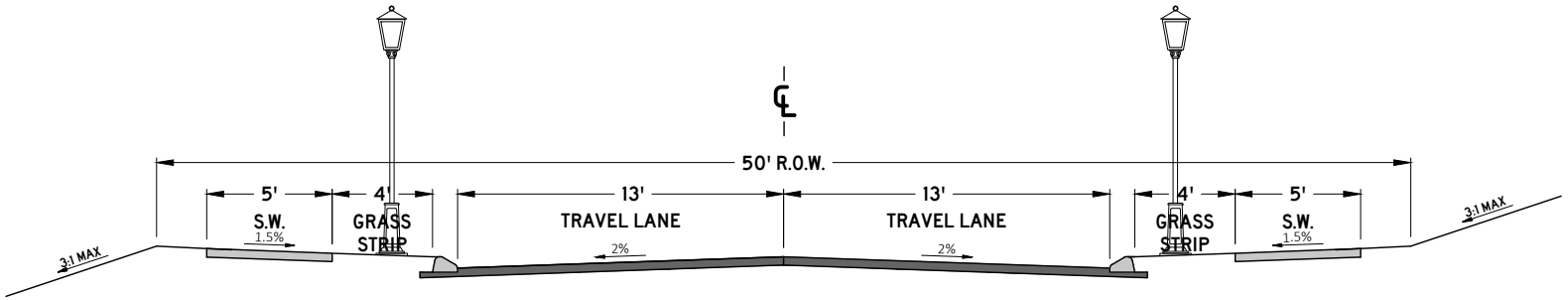
STANDARD DETAILS

MAJOR LOCAL / INDUSTRIAL ROADWAY

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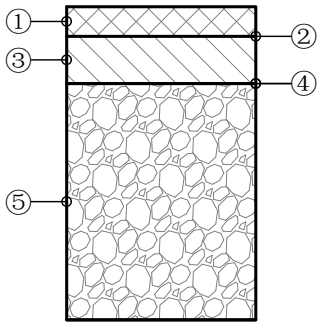
DATE
6/9/2022

RD-04



PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-W (SURFACE)
②	**TACK COAT (GENERAL USE)** 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 2" THICK** 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④	**PRIME COAT** 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 8" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

1. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
2. DIMENSIONS REFLECT A MINIMUM STANDARD
3. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

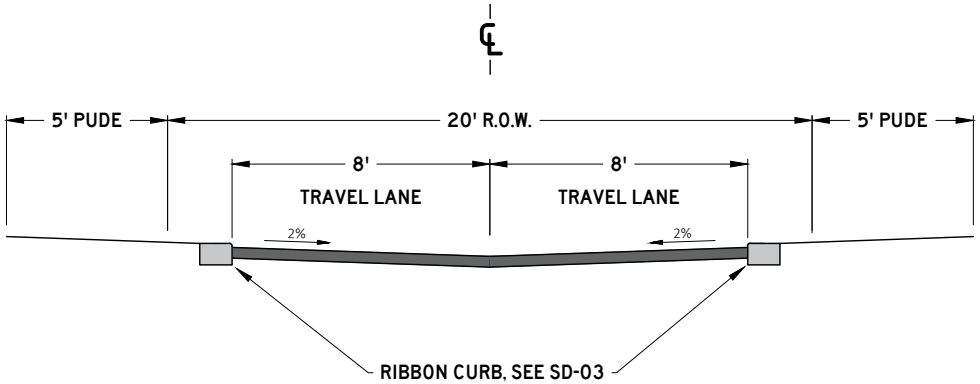
STANDARD DETAILS

MINOR LOCAL ROADWAY

(NTS)

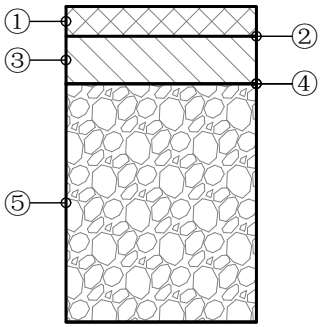
DATE
6/9/2022

RD-05



PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-W (SURFACE)
②	**TACK COAT (GENERAL USE)** 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 2" THICK** 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④	**PRIME COAT** 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 8" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

1. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
2. DIMENSIONS REFLECT A MINIMUM STANDARD
3. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

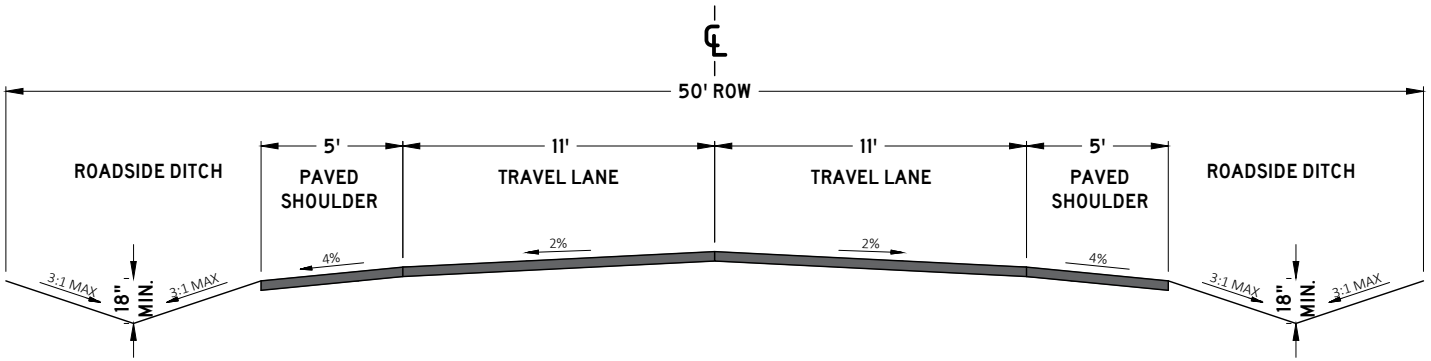
STANDARD DETAILS

ALLEY

(NTS)

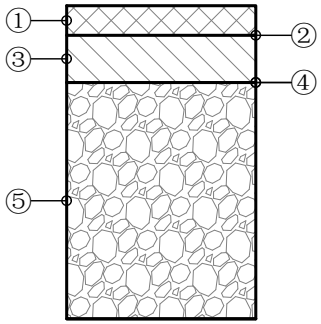
DATE
6/9/2022

RD-06



PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-W (SURFACE)
②	**TACK COAT (GENERAL USE)** 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 3" THICK** 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④	**PRIME COAT** 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 10" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

1. SUITABLE FOR RURAL ROADWAYS WITH LESS THAN 1500 AADT
2. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
3. ONLY PERMITTED ON MINOR LOCAL OR MAJOR LOCAL ROADWAY CLASSIFICATIONS
4. PAVEMENT SECTION SHALL FOLLOW MAJOR LOCAL ROADWAY
5. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
6. DIMENSIONS REFLECT A MINIMUM STANDARD
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

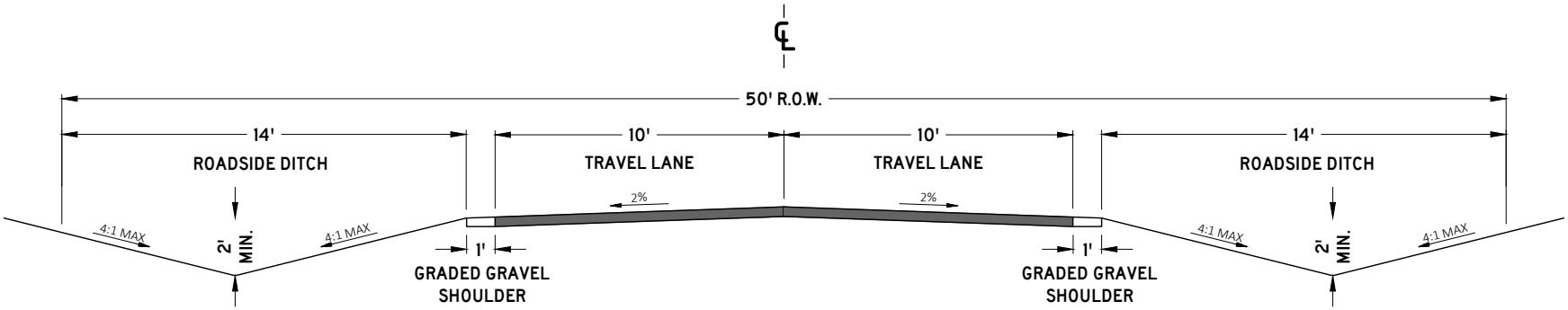
STANDARD DETAILS

RURAL ROADWAY (AADT < 1500)

(NTS)

DATE
6/9/2022

RD-07



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS.
2. ONLY PERMITTED ON MINOR LOCAL ROADWAY CLASSIFICATIONS.
3. PAVEMENT SECTION SHALL FOLLOW MINOR LOCAL ROADWAY.
4. GRADED SHOULDER DEPTH SHALL BE TO THE SAME DEPTH AS THE MINERAL AGGREGRATE BASE FOR THE PAVEMENT SECTION.
5. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED.
6. DIMENSIONS REFLECT A MINIMUM STANDARD.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER.

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

CHARACTER DISTRICT STREET
RURAL NEIGHBORHOOD
ROADSIDE DITCH

(NTS)

DATE
7/1/2024

DS-01

CITY OF COLUMBIA
TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

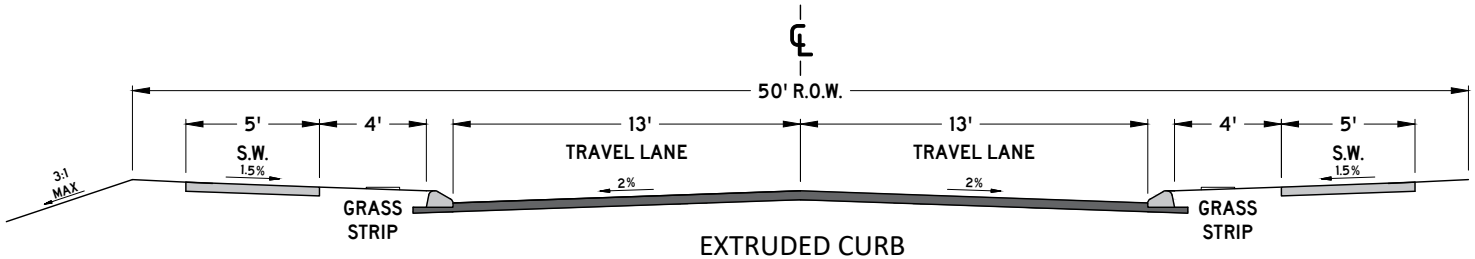
STANDARD DETAILS

CHARACTER DISTRICT STREET
RURAL NEIGHBORHOOD
CURBED

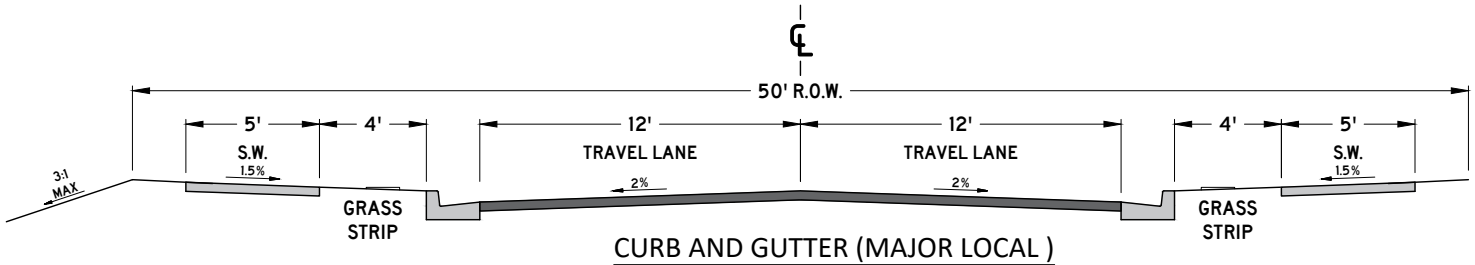
(NTS)

DATE
7/1/2024

DS-02



EXTRUDED CURB
(MINOR LOCAL)



CURB AND GUTTER (MAJOR LOCAL)

NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
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9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA
TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

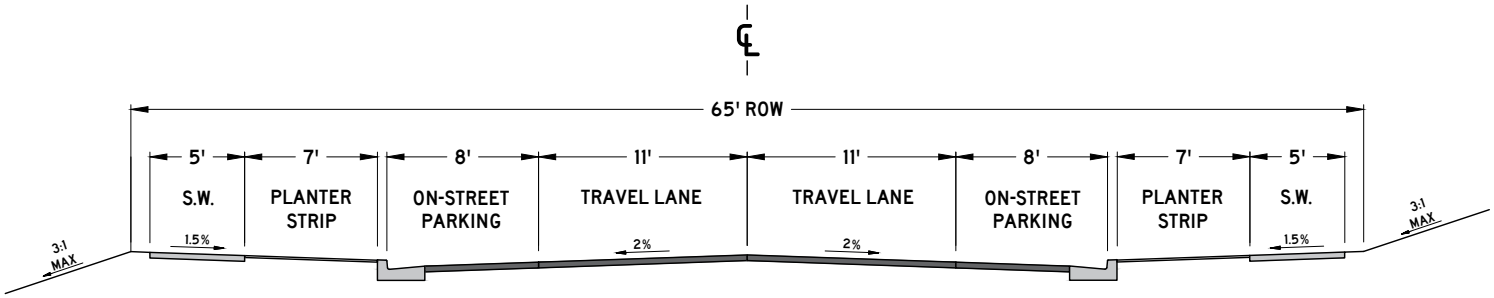
STANDARD DETAILS

CHARACTER DISTRICT STREET
LARGE LOT NEIGHBORHOOD

(NTS)

DATE
7/1/2024

DS-06



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

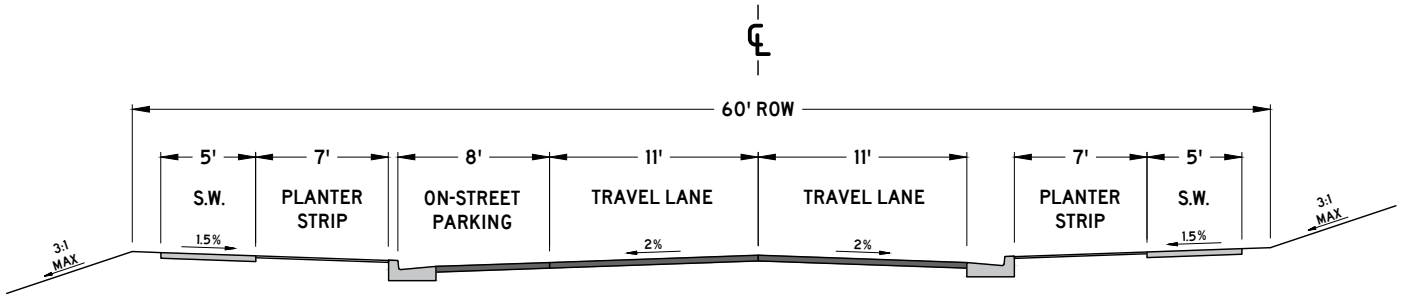
STANDARD DETAILS

CHARACTER DISTRICT STREET SUBURBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES

(NTS)

DATE
7/1/2024

DS-10



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

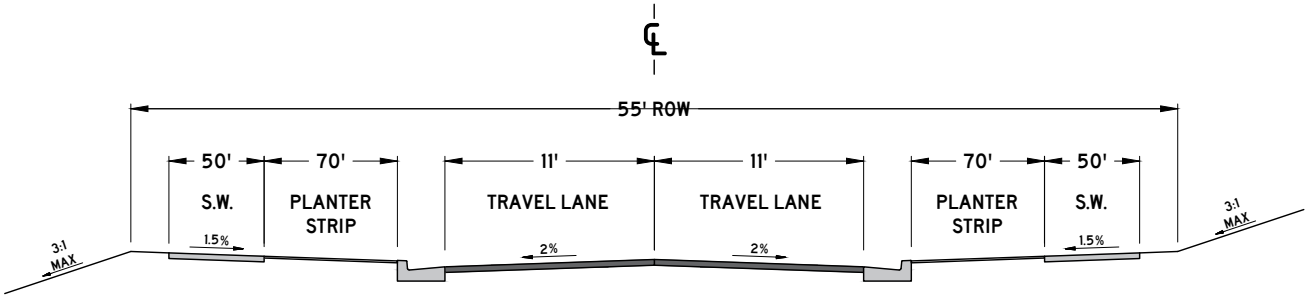
STANDARD DETAILS

CHARACTER DISTRICT STREET
SUBURBAN NEIGHBORHOOD STREET
PARALLEL PARKING ONE SIDE

(NTS)

DATE
7/1/2024

DS-11



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

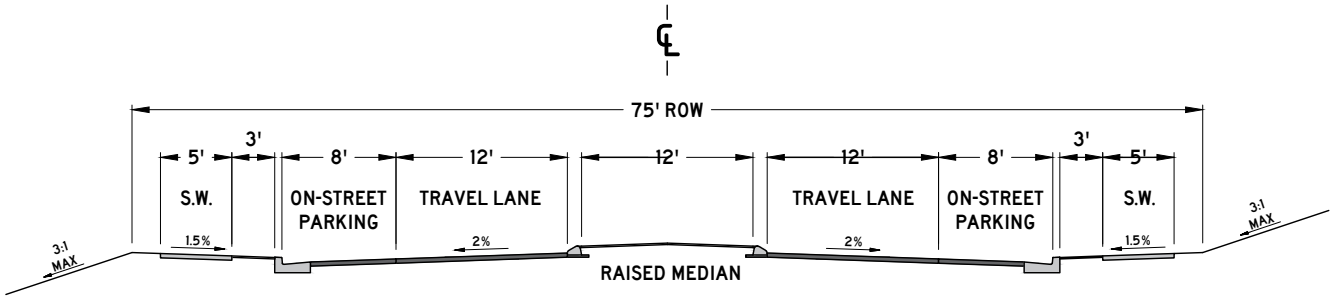
STANDARD DETAILS

CHARACTER DISTRICT STREET
SUBURBAN NEIGHBORHOOD
NO PARALLEL PARKING

(NTS)

DATE
7/1/2024

DS-12



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

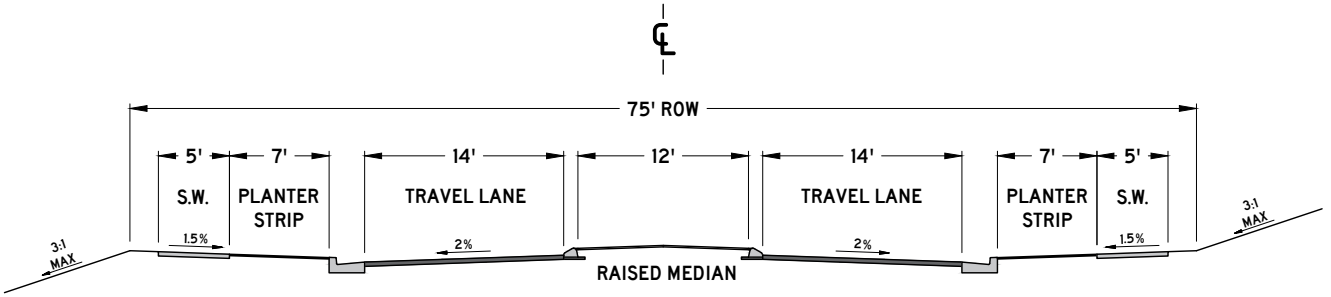
STANDARD DETAILS

CHARACTER DISTRICT STREET
SUBURBAN BOULEVARD
PARALLEL PARKING BOTH SIDES

(NTS)

DATE
7/1/2024

DS-13



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

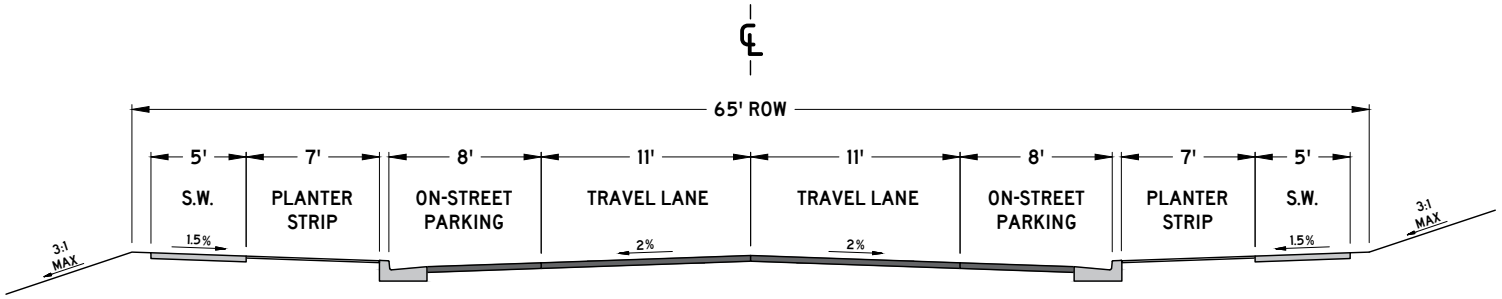
STANDARD DETAILS

CHARACTER DISTRICT STREET
SUBURBAN BOULEVARD
NO PARALLEL PARKING

(NTS)

DATE
7/1/2024

DS-14



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

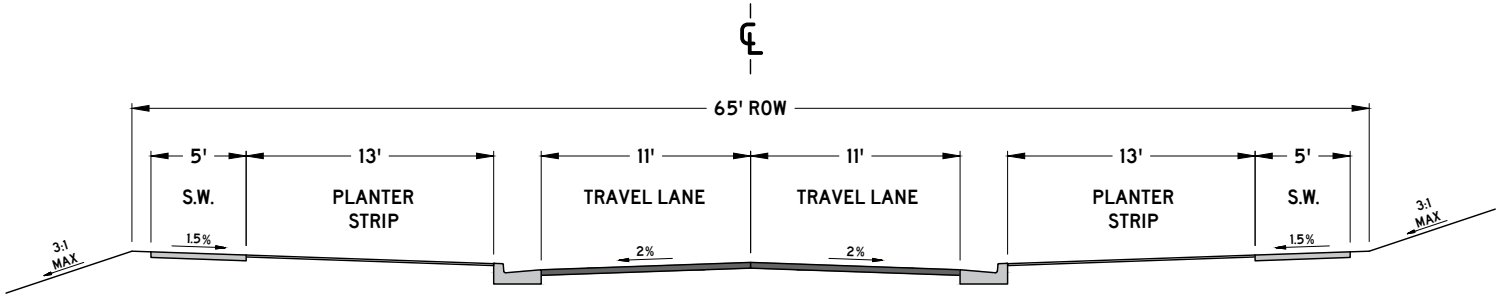
STANDARD DETAILS

CHARACTER DISTRICT STREET
URBAN NEIGHBORHOOD
PARALLEL PARKING BOTH SIDES

(NTS)

DATE
7/1/2024

DS-18



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

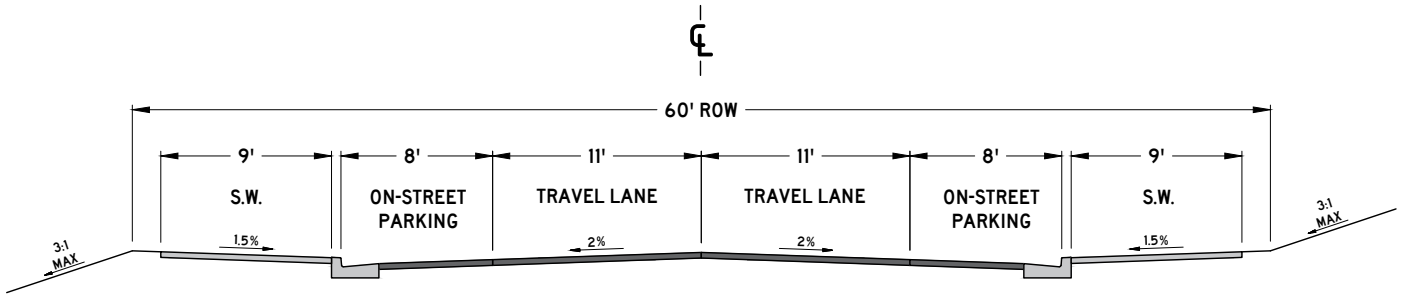
STANDARD DETAILS

CHARACTER DISTRICT STREET
URBAN NEIGHBORHOOD
NO PARALLEL PARKING

(NTS)

DATE
7/1/2024

DS-19



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

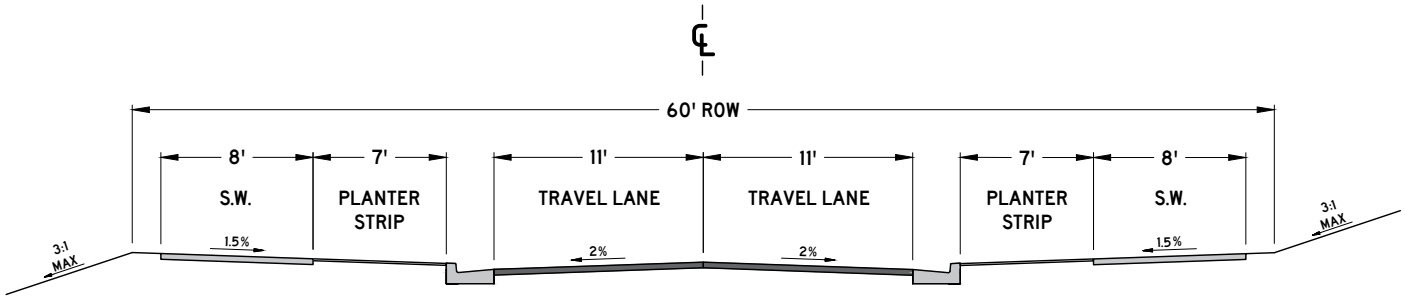
STANDARD DETAILS

CHARACTER DISTRICT STREET
URBAN CENTER
PARALLEL PARKING BOTH SIDES

(NTS)

DATE
7/1/2024

DS-20



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

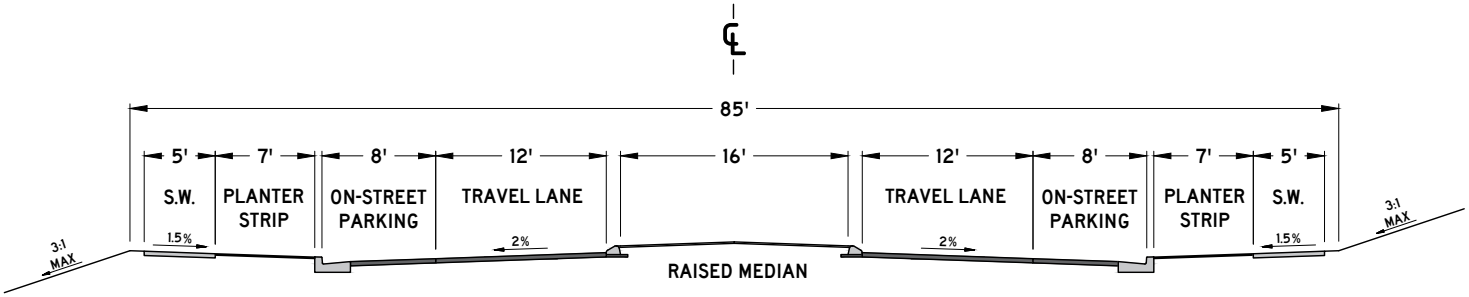
STANDARD DETAILS

CHARACTER DISTRICT STREET
URBAN CENTER
NO PARALLEL PARKING

(NTS)

DATE
7/1/2024

DS-20



NOTES:

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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

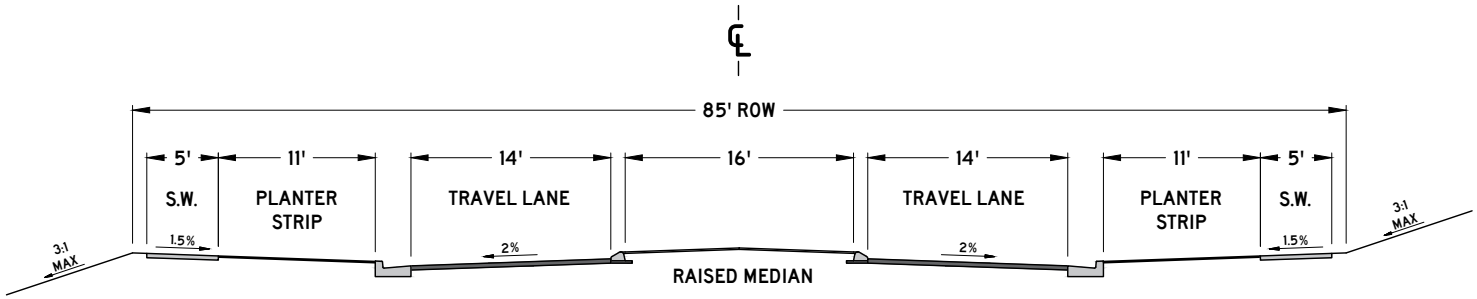
STANDARD DETAILS

CHARACTER DISTRICT STREET
URBAN BOULEVARD
PARALLEL PARKING BOTH SIDES

(NTS)

DATE
7/1/2024

DS-22



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

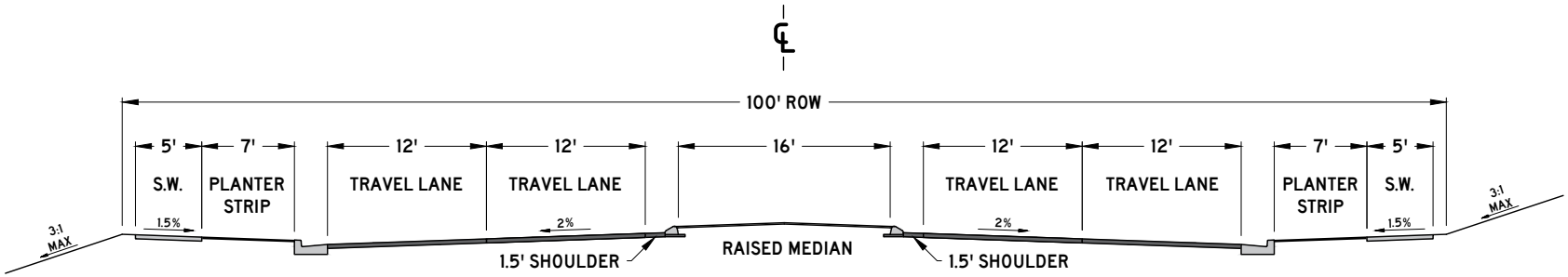
STANDARD DETAILS

CHARACTER DISTRICT STREET
URBAN BOULEVARD
NO PARALLEL PARKING

(NTS)

DATE
7/1/2024

DS-23



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

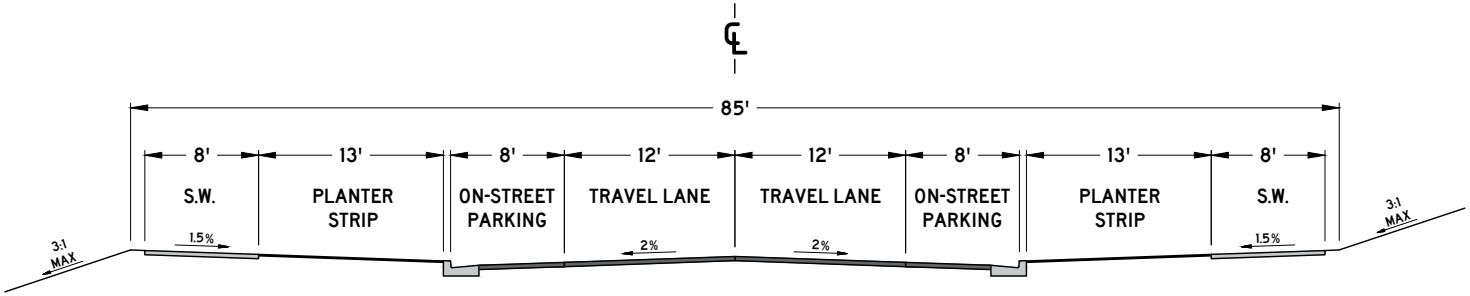
STANDARD DETAILS

CHARACTER DISTRICT STREET
URBAN BOULEVARD
FOUR LANE

(NTS)

DATE
7/1/2024

DS-24



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

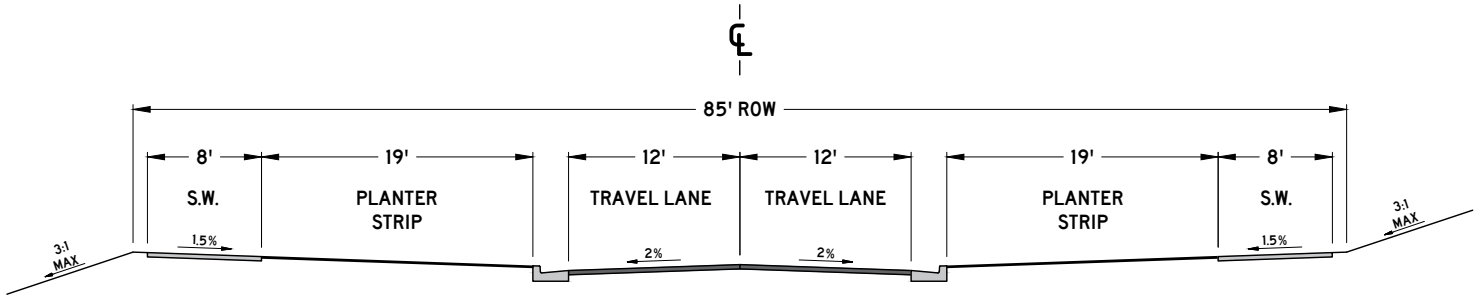
STANDARD DETAILS

CHARACTER DISTRICT STREET
URBAN AVENUE
PARALLEL PARKING BOTH SIDES

(NTS)

DATE
7/1/2024

DS-25



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

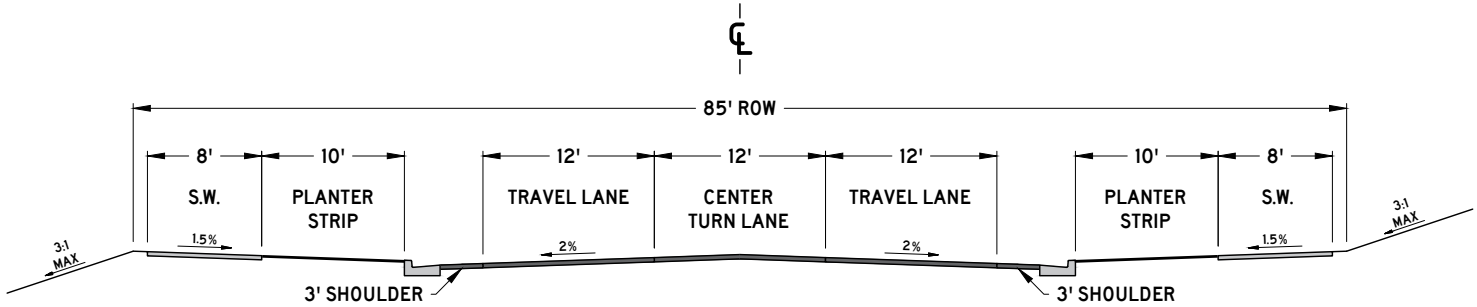
STANDARD DETAILS

CHARACTER DISTRICT STREET
URBAN AVENUE
NO PARALLEL PARKING

(NTS)

DATE
7/1/2024

DS-26



NOTES:

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8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

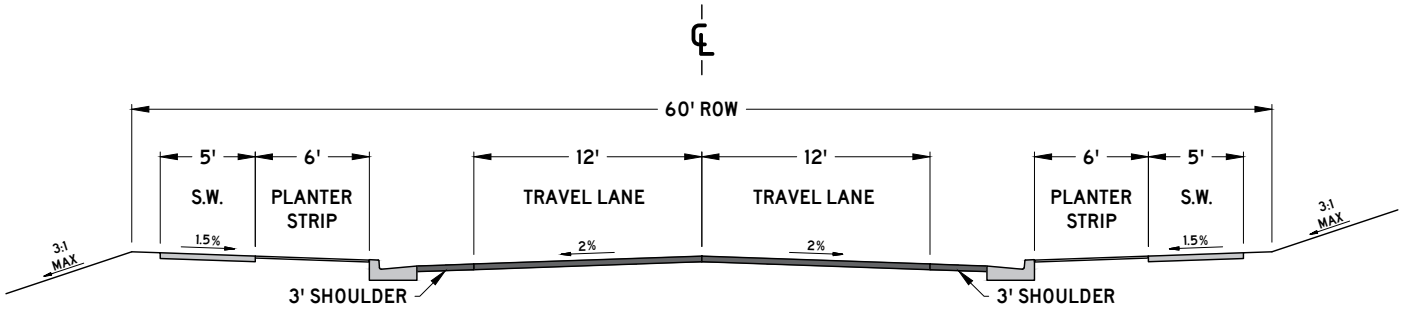
STANDARD DETAILS

CHARACTER DISTRICT STREET
URBAN AVENUE
THREE LANE

(NTS)

DATE
7/1/2024

DS-27



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

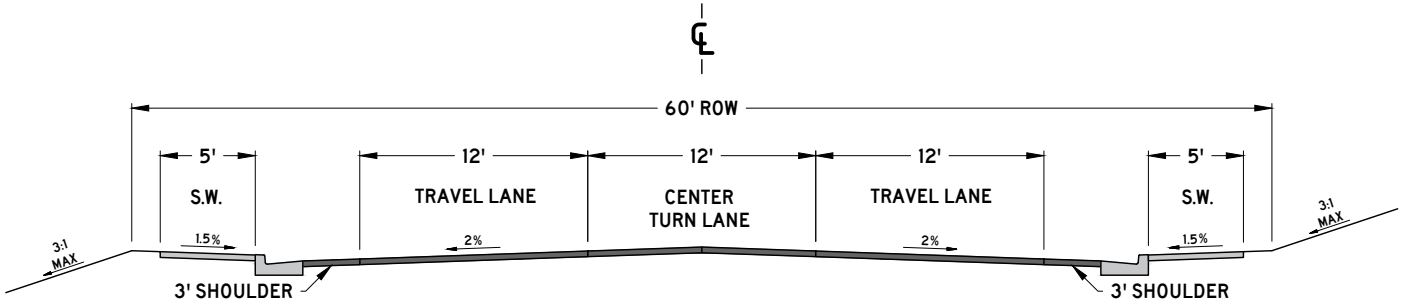
STANDARD DETAILS

CHARACTER DISTRICT STREET
INDUSTRIAL
TWO LANE

(NTS)

DATE
7/1/2024

DS-34



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA
TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

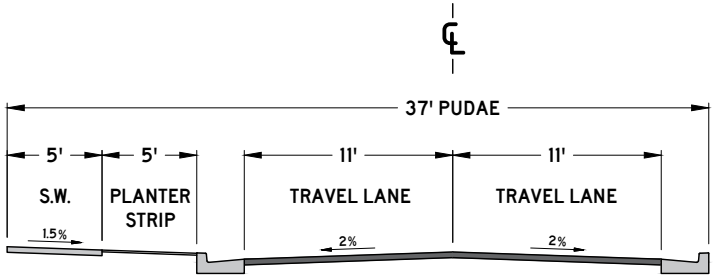
STANDARD DETAILS

CHARACTER DISTRICT STREET
INDUSTRIAL
THREE LANE

(NTS)

DATE
7/1/2024

DS-35



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. PAVEMENT SECTION SHALL FOLLOW THE MINOR LOCAL ROADWAY CLASSIFICATION'S STANDARD DETAIL
3. CURB AND GUTTER, SEE SD-01
4. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
5. DIMENSIONS REFLECT A MINIMUM STANDARD
6. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER
7. SHALL BE ENCOMPASSED IN A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE). ADDITIONAL EASEMENTS MAY BE REQUIRED.
8. ADDITIONAL ELEMENTS SUCH AS PLANTER STRIPS, TREE WELLS, PLANTERS, DECORATIVE LIGHTING, AND ANGLE PARKING MAY BE PROVIDED. DIMENSIONS AND PLACEMENT OF SUCH ELEMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
9. PLANTER STRIPS MAY BE SUBSTITUTED WITH AN EQUIVALENT WIDTH OF SIDEWALK WITH TREE WELLS OR PLANTERS.
10. SIDEWALK AND PLANTER STRIPS SHALL BE PROVIDED ON AT LEAST ONE SIDE AND ON ALL SIDES WHERE BUILDING ENFRONT THE INTERNAL DRIVE

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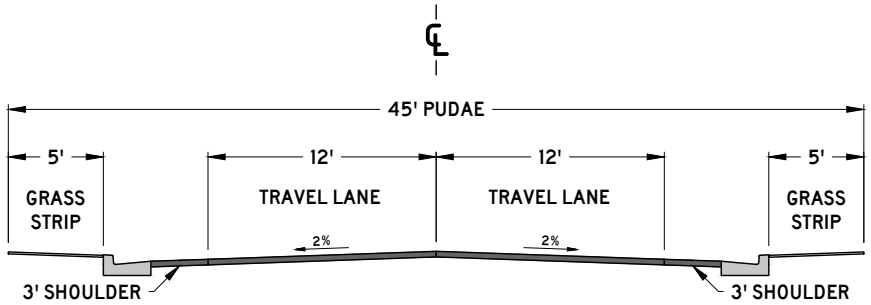
STANDARD DETAILS

INTERNAL DRIVE
COMMERCIAL AND MIXED-USE

(NTS)

DATE
7/1/2024

DS-39



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. PAVEMENT SECTION SHALL FOLLOW THE MAJOR LOCAL / INDUSTRIAL ROADWAY CLASSIFICATION'S STANDARD DETAIL
3. CURB AND GUTTER, SEE SD-01
4. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
5. DIMENSIONS REFLECT A MINIMUM STANDARD
6. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER
7. SHALL BE ENCOMPASSED IN A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE). ADDITIONAL EASEMENTS MAY BE REQUIRED.
8. ADDITIONAL ELEMENTS SUCH AS PLANTER STRIPS, TREE WELLS, PLANTERS, DECORATIVE LIGHTING, AND ANGLE PARKING MAY BE PROVIDED. DIMENSIONS AND PLACEMENT OF SUCH ELEMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
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ENGINEERING DIVISION

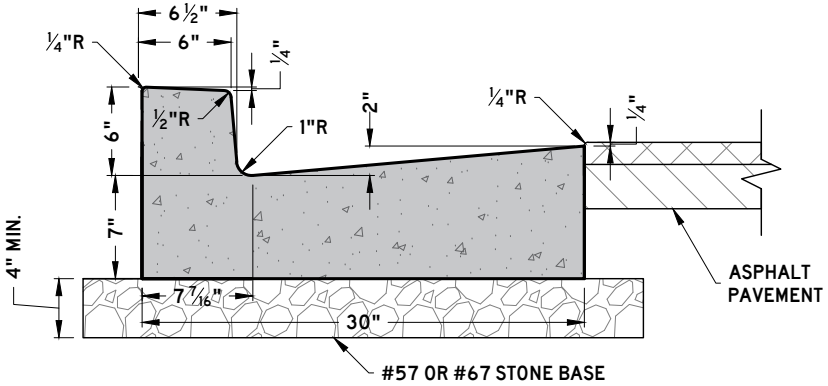
STANDARD DETAILS

INTERNAL DRIVE INDUSTRIAL ELEMENTS MAY VARY

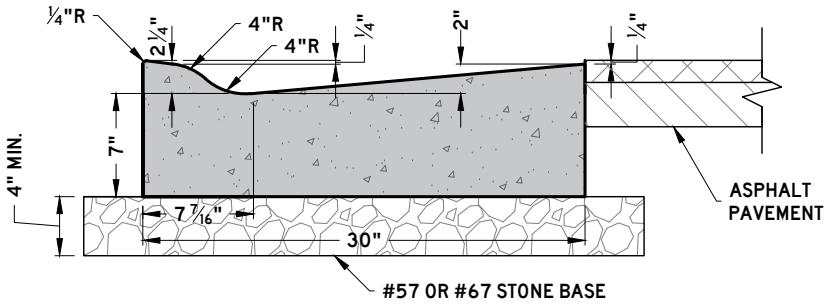
(NTS)

DATE
7/1/2024

DS-40



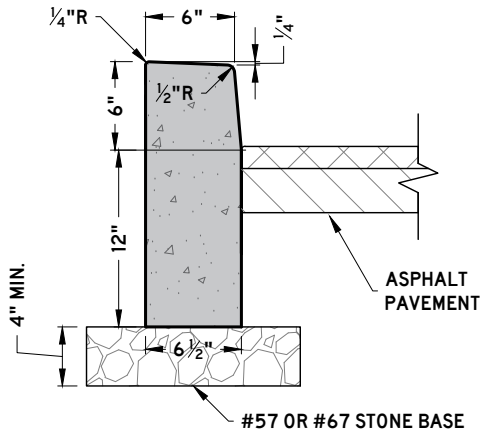
6-30 CONCRETE CURB AND GUTTER



LOWERED CONCRETE CURB AND GUTTER

NOTES:

1. BASED ON TDOT STANDARD DRAWING RP-VC-11
2. ONLY PERMITTED IN APPLICABLE ROADWAY SECTIONS
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK
   - 5.2. A MAXIMUM SPACING OF 100 FEET
   - 5.3. AT TANGENTS OF ALL RADII OF CURVES
   - 5.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   - 5.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   - 5.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - 5.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. CONTRACTION JOINTS SHALL BE AS FOLLOWS:
   - 6.1. A MAXIMUM SPACING OF 10 FEET
   - 6.2. A MINIMUM SPACING OF 6 FEET
   - 6.3. 1/4 INCH DEPTH, EITHER SAWCUT OR HAND GROOVED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



VERTICAL POST CURB

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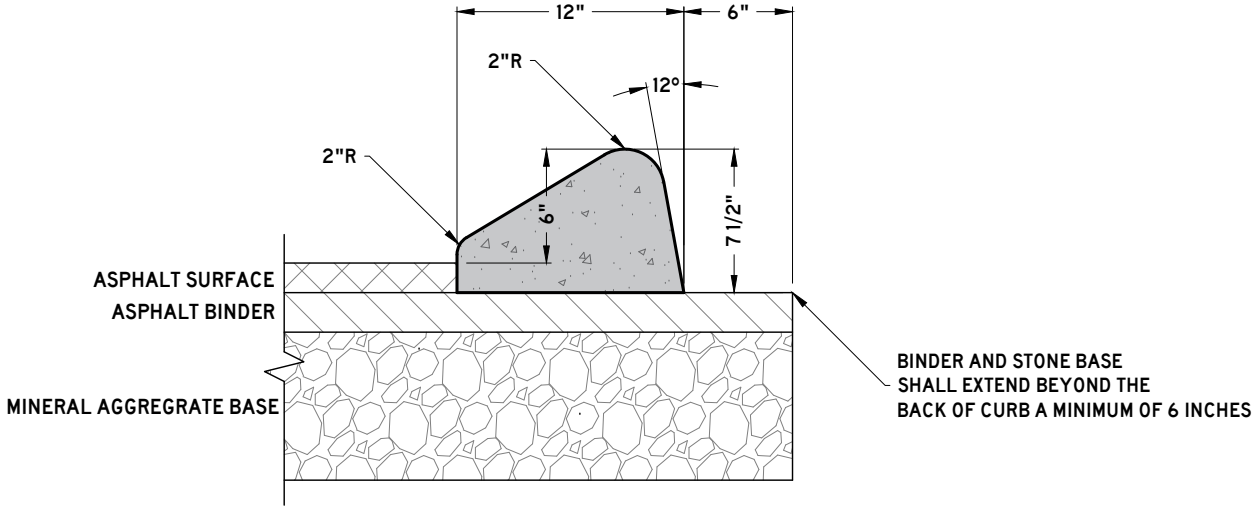
STANDARD DETAILS

CURB AND GUTTER AND POST CURB

(NTS)

DATE
6/9/2022

SD-01



NOTES:

1. BASED ON TDOT STANDARD DRAWING RP-SC-1
2. ONLY PERMITTED IN APPLICABLE ROADWAY SECTIONS
3. CLASS A 3000 PSI CONCRETE
4. CONTRACTION JOINTS SHALL BE AS FOLLOWS:
   - 4.1. A MAXIMUM SPACING OF 10 FEET
   - 4.2. A MINIMUM SPACING OF 6 FEET
   - 4.3. 1/4 INCH DEPTH, EITHER SAWCUT OR HAND GROOVED.
5. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA
TENNESSEE

CITY OF COLUMBIA
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ENGINEERING DIVISION

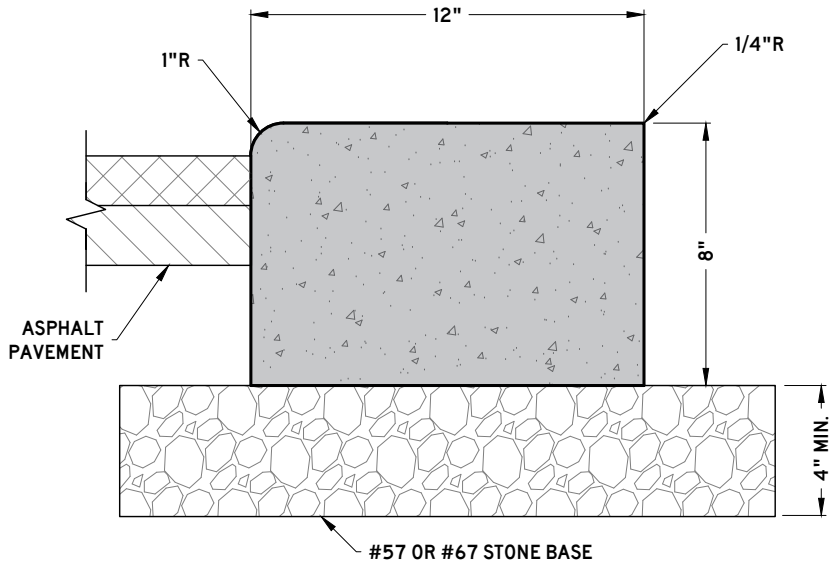
STANDARD DETAILS

EXTRUDED MOUNTABLE CURB

(NTS)

DATE
6/9/2022

SD-02



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON ALLEYS
3. CLASS A 3000 PSI CONCRETE
4. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 4.1. 1/2 INCH THICK
   - 4.2. A MAXIMUM SPACING OF 100 FEET
   - 4.3. AT TANGENTS OF ALL RADII OF CURVES
   - 4.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   - 4.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   - 4.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - 4.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
5. CONTRACTION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. A MAXIMUM SPACING OF 10 FEET
   - 5.2. A MINIMUM SPACING OF 6 FEET
   - 5.3. 1/4 INCH DEPTH, EITHER SAWCUT OR HAND GROOVED.
6. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

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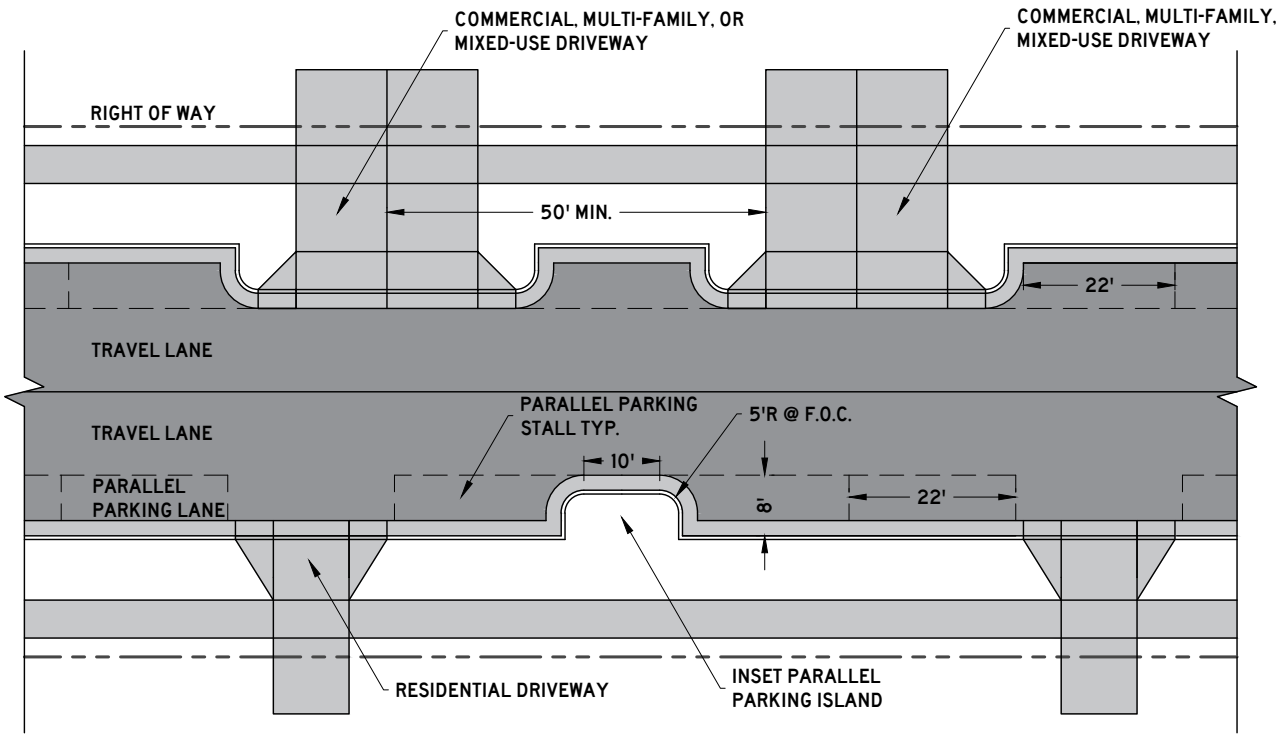
STANDARD DETAILS

RIBBON CURB

(NTS)

DATE
6/9/2022

SD-03



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. PARKING ISLANDS SHALL BE PROVIDED EVERY 220 FEET AT MINIMUM.
3. PARKING ISLANDS SHALL BE PROVIDED AT EVERY INTERSECTION.
4. COMMERCIAL, MULTI-FAMILY, AND MIXED-USE DRIVEWAYS SHALL REQUIRE PARKING ISLANDS ADJACENT TO THE DRIVEWAY.
5. RESIDENTIAL DRIVEWAYS SHALL NOT REQUIRE PARKING ISLANDS ADJACENT TO THE DRIVEWAY, BUT SHALL BE LOCATED BETWEEN PARKING STALLS WHERE PRACTICABLE.
6. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

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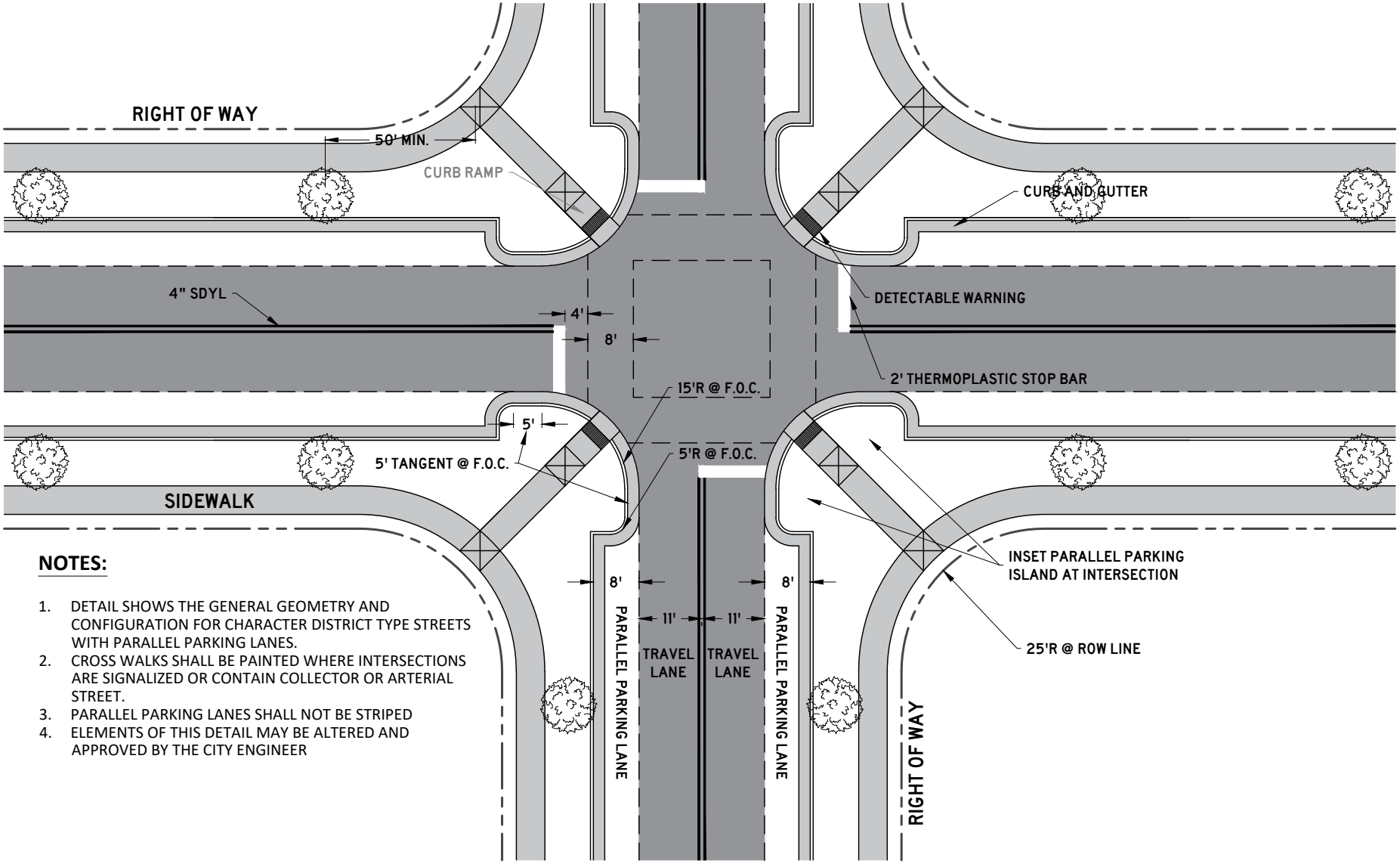
STANDARD DETAILS

INSET PARALLEL PARKING AND ISLANDS

(NTS)

DATE
6/9/2022

SD-06



NOTES:

1. DETAIL SHOWS THE GENERAL GEOMETRY AND CONFIGURATION FOR CHARACTER DISTRICT TYPE STREETS WITH PARALLEL PARKING LANES.
2. CROSS WALKS SHALL BE PAINTED WHERE INTERSECTIONS ARE SIGNALIZED OR CONTAIN COLLECTOR OR ARTERIAL STREET.
3. PARALLEL PARKING LANES SHALL NOT BE STRIPED
4. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

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TENNESSEE

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ENGINEERING DIVISION

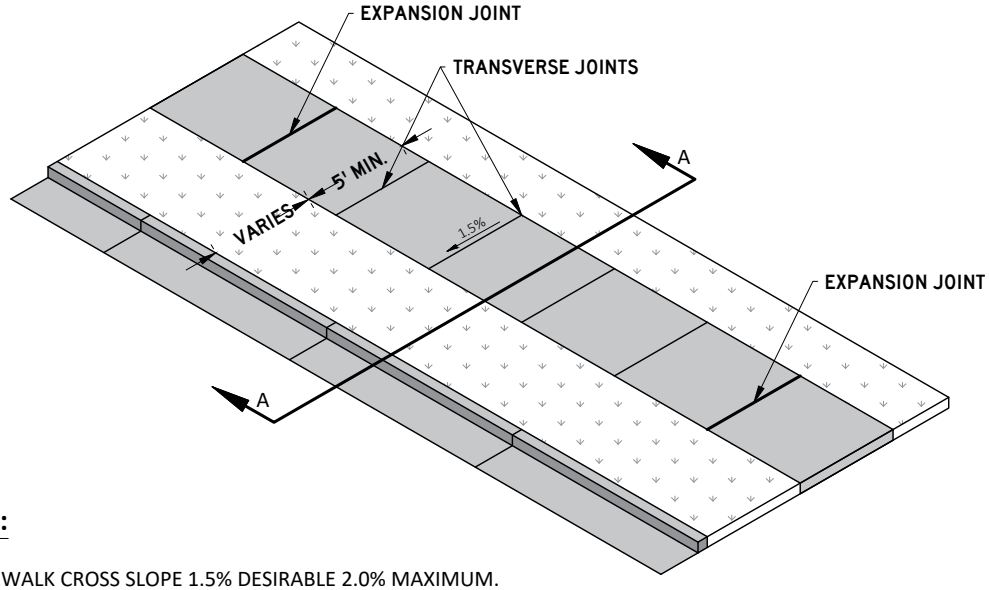
STANDARD DETAILS

INTERSECTION CONFIGURATION AND GEOMETRY

(NTS)

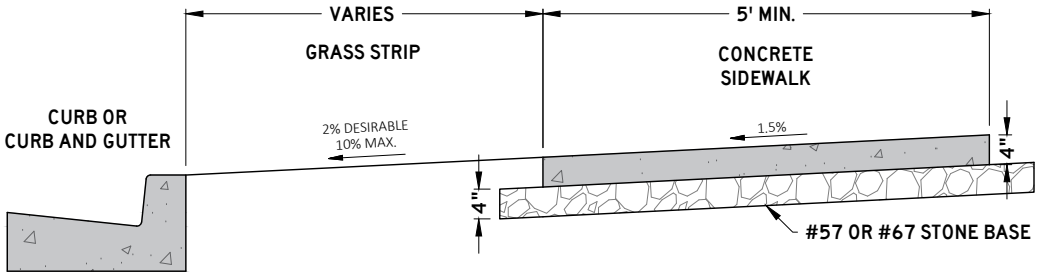
DATE
6/9/2022

SD-07



NOTES:

1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. SIDEWALK GRADE SHALL FOLLOW THE ROAD GRADE WHERE POSSIBLE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. 4" MIN. THICKNESS CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT, BROOM FINISHED.
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK
   - 5.2. A MAXIMUM SPACING OF 25 FEET
   - 5.3. AT TANGENTS OF ALL RADII OF CURVES
   - 5.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   - 5.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   - 5.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - 5.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. PROVIDE TRANSVERSE JOINTS AS NEARLY AS SQUARE AS PRACTICABLE. ON SIDEWALKS GREATER THAN 8 FEET IN WIDTH, PROVIDE A LONGITUDINAL JOINT ALONG THE CENTERLINE OF THE SIDEWALK.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



SECTION AA

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
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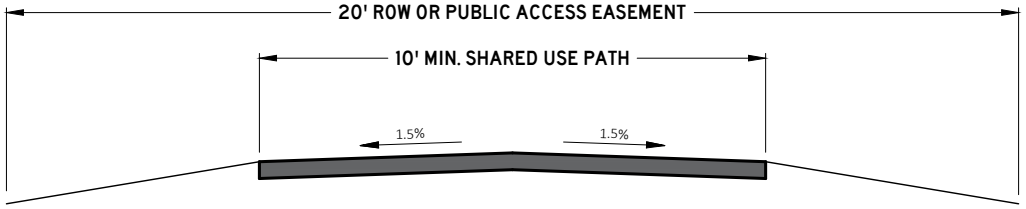
STANDARD DETAILS

CONCRETE SIDEWALK

(NTS)

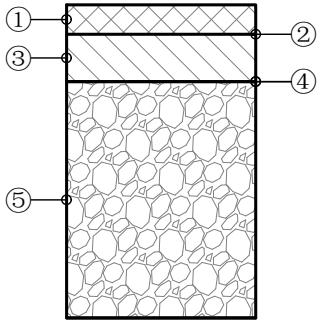
DATE
6/9/2022

SD-10



PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-W (SURFACE)
②	**TACK COAT (GENERAL USE)** 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 2" THICK** 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④	**PRIME COAT** 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 6" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

1. CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. MAY BE GRADED TO DRAIN TO ONE DIRECTION, OR CROWNED AS SHOWN.
3. WHERE ADJACENT TO A ROADWAY, PATH SHALL BE GRADED TO DRAIN TOWARDS CURB LINE.
4. CONCRETE PAVEMENT ALLOWED, SEE SD-10 FOR CONSTRUCTION METHODS AND MATERIALS.
5. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

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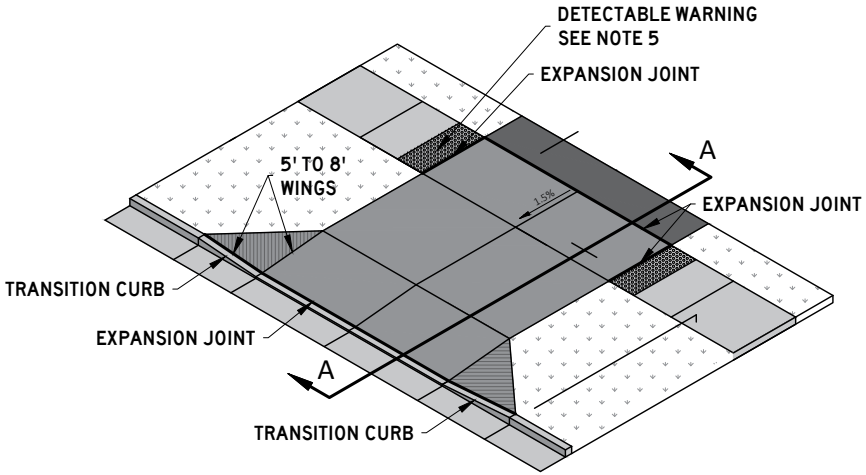
STANDARD DETAILS

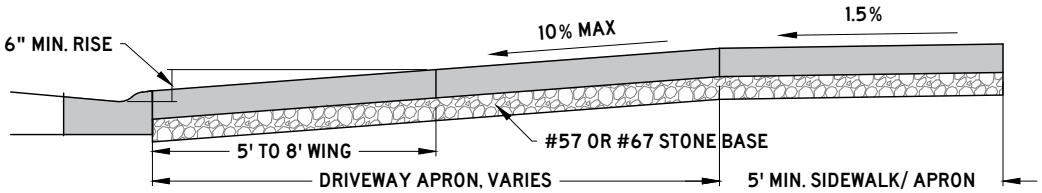
SHARED USE PATH

(NTS)

DATE
6/9/2022

SD-11





SECTION AA

NOTES:

1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. APRON SLOPE 2.0% MIN. 10% MAX. MINIMUM OF 6" RISE ABOVE GUTTER LINE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT
   - 4.1. 6" MIN. THICKNESS RESIDENTIAL.
   - 4.2. 8" MIN. THICKNESS COMMERCIAL, MULTI-FAMILY, AND MIXED-USE.
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK.
   - 5.2. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1).
   - 5.3. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139).
6. DETECTABLE WARNINGS WHERE DRIVEWAY IS STOP CONTROLLED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

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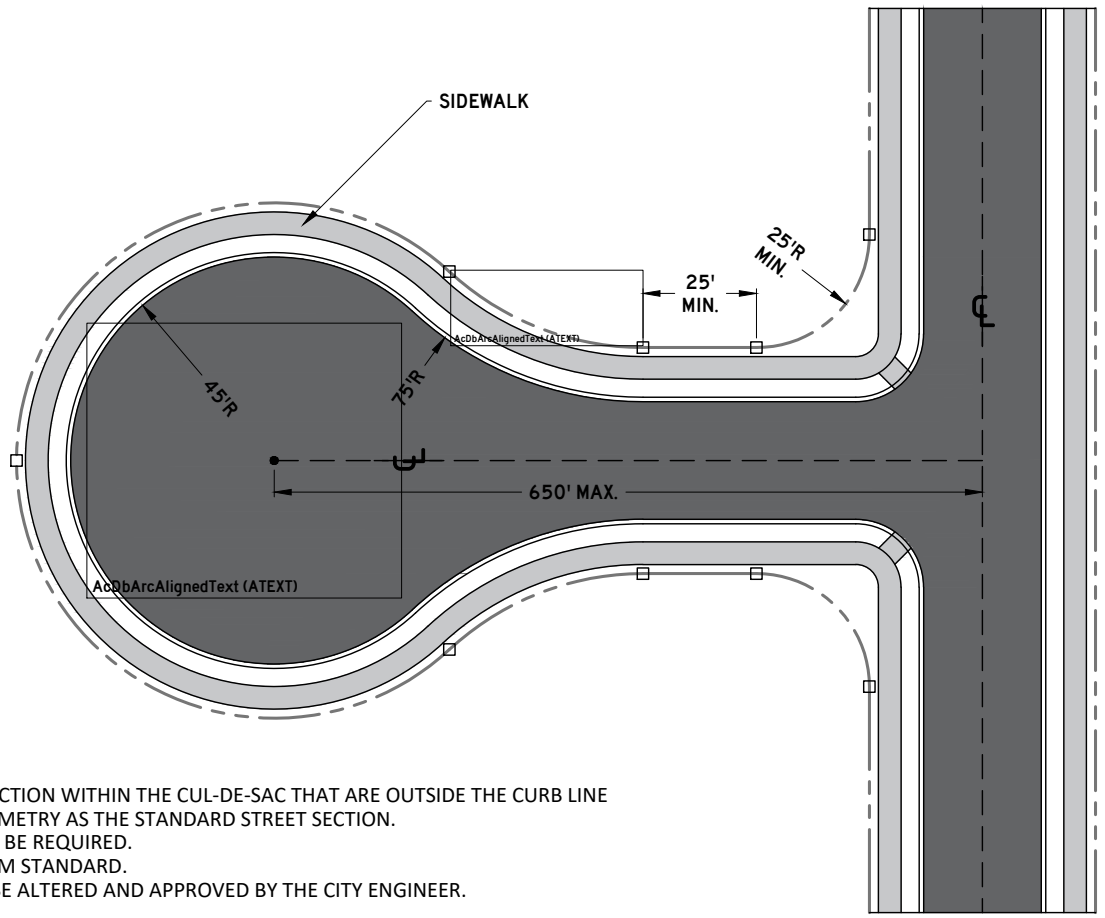
STANDARD DETAILS

DRIVEWAY APRON

(NTS)

DATE
6/9/2022

SD-12



NOTES:

1. ALL ELEMENTS OF THE STREET SECTION WITHIN THE CUL-DE-SAC THAT ARE OUTSIDE THE CURB LINE SHALL MAINTAIN THE SAME GEOMETRY AS THE STANDARD STREET SECTION.
2. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED.
3. DIMENSIONS REFLECT A MINIMUM STANDARD.
4. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER.

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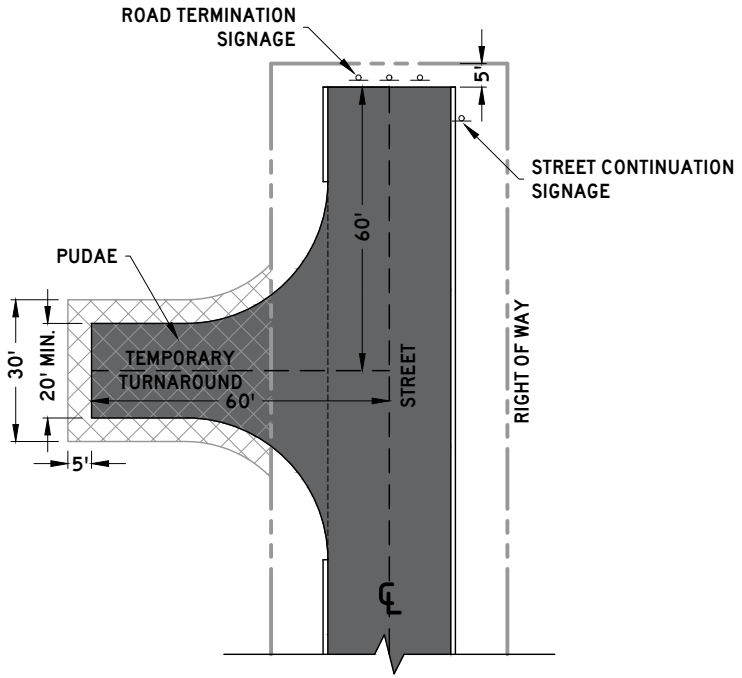
STANDARD DETAILS

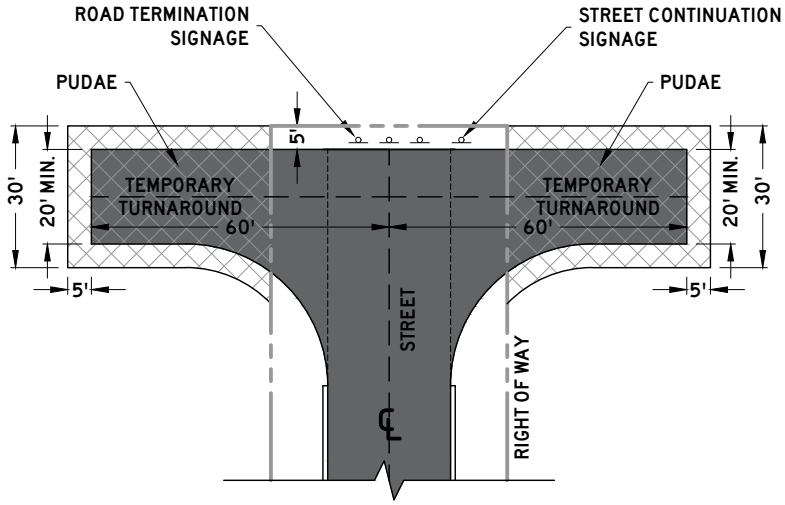
CUL-DE-SAC

(NTS)

DATE
6/9/2022

SD-15

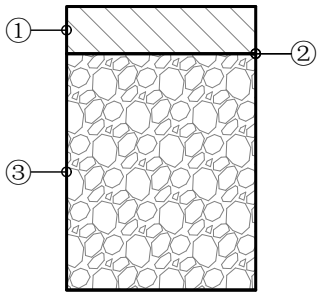




NOTES:

1. TEMPORARY TURNAROUNDS SHALL BE SHOWN ON ALL FINAL PLATS AND DEVELOPMENT PLANS WHERE REQUIRED
2. TEMPORARY TURNAROUNDS SHALL BE CONSTRUCTED PRIOR TO FINAL PLAT APPROVAL
3. TERMINATION AND STREET CONTINUATION SIGNAGE SHALL BE INSTALLED PRIOR TO FINAL PLAT APPROVAL
4. TURNAROUNDS SHALL BE CONSTRUCTED TO DRAIN
5. IF A CONNECTION IS NOT MADE TO ALLOW FOR THE REMOVAL OF THE TURNAROUND PRIOR TO STREET FINAL SURFACING, THE TURNAROUND SHALL BE SURFACED, CURBED, AND STRIPED WITH NO PARKING HATCHING.
6. ONCE ROADWAY CONNECTION IS MADE TO ALLOW FOR REMOVAL, THE TURNAROUND SHALL BE REMOVED PRIOR TO ANY FINAL PLAT OR FURTHER PERMITS BEING ISSUED.
7. DIMENSIONS REFLECT A MINIMUM STANDARD
8. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

PAVEMENT SCHEDULE	
①	BIT. BINDER @ 2" THICK 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
②	PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
③	MINERAL AGGREGATE BASE @ 8" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



CITY OF COLUMBIA
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ENGINEERING DIVISION

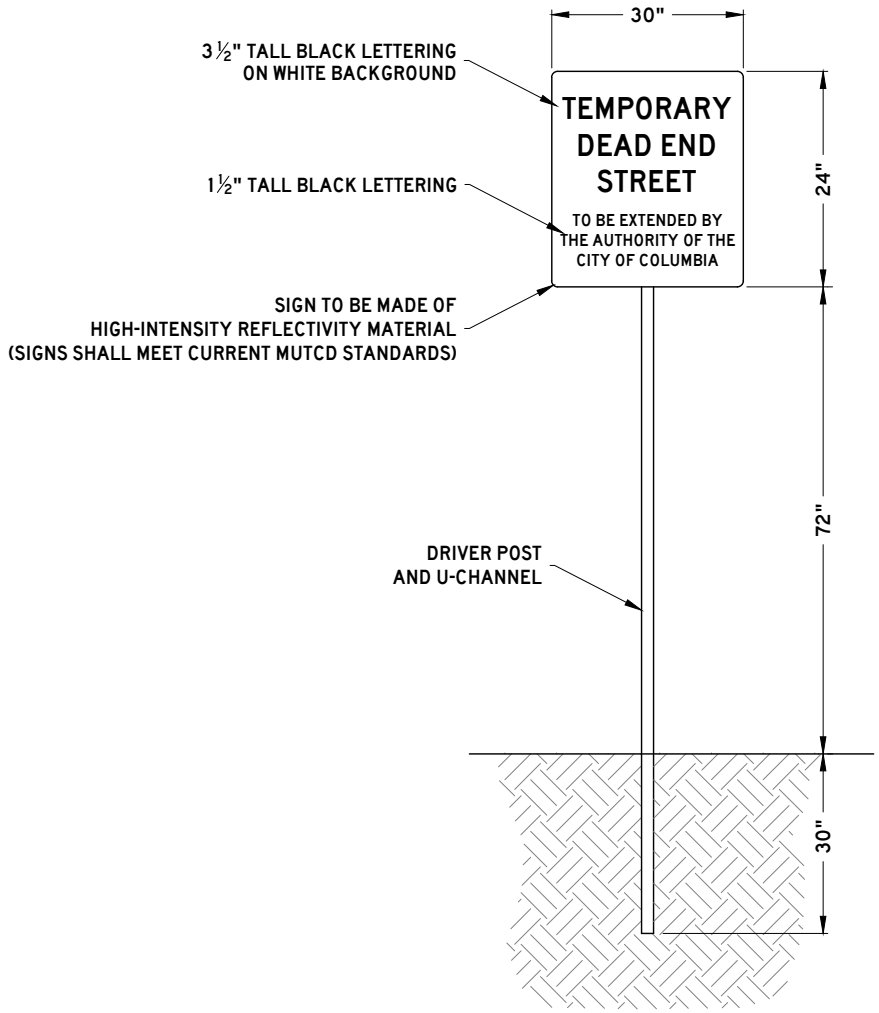
STANDARD DETAILS

TEMPORARY TURNAROUND

(NTS)

DATE
6/9/2022

SD-16



CITY OF COLUMBIA
TENNESSEE

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DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

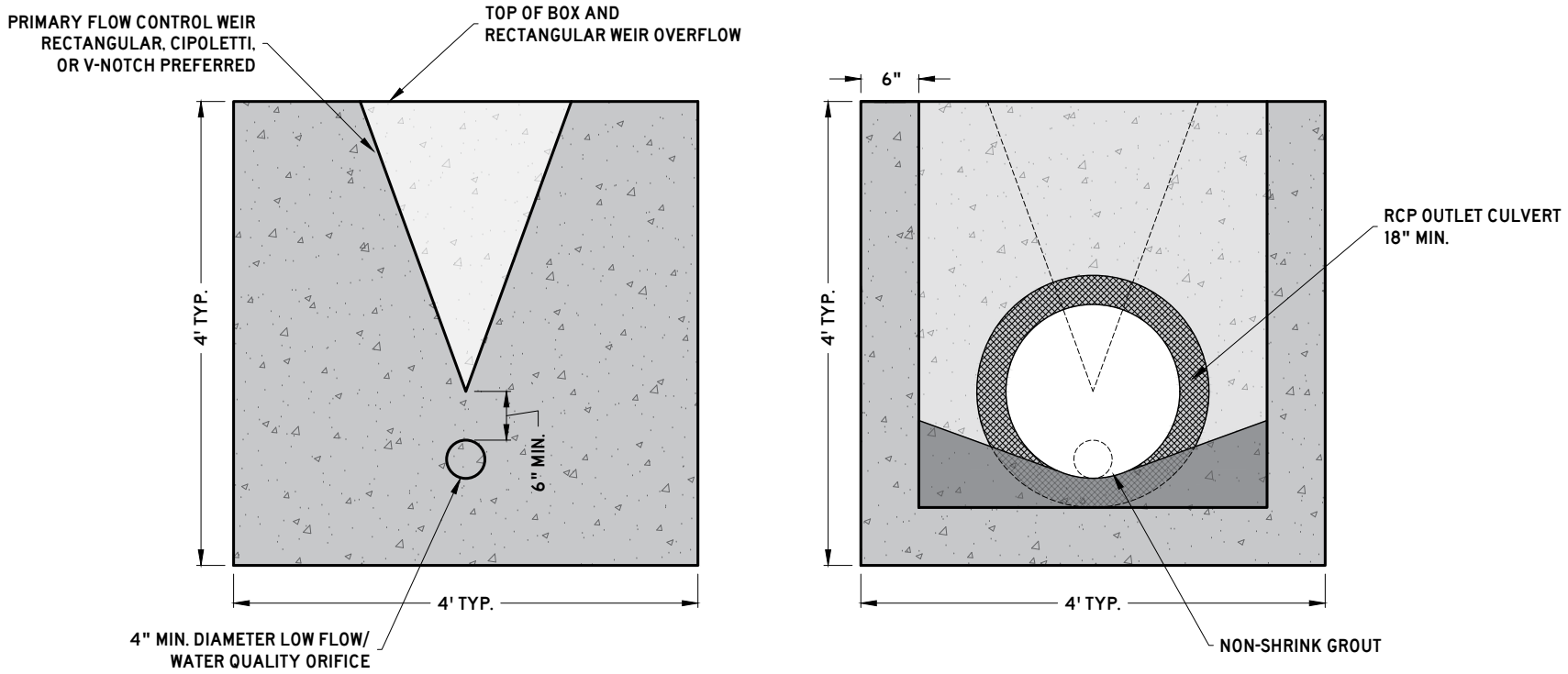
STREET CONTINUATION SIGNAGE

(NTS)

DATE
6/9/2022

SD-19

TYPE	TDOT STANDARD DRAWING OR CASTING MODEL
CURB INLET CATCH BASINS	TDOT CB SERIES NOS. 10, 11, 12, 13, 14, 16, 17
CURB AND GUTTER INLET CASTINGS	JB&S 3080
EXTRUDED CURB INLET CASTINGS	JB&S 3103
AREA DRAIN CATCH BASINS	TDOT CB SERIES NOS. 38, 39, 40, 42, 43
AREA DRAIN CASTINGS	TDOT CBB-42
JUNCTION BOXES	TDOT JBS SERIES NOS. 1, 2, 3, 4, AND 5
MANHOLES	TDOT MH SERIES NOS. 2, 3, 4, 5, 6, 7 AND TDOT RF-1
TRENCH DRAINS	TDOT TD-1
CONCRETE PIPE INSTALLATION	TDOT PB-1
FLEXIBLE PIPE INSTALLATION	TDOT PB-2
OVAL AND ARCH PIPES	TDOT PO-1
SAFETY CROSS DRAIN ENDWALLS	TDOT PE SERIES
SAFETY SIDE DRAIN ENDWALLS	TDOT SEW SERIES AND TDOT MSE-1
PROTECTED ENDWALLS	TDOT PE, PEW SERIES
FLUMES	TDOT FLU-1



NOTES:

1. OUTLET CONTROL STRUCTURES SHALL MEET STORMWATER REGULATIONS AND TDEC WATER QUALITY REQUIREMENTS FOR DETENTION/RETENTION PONDS.
2. WHERE A DIAMTER LESS THAN 4 INCHES FOR THE LOW FLOW/WATER QUALITY ORIFICE IS REQUIRED, A STANDPIPE SHALL BE ATTACHED TO PROVIDE THE NECESSARY FLOW RESTRICTION.
3. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER.

CITY OF COLUMBIA
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DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

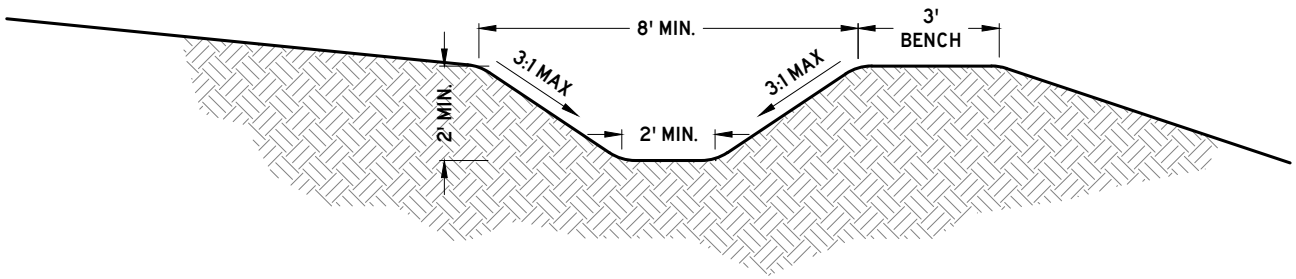
STANDARD DETAILS

OUTLET CONTROL STRUCTURE

(NTS)

DATE
6/9/2022

DD-02



NOTES:

1. DITCHES SHALL BE STABILIZED WITH APPROPRIATELY DESIGNED SOFT ARMORING.
2. RIP-RAP OR OTHER HARD ARMORING TECHNIQUES ARE DISCOURAGED AND SHALL ONLY BE APPROVED WHEN ALL OTHER MEANS OF STABILIZATION ARE EXHAUSTED.
3. FLOW LINE GRADE SHALL NOT BE LESS THAN 1.0%
4. FLOW LINE GRADE SHALL NOT BE MORE THAN 7.5%
5. WHERE PLACED ON A SLOPE, A BENCH OF MINIMUM WIDTH OF 3 FEET SHALL BE PROVIDED.
6. A MINIMUM OF 6 INCHES OF FREEBOARD ABOVE THE DESIGN FLOW DEPTH SHALL BE PROVIDED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER.

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ENGINEERING DIVISION

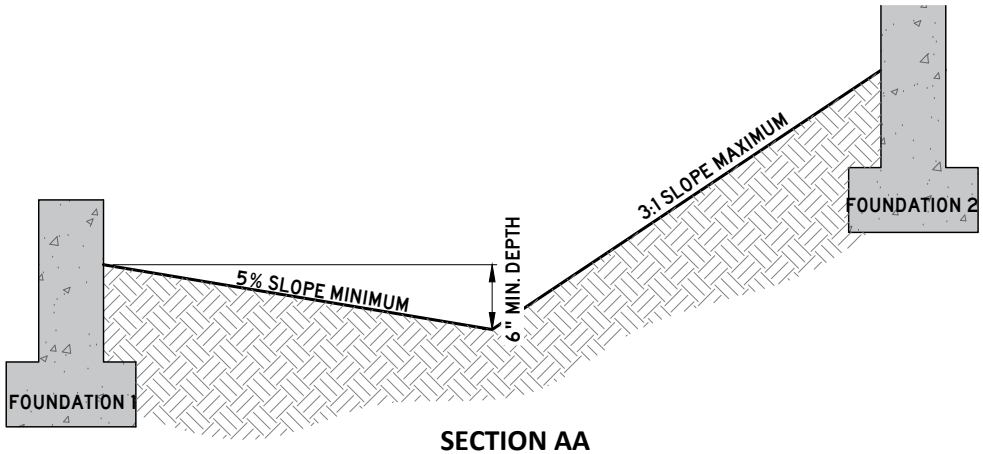
STANDARD DETAILS

TRAPEZOIDAL DITCH

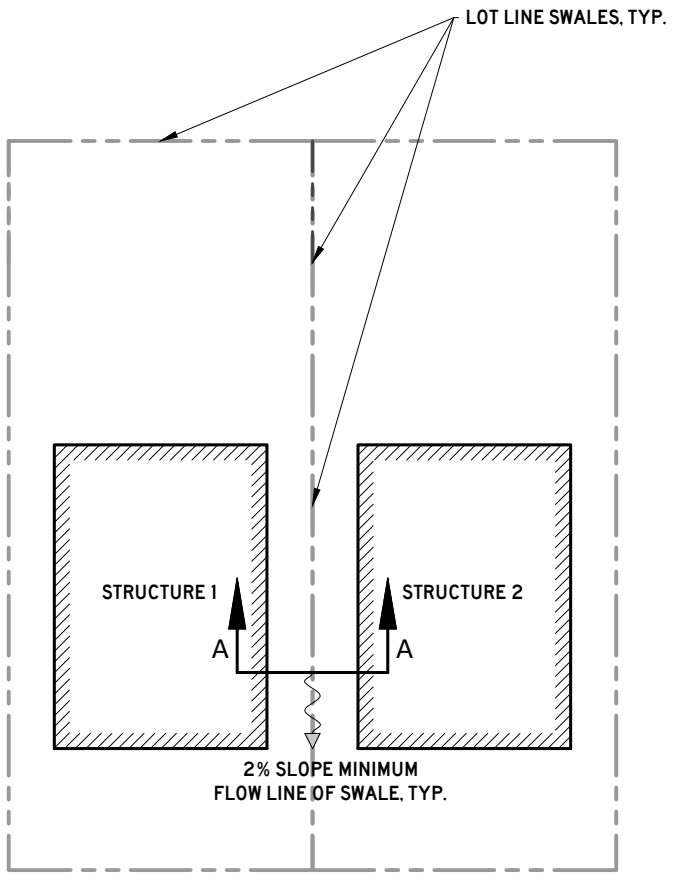
(NTS)

DATE
6/9/2022

DD-03



SECTION AA



PLAN

NOTES:

1. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE. ALL AREAS WITHIN A LOT SHALL BE GRADED TO DRAIN TO AN APPROVED STORMWATER CONVEYANCE.
2. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATIONS.
   - 2.1. LOTS SHALL BE GRADED TO PROVIDE A MINIMUM OF 6 INCHES OF FALL WITHIN THE FIRST 10 FEET OF THE STRUCTURE ALONG THE DIRECTION OF FLOW.
   - 2.2. LOTS SHALL BE GRADED TO PROVIDE A MINIMUM OF 1V:20H OF FALL PERPENDICULAR TO THE FACE OF THE FOUNDATION WALL WITHIN THE FIRST 5 FEET.
   - 2.3. IMPERVIOUS SURFACES SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE STRUCTURE.
3. SWALES SHALL BE LOCATED ALONG LOT LINES TO REDUCE LOT TO LOT DRAINAGE, AND DIRECT STORMWATER RUNOFF TOWARDS APPROVED STORMWATER CONVEYANCES.
4. SWALES SHALL HAVE A MINIMUM SLOPE OF 2%.
5. FOUNDATIONS SHALL BE AT MINIMUM 12 INCHES ABOVE ANY THE RIM ELEVATION OR HIGHEST FLOW LINE OF ANY PUBLIC STORMWATER INFRASTRUCTURE THAT SURFACE DRAINAGE FROM THE LOT IS DIRECTED TO.
6. NON-PUBLIC STORMWATER INFRASTRUCTURE SHALL NOT SUCH AS YARD DRAINS SHALL NOT ALLEVIATE THE REQUIREMENTS OF NOTES 2 AND 3.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

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CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

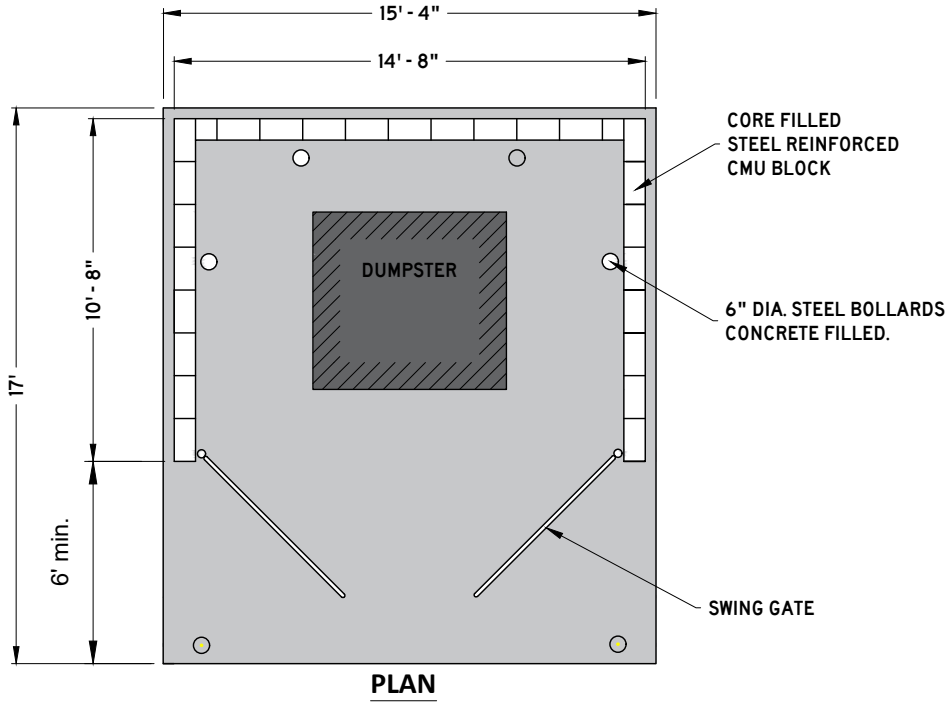
STANDARD DETAILS

RESIDENTIAL LOT GRADING AND DRAINAGE

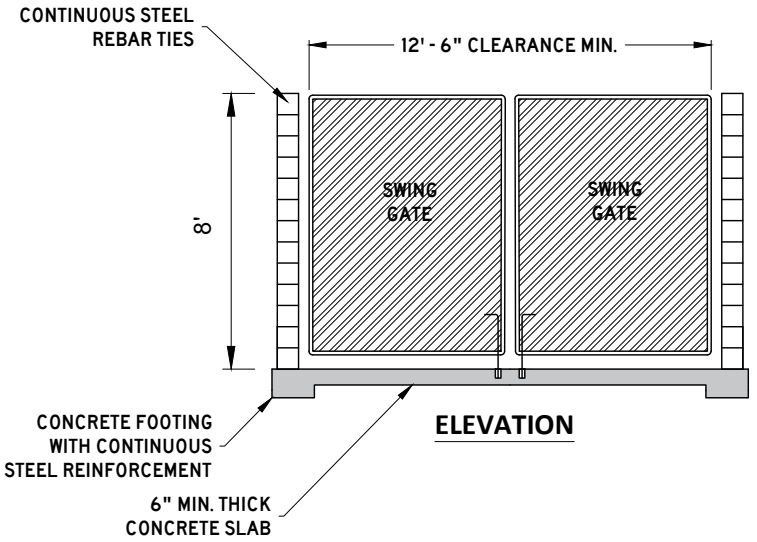
(NTS)

DATE
6/9/2022

DD-04



PLAN



ELEVATION

NOTES:

1. MATERIALS, CONSTRUCTION AND QUANTITY CONTROL OF MASONRY SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE (IBC).
2. MATERIALS USED SHOULD BE CONSISTENT WITH THOSE USED IN THE CONSTRUCTION OF AND ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING. SHALL BE COMPLIANT WITH THE ZONING ORDINANCE AND ALL OTHER APPLICABLE REGULATIONS
3. CONCRETE SLAB: MONOLITHIC, MIN. 6" THICKNESS W/IMBEDDED 6"X6"/ 10X10 WELDED WIRE FABRIC (W.W.F.), CLASS A 3000 P.S.I. CONCRETE FILLED CELLS: WITH 1-#5 VERTICAL REBAR TIED TO FOOTER STEEL AT EACH CORNER AND EVERY 4' O.C.
4. BOLLARD: 3'-6" HIGH, 6" DIAMETER STEEL PIPE BOLLARD FILLED WITH CONCRETE, PAINTED TRAFFIC YELLOW
5. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA
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DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

DUMPSTER PAD AND ENCLOSURE

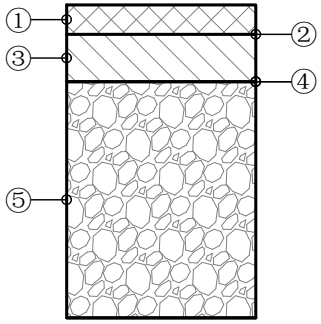
(NTS)

DATE
6/9/2022

MD-01

PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-W (SURFACE)
②	**TACK COAT (GENERAL USE)** 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 2" THICK** 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④	**PRIME COAT** 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 6" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



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DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

PARKING LOT PAVEMENT SECTION

(NTS)

DATE
6/9/2022

MD-02

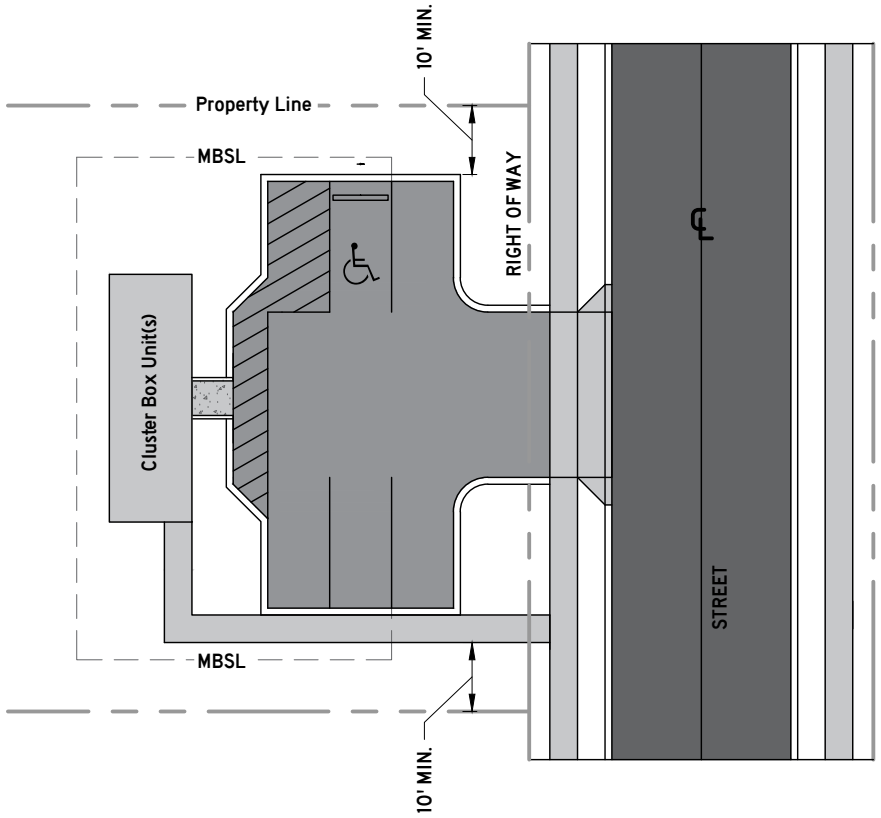
NOTES:

FOR 75 OR LESS CBU'S AT A SINGLE LOCATION

1. CLUSTER BOX UNITS (CBU'S) SHALL MEET USPS STANDARDS
2. CBU'S MAY BE LOCATED WITHIN THE RIGHT OF WAY
3. CBU'S SHALL NOT ENCROACH UPON THE ROADWAY OR SIDEWALK.
4. CBU'S SHOULD BE PLACED ALONG MINOR LOCAL ROADWAYS OR EQUIVALENT. FOR PLACEMENT ALONG COLLECTOR AND ARTERIAL ROADWAYS, FOLLOW THE STANDARDS BELOW, "FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION".

FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION

1. CBU'S SHALL MEET USPS STANDARDS
2. CBU'S SHALL BE LOCATED OUTSIDE OF THE RIGHT OF WAY WITHIN A COMMON OR OPEN SPACE LOT
3. CBU'S SHALL NOT BE PLACED WITHIN ANY EASEMENTS
4. CBU'S AND APPURTENANT BUILDING PAD(S) SHALL BE CONSIDERED A PRINCIPLE STRUCTURE AND SHALL ADHERE TO BUILDING SETBACKS
5. ACCESS AND DRIVEWAYS TO MEET ZONING CODE AND ACCESS MANAGEMENT
6. PARKING SHALL BE PROVIDED WITH A MINIMUM OF 2 PARKING STALLS PLUS 1 STALL PER 25 MAIL UNITS OR PORTION THEREOF ABOVE THE FIRST 25 MAIL UNITS, WITH A MAXIMUM OF TWICE THE MINIMUM
7. PARKING AND SIDEWALKS SHALL HAVE A 10 FT. MINIMUM BUFFER FROM ANY PROPERTY LINE
8. PARKING SHALL ADHERE TO LAYOUT AND INTERIOR LANDSCAPING REQUIREMENTS PER THE ZONING CODE
9. PARKING SHALL BE CLEARLY LABELED AS SHORT TERM PARKING AND CANNOT BE CONSIDERED REQUIRED PARKING FOR ANOTHER USE
10. WHEEL STOPS OR CURBING SHALL BE PROVIDED FOR ALL PARKING STALLS
11. ADEQUATE LIGHTING SHALL BE PROVIDED.
12. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



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STANDARD DETAILS

MAIL CLUSTER BOX UNITS

(NTS)

DATE
6/9/2022

MD-03

LETTER SIZE	DISTANCE FROM THE PUBLIC WAY
4"	115'
6"	150'
9"	300'
12"	400'
18"	560'
24"	750'
36"	1130'

NOTES:

1. PROPERTY ADDRESS SHALL BE ISSUED BY THE ENGINEERING DEPARTMENT AT THE TIME THE BUILDING PERMIT IS ISSUED.
2. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 M) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7MM).
3. ALL COMMERCIAL STRUCTURES SHALL BE ADDRESSED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE THAT IS ADOPTED BY THE CITY OF COLUMBIA.
4. ALL RESIDENTIAL STRUCTURES SHALL HAVE THE PROPERTY ADDRESS POSTED ON THE STRUCTURE AND BOTH SIDES OF THE MAIL BOX IF IT EXISTS.
5. UNDER EXTENUATING CIRCUMSTANCES THE CITY OF COLUMBIA MAY ALTER/CHANGE EXISTING ADDRESSES IN ORDER TO ENSURE THE SAFETY AND WELL BEING OF THE CITIZENS OF COLUMBIA.

CITY OF COLUMBIA TENNESSEE

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ENGINEERING DIVISION

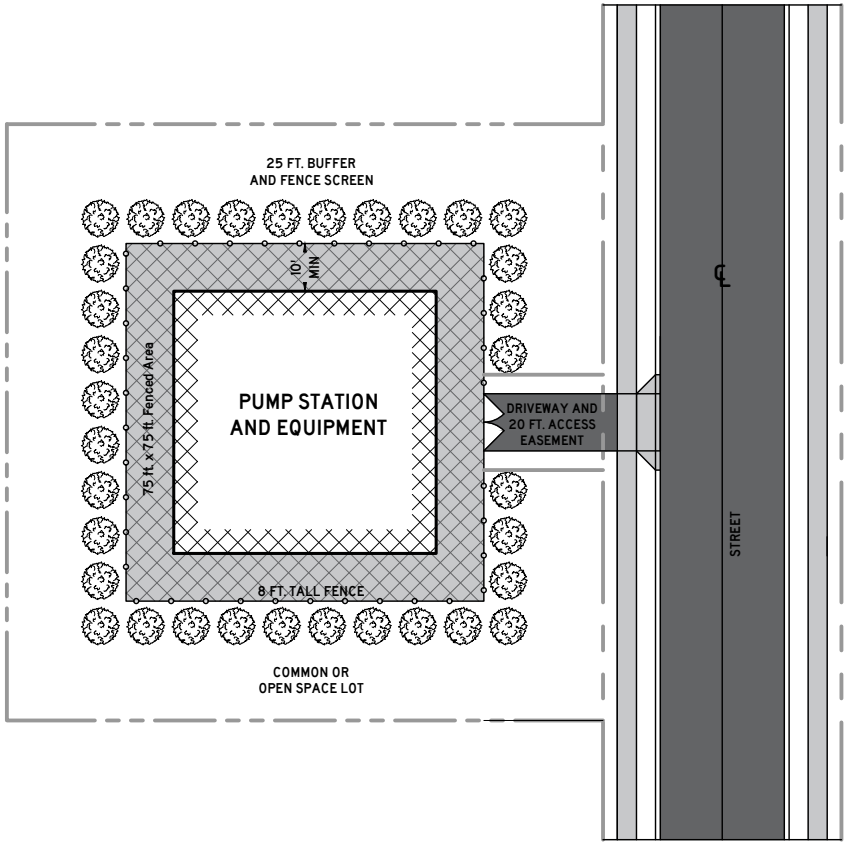
STANDARD DETAILS

PROPERTY ADDRESSES

(NTS)

DATE
6/9/2022

MD-04



CITY OF COLUMBIA
TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

PUMP STATION

(NTS)

DATE
2/24/2023

MD-05



City of Columbia

Engineering Standards and Specifications

Adopted June XX, 20XX

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Amendments

Number	Date	Ordinance #

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Chapter 1: General Provisions

1.1 Title

These regulations shall hereinafter be known and cited as the Engineering Standards and Specifications (ESS) of Columbia, Tennessee. They may be referenced within this document as standards, specifications, or regulations.

1.1 Purpose

This document describes the technical design and construction requirements for land development within the City of Columbia, hereinafter referred to as "City". These standards and specifications utilize best practices and well-established standards to promote design that enhances the health, safety, and welfare of the general public, and to provide for the harmonious development of the City.

1.2 Applicability

These specifications shall apply to all entities, persons, developers, firms, or businesses interested in developing property within the City. These specifications are intended only to apply to new developments and streets within a development in the City, unless otherwise specified, or unless remedial work on existing infrastructure is required. The design and construction requirements in this document shall be sensitive to the character of the surrounding areas, impacts upon historic and environmental resources, and existing infrastructure.

1.3 Jurisdiction

Except as otherwise specified or required by law, these rules and regulations shall apply to all areas within the jurisdiction of the City of Columbia. Variations or exceptions to any of the standards of this Ordinance shall be approved by the City Engineer. Any appeals to the City Engineer's determination or these regulations shall be made to the Columbia Municipal Planning Commission (CMPC) as specified in **Section 1.10**.

1.4 Compliance Officer

It shall be the duty of the Columbia City Engineer (hereinafter referred to as the "Compliance Officer" or "City Engineer" or his/her designee to enforce these regulations and to bring to the attention of legal counsel any violations or lack of compliance herewith.

1.5 Relationship to Other Laws and Agreements

1.5.1 Conflict with Other Public Laws, Ordinances, Regulations, or Permits

Where provisions of this ordinance impose greater restrictions than those of any other City, State, or Federal regulation, statute, or ordinance the provisions of this ordinance shall be controlling. Where the provisions of any City, State, or Federal regulation, statute, or ordinance imposes greater restrictions

than this ordinance, the provisions of such City, State, or Federal regulation, statute, or ordinance shall be controlling.

1.5.2 Conflict with Private Agreements

This Ordinance is not intended to revoke or repeal any easement, covenant, or other private agreement. However, where the regulations of this ordinance are more restrictive or impose higher standards or requirements than such easement, covenant, or other private agreement, then the requirements of this ordinance shall govern. Nothing in this Ordinance shall modify or repeal any private covenant or deed restriction, but such covenant or restriction shall not excuse any failure to comply with this Ordinance. The City shall not be obligated to enforce the provisions of any easements, covenants, or agreements between private third parties.

1.5.3 Vested Property Rights

In accordance with TCA 13-4-310, the following list specifies the types of plans approved, on or after January 1, 2015, that will cause a vested property right to be established. Vestment rights and periods shall be in accordance with TCA 13-4-310 and the Zoning Ordinance.

A. Approval by the CMPC, or Administratively by Staff, of a Development Plan as required by Zoning Ordinance;

B. Approval by the CMPC, or Administratively by Staff, of a Final Plat as required by the Subdivision Regulations;

C. Approval by the City Council of a Planned Unit Development as required by the Zoning Ordinance; or,

D. Approval by the CMPC of a Preliminary Plat, when not part of a PUD Development Plan, as required by the Subdivision Regulations.

1.5.4 Permits from other Government Agencies, Entities, and Departments

Prior to beginning any construction, the developer/contractor/property owner shall obtain all necessary permits as required by law. Such permits may include but are not limited to: those required by the State of Tennessee, Maury County, and City Departments, Commissions, or Boards.

1.6 Severability

It is hereby declared to be the intention of the City Council of Columbia, Tennessee, that the provisions of this Ordinance are separable. If any court of competent jurisdiction shall adjudge any provision of this Ordinance invalid, such judgment shall not affect any other provision of this ordinance not specifically included in said judgment; and if any court of competent jurisdiction shall adjudge invalid the application of any provision of this Ordinance to a particular property such judgment shall not affect the application of said provisions to any other property not specifically included in said judgment.

1.7 Saving Provision

These Engineering Standards and Specifications shall not be construed as abating any action now

pending under or by virtue of previous applicable regulations or standards, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, or as waiving any right of the governing body under any section or provision existing at the time of adoption of these regulations, or as vacating or annulling any rights obtained by any person by lawful action of the governing body, except as expressly shall be provided otherwise in these regulations.

1.8 Modifications

When the provisions of this ordinance are not appropriate or cannot be justified, modifications to these provisions shall be examined on a case-by-case basis by the City Engineer using the following criteria:

A. The proposed modifications do not negatively impact the health, safety, and welfare of the general public;

B. The proposed modifications adhere to best practices and well-established engineering standards; and

C. The proposed modification is necessary or meets and exceeds the standards of this document using alternative designs or methodologies.

Where a modification is desired, the developer, contractor, or design professional in responsible charge of the project shall submit the following information in writing to the City Engineer:

A. Identification of the specific provisions to be modified;

B. Identification of the alternative design or standards being proposed;

C. A thorough justification of the alternative design; and

D. A notarized affidavit attesting that all information in the request is true and complete, and the applicant has the authority over the development project to request such a modification.

1.9 Amendments

For the purpose of providing for the public health, safety, and general welfare the City Council may from time to time amend these regulations.

1.10 Appeals

A. The Planning Commission shall hear and decide appeals of orders, decisions, or determinations made by the City Engineering or designee relating to the application and interpretation of the technical provisions of the adopted Engineering Standards and Specifications.

B. The application for appeal shall be filed with the Development Services Department within ninety (90) calendar days after the ruling by the City Engineer was made, and shall be accompanied by a fee, as determined by the Development Services Department.

C. The Planning Commission may grant exceptions to the provisions of this ordinance only after finding that the life, safety, health, and general welfare of the City will not be impacted by such

an exception.

D. Each item listed below shall be considered and deemed satisfied by the CMPC prior to the approval of an exception:

    1. The strict application of this ordinance would result in practical difficulties to or undue hardship on the owner of the property;

    2. The situation is not self-created; and

    3. The exception may be granted without substantial detriment to the public good and without sustainably impairing the intent and purpose of this ordinance.

E. The CMPC shall keep a record of all appeals.

1.11 Inspection

All developments shall be subject to inspection during and upon completion of construction by an authorized representative(s) of the City. Presence or absence of an inspector during construction does not relieve the Developer and/or Contractor from adherence to approved plans and material contained in these specifications or from liability. Materials and/or workmanship found not meeting requirements of approved plans and specifications shall be immediately brought into conformity with said plans and specifications.

The cost for inspections performed by the Development Services Department shall be calculated by the Department and paid by the Developer. Additional inspection fees will be required only when an inspection requiring City approval fails and requires subsequent re-inspections. Applicable fees and their fee schedules can be found in the City of Columbia Municipal Code and posted on the Development Services Department web page.

1.12 Testing

The City Engineer may require testing to verify construction materials and methodologies applicable to this ordinance. Testing shall be done by an independent testing laboratory, and results shall be submitted to and approved by the City Engineer. The Developer shall provide testing when requested by the City Engineer. Defects disclosed by the tests shall be corrected or rectified at no cost to the City.

Chapter 2: Construction Plans

2.1 General

In order to provide consistency and accuracy, the following standards shall apply to all construction plans, supplemental information, supporting calculations, and surveys submitted to the City for review. After receiving approval of a Preliminary Plat, Final Plat, Development Plan, Site Plan, or for any project requiring a Land Disturbance Permit, the Developer or Developer's engineer shall submit construction plans and all required documentation required for a full and complete review for approval by the City Engineer or his/her designee(s). Exemptions may be granted or additions required by the City Engineer based upon the project scope and special conditions. Construction plan review and any associated permits shall be accompanied by a fee as specified in Engineering Fee Schedule.

2.2 Expiration

Approval of construction plans shall be valid for one (1) year from the date of approval. If construction has not begun within that timeframe, the construction plans and applicable review fees shall be resubmitted and provided for approval.

2.3 Surveys

All construction plans shall be accompanied by a survey sealed by a professional land surveyor that contains all boundaries, angles, bearings, and calls. All surveys shall be tied to the TN State Plane Coordinate System.

2.4 Construction Plan Requirements

The construction plans shall consist of scaled drawings with specifications and all relevant and supporting data. The construction plans shall include all information related to street construction, grading, drainage, utilities, and all other information requested by the City Engineer to perform a full and complete review. The construction plans shall be neat and legible, such that all information contained within can be clearly and accurately ascertained.

The construction plans shall contain the following information, where applicable:

General

- Title sheet with project name, description, developer/owner contact information, and design professional contact information.
- Index of all pages contained within the plan set.
- North Arrow.
- Legend(s) for all symbology.
- Site vicinity map.
- Graphic Scale: between 1 inch =10ft and 1 inch =50ft.
- Sheet(s) showing existing conditions including but not limited to:
    - Natural features on-site including but not limited to wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, slopes 10% and greater, forested areas, and trees over 6" caliper.
    - Existing structures.
    - Existing vehicular and pedestrian facilities.
- The approved Preliminary Plat, Final Plat, Site Plan, or Development Plan. Any deviations from the approved plan shall be clearly noted.
- The location, dimension, square footage of lot and lot numbers of all proposed lots or existing lots; denote critical lots.
- The location of all existing buildings and the proposed location of all commercial, mixed-use or condominium buildings within proposed development, if applicable.
- The location and width of all existing and proposed easements, alleys, public ways, and building setback lines.
- Name of property owners and zoning classification of subject and all adjoining properties.

Streets and Rights-of-Way

- Proposed right-of-way.
- Horizontal alignments showing all radii of all curves, lengths of tangents, and central angles on all streets.
- Vertical alignments showing existing and proposed elevations along center lines of all public and private streets.
- Plans and profiles indicating the locations and typical cross-section of public way pavements, including curbs and gutters, sidewalks, drainage easements, rights-of- way, public utilities, storm infrastructure, manholes, and catch basins.
- Existing and proposed sidewalks, trails, bicycle facilities, and other pedestrian elements.
- Proposed offsite roadway improvements and signalization plans, if warranted.
- Traffic signage and pavement markings.
- Proposed street names, and designation and public or private.

Grading

- Sheet(s) showing existing conditions with contours at a minimum vertical interval of two (2) feet.
- Limits of disturbance.
- Proposed contours at a minimum vertical interval of one (1) foot.
- Proposed erosion protection and sediment control (EPSC) plans.
- Retaining walls, culverts, and bridges.

Stormwater

- FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P) and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones.
- Table showing all inverts, lengths, materials, and types of stormwater pipes and structures.
- Show detention and water quality calculations.
- Water Quality Riparian Buffer locations and widths and the location of top of bank for all water resources.
- Show drainage calculation and stormwater pipe calculations table.
- Show detention and water quality calculations.
- Amounts of pervious/impervious area in acres, pre and post-construction.
- All off-site drainage improvements.

Utilities

- The location, size, and invert elevations of existing and proposed sanitary sewers, stormwater drains, and fire hydrants, showing connection to any existing or proposed utility system.
- Exact location and size of all water, gas, or other underground utilities or structures.
- Location, size, elevation, and other appropriate description of any existing facilities or utilities, including but not limited to, existing public ways, sewers, drains, water mains, easements, water bodies, streams, and other pertinent features, such as swamps, railroads, buildings, and features noted on the land development plan or major street or road plan.

Details

- Roadway cross-sections.
- Drainage structures.
- Ditch cross-sections.
- Retaining wall(s).
- Pavement cross-sections.
- Traffic signage.
- EPSC details.
- Traffic signal items, equipment, phasing, and timings.

Other Requirements

- Indicate streetlights, proposed trees, and landscaping – avoid conflicts.
- Location of cluster box units for USPS mail delivery.
- Common or open space.
- ADA facilities including, cross walk, curb ramps, and accessible parking stalls.
- Fire protection system, including main sizes, location of hydrants, boxes, etc.

2.5 As-Built Plan

As construction is completed, an as-built plan must be submitted for all developments and sites with a Land Disturbance Permit. The as-built plan shall consist of a survey sealed by a professional land surveyor and a certification sealed by a registered professional engineer licensed to practice in Tennessee.

Subdivisions and developments with infrastructure dedicated to the City of Columbia shall provide the as-built plan with the final plat application, as well as a second and final certification prior to preliminary acceptance of the subdivision or infrastructure.

Developments without infrastructure dedicated to the City of Columbia shall provide the as-built plan prior to requesting a certificate of occupancy. Larger developments may require multiple as-built plans as portions of the site are completed.

A final inspection by the city is required before any performance security or performance bond will be released. The city shall have the discretion to adopt provisions for a partial pro-rata release of the performance security or performance bond on the completion of various stages of development. In addition, occupation permits shall not be granted until corrections to all BMP's have been made and accepted by the city.

2.5.1 Contents

The survey must show the contain the following:

- Rights-of-way, property boundaries, and easements.
- Invert of all storm structures and pipes
- Size and material of all storm pipes
- Casting or rim elevations of all storm structures
- Volumetric quantity and capacity of all SCMs.
- Location and contours of all ditches.
- Location and contours of a detention/retention ponds.
- Any other information required to determine the final

The licensed professional shall certify that: the stormwater facilities have been constructed as shown on the "as-built" survey, and the facilities are in conformance with approved construction plans and achieve the function for which they were designed.

Chapter 3: Streets

The purpose of this chapter is to establish the criteria and guidelines for the design of streets and other related elements in the rights-of-way. It is to be used in the design of public and private streets. Certain criteria and guidelines within this chapter may be determined to not be applicable to street design within certain districts and areas in order to preserve the existing character, address peculiarities, and preserve the public health, safety, and welfare, as determined by the City Engineer.

3.1 General

All design drawings and support data submitted to the City Engineer for approval must be sealed by a registered Professional Engineer, licensed to practice in the State of Tennessee.

The design criteria in this chapter are intended to aid in the preparation of plans and specifications and are considered the minimum. A complete design will usually require more information than is presented in this document. Designs of streets shall follow the best practices and standards, the design specifications of this document, and the approved details and roadway sections. Where conflicts exist or interpretations are required, the City Engineer shall make the final determination.

3.2 Location and Layout of New Streets

A. The location and layout of new streets shall be as identified in the Major Thoroughfare Plan of Connect Columbia, Access Management, Subdivision Regulations, and Zoning Ordinance. Streets not identified in the Major Thoroughfare Plan and the Access Management Ordinance shall meet the needs of the specific Development and satisfy all other specific requirements of this document. The City Engineer retains the authority to assign functional classification of streets as needed for circulation and emergency access and retains authority for approval of the overall street layout.

B. All streets shall have a logical relationship to the existing topography and the location of existing, platted, or planned streets within adjacent properties.

C. The street layout for all subdivisions shall be designed to ensure connectivity, enhance general circulation and provide secondary points for emergency access. They shall also provide safe, efficient, and convenient vehicular, bicycle, and pedestrian access within and between developments. Certain streets may need to be extended to property boundaries to provide for the future logical extension of the street through adjacent properties. If a street is located within or adjacent to a development, the development shall continue the street to a logical termination point as determined by the City Engineer.

D. All streets shall be properly integrated with the existing and proposed system of streets and dedicated rights-of-way as established in the Connect Columbia Comprehensive Plan, Transportation Master Plan, and Access Management Ordinance.

E. All streets shall be properly related to special traffic generators, such as industries, business districts, schools, churches, and shopping centers; to population densities; and to the pattern of existing and proposed land uses.

F. Minor local streets shall be laid out to conform as much as possible to the topography, to provide for the efficient dispersal of internal traffic, permit efficient drainage, and accommodate utility systems.

G. The use of an interconnected street system shall be used to broadly disperse internal traffic and provide maximum alternatives for access to the property for both public and private movement.

H. Street designs with connective streets are preferred instead of the use of cul-de-sacs. Cul-de-sacs are prohibited unless where topographic features or configuration of property boundaries prevent street connections, as approved by the CMPC.

3.2.1 Avenues and Boulevards

Where required by the Zoning Ordinance, a portion of the streets within a development shall be Avenues or Boulevards. Avenues and Boulevards shall be continuous in nature, where possible, and generally provide a continuous path from the entrance through the site.

3.3 Traffic Impact Study

When required, the applicant shall provide the City with a Traffic Impact Study (TIS) that shall adhere to the requirements of Ordinance #4106. When a TIS is required, the City shall not accept an application for development review until the TIS has been completed and is under review by the City. The TIS review by the City and resubmissions or responses by the applicant shall be completed and approved before an application for development review may be deemed complete.

3.4 Functional Classification

New connections, streets, and developments mean functional classification of streets is constantly evolving. The functional classification of any street in the jurisdiction and those adjacent to the jurisdiction shall be defined by the Connect Columbia Master Transportation Plan, or as amended by the City Engineer. Any amendments to the functional classification of streets by the City Engineer shall be updated regularly on a map and shall be readily available to the public.

For planning purposes, roads are often designated in terms of their functional classification, which is based on the character of the transportation service it is intended to provide. Categories typically include interstate, principal and minor arterials, collectors, and local roads. As one moves up the hierarchy from local to collector to arterial to interstate, speeds generally increase and there is a corresponding decrease in access provided to adjoining properties.

3.5 Public and Private Streets

Residential subdivisions should be served by public streets. Non-residential, multi-family, and mixed-use developments may be served by public streets or private streets. Where the development is not open to the public, such as in gated communities or access restricted areas, or the use of the proposed streets is not sufficiently public in nature, the streets shall be private.

Private streets serving more than one lot or more than one primary structure shall be built to the same standards as required for public streets and shall be located in a public utility drainage and access easement (PUDAE) the same width and dimensions of the required right-of-way.

All proposed streets shall be clearly identified as public or private on all development plans and platted in accordance with the Subdivision Regulations.

3.6 Rights-of-Way and Easements

3.6.1 Right-of-Way

Minimum right-of-way widths for each functional classification shall be as shown in **Table 1**. Topography, special design features, and other factors may require greater widths than these minimums. The City Engineer shall have the final review with the determination of any additional right-of-way (ROW) that is required for the design of a specific street segment.

Table 1: Minimum Standards for Functional Classifications

Street Classification	Minimum ROW (ft.)
Alley	20
Minor Local	50
Major Local	65
Collector	75
Arterial	90*
Principal Arterial	125*

**Arterial roadways shall at minimum provide the right-of-way in Table 1. Additional right-of-way May be required depending on the existing and/or proposed street section.*

Where a proposed public street intersects a collector roadway, a minimum of sixty-five (65) feet of right-of-way, two hundred (200) feet in length, shall be provided from the edge of the intersected street's right-of-way.

Where a proposed public street intersects an arterial roadway, a minimum of seventy-five (75) feet of right-of-way, two hundred fifty (250) feet in length, shall be provided from the edge of the intersected street's right-of-way.

The minimum radius of curvature for any new right-of-way line shall be twenty-five (25) feet. All radii of curvature at intersections shall be twenty-five (25) feet, except in developments of urban character, where approved by the City Engineer, right-of-way lines may intersect.

3.6.2 Easements

There are several types of easements the City of Columbia may require or permit relating to the construction of streets and the development of property.

A. Public Utility, Drainage, and Access Easement (PUDAE) approved for use by the City Engineer on a case-by-case basis.

B. Public Utility and Drainage Easement (PUDE).

C. Public Access Easement (PAE) for public access to a street, pedestrian facility, or internal drive.

D. Public Drainage Easement (PDE) for drainage purposes only.

E. Slope Easement (SE) for the construction of a slope between one property or the street right-of-way and adjacent property.

F. Temporary Construction Easement (TCE) to provide adequate construction area in the construction of a project.

G. Easements for storm and sanitary sewers shall be a minimum total width of twenty (20) feet. Where the depth of storm sewer exceeds 10 feet, two (2) additional feet of width for each foot of depth exceeding ten (10) feet shall be provided, rounded up in five (5) foot intervals.

H. Where the equivalent diameter of the storm sewer exceeds six (6) feet, two additional feet of width for each foot of diameter exceeding six (6) feet shall be provided, rounded up in five (5) foot intervals.

I. No permanent structures or appurtenances to structures shall encroach into utility easements including but not limited: accessory structures, sheds, pools, HVAC and mechanical units, refrigeration equipment, air handling equipment, or retaining walls over six (6) feet in height.

3.6.3 Improvements in Right-of-Way

All permanent public improvements including streets, lighting, sidewalks, traffic signage, traffic signals and equipment, and street-related features shall be located within a public right-of-way.

Permanent improvements not owned or maintained by the City may be permitted within the right-of-way if a license/maintenance agreement is approved by the City Council and all other appropriate City entities.

3.6.4 Additional Right-of-Way Required

Developments that adjoin existing streets shall dedicate or reserve additional right-of-way where necessary to meet the minimum requirements for the functional street classification of the existing street, see **Table 1**, or other dimensions as required by the City Engineer.

A. Major subdivisions, developments of ten (10) or more acres in size, and development requiring CMPC approval shall dedicate right-of-way, where required.

B. Minor subdivisions, developments under ten (10) acres in size, and developments not requiring CMPC approval shall reserve right-of-way, where required.

C. When the development is located on both side of the existing street, the entire right-of-way dedication or reservation shall be provided.

D. When the development is located on only one side of the existing street, half of the required width of the right-of-way, measured from the centerline of the existing roadway shall be dedicated or reserved.

E. Additional right-of-way may be required to accommodate future roadway improvements, at the

discretion of the City Engineer.

3.6.5 Dedication of Right-of-Way

The dedication of rights-of-way, reservations, and easements shall normally occur through the platting process. When dedications are required outside the platting process, they shall be dedicated in a manner and format approved by the City Engineer and City Attorney.

3.6.6 Encroachments

A. Permanent dumpsters, including the pad and enclosure, shall not be located in a public right-of-way.

B. Permanent encroachments that may impede the use of the public right-of-way shall be prohibited, unless otherwise permitted by City Council.

C. Temporary encroachments of the right-of-way shall require a permit, including but not limited to:

    a. Dumpsters, roll-offs, or containers; and

    b. Scaffolding, construction fencing, or lifts;

D. Permanent encroachments of the right-of-way shall require City Council approval.

E. Encroachments shall not impede pedestrian facilities in a manner that prevents accessibility. If encroachment is within a pedestrian facility, an alternative route shall be provided that is complaint with OSHA, ADA, and other relevant codes/regulations.

F. Encroachments shall not create sight distance barriers for pedestrians, bicycles, and vehicles, and shall comply with city, state, and federal roadway standards.

G. Encroachments shall not impede or obstruct drainage facilities.

H. Encroachments shall not block Fire Department connections, fire hydrants, access, or pathways.

3.7 Geometry

The design criteria presented in this section apply to all roadways that are required to be designed and constructed to City standards and specifications. The design criteria presented below shall be used as minimum requirements for new developments and may be increased at the direction of the City Engineer if warranted by safety hazards or traffic operations.

All streets are to be designed in accordance with the design speeds specified for each street classification in this chapter, or as amended by the City Engineer, and as summarized in **Table 2.**

Table 2: Roadway Geometry Standards

Design Feature	Principal Arterial	Minor Arterial	Collector	Major Local	Minor Local	Alley
Design Speed	50	45	35	25	20	15
Min. Horizontal Centerline Radius	*	*	333	205	125	50
Superelevation	Yes	Yes	Yes	No	No	No
Maximum Grade %	6	7	8	10	14**	8
Min. K Values Crest	84	61	29	12	7	7
Min. K Values Sag	96	79	49	26	17	17
Curb and Gutter	Y	Y	Y	Y	Varies	N

* Min. Horizontal Centerline Radius for arterial streets shall be designed on a case-by-case basis.
**Preferred maximum grade is 10%. Shall not exceed 10% on streets with designated on-street parking lanes or stalls.

3.7.1 Horizontal Alignment

A. The minimum allowable horizontal centerline radii for horizontal curves shall be as designated in **Table 2**. Reverse and compound curves shall only be used where single radii curves cannot work. Where reverse and compound curves are used TDOT standards and specifications and AASHTO standards and procedures shall be used.

B. Whenever a proposed street intersects a street with an equal or greater classification, a tangent (measured from the edge of travelled way, or the right-of-way line when determined by the City Engineer, along the centerline of the intersecting street) shall be provided. The minimum tangent lengths shown in **Table 3** apply only to the intersecting street. The angle of departure of a tangent shall not exceed twenty (20) degrees measured from the intersection of the intersecting street and the intersected street's right-of-way line or ten (10) degrees where intersecting an arterial street.

C. Reverse curves shall be separated by minimum tangent length of fifty (50) feet for local streets, one-hundred (100) feet for collector streets, and one-hundred fifty (150) feet for arterial streets.

D. Curves under deflection angles of ten (10) degrees shall be avoided where possible.

E. Horizontal curves should avoid starting near the crest or sag of a vertical curve.

F. Connections with existing improvements or stub roads shall be made to match the existing grade alignment and continue the roadway in accordance with these standards.

G. Curves under deflection angles of ten (10) degrees shall be avoided where possible.

H. Horizontal curves should avoid starting near the crest or sag of a vertical curve.

Table 3: Tangent Length at Intersections

Street Classification of Intersected Street of Equal or Greater Classification	Minimum Tangent Length (ft.)
Alley	0
Minor Local Street	50
Major Local Street	50
Collector	100
Minor Arterial	150
Principal Arterial	150

3.7.2 Cross slopes

A. The normal crown for new streets shall be two (2.0) percent

B. Cul-de-sacs shall have no portion of pavement less than two (2.0) percent and no portion greater than five (5) percent.

3.7.3 Vertical Alignment

A. The maximum allowable grades for specific street classifications are shown in **Table 2**. The centerline grade of a cul-de-sac shall not exceed five (5.0) percent.

B. Single point grade breaks are permitted on local streets at the bottom of a sag curve where the maximum grade break is no more than one (2.0) percent within a sag curve to facilitate roadway drainage. All other single point grade breaks shall not exceed one (1.0) percent.

C. The minimum slope of the gutter line of all roadways shall be no less than one (1.0) percent, except within cul-de-sacs.

D. Connections with existing improvements or stub roads shall be made to match the existing grade alignment and continue the roadway in accordance with these standards. Single point grade breaks should be avoided where possible.

E. To ensure that future street improvements will meet these Standards, the grade and alignment of streets shall be continued. Where roadway construction may require future grading all necessary easements shall be included.

F. All vertical roadway profiles shall be capable of accommodating the City Fire and Rescue design apparatus and Sanitation Department collection vehicles.

3.7.4 Improvements in Floodable Areas

The finished elevation of proposed streets shall be a minimum of two (2) feet above the 1% annual flood risk, or 100-year flood elevation. Location of such streets shall conform to the requirements of the Stormwater Management Regulations as administered by the Engineering Department.

3.8 Turnarounds and Dead-End Streets

A. A permanent turnaround (cul-de-sac) shall be required on streets exceeding 150 feet in length from an intersection, cul-de-sac, or other approved turnaround.

B. Cul-de-sacs shall be located a minimum distance away from the connected roadway as to provide a right-of-way section a minimum of twenty-five (25) feet in length parallel to the centerline of the street between the intersected street and the expansion of the right-of-way for the cul-de-sac with a width matching the roadway cross-section.

C. No dead-end street shall be permitted to be longer than six hundred and fifty (650) feet.

D. Temporary turnarounds may be permitted for turnarounds within an overall development, where the overall approved development plan shows the removal of the turnaround. Temporary turnarounds shall be constructed within a dedicated right-of-way or a PUDAE where the temporary turnaround extends beyond the limits of the final intended right-of-way. The PUDAE shall be vacated when the temporary turnaround is removed.

E. Cul-de-sac medians may be permitted if it can be demonstrated that all service and emergency vehicles can be accommodated.

F. Cul-de-sac parking is prohibited.

G. Cul-de-sacs may be located where a future roadway connection is intended. When a connection is made by an adjoining development, the connecting development shall remove the cul-de-sac to provide a smooth continuous roadway transition between the existing and proposed development. The driveways of all affected lots shall be extended at the developer's expense.

H. Street designs such as loop streets are preferred to the use of a cul-de-sac design. Cul-de-sacs shall be permitted where topographic features or configuration of property boundaries prevent street connections. These alternatives shall support the turning movements of emergency and service vehicles.

I. Eyebrows or expansions of the roadway geometry shall not be permitted on Public or Private Streets.

3.10 Intersections

Intersections shall be designed to provide for the safety of motorists and pedestrians utilizing the facility. Intersections shall be designed using the standards in this document and those of the AASHTO Green Book, current edition, and the ITE Traffic Engineering Handbook.

3.10.1 Location

Intersection location shall be carefully planned and considered. Intersections shall be located to minimize conflict points, and maximize the safety of motorists and pedestrians. In no instance shall an intersection be used as a means to circumvent the standards for roadway geometry

3.10.2 Spacing of Intersections

Intersection spacing shall at a minimum adhere to the access spacing requirements outlined in the Access Management Ordinance. Streets, except alleys, shall in no case intersect another street within one hundred fifty (150) feet of a street intersection.

3.10.3 Alignments

A. All lanes shall be in alignment at an intersection. Special considerations may be granted to allow for up to a one-half lane width shift, subject to approval by the City Engineer.

   Vertical profiles on the legs of intersections shall be adjusted to provide a smooth junction, proper drainage, and adequate sight distance where streets intersect. Typically, the grade of the higher classified, or more majorly travelled leg of the intersection shall continue with the intersecting street's grade adjusted to meet it. It is desirable to provide near level intersection approach grades. Intersection approach grades shall be measured from the edge of travelled way of the intersected street along the centerline of the intersecting street. The maximum intersection approach grades are shown in **Table 4**.

Table 4: Intersection Approach Grades

Classification of Intersecting Street	Maximum Approach Grade	Minimum Length (ft.)
Alley	10%	N/A
Minor Local Street	5%	25
Major Local Street	5%	50
Collector	4%	75
Minor Arterial	4%	100
Major Arterial	3%	100

3.10.4 Curb Radius of Return

A. The curb radius shall be fifteen (15) feet for all streets unless otherwise mentioned below.

B. The minimum curb radius in industrial areas and areas where a significant portion of right turning traffic volumes are trucks or busses shall be twenty-five (25) feet minimum.

C. The minimum curb radius for minor and major local streets intersecting collector and arterial roads shall be twenty-five (25) feet minimum. Where private accesses and driveways connect to TDOT owned roadways, they shall adhere to TDOT Driveway Manual specifications.

D. The curb radius of intersections consisting of collector and arterial streets shall be designed to accommodate the appropriate design vehicles and traffic patterns on a case-by-case basis.

E. Where significant portions of right turning traffic volumes are trucks, busses, or other non-passenger type vehicles the designer shall use a larger radius to properly accommodate the appropriate design vehicle. Where the angle of street intersection is less than ninety (90) degrees, the City Engineer may require a larger radius of return. For streets and driveways intersecting TDOT rights-of-way, TDOT's radius of return requirements shall govern.

3.10.5 Left Turn Control Radius

The control radius refers to a radius that must be considered in establishing the location of a median or traffic separator ends on divided highways and the stop bar on undivided highways. The minimum control radius for left-turn movements is shown in **Table 5**.

Table 5: Minimum Control Radius

Design Vehicles Accommodated	Control Radius (ft.)			
	50 (40 min)	60 (50 min)	75	130
Predominant	P	SU-30	SU-40, WB-40	WB-62
Occasional	SU-30	SU-40, WB-40	WB-62	WB-67

3.10.4 Auxiliary Lanes

Auxiliary Lanes may be required at intersections of any street to address capacity or safety issues, at the determination of the City Engineer. Where required, the developer shall use TDOT standards for taper and transition lengths. A traffic study may be required to determine the sizing and specific requirements of the auxiliary lanes.

3.10.5 Roundabouts

Roundabouts offer a safer alternative, in almost all cases, to traditional stop controlled or signalized intersections. Roundabouts can be utilized to improve traffic flow at intersections while improving safety. Roundabouts designs shall be based on FHWA's, "Roundabouts: An Informational Guide," "TDOT Standard Specifications," requirements identified in a Traffic Study and requirements as determined by

the City Engineer. Roundabouts shall be used primarily as a traffic control device.

3.10.6 Considerations for Block Length, Width, and Shape

The lengths, widths, and shapes of blocks shall be determined with due regard to: zoning requirements as to lot sizes, needs for convenient access, circulation, control, and safety of vehicular and pedestrian traffic, and limitations and opportunities of topography.

3.10.7 Sight Distance

Sight distance at intersections shall not be less than the minimum horizontal and vertical distances as specified in the AASHTO Design Guide Manual, current edition.

3.10.8 Traffic Signals

Where warranted, the City or developer of a project may install a traffic signal to provide a safe and orderly flow of vehicular and pedestrian traffic. Signal design and warrants shall conform to the requirements of the Manual of Uniform Traffic Control Devices (MUTCD), Public Works and Engineering Department Standards. Where a signal is proposed, a Traffic Impact Study may be required to determine appropriate intersection geometry, signal timing and phasing, and warrant analysis.

A. Signal design shall be approved by Public Works and the Engineering Division.

B. Signal equipment shall be from the City of Columbia's signal equipment list.

C. Signal supports shall be cantilever, mast-arm style supports constructed of clean steel and powder-coated black. Strain arm and wire signal supports shall be evaluated on a case-by-case basis only where mast arm style supports are impractical or unfeasible. Where new strain arm and wire signal supports are proposed, strain arms shall be constructed of clean steel and powder-coated black.

D. Where there is none or there is insufficient street lighting, lighting shall be provided on the signal supports. The lighting design, fixtures, and luminaires shall be approved by the power utility provider and the City Engineer.

E. When a signal is installed for the benefit of a new development, the developer shall provide streets, rights-of-way, or cross access to the adjacent properties.

F. Generally, split-phase timing shall be avoided unless specific conditions exist that would necessitate the usage. Lead-lag phasing shall also be considered where split phasing is proposed.

3.11 On-Street Parking

This section defines the parking criteria for on-street parking on new streets. Parking may be allowed on Local streets. Parking shall not be allowed on Alleys, Collector, and Arterial streets unless in marked or signed areas.

3.11.1 Parallel Parking

Parallel parking is permitted on certain streets as determined by the City Engineer.

3.11.2 Inset Parking

Where a dedicated parking lane is provided, parking inset from the curb line shall be required to provide safety and delineation of the parking aisle. Where inset parking is installed, islands shall be provided at all non-residential, multi-family and mixed-use driveways, intersections, and a minimum of every two hundred fifty (250) feet. Curb and gutter shall be required where inset parking is installed.

3.11.3 Diagonal and Perpendicular Parking

Diagonal and perpendicular parking shall not be allowed on public streets and shall not be allowed to utilize the public street for maneuvering. The City Engineer must approve any on-street parking areas that are not designed as parallel parking. All areas approved for diagonal parking shall be designed at an angle of thirty, forty-five, sixty, or ninety degrees as approved by the City Engineer.

3.12 Pedestrian Facilities

3.12.1 ADA Requirements

All pedestrian facilities provided within the City shall be designed to accommodate movement by the disabled as required by the "Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way."

3.12.2 Sidewalk Location

On streets with curbing the sidewalk shall be:

A. A minimum of five (5) feet wide and constructed of concrete; and

B. Located a minimum of five (5) feet from the travel lane of the roadway.

On streets with roadside ditches instead of curbing, the sidewalk shall be:

A. A minimum of five (5) feet wide and constructed of concrete;

B. Located a minimum of twelve (12) feet from the travel lane of the roadway, separated from the travel lane by a grass buffer strip. Edge clearance requirements may dictate a larger buffer strip; and

C. Where the buffer strip contains the roadside ditch, drainage requirements may dictate an increased buffer width.

3.12.3 Intersections

All intersections where there is the assumption that pedestrians shall be present shall have curb ramps and crosswalks. A curb ramp shall be constructed for each crosswalk at each street corner.

Intersections with arterial, collector, and major local streets, shall have crosswalks that are clearly

marked, and signalized intersections shall have pedestrian actuated signals. The signing and pavement markings at intersections shall clearly indicate how all street users should operate.

3.12.4 Detectable Warnings

The "Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way" requires detectable warnings for pedestrian street crossings. These surfaces feature a distinctive pattern of raised domes to provide a tactile cue detectable by cane or underfoot at the boundary between pedestrian and vehicular routes. Detectable warnings shall be used for all pedestrian street crossings, where applicable.

3.12.5 Pedestrian Guards

Safety rail shall be provided along pedestrian and multi-modal facilities in accordance with TDOT Standard Drawing: Bike and Pedestrian Safety Rail MM-BPR-1 or most current TDOT standards.

3.13 Bridges and Structures

Bridges must meet the latest version of the TDOT Standard Specifications for Road and Bridge Construction. All bridges, including bridges as part of a driveway serving a residential lot, shall meet necessary design and construction standards to provide access for emergency vehicles as determined by the City of Columbia Fire and Rescue Department. The City may require the review of bridges and structures by a third-party engineer selected by the City at the cost of the developer.

3.14 Signage

All signage shall conform to the requirements of the Manual of Uniform Traffic Control Devices (MUTCD) and Public Works and Engineering Department standards. Temporary signs may be installed and maintained in lieu of permanent signs until curbs are installed and backfilled or Final Plat. Such signs shall meet the same standards for mounting height, size, and legibility as permanent signs but may be mounted on temporary structures. The installation of temporary street name signs, including the signs required for temporary dead-end streets and for greenway easement signs in accordance with these standards, shall be verified by written developer/contractor certification to the Engineering Department before authorization for building permits may be granted.

A. The developer shall purchase and install appropriate signs. Written confirmation of this placement shall be required from the Engineering Department prior to the recording of a final plat.

B. The developer shall post a performance surety prior to the recording of the final plat. Street sign sureties shall be a part of the original surety covering streets, drainage, water, sewer, etc.

C. All street signage shall be installed and in accordance with MUTCD standards prior to the issuance of building permits.

3.15 Pavement Markings

All pavement markings shall conform to the requirements of the Manual of Uniform Traffic Control Devices (MUTCD). All pavement markings on streets not classified as minor local streets shall be

retroreflective thermo-plastic pavement markings. Pavements markings for minor local streets, parking areas, and private lots may be painted pavement markings.

Where pavement markings are required to be removed or obliterated, the process shall not result in the degradation or scarring of the pavement surface, ghosting, or incomplete removal of pavement markings. Painting over existing pavement markings with black paint or spraying with asphalt shall not be accepted as a substitute for removal or obliteration. Where pavement markings cannot be removed or obliterated effectively, the pavement surface course shall be milled and overlaid.

3.16 Driveways

A. Access easements, a minimum of twenty-four (24) feet in width, shall be provided for accesses or driveways serving more than one lot/building site, use, or residence.

B. Driveways with two-way traffic serving more than one lot/building site, use, or residence shall be a minimum of sixteen (16) feet in width.

C. Driveways with one-way traffic serving more than one lot/building site, use, or residence shall be a minimum of ten (10) feet in width.

D. Driveways shall be constructed to allow for a typical passenger vehicle to safely pass.

E. Driveways shall be constructed to contain stormwater gutter flow within the curbed portion of the street section.

F. Maintenance for the portion of a driveway within the right-of-way shall be the responsibility of the property it serves.

G. In no circumstance shall parking or other uses on a driveway be permitted to block or restrict access to a sidewalk or pedestrian facility.

H. No commercial driveway shall be greater than ten (10) percent grade along any portion.

I. No residential driveway shall be greater than ten (10 percent) grade along any portion within the right-of-way, and no greater than twenty (20) percent grade along any other portion.

J. Driveways exceeding one hundred fifty (150) feet shall require Fire Marshal approval.

K. Driveway aprons, where streets have curb and sidewalk, shall be concrete pavement to the edge of right-of-way. Driveway aprons, where streets do not have sidewalk, shall be paved with asphalt or concrete pavement to the edge of right-of-way. Where the remainder of driveways are un-paved surfaces, the apron shall be a minimum of thirty (30) feet in length measured from the edge of pavement of the roadway and be constructed in a manner to minimize the traction of gravel into the roadway.

3.17 Future Public Street Connections

Where possible, the City shall require the extensions of right-of-way and the construction of roadway to adjacent properties to facilitate roadway connectivity and the development of neighboring parcels. The City Engineer shall have discretion of the location and number of connections. Where future roadway connections are required, a sign must be provided noting that the street will be extended in the future.

3.18 Improvement of Streets before Acceptance

Private streets or streets accepted for maintenance by annexation into the City may be required to be improved to engineering standards before being accepted for maintenance as City streets. The City Engineer shall evaluate the streets to determine what, if any, improvements shall be required to meet engineering standards and the standards of public safety, heath, and welfare. The City Engineer may require the following:

A. A survey of the right-of-way and infrastructure;

B. Roadway core samples at least once every five hundred (500) feet in each travel lane;

C. Improvement of the road and pavement sections to meet a current City or State standard;

D. Maintenance of pavement under PCI condition rating of 70;

E. Installation of pavement markings, signage, and safety features; and

F. Installation of pedestrian facilities.

Any improvements shall be required to be completed by the Developer or the entity requesting acceptance of maintenance responsibilities by the City of Columbia.

3.19 Subgrade Preparation and Proof Roll

In addition to the “TDOT Standards Specifications for Road and Bridge Construction”, provisions for subgrade construction, it is required that immediately before placement of the crushed aggregate base, the street subgrade of any public or private street shall be proof-rolled using a pneumatic tire vehicle with a gross weight of not less than 30,000 (15 Tons) pounds per axle. The weigh ticket shall be provided. The contractor shall give 24 hours notification prior the request for a proof roll. Proof rolling must be witnessed and approved by authorized personnel of the Development Services Department. Any failures or areas of unsuitability shall be repaired in a manner approved by the City Engineer and may require a further proof roll. No aggregate base shall be applied until approval of the subgrade has been given.

3.20 Surface Course

3.20.1 Public Streets and Subdivisions

After all required inspections are completed, the final paving surface course may be applied when seventy-five (75) percent of the structures are completed within a subdivision. Under no circumstances shall final paving occur until all utility installations, including service lines to lots are complete. However, when an undue hardship is created by disallowing the final paving of a street prior to seventy-five (75) percent build-out, the City Engineer may permit final paving to occur. Once ninety (90) percent of all structures have be completed within a subdivision, no further certificates of occupancy shall be granted until the final surface course has been installed. Due to the phasing, or unique conditions of a development, it may be logical to defer the paving of the asphalt surface course until a later phase of construction.

3.20.2 Private Streets, Parking Areas, and Developments

After all required inspections are completed, the final paving surface course shall be applied prior to seventy-five (75) units or ninety (90) percent of the structures within a development are completed. In order to meet this requirement, paving may be required to be phased in portions of a development.

3.21 Street Lighting

The applicant shall bear the financial responsibility for the installation costs, including materials and labor, for street lighting. Street light layout, location, luminaire, and fixture type shall be approved by the City Engineer and the power utility district. All street lights shall be LED luminaires rated at 3000K luminance temperature.

3.22 Existing Streets and Rights-of-Way Prior to Development

3.22.1 Unimproved Rights-of-Way

Where a lot/building site's primary access is through an existing unimproved right-of-way, and the lot/building site is desired to be developed or subdivided, the right-of-way shall be improved with a roadway cross section and pavement schedule as determined by the CMPC and the City Engineer to the furthest extent of the lot/building site or a point determined by the City Engineer. The roadway dedication shall follow the requirements of the Subdivision Regulations.

3.22.2 Existing Streets

Where a lot/building site's primary access is through an existing street, and the lot/building site is desired to be developed in a manner that would require CMPC approval or subdivided, the street shall meet all of the following requirements:

A. A minimum pavement width of sixteen (16) feet;

B. A pavement section equivalent to the minimum parking lot pavement section or a concrete pavement section with suitability to be determined by the City Engineer; and

C. Capable of passing the City of Columbia Fire and Rescue design fire apparatus.

If the street does not meet the above requirements, the street shall be improved to a roadway cross section and pavement schedule as determined by the CMPC to the furthest extent of the lot/building site or a point determined by the CMPC. The roadway dedication shall follow the requirements of the Subdivision Regulations.

3.22.3 Improvements to Existing Streets

Where improvements are required along existing streets, the required pavement section, construction methods, and materials shall be determined by the City Engineer. All modifications to the existing pavement shall be repaired with a full lane-width surface course.

3.23 Secondary Access

Secondary access points may be required by the City Engineer for developments of seventy-five (75) units or greater or developments requiring a Traffic Impact Study. The feasibility and suitability of the site for a secondary access point shall be evaluated by the City Engineer and the Fire Marshal. Topography, natural features, access management regulations, shape of the property, and other constraints on the site may prevent the construction of a secondary access point. Where secondary access is not feasible, the geometry, cross section, or dimensions of the access may require modification at the discretion of the City Engineer.

3.24 Street Trees

Street trees shall be provided in accordance with the Zoning Ordinance. Street trees shall be located within planting strips, or when planting strips are not provided, tree wells or planters. Tree wells or planters shall be four (4) feet in width and thirty (30) square feet in area, minimum.

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Chapter 4 – Stormwater and Drainage Systems

4.1 General

The capacity of drainage systems shall be designed such it shall not:

A. Shall not increase flood hazard for an adjacent property;

B. Shall not impede City services, maintenance, and traffic along City streets; and

C. Shall not result in the degradation of water quality of downstream properties and water resources.

4.1.1 General Performance Standards

A. Public streets are not to be used to collect and convey stormwater runoff other than that which falls on a lot fronting that street.

B. Construction shall not aggravate upstream or downstream flooding. Existing downstream or upstream problems may be required to be corrected in conjunction with development.

C. The construction and financing of any required off-site drainage improvement necessitated by private development within the same watershed shall be the responsibility of the developer.

D. Under no circumstances shall a site be graded or drained in such a way as to increase the peak rate of stormwater runoff to sinkholes, dry wells, or drainage wells.

E. Flexible linings, “green” and other “soft” slope and stream bank stabilization methods shall receive preference over riprap, concrete and other hard armoring techniques. “Hard” alternatives shall only be permitted when their necessity can be demonstrated given site-specific conditions.

F. The City may require maintenance or modification of stormwater management practices that are not operating within the guidelines established by this Chapter, as determined by the City Engineer.

G. Drainage channels shall be trapezoidal and have a base a minimum of two (2.0) feet in width, a depth a minimum of one (1.0) foot, side slopes a maximum of three to one (3H:1V), a minimum slope of one (1.0) percent, and a maximum slope of seven and one half (7.5) percent.

H. Swales along property lines shall have a minimum depth of six (6) inches, side slopes a maximum of three to one (3H:1V), and a minimum slope of two (2.0) percent. Deviations from this standard may only be considered on a case-by-case basis, where adherence to this standard is not practicable and not feasible.

I. The minimum size for driveway culverts shall be fifteen (15) inches in diameter with headwalls and endwalls constructed of concrete or masonry.

J. All pipes and culverts under streets or within City rights-of-way or shall be eighteen (18) inches

in diameter at a minimum, excluding driveway culverts.

K. Pipes and culverts outside of city rights-of-way shall be a minimum of twelve (12) inches in diameter, excluding small drains such as roof drains, underdrain systems, and yard drains serving a single residential lot.

L. The minimum slope for pipes shall be one-half (0.5) percent for sizes greater than or equal to twenty-four (24) inches in diameter. All pipes smaller than twenty-four (24) inches in diameter shall have a minimum slope of one (1.0) percent.

M. Concentrated discharges shall be located to minimize the impact of downstream impacts.

4.2 Hydrologic and Hydraulic Calculations

All hydrologic and hydraulic computations utilized in the design of stormwater facilities must be prepared by a registered engineer proficient in the field of hydrology and hydraulics and licensed to practice engineering in the state.

4.2.1 Hydrology

A. Design storms shall be based on NOAA Atlas 14 Precipitation Frequency Estimates for Columbia, Tennessee.

B. The rational method shall be acceptable for estimating the peak flow rates for drainage basins under five (5) acres. However, the rational method shall not be used for the volumetric routing of storm events for the purposes of peak runoff control. Alternative methods and hydrographs utilizing the rational method such as the “Modified Rational Method” or the “Dekalb” hydrographs are acceptable for volumetric routing of storm events for the purposes of peak runoff control for catchments under five (5) acres. The City Engineer may require analysis by other methods

C. Drainage basins over five (5) acres shall use NRCS (formerly known as the SCS) unit hydrograph procedures using AMC II curve numbers and type II rainfall distribution, or other criteria that the City Engineer or Designee shall establish based on scientific and engineering information. Precipitation and runoff must be routed at appropriately small time intervals using either hand calculations or computer models that are widely accepted among engineering professionals.

D. In certain circumstances, the City Engineer may require analysis by other methods consistent with widely accepted industry standards and practice.

4.2.2 Hydraulics

All stormwater facilities shall be designed to adequately and safely carry the design flow.

A. All drainage systems at a minimum shall accommodate the ten (10) year storm

B. Drainage systems under a street or alley (public or private) shall accommodate the twenty-five (25) year storm

C. Drainage systems which would pass more than one hundred (100) cubic feet per second (cfs) for the ten (10) year storm shall be capable of accommodating a fifty (50) year storm

D. Drainage systems which would pass more than two hundred (200) cubic feet per second (cfs) for the ten (10) year storm shall be capable of accommodating a one hundred (100) year storm

E. Permanent stormwater controls and drainage systems shall be sized to prevent flooding of any new structures for the one hundred (100) year storm and have no additional adverse impact on existing structures.

All stormwater system design calculations shall include the design flow and the full capacity of the stormwater facility.

4.2.3 Manning's Coefficients

Values for Manning's roughness coefficient for Reinforced Concrete Pipe (RCP), Polypropylene Pipe (PP), High Density Polyethylene Pipe (HDPE), and Corrugated Metal Pipe (CMP) are given below:

A.	RCP	n = 0.013	(precast or cast-in-place)
B.	PP	n = 0.012	
C.	HDPE	n = 0.012	
D.	CMP	n = 0.024	(non-spiral flow, annular)

Manning's roughness coefficient for grass lined ditches shall follow the methodology in The Federal Highway Administration (FHWA) HEC-15. Generally, a Manning's coefficient of 0.03 may be used for ditches with flow capacities less than one hundred (100) cubic feet per second. Generally, a Manning's coefficient of 0.06 may be used for grass-lined swales with flow depths less than 0.7 feet and velocities less than five (5) feet per second.

4.2.4 Hydraulic Gradient

The hydraulic gradient and slopes for storm sewers should conform to the following criteria:

A. The maximum hydraulic gradient shall not produce a velocity that exceeds twenty (20) feet per second, ten (10) feet per second or less is desirable. Velocities in excess of ten (10) feet per second may require specialized anchoring systems and designs.

B. The minimum desirable slope of storm sewers should be that which will produce a velocity of two and one half (2.5) feet per second when the storm sewer is flowing full.

C. Storm sewer systems should be designed for non-pressure, gravity flow conditions.

D. The elevation of the hydraulic gradient for design conditions should be at least one half (0.5) foot below ground elevation.

4.2.5 Stormwater Management Plan

The design engineer shall submit a Stormwater Management Plan (SWMP) with the site construction plans. The SWMP shall include sufficient information to allow the City to evaluate the environmental characteristics of the project site, the potential impacts of all proposed development of the site, both present and future, on the water resources, and the effectiveness and acceptability of the stormwater control measures (SCMs). To accomplish this goal the SWMP shall include, at a minimum, the following:

A. Topographic base map: Topographic base map of the site which extends a minimum of 100 feet beyond the limits of the proposed development. Extents beyond the subject property may utilize LIDAR or other remote methods of survey. Topographical base map shall include:

    a. Existing surface water drainage including streams, ponds, culverts, ditches, sink holes, wetlands; and the type, size, elevation, etc., of nearest upstream and downstream drainage structures;

    b. Current land use including all existing structures, locations of utilities, roads, and easements;

    c. All other existing significant natural and artificial features.

B. Proposed land use with tabulation of the percentage of surface area to be adapted to various uses; drainage patterns; locations of utilities, roads and easements; the limits of clearing and grading.

C. Proposed SCMs;

D. A written description of the site plan and justification of proposed changes in natural conditions may also be required;

E. Calculations: Hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storm(s). These calculations must show that the proposed SCMs are capable of controlling runoff from the site in compliance with this chapter and the Stormwater Ordinance. Such calculations shall include:

    a. A description of the design storms including: frequency, duration, and intensity where applicable;

    b. Time of concentration;

    c. Soil curve numbers or runoff coefficients;

    d. Peak runoff rates and total runoff volumes for each watershed area;

    e. Infiltration rates, where applicable;

    f. Culvert, stormwater sewer, ditch and/or other stormwater conveyance capacities;

    g. Flow velocities and/or rigid and flexible lining calculations for open channel design;

h. Comparison table for all watersheds and/or outfalls of pre and post-development rates of runoff.

i. Water Quality Treatment Volume (WQTV) calculations and figures.

j. Post-construction water quality SCM capacity sizing

k. Documentation of sources for all computation methods and field test results.

l. Soils information: If SCMs depend on the hydrologic properties of soils (e.g., infiltration basins), then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles and soil survey reports. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soil types present at the location of the control measure.

4.3 Peak Runoff Control

Peak runoff control shall be required for all development required to obtain a Land Disturbance Permit.

4.3.1 Hydraulics and Hydrology

A. Peak runoff control shall be designed to address the rate at which flow is released over the entire runoff discharge period and the volume of discharge over the Critical Design-Storm Period. This shall be applied for 2, 5, 10, 25, 50, and 100 year 24-hour storms.

B. The post-development peak discharge rate shall not to exceed the pre-development peak discharge rate.

C. Other methods for evaluating and controlling peak runoff may be considered on a case-by-case basis.

4.3.2 Partial Development of a Parcel

On parcels greater than ten (10) acres, the entire parcel and the area within the limits of construction shall be analyzed for peak runoff control. The peak runoff control shall be sized to attenuate the more strenuous condition.

4.3.3 Redevelopment

If redevelopment alters greater than fifty (50) percent of the pre-development impervious surface area and the post-development impervious surface area is greater than 2 acres. Peak runoff control shall evaluate pre-development site conditions as having a maximum curve number of seventy (70).

4.3.4 Outfalls

Each individual outfall discharge directed off-site of the development shall be designed to control the peak rate of runoff in accordance with this section.

4.3.5 Existing Flooding Problems

When existing flooding problems are present, the City Engineer has authority to condition the approval of a permit upon the compliance with additional requirements, including but not limited to detention, conveyance facilities, or other stormwater management solutions required to reduce the adverse impact of the proposed development on other properties or on the subject development.

4.3.6 Waivers

Peak Runoff Control may be waived, with the approval of the City Engineer, if the development's stormwater discharges directly into a main stream.

4.3.7 Location of Facilities

Peak Runoff Control devices shall be located in common or open space lots in residential developments requiring plats. All other development shall be required to locate devices in an exclusive Public Utility and Drainage Easement (PUDE).

4.4 Water Quality

Post Construction Stormwater Quality shall be required for all development requiring a Land Disturbance Permit or development resulting in ten-thousand (10,000) square feet or more of additional impervious surface area. See Stormwater Ordinance for more detail.

4.5 Drainage Inlets

A. Drainage inlets shall be designed to minimize the spread of stormwater into the travel lanes by no more than half of a lane width. Bike lanes, shoulders, etc. May be fully utilized for spread.

B. Inlets or manholes shall be located a minimum of every three hundred (300) feet of storm pipe.

C. Inlets shall be located a minimum of every three hundred (300) feet of roadway for each side of the roadway, unless specific hydraulic analysis of spread is provided.

D. Inlets shall be located a minimum of every one hundred fifty (150) feet of alley.

E. Inlets shall be located at intersections to prevent drainage and spread from across travel lanes.

4.6 Subdivision and Lot Drainage

Subdivision and residential lot drainage shall be designed to minimize lot to lot drainage. Lot line swales shall be provided to direct and accommodate each lots drainage towards drainage infrastructure.

Surface drainage channels within a subdivision providing drainage for the following shall be located on a common or open space lot a minimum of ten (10) feet in width within a public drainage easement or public right-of-way.

1. Eight (8) or more lots, either in whole or a portion of;

2. Public infrastructure; or

3. A contributing drainage area of two (2.0) or more acres.

4.7 Detention/Retention Basins

A. A box or riser weir structure with a pipe culvert shall be used to attenuate basin outflows. Alternative primary structures may be evaluated on a case-by-case basis by the City Engineer.

B. Removable trash-rack or grates shall be installed on top of the box or riser weir.

C. "V" notch or other open multi-stage weirs are preferred as the primary flow regulation device.

D. The basin outlet culvert shall be a minimum of eighteen (18) inches in diameter. The basin outlet culvert shall not be the primary flow controlling device prior to the 50-year storm.

E. Slopes shall be no steeper than three-to-one (3H:1V).

F. A minimum freeboard of one (1.0) foot must be provided, from the water surface elevation for the 100-year storm, to the lowest point of the embankment, excluding the emergency spillway.

G. The emergency spillway must be capable of passing the entire 100-year storm without overtopping the embankment, in the event of the primary outlet structure clogging. The emergency spillway shall be located such that discharges do not come in contact with the outlet control structure and culvert.

H. The emergency spillway shall be located such that storm water will be directed to minimize risk to downstream structures and drainage facilities.

I. When adjacent to or in the vicinity of a stream, wetland, pond, or other aquatic resource, the invert elevation of the outlet control structure shall be no lower than one (1.0) foot above the top of bank.

J. In areas with a 100-year base flood elevation established, the invert elevation of the outlet control structure shall be no lower than the base flood elevation.

K. The minimum slope within the bottom of a detention pond shall be one (1.0) percent towards the outlet structure.

L. Pipes and channels discharging into a detention pond shall be located at or near the bottom of the detention pond.

4.8 Materials

A. Pipe materials and specifications shall adhere to the following standard specifications:
   1. Reinforced Concrete Pipe (RCP): Standard Specification for Reinforced Concrete Culvert, Storm Drain, and Sewer Pipe ASTM C76 – 20.

   2. Polypropylene Pipe (PP): Standard Specification for 12 to 60 in. [300 to 1500 mm]

Polypropylene (PP) Dual Wall Pipe and Fittings for Non-Pressure Storm Sewer Applications ASTM F2881 / F2881M – 21.

3. High Density Polyethylene Pipe (HDPE): Standard Specification for 2 to 60 inch [50 to 1500 mm] Annular Corrugated Profile Wall Polyethylene (PE) Pipe and Fittings for Land Drainage Applications ASTM F2648 / F2648M – 20.

4. Corrugated Metal Pipe (CMP): Standard Specification for Corrugated Steel Pipe, Metallic-Coated for Sewers and Drains ASTM A760 / A760M - 15(2020).

B. All pipes must be bedded in a manufacturer approved bedding material.

C. All pipe joints and manhole joints must be sealed using a manufacturer approved method and material.

D. All backfill materials must be a manufacturer approved material and meet minimum cover requirements

E. All stormwater pipes must be installed correctly with adequate pipe bedding, backfill, and stormwater joint techniques in accordance with manufacturer specifications and appropriate ASTM standards.

F. Material for pipes used for conveyance of stormwater within the city shall be in accordance with the following:

1. Cross drains, and any other pipe under the pavement surfaces of streets shall be RCP or PP pipe.

2. Private stormwater facilities and those located outside of pavement surfaces of streets may be RCP, PP, and HDPE pipe.

3. RCP shall be required where a significant portion of the traffic is heavily loaded vehicles, on roadways with high traffic, or where the failure of the pipe would result in significant damage or loss of property.

4. Material for driveway culverts may be RCP, PP, HDPE, or CMP. RCP is required underneath any driveways or entrances that are heavily traveled or which would have the potential to flood areas within the public right-of-way or any structure

5. All detention pond outlet pipe culverts and pipes that drain through the berm of a detention pond shall be Reinforced Concrete Pipe (RCP).

4.9 Aquatic Buffers

4.7.1 Applicability and Authority

All Development and redevelopment projects are required to preserve aquatic buffers along the regulatory waterways and aquatic resources within the City of Columbia. Aquatic buffers are considered a Stormwater Control Measure (SCM) and are subject to the provisions of the Stormwater Ordinance.

4.7.2 Plan Requirements

The City Engineer may require the developer or applicant to perform a hydrologic determination to evaluate the regulatory authority of a suspected channel/watercourse.

All development plans and site construction plans shall:

A. Identify and label aquatic buffers;

B. Show top of bank location and elevations; and

C. Show buffer width.

4.7.3 Width Required

A. Aquatic buffers shall have widths as shown in **Table 6**, unless site-specific conditions necessitate alternative widths. The criteria for the width of the buffer zone can be established on an average width basis, as long as the minimum width of the buffer zone is more than the required minimum width at any measured location. Buffer average may be applied to both sides of a stream, but must be applied independently. Buffer averaging may not account for any portion of buffer greater than four (4) times the minimum buffer width.

B. Aquatic buffer widths shall be measured from the top of bank, or by a location as determined by the City Engineer, when the top of bank cannot be determined.

Table 6: Aquatic Buffer Widths

	Average Buffer Width (ft.)	Minimum Buffer Width (ft.)
Supporting*	30	15
Exceptional and Impaired **	60	30

** Waters with available parameters for siltation or habitat alteration, or unassessed waters.*

*** Waters with unavailable parameters for siltation or habitation alteration.*

4.7.4 Design and General Performance Standards

A. Stormwater discharges should enter the aquatic buffer as sheet flow, not as concentrated flow, where site conditions allow.

B. The predominant vegetation within the average buffer width area should be forested with native species. Where aquatic buffers are required to be sixty (60) feet, the minimum buffer width shall be predominantly forested with native species and the remaining buffer may be herbaceous ground cover.

C. Pedestrian, bicycle, and multi-modal paths may be permitted within the aquatic buffer when located outside the minimum buffer width. If constructed of impervious materials, the buffer width shall be increased by the width of the trail or runoff shall be directed to infiltration-based SCM's.

D. Aquatic buffers located within a subdivision shall be located on a common or open space lot within a PDE, PUDE, or PUDAE, or within a city right-of-way.

E. Aquatic buffers shall have reasonable access by City personnel through a PDE, PUDE, PUDAE, or City right-of-way. The number, location, and size of such accesses shall be determined by the City Engineer.

F. Road crossings and private accesses shall minimize impact upon the aquatic buffer. Crossings should be limited to one every one thousand (1,000) feet of stream length where possible. The angle of the crossing shall be perpendicular to the angle of the stream to minimize clearing and impacts upon the aquatic buffer.

G. Utilities, flood control structures, stormwater conveyances, and infrastructure shall minimize impact upon the aquatic buffer. Where possible, these facilities shall be located outside of the buffer.

4.7.5 Restoration Required

For developments receiving a Land Disturbance Permit and where existing vegetation is insufficient or the aquatic buffer areas are impacted by previous development and cannot reasonably be restored to a natural state without intervention, the buffers shall be actively restored in a manner consistent with best management practices and the Tennessee Urban Buffer Handbook provided by the Tennessee Department of Agriculture and the U.S. Forest Service.

4.7.6 Activities Permitted

A. Stream restoration projects, facilities, and activities approved by the City of Columbia Department of Development Services are permitted within the aquatic buffer.

B. Water quality monitoring and stream gauging are permitted within the aquatic buffer, as approved by the Development Services Department.

C. Individual trees within the aquatic buffer that are in danger of falling, causing damage to dwellings or other structures, or causing blockage of the stream may be removed. Non-native

species may be selectively removed.

D. Other timber cutting techniques approved by the City of Columbia Department of Development Services may be undertaken within the aquatic buffer under the advice and guidance of Tennessee Department of Agriculture, Division of Forestry. The City of Columbia Development Services Department shall also be notified if timber cutting is to occur within the aquatic buffer

4.7.5 Maintenance

A. All aquatic buffer areas shall be maintained through a declaration of protective covenant, which is required to be submitted for approval by the City of Columbia Department of Development Services. The covenant shall be recorded in the land records and shall run with the land and continue in perpetuity.

B. All lease agreements must contain a notation regarding the presence and location of protective covenants for aquatic buffer areas and shall contain information on the management and maintenance requirements for the new property owner.

C. An offer of dedication of an aquatic buffer area to the City of Columbia shall not be interpreted to mean that this automatically conveys to the general public the right of access to this area.

D. Aquatic buffer areas may be allowed to grow into their vegetative target state naturally, but methods to enhance the successional process such as active reforestation may be used when deemed necessary by the Tennessee Department of Agriculture, Division of Forestry or the City of Columbia Department of Development Services to ensure the preservation and propagation of the buffer area. Aquatic buffer areas may also be enhanced through reforestation or other growth techniques as a form of mitigation for achieving buffer preservation requirements.

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Chapter 5: Grading and Site Development Standards

5.1 General Grading Standards

A. The City Engineer has the authority to adopt site grading standards.

B. Construction shall not aggravate upstream or downstream flooding. Existing downstream or upstream problems may be required to be corrected in conjunction with development or redevelopment.

C. All property lines and corners shall be clearly delineated in the field prior to commencement of any grading and construction.

D. During rough grading operations and prior to construction of permanent drainage structures, temporary drainage control should be provided to prevent ponding water and damage to adjacent properties.

E. No fill shall be placed on existing ground until the ground has been cleared of weeds, debris, topsoil, and other deleterious material.

F. Trash, debris, and waste shall be handled, disposed, and stored in a manner consistent with best practices and the TN ESPC Handbook.

G. The maximum slope of all cut and fill slopes shall not exceed three-to-one (3H:1V). The City Engineer may require geotechnical evaluation of the stability and suitability of any natural slopes exceeding three-to-one (3H:1V).

H. No obstruction of existing drainage courses shall be permitted.

I. Unless approved by the City Engineer, all fill areas shall be raised in lifts no more than eight (8) inches in thickness. The relative compaction of each layer shall be not less than ninety-five (95) percent of the standard proctor maximum dry density (ASTM D-698) in all areas of fill within open areas, and ninety-eight (98) percent for areas under roads, sidewalks, buildings, and structures.

J. Final grades shall provide proper drainage away from structures and prevent standing water, where possible.

K. Constructed slopes with an average grade of four-to-one (4H:1V) or steeper and an overall height of 20 feet or greater shall have a geotechnical design and certification.

L. Constructed fill slopes with an average grade of four-to-one (4H:1V) or steeper and an overall height of five (5) feet and up to ten (10) feet shall be set back from adjoining property line(s) a minimum of five (5) feet.

M. Constructed fill slopes with an average grade of four-to-one (4H:1V) or steeper and an overall height of ten (10) feet or greater shall be set back from adjoining property line(s) half of the height of the of the fill slope.

5.2 Mitigation of Flood Risk

A. Primary and accessory structures adjacent to or in the immediate vicinity of a river, stream, waterbody, aquatic buffer, or large drainage channel that do not have a base flood elevation

established shall have the lowest adjacent grade to the structure elevated a minimum of two (2.0) feet above the nearest top of bank.

B. Primary and accessory structures adjacent to or in the immediate vicinity of a river, stream, waterbody, aquatic buffer, or large drainage channel do have a 100-year base flood elevation established shall have the lowest adjacent grade to the structure elevated to the base flood elevation. The CMPC may grant exceptions to this requirement if no other practicable or feasible alternatives exist. All requests for waiver shall be submitted by an engineer clearly define the hardship with full compliance of this regulation, the proposed alternative, and demonstration of the minimization and mitigation of flood risk to the maximum extent practicable.

C. Primary and accessory structures adjacent to a sinkhole or depression shall have the lowest adjacent grade to the structure elevated a minimum of one (1.0) foot above the emergency bypass or reasonable filled elevation of the sinkhole or depression.

D. The City Engineer may require a flood study to be performed in areas with known flood hazard or indicative of hazardous terrain.

E. No net fill shall be permitted within a FEMA Special Flood Hazard Area or areas where flood studies have established a 100-year base flood elevation and corresponding floodplain. Compensatory cut areas, if provided, shall be located on-site. Fill material, or construction materials that elevate the grade only within the immediate building footprint shall not be considered in net fill calculations for compensatory flood storage. Standard procedures for evaluating and modeling FEMA Special Flood Hazard areas shall be followed for all alterations within the Special Flood Hazard Areas.

5.3 Grading Plans

Grading plans shall show with reasonable certainty the final and finish grades of all portions of the development site and building lot(s). Any deviations from these plans shall require approval by the City Engineer or designee.

A. Spot elevations may be required to provide a full and complete review.

B. Proposed grading contours shall be fully constructible as shown on the plans.

C. Where certain features may be less than the contour resolution of the plans, the plans shall indicate with clear intent the design and function goal.

D. Drainage infrastructure, detention/retention facilities, and preliminary lot grading shall be complete prior to any Final Plat being approved.

E. Deviations of grade greater than one (1.0) foot including the padding of lots from the approved construction plans is prohibited.

5.4 Sinkholes and Depressions

A. The City Engineer may require a geotechnical evaluation of all sinkholes and depressions prior to the approval of a development plan or construction plans.

B. The City Engineer shall have the authority to delineate the extents of sinkholes. Generally, the extents of a sinkhole is the highest closed contour.

C. Where feasible and practicable, sinkholes should remain in an undisturbed condition.

D. Sinkholes in subdivisions shall be located on common or open space lots.

E. Infrastructure, roadways, and structures shall not be located within the extents of a sinkhole, regardless of closure.

F. Any sinkholes functioning as part of the stormwater management system shall have reasonable access by City personnel with the access and the open space lot being contained within a public drainage easement.

G. Any sinkholes functioning as part of the stormwater management system shall have a constructed bypass system, such that if the sinkhole fails or ceases accepting stormwater runoff the excess may be diverted in a controlled manner.

5.5 Stabilization

Any area of land from which the natural vegetative cover has been either partially or wholly cleared by development activities shall be stabilized. Stabilization measures shall be initiated as soon as possible where construction activities have temporarily or permanently ceased. Temporary or permanent soil stabilization shall be installed where construction activity on a portion of the site is temporarily or permanently ceased within fourteen (14) days or less if other regulations or requirements require.

Permanent stabilization with perennial vegetation (using native herbaceous and woody plants where practicable) or other permanently stable, non-eroding surface shall replace any temporary measures as soon as practicable. Unpacked gravel containing fines (silt and clay sized particles) or crusher runs will not be considered a non-eroding surface.

The following criteria shall apply to revegetation efforts:

A. Reseeding must be done with an annual or perennial cover crop accompanied by placement of straw mulch or its equivalent of sufficient coverage to control erosion.
B. Revegetation with native woody and herbaceous vegetation must be accompanied by placement of straw mulch or its equivalent of sufficient coverage to control erosion until the plantings are established and are capable of controlling erosion.
C. Any area of revegetation must exhibit survival of a minimum of seventy-five percent (75%) of the cover crop throughout the year immediately following revegetation. Revegetation must be repeated in successive years until the minimum seventy-five percent (75%) survival for one (1) year is achieved.
D. In addition to the above requirements, a landscaping plan must be submitted with the final design describing the vegetative stabilization and management techniques to be used at a site after construction is completed. This plan will explain not only how the site will be stabilized after construction, but who will be responsible for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is preserved.

No Certificate of Occupancy, acceptance, or otherwise approval of completion shall be issued until final grading has been completed and the soil has been stabilized in accordance with this section and the

approved construction plans.

Adequate topsoil shall be retained or reserved for residential developments, and shall be redistributed so as to provide a minimum of six (6) inches of cover on vegetated portions of the lots and between any sidewalks and curbs. All disturbed areas shall be stabilized with permanent vegetation.

5.6 Debris and Waste

No timber, debris, earth, rocks, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land or left or deposited on any lot or street at the time of the issuance of a Certificate of Occupancy for any lot. Nor shall any such waste be left nor deposited in any area of the subdivision at the time of expiration of the performance surety and/or at the time of dedication of public improvements.

5.7 Fencing

Fences or pedestrian guards shall be required wherever the Development Services Department determines that a hazardous condition exists. Such fences shall be constructed according to standards established by the Engineering Department, as appropriate, and shall be noted on the construction plans as to height, specifications, and materials. No Certificate of Occupancy shall be issued for any affected lot until such fence improvements have been installed.

5.8 Construction Access

Construction accesses shall be located to provide the minimum possible impact to adjoining properties and to provide adequate safety. The City Engineer shall have final approval of the location and number of such access points. Where construction traffic may negatively impact existing roadways or infrastructure, the City Engineer may designate a route for all heavy construction equipment.

5.9 Suitability of the Land

Land, which the City Engineer finds to be unsuitable for subdivision or development due to flood risk as indicated by FEMA maps or engineering judgement, improper drainage, steep slopes as shown on topographical maps, rock formations, unsuitable soils, sinkholes, other adverse earth formations or topography, utility easements, or other features which may be harmful to the safety, health, and general welfare of inhabitants of the land and surrounding areas shall not be subdivided or developed unless adequate and protective methods to solve the problems created by the unsuitable land conditions are formulated by the developer and approved by the Planning Commission, upon recommendation of the City Engineer, to solve the problems created by the unsuitable land conditions. Such land shall be set aside for uses as shall not involve any danger to public health, safety, and welfare.

5.10 Critical Lots and Areas

A lot or area within shall be designated as critical if one or more of the following conditions are present:

A. Natural slopes exceeding three-to-one (3H:1V).

B. Adjacent to a sinkhole.

C. Adjacent to a 1% annual flood risk FEMA special flood hazard zone.

D. Slopes that exceed eight (8) feet in height with an average grade of four-to-one (4H:1V) or greater.

E. Retaining walls over six (6) feet in height.

F. Site specific conditions that may make development or construction difficult.

The City Engineer may require a Critical Lot Plan and supplementary information for each lot or area prior to development or construction. The Critical Lot Plan shall include at a minimum:

A. Existing and proposed grades at one (1) foot intervals;

B. Finished floor elevations;

C. Mechanical system locations and elevations;

D. EPSC measures; and

E. Any other information requested or required by the City Engineer to make a judgement on the suitability, constructability, and safety.

5.11 Parking

A. Parking shall conform to the Zoning Ordinance.

B. Parking aisles shall have minimum curb radii of fifteen (15) feet where intersecting other parking aisles.

C. Parking aisles that terminate shall stub five (5) feet beyond the last parking stall to facilitate backing movements for parked vehicles. This area shall be hatched with pavement markings.

D. Parking stalls adjacent to a curbed island shall be a minimum of one (1) foot wider than the standard stall width to allow safe exit from the vehicle.

E. Drainage grates shall be not located within a logically travelled pedestrian pathway, where possible.

F. Parking aisles that function as fire access lanes shall loop upon themselves, where possible.

G. The use of turnarounds should be avoided, where possible. Where turnarounds are provided or required, they shall meet the requirements of the Columbia Fire Marshal.

5.12 Sanitary Sewerage System

The construction standards and specifications for the sanitary sewerage system shall be in accordance with standards set forth by the City of Columbia Wastewater Department, the Tennessee Department of Environment and Conservation (TDEC).

5.12.1 Mandatory Connection to Public Sewer System

When public sanitary sewers are accessible to a development, as determined by the Columbia Wastewater Director, the developer shall provide such facilities to each lot therein and shall connect the facilities to the public system.

5.12.2 Individual Disposal System Requirements

If public sewer facilities are not available and individual disposal systems are proposed:

A. Lot areas shall be a minimum of one (1) acre;

B. The septic systems and other waste disposal methods must be permitted by the Tennessee State Department of Environment and Conservation (TDEC), the City of Columbia Wastewater Department, and all other relevant agencies; and

C. Subsurface disposal areas and relevant information shall be indicated on the final plat.

5.12.3 Manholes

A. Sanitary sewer manholes are preferred to be within a public right-of-way, where possible.

B. Sanitary sewer manholes located outside the roadway shall not extend above the surrounding grade by more than one (1) foot, unless approved by the Columbia Wastewater Director.

C. Sanitary sewer manholes located within a public right-of-way with a street shall be located along the centerline of the roadway, where possible. Manholes in the wheel path of travelling vehicles shall be avoided.

5.13 Gates

Guardhouses and gate structures shall be approved by the City Engineer and shall include a typical system, acceptable to the City of Columbia Fire and Rescue, for immediate emergency access to the development. At a minimum, gates shall meet the following requirements:

A. All gates shall be located a minimum of thirty (30) feet from the right-of-way and shall not open outward but shall open with the flow of traffic;

B. At least thirteen and one half (13.5) feet vertical clearance shall be provided and maintained over the full width of all means of access; and

C. The clear opening provided through gates shall be at least two (2) feet wider than the traveled way.

The Columbia Fire Marshal and the City Engineer may impose additional requirements for gated subdivisions as may be necessary to carry out the intent of these subdivision regulations. Under no circumstances shall the City or emergency service providers be responsible for the repair of any damage to the gates or structures associated with an emergency response into the subdivision.

5.14 Utility Services

All proposed primary and secondary utility service lines shall be placed underground. The City Engineer may waive this requirement upon recommendation by the power utility district or in minor subdivisions with existing overhead utilities.

5.15 Retaining Walls

A. Construction plans and supporting materials for retaining walls requiring a building permit (see Building Code) shall consist of scaled drawings with specifications and all relevant and supporting data and calculations and all other information requested by the City Engineer and Building Official to perform a full and complete review. The construction plans shall be neat and legible, such that all information contained within can be clearly and accurately ascertained.

B. Pedestrian guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, stairs, ramps, and landings that are located more than thirty (30) inches measured vertically to the floor or grade below at any point within thirty-six (36) inches horizontally to the edge of the open side.

C. Pedestrian guards shall be required on all walls exceeding six (6) feet in height or on walls that the department deems a reasonable hazard to health and human safety.

D. Retaining walls with pedestrian guards shall have a landing with maximum 10H:1V at the top of the wall extending forty-eight (48) inches perpendicular from the guard.

E. Maximum slopes adjacent to retaining walls shall be 3H:1V.

F. Retaining walls in single-family residential developments shall not exceed fifteen (15) feet in height. Walls may be terraced where walls are stepped back ten (10) feet from face of wall to face of wall where the walls are between ten (10) and fifteen (15) feet or stepped back six (6) feet where walls are less than (ten) feet in height.

G. Retaining walls not in single-family residential developments shall not exceed twenty (20) feet in height. Walls may be terraced where walls are stepped back ten (10) feet from face of wall to face of wall where the walls are between ten (10) and twenty (20) feet in height or stepped back six (6) feet where walls are less than (ten) feet in height. The City Engineer may grant exceptions to this requirement if no other practicable or feasible alternatives exist. All requests for waiver shall be submitted by an engineer clearly define the hardship with full compliance of this regulation, the proposed alternative, and demonstration of the minimization and mitigation of risk to the maximum extent practicable.

H. The maximum allowable height for retaining walls shall be reviewed and approved by the City Engineer. The City of Columbia may require walls over a certain height to be stepped or terraced.

I. The angle of repose shall be assumed to be 45 degrees or less steep, unless site specific soil testing and data is provided.

J. No geogrids or mechanically stabilized earth will be acceptable within a public right-of-way limit nor within any PUDE, unless approved by the City Engineer.

K. No retaining wall shall be constructed to support a public right-of-way or be within the angle of repose of the right-of-way, unless approved by the City Engineer. Where retaining walls are approved within the right-of-way, more stringent design standards may be required by the City Engineer.

L. Retaining walls six (6) feet or greater in height shall be a minimum of five (5) feet from the right-of-way.

M. Retaining walls six (6) feet or greater in height shall be a minimum of five (5) feet from adjacent property lines.

N. No retaining wall shall be constructed to support or be within the angle of repose of single-family structures, unless approved by the City Engineer.

O. Retaining walls or walls shall not be designed to primarily retain surface waters. Walls shall be designed in a manner to reinforce and support soils.

5.16 Pump Stations

Pump stations owned and operated by the City of Columbia shall have the following minimum requirements for site development standards. The operating entity shall have the authority to dictate greater requirements where the specific nature of the proposed pump station requires special consideration:

A. Shall be located within a common or open space lot

B. Shall be encompassed within an exclusive seventy-five (75) by seventy-five (75) foot easement. Slopes within the easement shall not exceed five (5) percent, two (2) percent is desired.

C. The exclusive easement shall be surrounded by fence consistent with the requirements of the operating entity.

D. An evergreen hedge screen shall be provided around the perimeter of the fence, consistent with the requirements of hedge screens in the Zoning Ordinance.

E. The exclusive easement shall be surrounded by a twenty-five (25) foot buffer along all sides.

F. The driveway/access to the pump station shall have the following minimum standards:

    a. A minimum of twelve (12) feet in width

    b. Constructed to the local road pavement section

    c. Encompassed in a twenty (20) foot access easement

    d. Ten (10) percent maximum grade

    e. Shall intersect the fenced area perpendicularly at the location determined by the operating entity.

    f. Shall be required to construct a turnaround, consistent with the standards of these standards if the driveway/access exceeds one hundred fifty (150) feet.

G. All structures and applicable equipment shall acquire a building permit prior to construction.

Chapter 6: Definitions

AASHTO
American Association of State Highway and Transportation Officials which publishes documents including A Policy on Geometric Design (Green Book) and Roadway Design Guide.

Acceleration Lane
A speed-change lane, including tapered areas, for the purpose of enabling a vehicle entering the roadway to increase its speed to a rate at which it can more safely merge with through traffic. This also may be titled as an “accel lane."

Access
Entrance to or exit from land adjacent to a public road. May be a driveway, public street, private street, or alley.

Access Easement
A publicly owned area of land granted by adjacent landowners or reserved as part of a development plan and being part of the City right-of-way for the purpose of accessing public improvements for maintenance.

Access Management
The process of identifying, tracking, controlling, and managing authorized or specified users' access to a system.

Accessible Pedestrian Signal
A device that communicates information about pedestrian timing in non-visual format such as audible tones, verbal messages, and/or vibrating surfaces. (MUTCD)

Actuation
Initiation of a change in or extension of a traffic signal phase through the operation of any type of detector. (MUTCD)

Alley
A minor public or private way intended to be used primarily for vehicular access to the rear side of properties. Alleys shall connect between two streets or alleys and shall avoid having dead-ends.

Applicant
The owner of the property or the authorized representative of the owner who is applying for development approval.

Approach
The portion of an intersection leg which is used by traffic approaching the intersection.

Asphalt Binder
Course aggregate bound with bitumen between the foundation and the wearing course of an asphalt pavement section.

Asphalt Surface Course, Asphalt Topping

A mixture of bitumen and a range of graded aggregrates that constitute the wearing course of an asphalt pavement section.

Auxiliary Lane
The portion of the roadway turning, maneuvering of entering and leaving traffic, and other purposes supplementary to the through-traffic movement.

Avenue
A broad thoroughfare lined with planted strips and trees.

Average Annual Daily Traffic (AADT)
The total bi-directional volume of traffic passing through a given point during a given time period (in whole days), divided by the number of days in that time period, annualized.

Boulevard
A broad thoroughfare with lanes separated by a planted median.

Buffers
A protective barrier between two areas. Examples include landscaping buffers, aquatic buffers, and grass strip sidewalk buffers.

Building Site
See Zoning Ordinance.

City
The City of Columbia, TN.

City Engineer
A licensed professional engineer employed by the City or his duly authorized representative serving to direct and oversee engineering design, coordination and implementation of private and City capital improvements as well as public safety and welfare.

City Standards & Specifications
Those standards prescribed for the construction of streets, sidewalks, driveway access points, curb and gutter set out in this manual and the City Code.

Commercial Driveway Access
Any driveway access point that does not meet the definition of residential driveway access.

Connect Columbia
The comprehensive land use, transportation, and parks and recreation plan adopted by the City of Columbia.

Connective Street
A street within a development, other than a cul-de-sac street or loop street, which will allow vehicular and pedestrian circulation to adjoining developments; thereby providing for community-wide circulation.

Construction Plans
The maps or drawings showing the specific location and design of improvements to be installed in a subdivision or development.

Corner Clearance
At an intersecting street, the distance measured from the edge of pavement curb line or the intersection of right-of-way lines to the beginning of outside driveway radius.

Corner Clearance
The distance from an intersection of a public or private road to the nearest access along the highway system. This distance is measured from the closest edge of pavement of the intersecting road to the closest edge of pavement of the access measured along the traveled way (through lanes).

Critical Lot
Lots designated as critical during the concept plan review process, or final plat review process if no concept plan is required, based on soil conditions, degree of slope, flooding, or other lot features that could affect the feasibility of construction.

Crosswalk
That part of a roadway at an intersection included within the connections of the lateral lines of the sidewalks on opposite sides of the highway measured from the curbs or in the absence of curbs, from the edges of the traversable roadway, and in the absence of a sidewalk on one side of the roadway, the part of a roadway included within the extension of the lateral lines of the sidewalk at right angles to the centerline; or any portion of a roadway at an intersection or elsewhere distinctly indicated for pedestrian crossing by lines or other markings on the surface. (MUTCD)

Curb Cut
An access or driveway providing ingress and/or egress to or from the highway system along a "curbed" section of highway.

Dead-End Street
A local access system street opened at one end only with special provisions for a vehicle to turn around.

Deceleration Lane
A speed-change lane, including tapered areas, for the purpose of enabling a vehicle that is making an exit turn from a roadway to slow to a safe turning speed after it has left the mainstream of faster-moving traffic. Also called a “decel lane"; it denotes a right turn lane or a left turn lane into a development.

Design Speed
Usually up to five miles per hour above the expected operating speed of the facility under design.

Design storm event
A hypothetical storm event, of a given frequency interval and duration, used in the analysis and design of a stormwater facility. The estimated design rainfall amounts, for any return period interval in terms of either 24-hour depths or intensities for any duration, can be found by accessing the following NOAA National Weather Service Atlas 14 data for the Columbia, Tennessee station ID: 40-1957.

Detectable Warning
A standardized surface feature built in or applied to walking surfaces or other elements to warn visually impaired people of hazards on a circulation path.

Developer
The person or entity responsible for the construction, maintenance, and completion of a development project.

Development Or Development Plan
See Zoning Ordinance

Development Services Department
The Department within the City of Columbia that regulates building, codes, land development, land use, zoning, and engineering.

Driveway Access Point
A point of ingress and egress, or both, which is considered a private driveway. It can be either a residential access point or a commercial driveway access point.

Easement
A grant by a landowner to another person, entity, or to the public for the right to occupy or use designated land for specific purposes such as access, drainage, conservation, the location of public improvements, or other specified purposes. An easement does not constitute fee simple ownership of the land.

Final Plat
A type of application to finalize a layout for subdividing land into two or more lots suitable for recording at the Maury County Office of Register of Deeds.

Floodplain
A land area adjoining a river, stream, watercourse, bay, or lake that is likely to be flooded.

Floodway
The channel of a river or other watercourse and the adjacent land areas that must be reserved to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

FEMA Special Flood Hazard Area (SFHA)
SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

Flow Line
The lowest point within a drainage conveyance.

Grade Break:
A single point at which grade changes instantaneously.

Grading Permit
See Land Disturbance Permit.

Grass Strip
A buffer between the sidewalk and curb for pedestrian safety, grading, and public infrastructure.

Impervious Surface
Areas which prevent or impede the infiltration of stormwater into the soil as it entered in natural conditions prior to development. Common impervious areas include, but are not limited to, rooftops, sidewalks, walkways, patio areas, driveways, parking lots, storage areas, compacted gravel, awnings and other fabric or plastic coverings.

Improvements
Any building, structure, landscaping, lighting, public ways, or other objects or improvement constituting a physical betterment of real property, or any part of such betterment.

International Fire Code
Regulations for fire prevention and fire protection systems that prevent hazardous conditions to life and property produced by the International Code Council and adopted by the City of Columbia.

ITE
Institute of Traffic Engineers

Land Disturbance Permit
Permit issued by the City of Columbia that allows for grading and land disturbing activities, see Stormwater Ordinance.

Level of Service
A measurement of the quality of service on transportation infrastructure. This is generally links to transportation trip time as it relates to speed.

Lot
A parcel of land occupied, by one main building or a group of main buildings, including open spaces as required by municipal regulations and ordinances.

Lot of Record
A lot or tract of land, described by deed and/or subdivision plat, filed in the Maury County Office of Register of Deeds.

Major Street
The street normally carrying the higher volume of vehicular traffic. (MUTCD)

Median
That portion of a divided roadway separating the traveled ways for traffic in opposite directions.

Minor Street
The street normally carrying the lower volume of vehicular traffic. (MUTCD)

NCHRP
National Cooperative Highway Research Program

Open Space, Common
Open space includes, but is not limited to, parks, plazas, courtyards, playing fields, trails, greenways, and golf courses.

Owner
Includes any person who is the holder of legal title as well as holders of any equitable interest, such as trust beneficiaries, contract purchasers, option holders, lessees under leases having an unexpired term of at least 10 years, and the like. Whenever a statement of ownership is required by this article, full disclosure of all legal and equitable interests in the property is required.

Pavement Markings
All lines, words or symbols, except signs officially placed within the roadway or parking area to regulate, warn or guide traffic.

PCC
Portland cement concrete

Peak-Hour Volume
Hourly traffic volume used for roadway design and capacity analysis, usually occurring during one or more peak travel hours during a 24 hour period.

Pedestrian
People who travel on foot or who use assistive devices, such as wheelchairs, for mobility.

Permissive Mode
A mode of traffic control signal operation in which, when a CIRCULAR GREEN signal indication is displayed, left or right turns may be made after yielding to pedestrians and/or oncoming traffic. (MUTCD)

Planning Commission
Appointed board of local citizens responsible for decision making related to growth and development within the City.

Preliminary Plat
A map of a proposed land subdivision showing the character and proposed layout of the tract in sufficient detail to indicate the suitability of the proposed subdivision of land.

Redevelopment:
See Zoning Ordinance.

Right-Of-Way, (ROW)
An interest in land to the City which provides for the perpetual right and privilege of the City and its agents, franchise holders, successors, and assigns to construct, install, improve, repair, maintain, and use a public street, including related and customary uses of street rights-of-way such as sidewalk, bike path, landscaping, traffic control devices and signage, sanitary sewer, stormwater drainage devices, water supply, cable television, electric power, gas, and telephone transmission and related purposes in, upon, over, below, and across the right-of-way. The City is authorized to remove, and keep removed from the rights-of-way all trees, vegetation, and other obstructions as is determined to be necessary by the City to maintain, repair, and protect facilities located in the right-of-way

Roadway
See definition of street.

Setback
See Zoning Ordinance.

Sidewalk
Any public or private pedestrian or bicycle walkway or path.

Signal Head
An assembly of one or more signal faces together with the associated signal housings. (MUTCD)

Signal Phase
The right-of-way, yellow change, and red clearance intervals in a cycle that are assigned to an independent traffic movement or combination of movements. (MUTCD)

Signal Timing
The amount of time allocated for the display of a signal indication. (MUTCD)

Signal Warrant
A threshold condition that, if found to be satisfied as part of an engineering study, shall result in analysis of other traffic conditions or factors to determine whether a traffic control signal or other Improvement is justified. (MUTCD)

State Route
An arterial highway designated and signed with a route number, which is primarily funded for construction and administered by TDOT. Improvements and maintenance of state routes is under the jurisdiction of TDOT.

Stormwater Facilities
Designed pipes, ditches, swales, filters, and ponds to convey storm runoff, remove pollutants, and control flow rates.

Stormwater Ordinance
Standards set forth about the management of stormwater runoff and protection of water resources.

Street
An existing or planned public or private right of way that is designed, dedicated, or used principally for vehicular and pedestrian circulation, which provides access for abutting properties.

Subdivision
See Subdivision Regulations

Subdivision Regulations
Documents establishing the guidelines and regulations for the subdivision of land within the City of Columbia.

TDEC
The Tennessee Department of Environment and Conservation.

TIS or TIA:
Traffic Impact Study or Analysis

Traffic Control Signal (Traffic Signal)
Any highway traffic signal by which traffic is alternately directed to stop and permitted to proceed. (MUTCD)

Traffic Sign
A device mounted on a fixed or movable support, conveying a message or symbol to regulate, warn or guide traffic.

United States Army Corps of Engineers (USACE)
Provides engineering services as a government agency as it relates to civil engineering projects.

Zoning Ordinance
Regulations that govern the land use, bulk standards, densities, and zoning districts within the City of Columbia.

Appendix A: Standard Drawings and Details

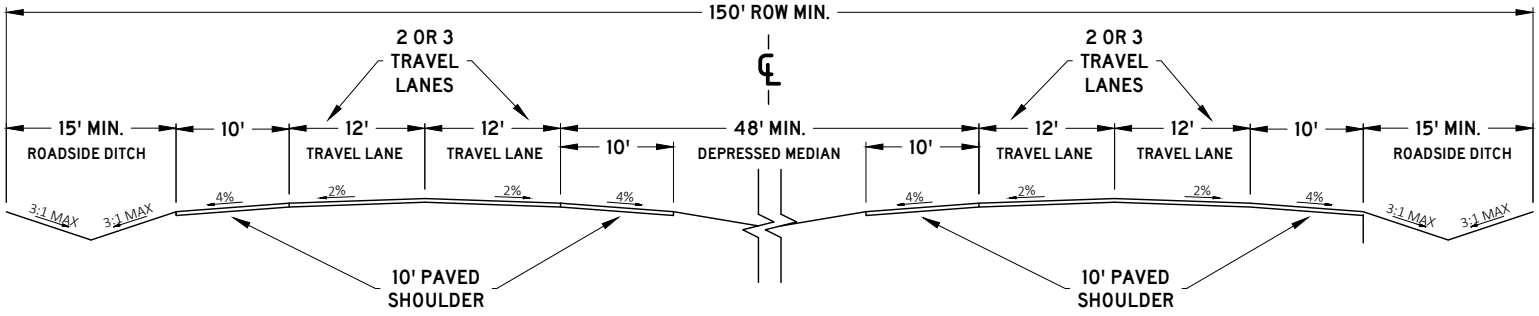
ROADWAY CLASSIFICATION STREET SECTIONS	
RD-01	MAJOR ARTERIAL ROADWAY
RD-02	MINOR ARTERIAL ROADWAY
RD-03	COLLECTOR ROADWAY
RD-04	MAJOR LOCAL / INDUSTRIAL ROADWAY
RD-05	MINOR LOCAL ROADWAY
RD-06	ALLEY
RD-07	RURAL ROADWAY (AADT < 1500)

CHARACTER DISTRICT STREET SECTIONS	
DS01	*BLANK*
DS02	RURAL NEIGHBORHOOD CURBED
DS03	*BLANK*
DS04	*BLANK*
DS05	*BLANK*
DS06	LARGE LOT NEIGHBORHOOD
DS07	*BLANK*
DS08	*BLANK*
DS09	*BLANK*
DS10	SUBURBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES
DS11	SUBURBAN NEIGHBORHOOD PARALLEL PARKING ONE SIDE
DS12	SUBURBAN NEIGHBORHOOD NO PARALLEL PARKING
DS13	SUBURBAN BOULEVARD PARALLEL PARKING BOTH SIDES
DS14	SUBURBAN BOULEVARD NO PARALLEL PARKING
DS15	*BLANK*
DS16	*BLANK*
DS17	*BLANK*
DS18	URBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES
DS19	URBAN NEIGHBORHOOD NO PARALLEL PARKING
DS20	URBAN CENTER PARALLEL PARKING BOTH SIDES
DS21	URBAN CENTER NO PARALLEL PARKING
DS22	URBAN BOULEVARD PARALLEL PARKING BOTH SIDES
DS23	URBAN BOULEVARD NO PARALLEL PARKING
DS24	URBAN BOULEVARD 4 LANE
DS25	URBAN AVENUE PARALLEL PARKING BOTH SIDES
DS26	URBAN AVENUE NO PARALLEL PARKING
DS27	URBAN AVENUE 4 LANE
DS28	*BLANK*
DS29	*BLANK*
DS30	*BLANK*
DS31	*BLANK*
DS32	*BLANK*
DS33	*BLANK*
DS34	INDUSTRIAL TWO LANE
DS35	*INDUSTRIAL THREE LANE*
DS36	*BLANK*
DS37	*BLANK*
DS38	*BLANK*
DS39	INTERNAL DRIVE COMMERCIAL AND MIXED-USE
DS40	INTERNAL DRIVE INDUSTRIAL

STANDARD DETAILS	
SD-01	CURB AND GUTTER AND POST CURB
SD-02	EXTRUDED MOUNTABLE CURB
SD-03	RIBBON CURB
SD-04	*BLANK*
SD-05	*BLANK*
SD-06	INSET PARALLEL PARKING ISLAND
SD-07	INTERSECTION CONFIGURATION AND GEOMETRY
SD-08	*BLANK*
SD-09	*BLANK*
SD-10	CONCRETE SIDEWALK
SD-11	SHARED USE PATH
SD-12	DRIVEWAY APRON
SD-13	*BLANK*
SD-14	*BLANK*
SD-15	CUL-DE-SAC
SD-16	TEMPORARY TURNAROUND
SD-17	*BLANK*
SD-18	*BLANK*
SD-19	STREET CONTINUATION SIGNAGE

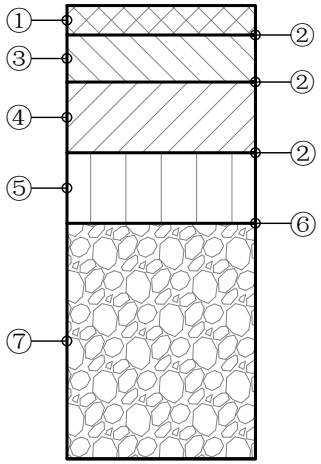
STANDARD DRAINAGE DETAILS	
DD-01	INLETS, CASTINGS, STRUCTURES, AND PIPES
DD-02	OUTLET CONTROL STRUCTURE
DD-03	TRAPEZOIDAL DITCH
DD-04	RESIDENTIAL LOT GRADING AND DRAINAGE

MISCELLANEOUS DETAILS	
MD-01	DUMPSTER PAD & ENCLOSURE
MD-02	PARKING LOT PAVEMENT SECTION
MD-03	CLUSTER BOX UNITS
MD-04	PROPERTY ADDRESSES



PAVEMENT SCHEDULE

①	**BIT. SURFACE @ 1.25" THICK** 411-02.10 ASPHALT CONCRETE MIX (PG70-22) (ACS) GRADING D (SURFACE)
②	**TACK COAT (GENERAL USE)** 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 2" THICK** 307-03.08 ASPHALT CONCRETE MIX (PG76-22) (BPMB-HM) GRADING B-M2
④	**BIT. BASE @ 3" THICK** 307-03.01 ASPHALT CONCRETE MIX (PG76-22) (BPMB-HM) GRADING A
⑤	**BIT. BASE @ 3" THICK** 307-01.22 ASPHALT CONCRETE MIX (PG76-22) (BPMB-HM) GRADING A-S
⑥	**PRIME COAT** 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑦	**MINERAL AGGREGATE BASE @ 10" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

1. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
2. DIMENSIONS REFLECT A MINIMUM STANDARD
3. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

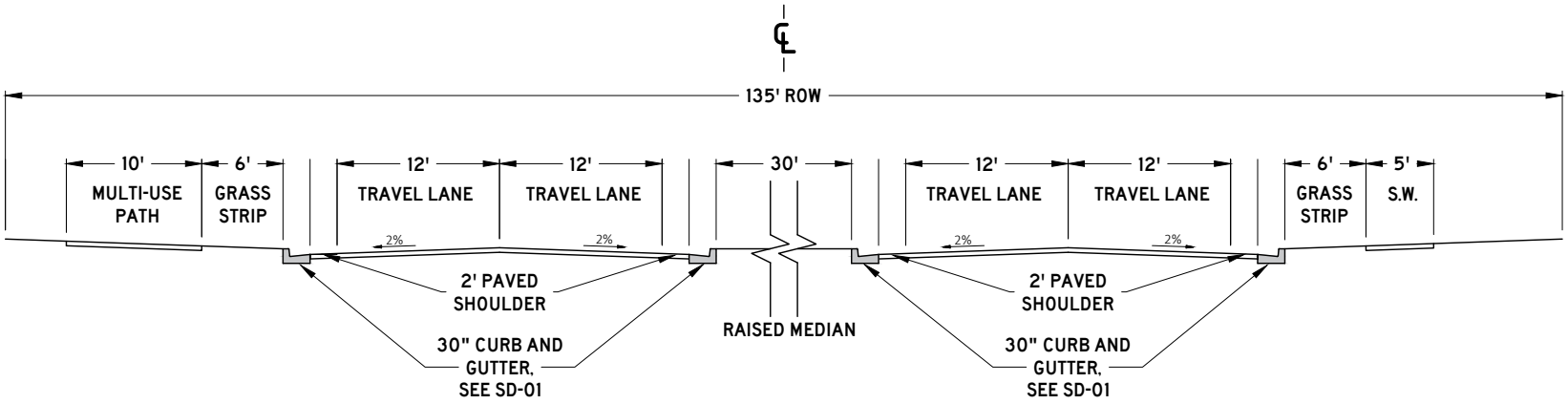
STANDARD DETAILS

MAJOR ARTERIAL ROADWAY

(NTS)

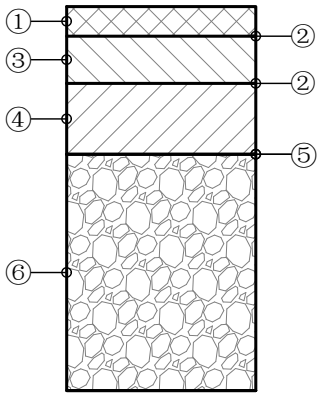
DATE
6/9/2022

RD-01



PAVEMENT SCHEDULE

①	BIT. SURFACE @ 1.25" THICK 411-02.10 ASPHALT CONCRETE MIX (PG70-22) (ACS) GRADING D (SURFACE)
②	TACK COAT (GENERAL USE) 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	BIT. BINDER @ 2" THICK 307-03.08 ASPHALT CONCRETE MIX (PG76-22) (BPMB-HM) GRADING B-M2
④	BIT. BASE @ 3" THICK 307-03.01 ASPHALT CONCRETE MIX (PG76-22) (BPMB-HM) GRADING A
⑤	PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑥	MINERAL AGGREGATE BASE @ 10" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

1. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
2. DIMENSIONS REFLECT A MINIMUM STANDARD
3. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

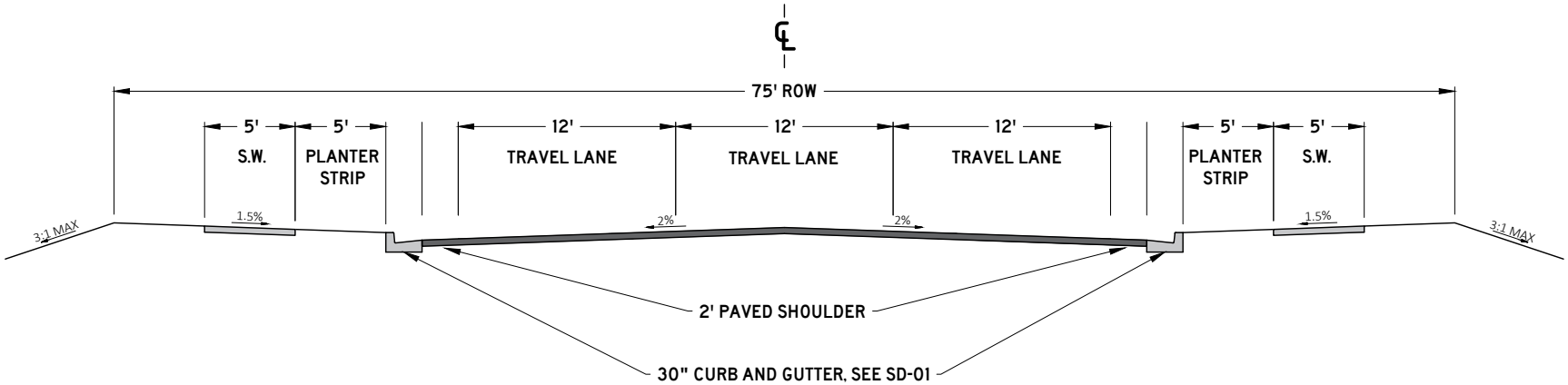
STANDARD DETAILS

MINOR ARTERIAL ROADWAY

(NTS)

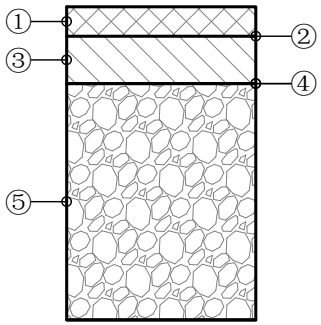
DATE
6/9/2022

RD-02



PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE)
②	**TACK COAT (GENERAL USE)** 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 3" THICK** 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④	**PRIME COAT** 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 10" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

1. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
2. DIMENSIONS REFLECT A MINIMUM STANDARD
3. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

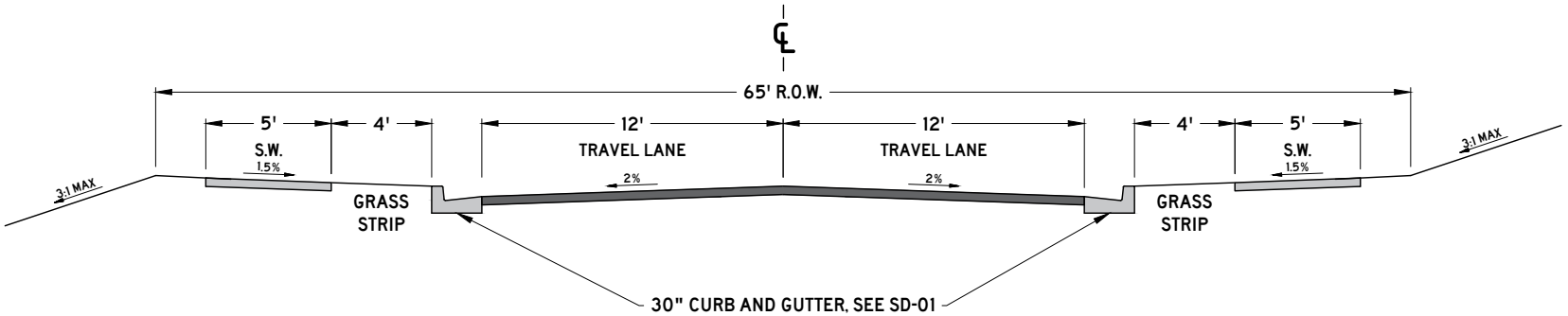
STANDARD DETAILS

COLLECTOR ROADWAY

(NTS)

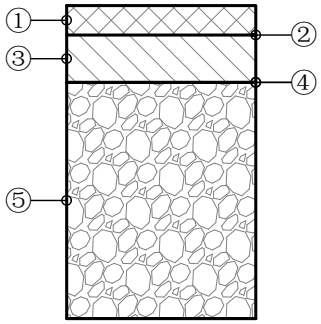
DATE
6/9/2022

RD-03



PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-W (SURFACE)
②	**TACK COAT (GENERAL USE)** 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 3" THICK** 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④	**PRIME COAT** 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 10" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

1. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
2. MAY INCLUDE A THIRD TRAVEL LANE 12 FEET IN WIDTH
3. DIMENSIONS REFLECT A MINIMUM STANDARD
4. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

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DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

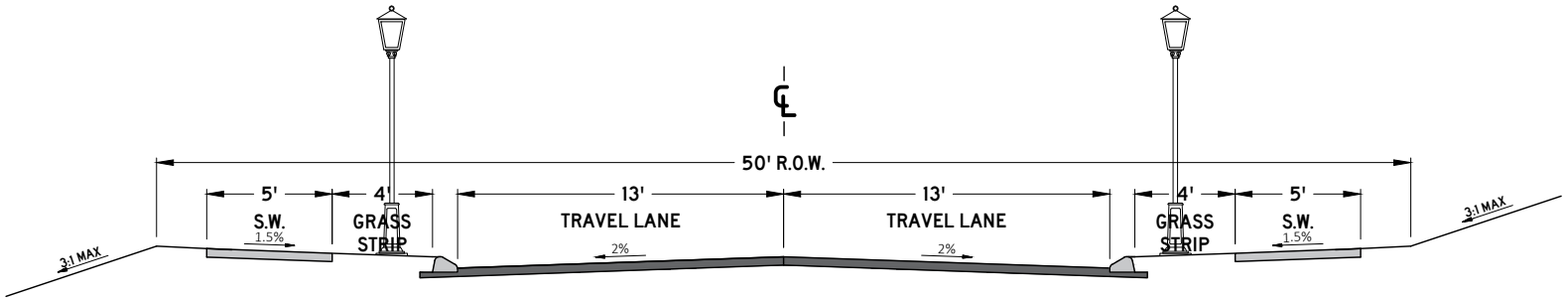
STANDARD DETAILS

MAJOR LOCAL / INDUSTRIAL ROADWAY

(NTS)

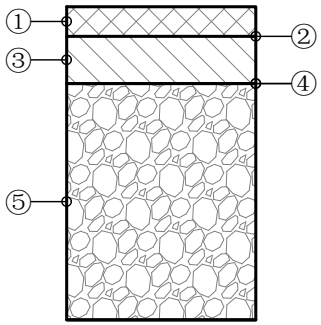
DATE
6/9/2022

RD-04



PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-W (SURFACE)
②	**TACK COAT (GENERAL USE)** 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 2" THICK** 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④	**PRIME COAT** 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 8" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

1. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
2. DIMENSIONS REFLECT A MINIMUM STANDARD
3. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

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DEVELOPMENT SERVICES DEPARTMENT
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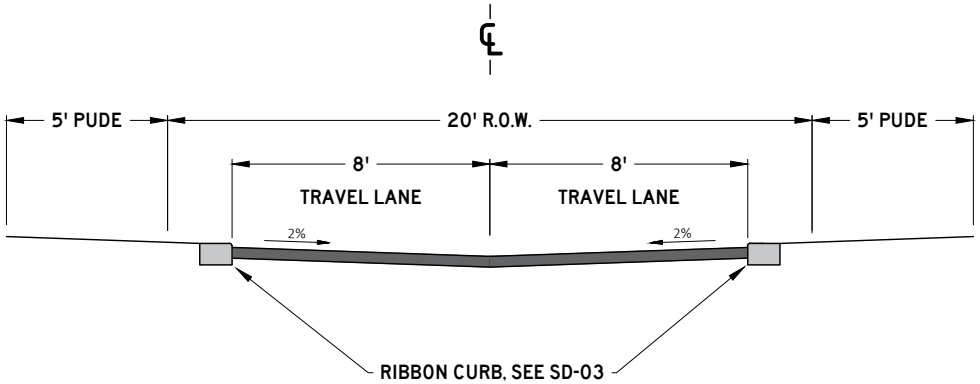
STANDARD DETAILS

MINOR LOCAL ROADWAY

(NTS)

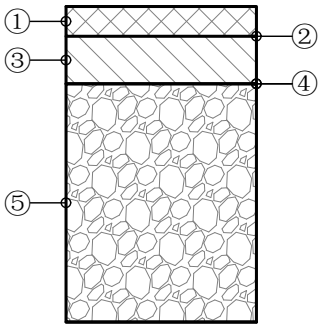
DATE
6/9/2022

RD-05



PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-W (SURFACE)
②	**TACK COAT (GENERAL USE)** 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 2" THICK** 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④	**PRIME COAT** 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 8" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

1. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
2. DIMENSIONS REFLECT A MINIMUM STANDARD
3. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA
TENNESSEE

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DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

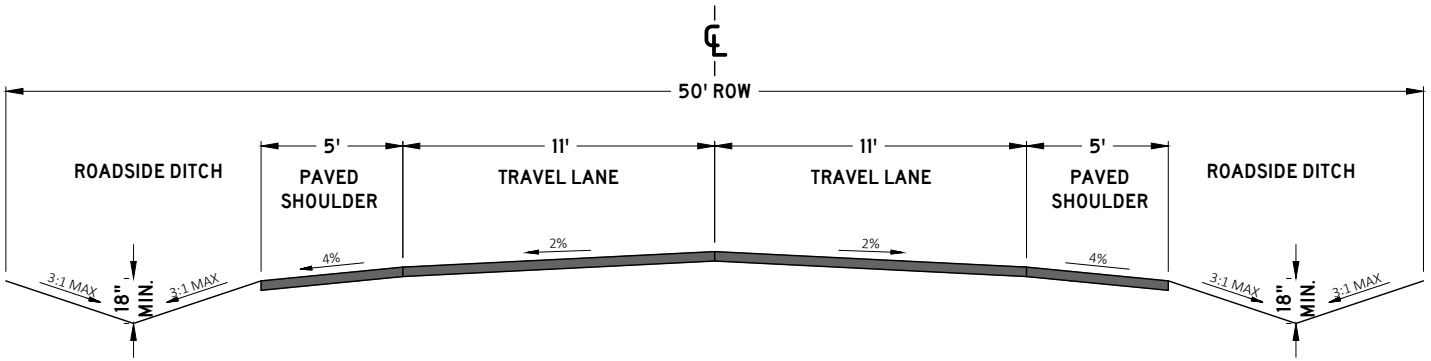
STANDARD DETAILS

ALLEY

(NTS)

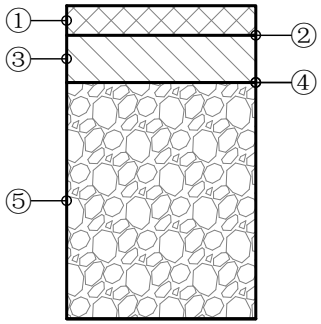
DATE
6/9/2022

RD-06



PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-W (SURFACE)
②	**TACK COAT (GENERAL USE)** 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 3" THICK** 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④	**PRIME COAT** 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 10" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

1. SUITABLE FOR RURAL ROADWAYS WITH LESS THAN 1500 AADT
2. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
3. ONLY PERMITTED ON MINOR LOCAL OR MAJOR LOCAL ROADWAY CLASSIFICATIONS
4. PAVEMENT SECTION SHALL FOLLOW MAJOR LOCAL ROADWAY
5. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
6. DIMENSIONS REFLECT A MINIMUM STANDARD
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

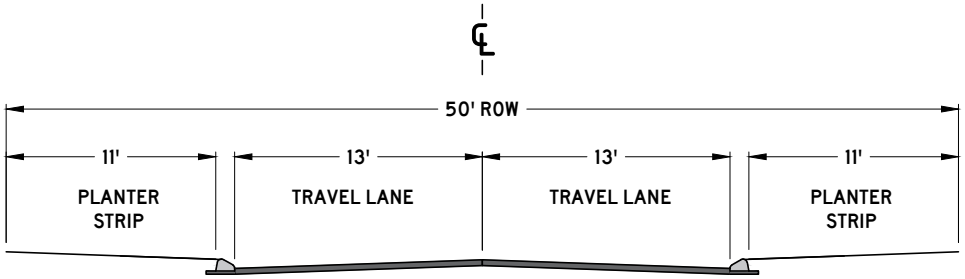
STANDARD DETAILS

RURAL ROADWAY (AADT < 1500)

(NTS)

DATE
6/9/2022

RD-07



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS.
2. ONLY PERMITTED ON MINOR LOCAL ROADWAY CLASSIFICATIONS.
3. PAVEMENT SECTION SHALL FOLLOW MINOR LOCAL ROADWAY.
5. EXTRUDED CURB, SEE SD-02
6. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED.
7. DIMENSIONS REFLECT A MINIMUM STANDARD.
8. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER.

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

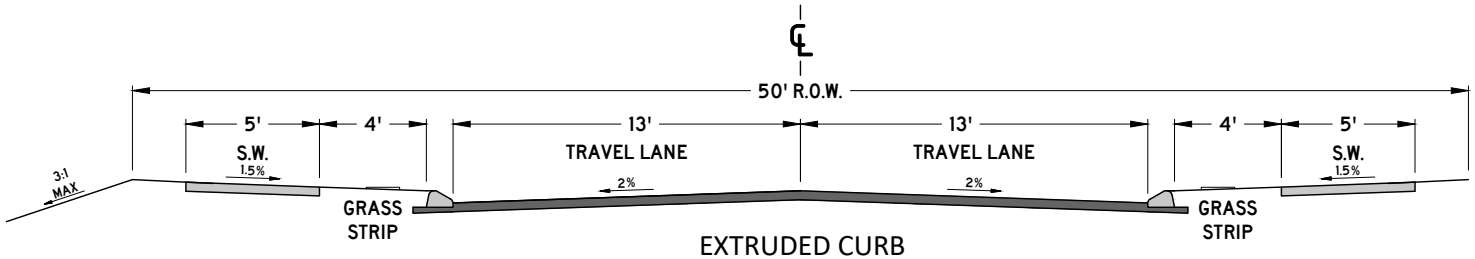
STANDARD DETAILS

CHARACTER DISTRICT STREET
RURAL NEIGHBORHOOD
CURBED

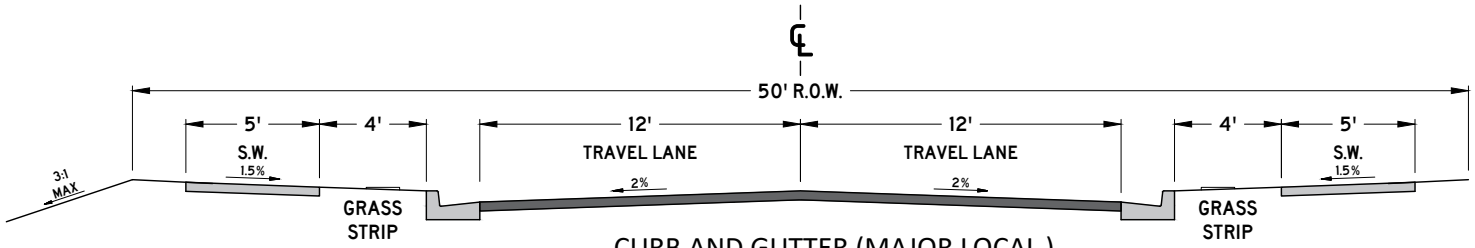
(NTS)

DATE
8/6/2024

DS-02



EXTRUDED CURB
(MINOR LOCAL)



CURB AND GUTTER (MAJOR LOCAL)

NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA
TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

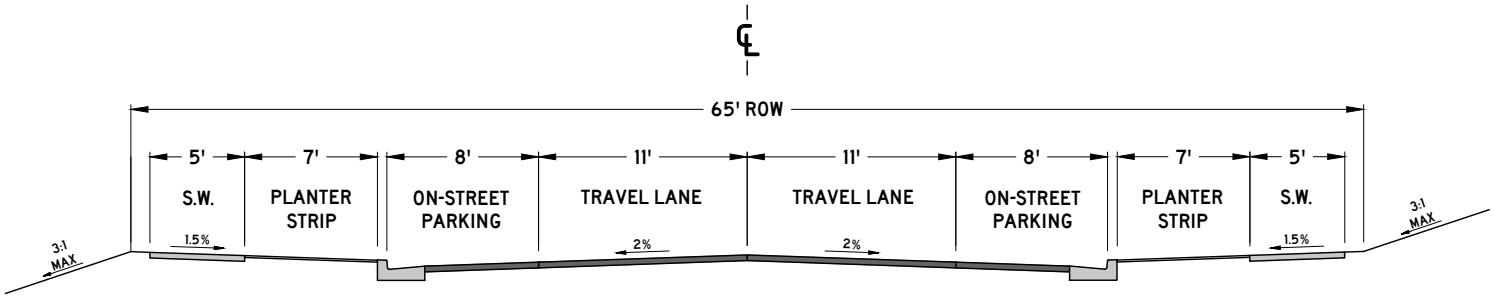
STANDARD DETAILS

CHARACTER DISTRICT STREET
LARGE LOT NEIGHBORHOOD

(NTS)

DATE
7/1/2024

DS-06



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

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DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

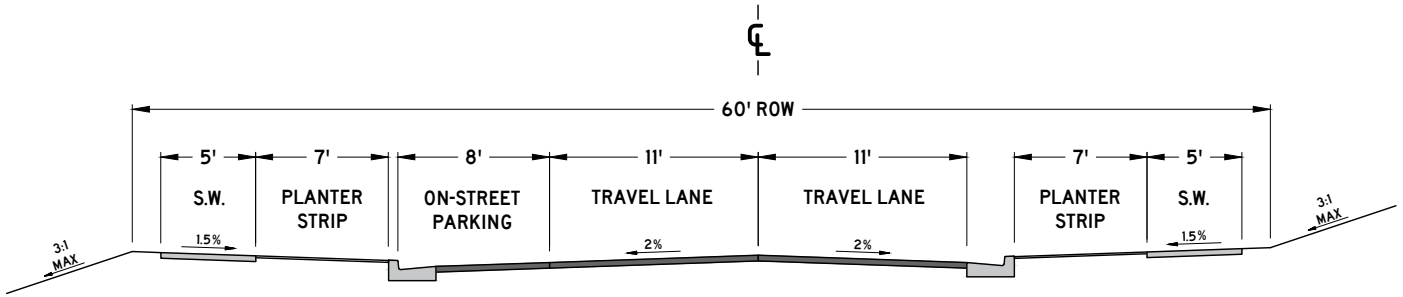
STANDARD DETAILS

CHARACTER DISTRICT STREET SUBURBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES

(NTS)

DATE
7/1/2024

DS-10



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

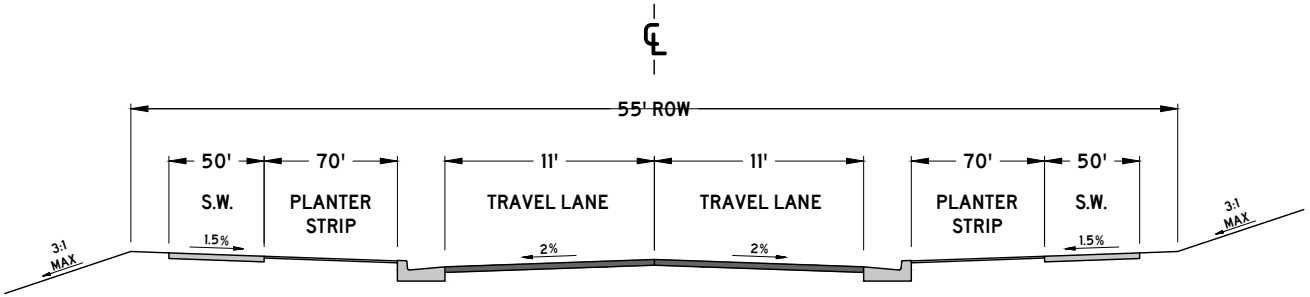
STANDARD DETAILS

CHARACTER DISTRICT STREET
SUBURBAN NEIGHBORHOOD STREET
PARALLEL PARKING ONE SIDE

(NTS)

DATE
7/1/2024

DS-11



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

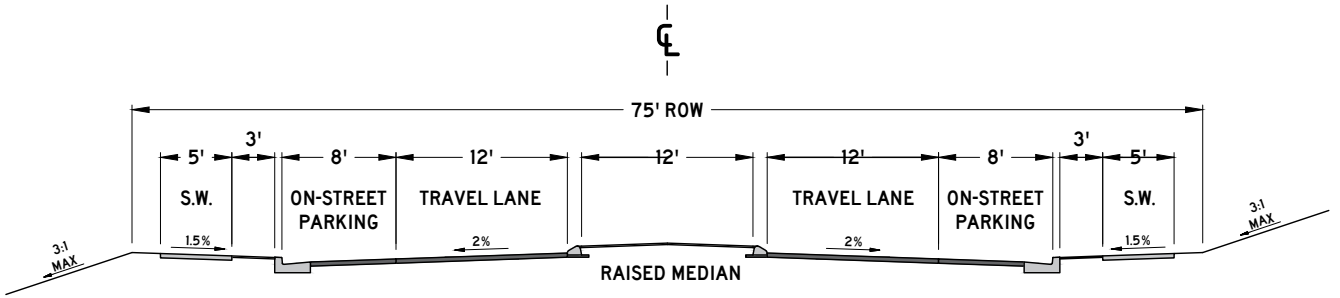
STANDARD DETAILS

CHARACTER DISTRICT STREET
SUBURBAN NEIGHBORHOOD
NO PARALLEL PARKING

(NTS)

DATE
7/1/2024

DS-12



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

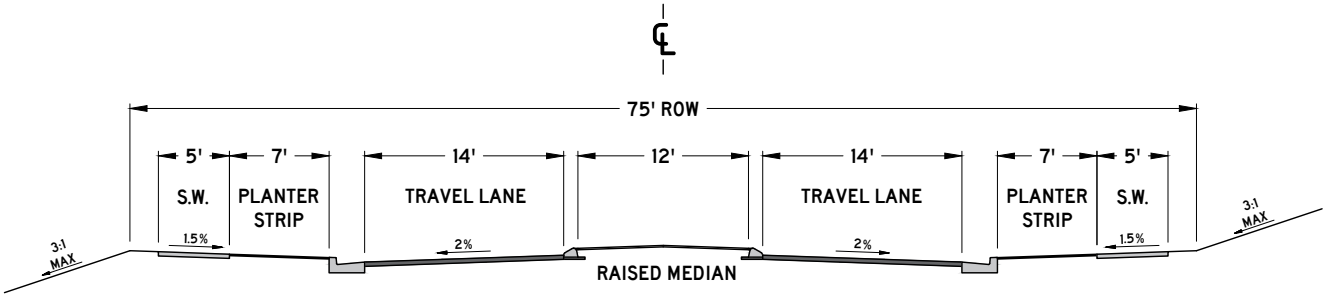
STANDARD DETAILS

CHARACTER DISTRICT STREET
SUBURBAN BOULEVARD
PARALLEL PARKING BOTH SIDES

(NTS)

DATE
7/1/2024

DS-13



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

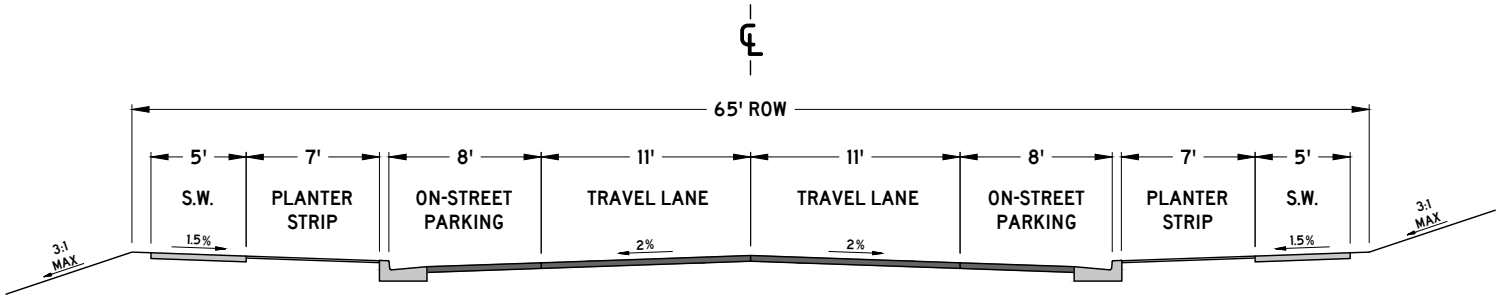
STANDARD DETAILS

CHARACTER DISTRICT STREET
SUBURBAN BOULEVARD
NO PARALLEL PARKING

(NTS)

DATE
7/1/2024

DS-14



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
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9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

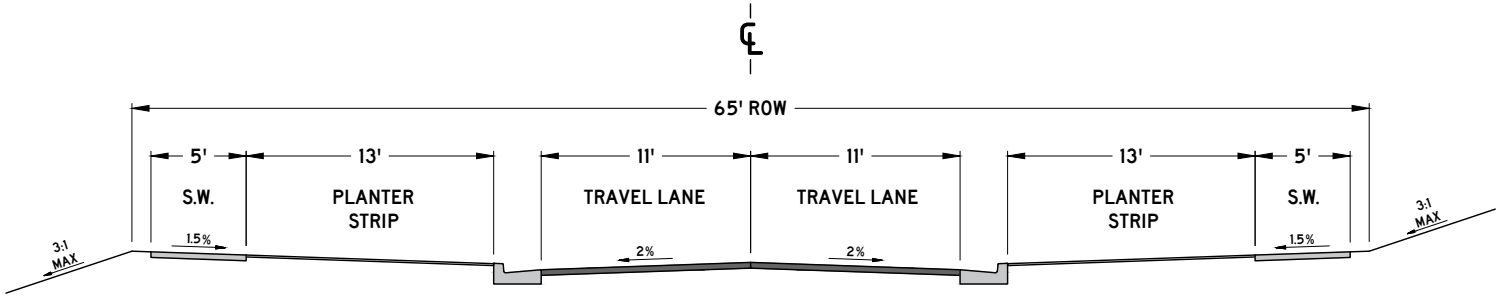
STANDARD DETAILS

CHARACTER DISTRICT STREET
URBAN NEIGHBORHOOD
PARALLEL PARKING BOTH SIDES

(NTS)

DATE
7/1/2024

DS-18



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

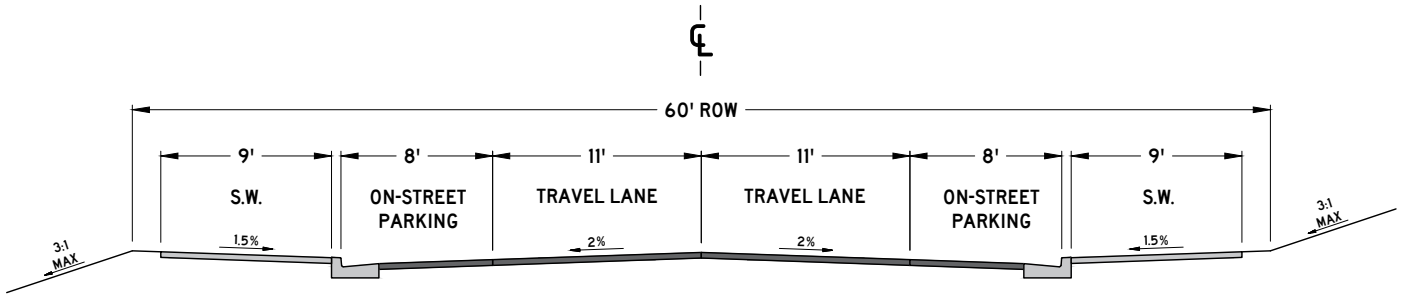
STANDARD DETAILS

CHARACTER DISTRICT STREET
URBAN NEIGHBORHOOD
NO PARALLEL PARKING

(NTS)

DATE
7/1/2024

DS-19



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
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7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

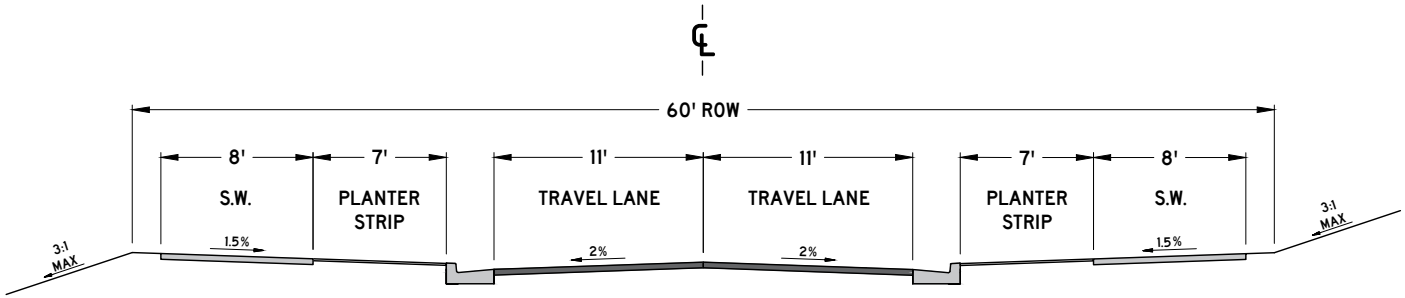
STANDARD DETAILS

CHARACTER DISTRICT STREET
URBAN CENTER
PARALLEL PARKING BOTH SIDES

(NTS)

DATE
7/1/2024

DS-20



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

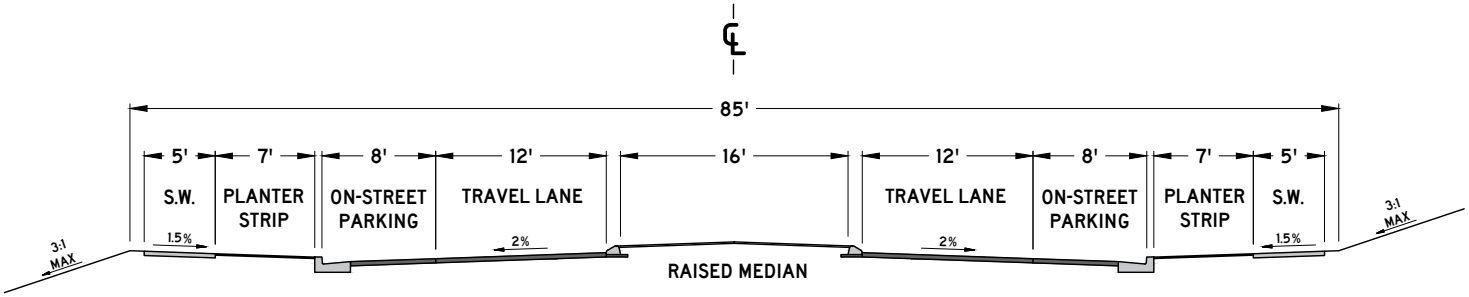
STANDARD DETAILS

CHARACTER DISTRICT STREET
URBAN CENTER
NO PARALLEL PARKING

(NTS)

DATE
7/1/2024

DS-20



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

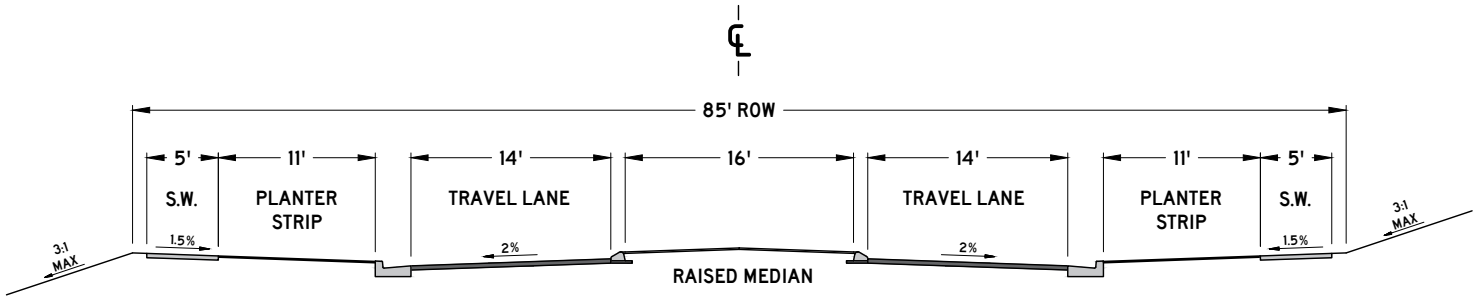
STANDARD DETAILS

CHARACTER DISTRICT STREET
URBAN BOULEVARD
PARALLEL PARKING BOTH SIDES

(NTS)

DATE
7/1/2024

DS-22



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
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5. EXTRUDED CURB, SEE SD-02
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

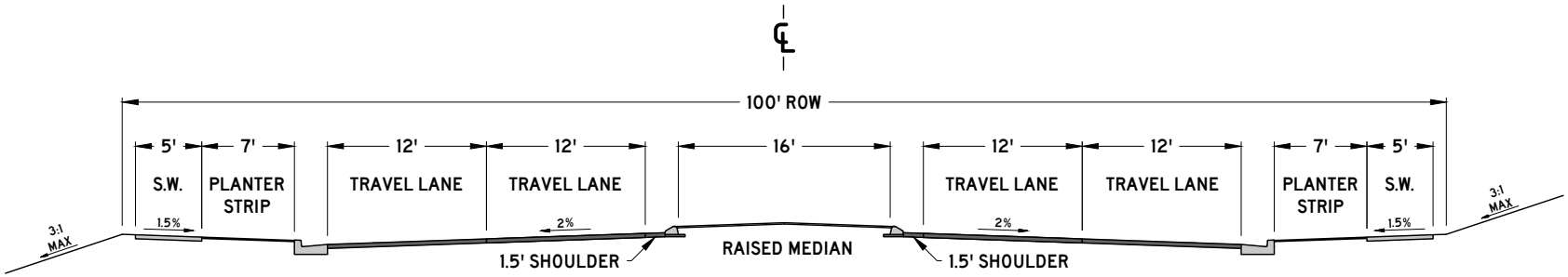
STANDARD DETAILS

CHARACTER DISTRICT STREET
URBAN BOULEVARD
NO PARALLEL PARKING

(NTS)

DATE
7/1/2024

DS-23



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

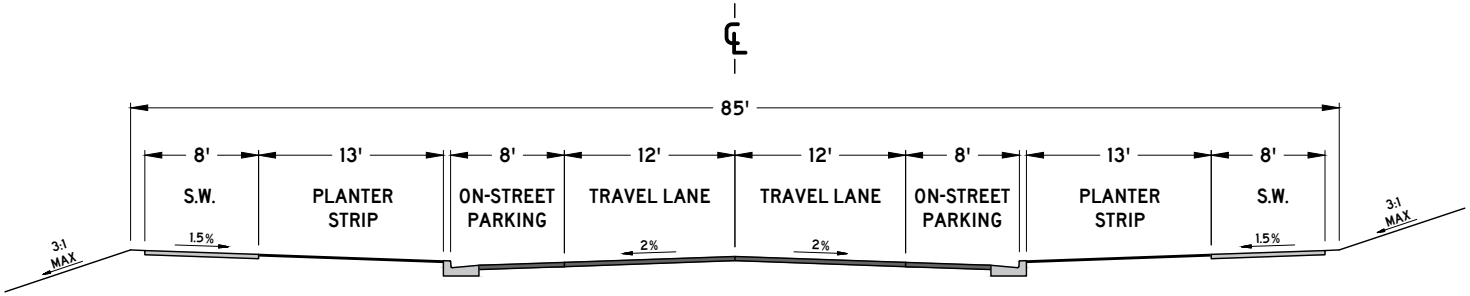
STANDARD DETAILS

CHARACTER DISTRICT STREET
URBAN BOULEVARD
FOUR LANE

(NTS)

DATE
7/1/2024

DS-24



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

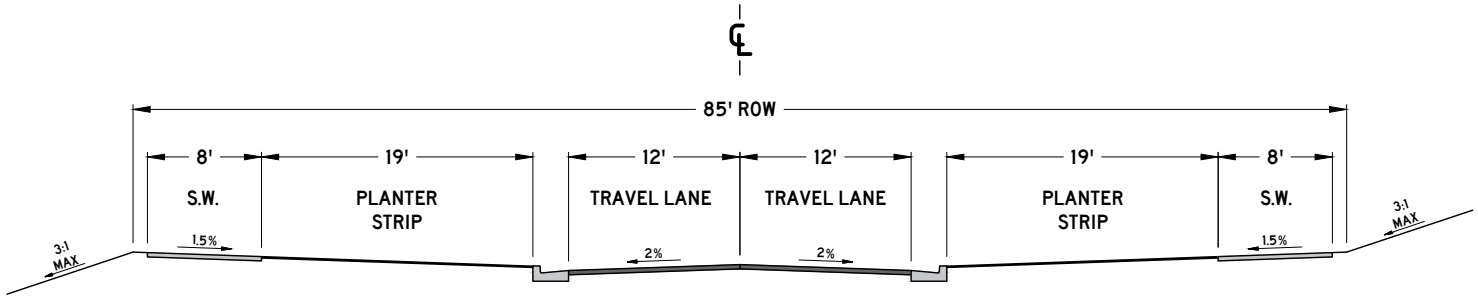
STANDARD DETAILS

CHARACTER DISTRICT STREET
URBAN AVENUE
PARALLEL PARKING BOTH SIDES

(NTS)

DATE
7/1/2024

DS-25



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

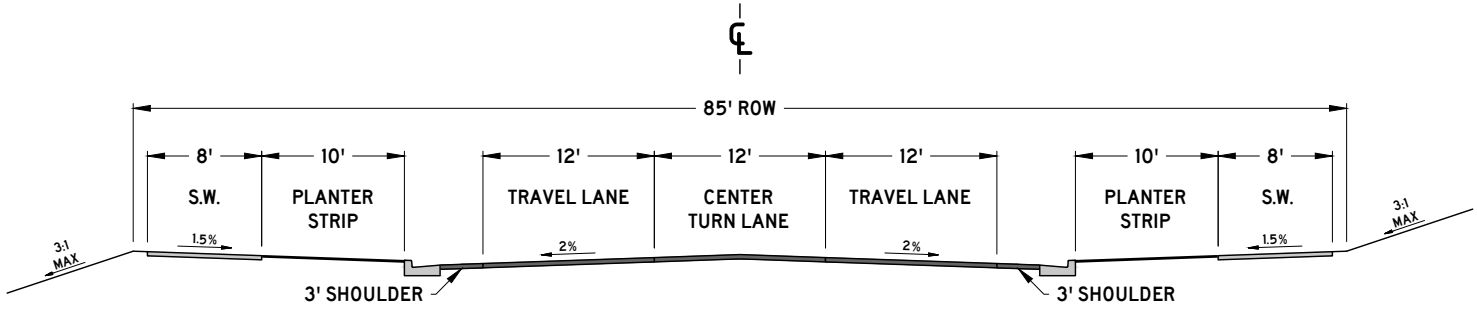
STANDARD DETAILS

CHARACTER DISTRICT STREET
URBAN AVENUE
NO PARALLEL PARKING

(NTS)

DATE
7/1/2024

DS-26



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

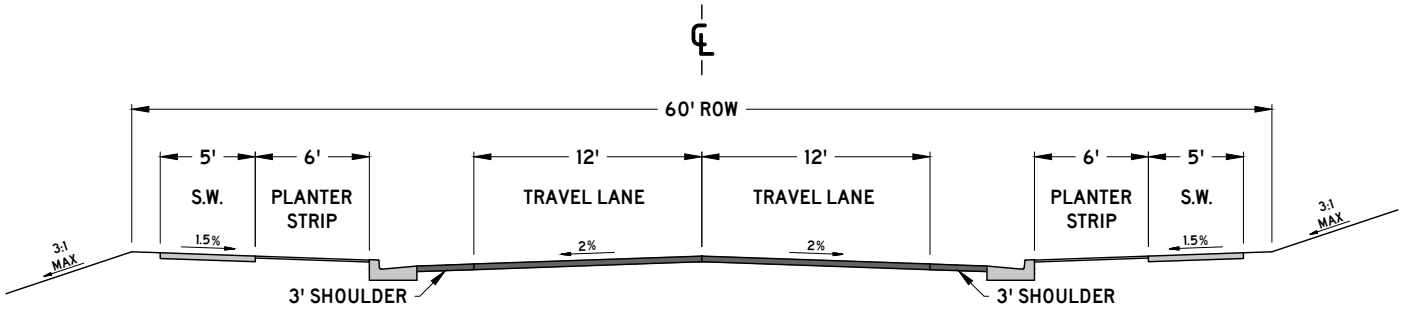
STANDARD DETAILS

CHARACTER DISTRICT STREET
URBAN AVENUE
THREE LANE

(NTS)

DATE
7/1/2024

DS-27



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

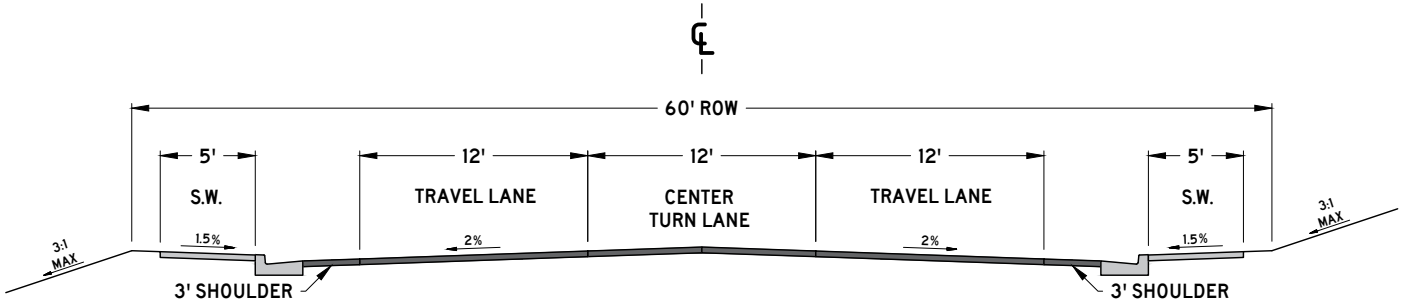
STANDARD DETAILS

CHARACTER DISTRICT STREET
INDUSTRIAL
TWO LANE

(NTS)

DATE
7/1/2024

DS-34



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
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CITY OF COLUMBIA
TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

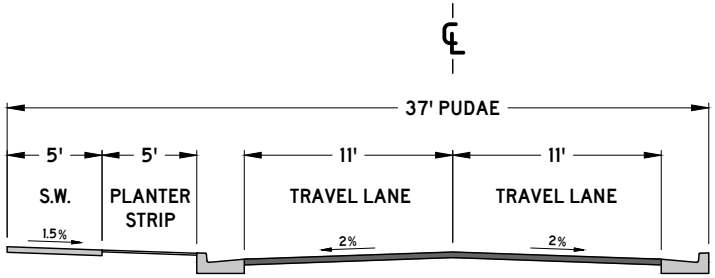
STANDARD DETAILS

CHARACTER DISTRICT STREET
INDUSTRIAL
THREE LANE

(NTS)

DATE
7/1/2024

DS-35



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. PAVEMENT SECTION SHALL FOLLOW THE MINOR LOCAL ROADWAY CLASSIFICATION'S STANDARD DETAIL
3. CURB AND GUTTER, SEE SD-01
4. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
5. DIMENSIONS REFLECT A MINIMUM STANDARD
6. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER
7. SHALL BE ENCOMPASSED IN A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE). ADDITIONAL EASEMENTS MAY BE REQUIRED.
8. ADDITIONAL ELEMENTS SUCH AS PLANTER STRIPS, TREE WELLS, PLANTERS, DECORATIVE LIGHTING, AND ANGLE PARKING MAY BE PROVIDED. DIMENSIONS AND PLACEMENT OF SUCH ELEMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
9. PLANTER STRIPS MAY BE SUBSTITUTED WITH AN EQUIVALENT WIDTH OF SIDEWALK WITH TREE WELLS OR PLANTERS.
10. SIDEWALK AND PLANTER STRIPS SHALL BE PROVIDED ON AT LEAST ONE SIDE AND ON ALL SIDES WHERE BUILDING ENFRONT THE INTERNAL DRIVE

CITY OF COLUMBIA
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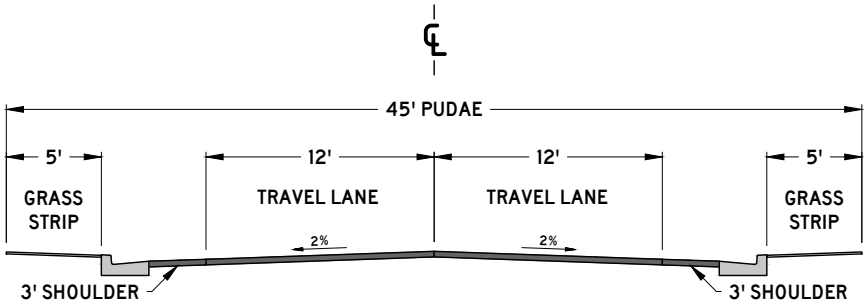
STANDARD DETAILS

INTERNAL DRIVE
COMMERCIAL AND MIXED-USE

(NTS)

DATE
7/1/2024

DS-39



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. PAVEMENT SECTION SHALL FOLLOW THE MAJOR LOCAL / INDUSTRIAL ROADWAY CLASSIFICATION'S STANDARD DETAIL
3. CURB AND GUTTER, SEE SD-01
4. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
5. DIMENSIONS REFLECT A MINIMUM STANDARD
6. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER
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CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
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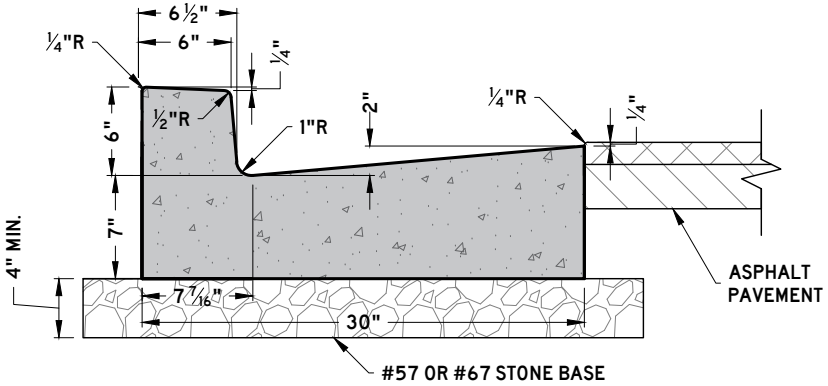
STANDARD DETAILS

INTERNAL DRIVE INDUSTRIAL ELEMENTS MAY VARY

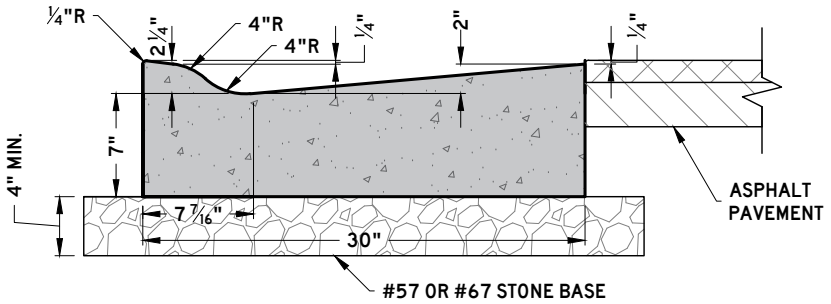
(NTS)

DATE
7/1/2024

DS-40



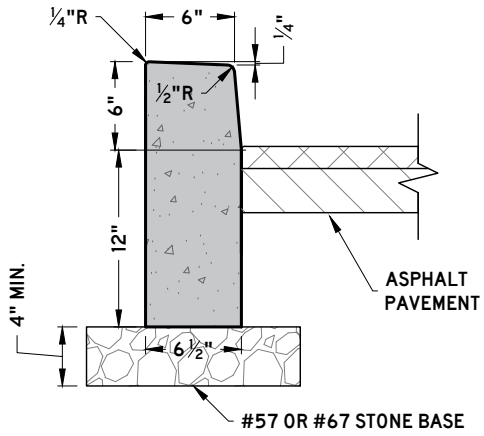
6-30 CONCRETE CURB AND GUTTER



LOWERED CONCRETE CURB AND GUTTER

NOTES:

1. BASED ON TDOT STANDARD DRAWING RP-VC-11
2. ONLY PERMITTED IN APPLICABLE ROADWAY SECTIONS
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK
   - 5.2. A MAXIMUM SPACING OF 100 FEET
   - 5.3. AT TANGENTS OF ALL RADII OF CURVES
   - 5.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   - 5.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   - 5.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - 5.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. CONTRACTION JOINTS SHALL BE AS FOLLOWS:
   - 6.1. A MAXIMUM SPACING OF 10 FEET
   - 6.2. A MINIMUM SPACING OF 6 FEET
   - 6.3. 1/4 INCH DEPTH, EITHER SAWCUT OR HAND GROOVED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



VERTICAL POST CURB

CITY OF COLUMBIA
TENNESSEE

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DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

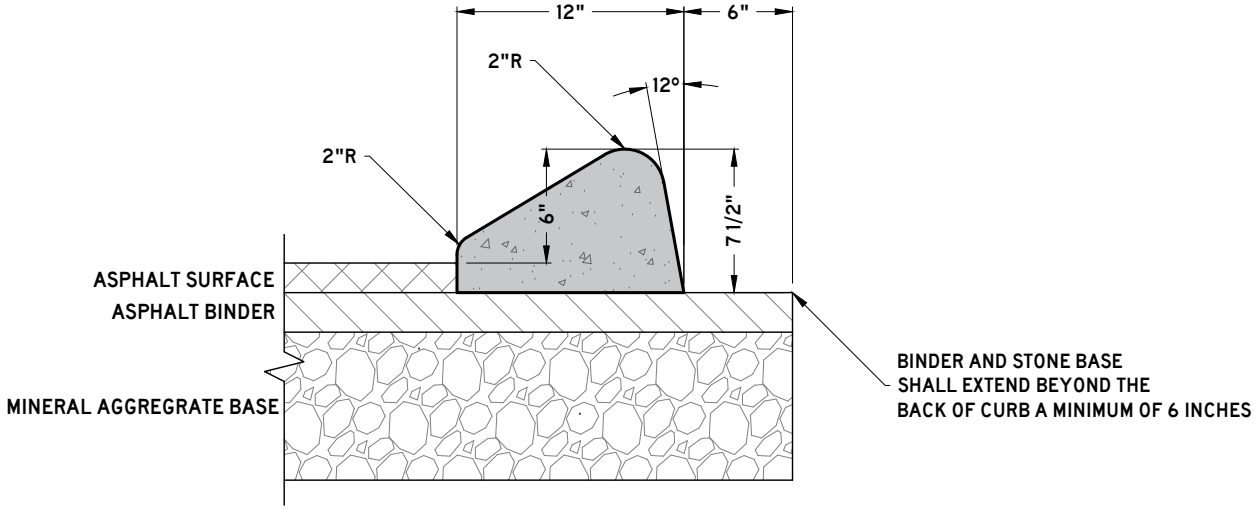
STANDARD DETAILS

CURB AND GUTTER AND POST CURB

(NTS)

DATE
6/9/2022

SD-01



NOTES:

1. BASED ON TDOT STANDARD DRAWING RP-SC-1
2. ONLY PERMITTED IN APPLICABLE ROADWAY SECTIONS
3. CLASS A 3000 PSI CONCRETE
4. CONTRACTION JOINTS SHALL BE AS FOLLOWS:
   - 4.1. A MAXIMUM SPACING OF 10 FEET
   - 4.2. A MINIMUM SPACING OF 6 FEET
   - 4.3. 1/4 INCH DEPTH, EITHER SAWCUT OR HAND GROOVED.
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CITY OF COLUMBIA
TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

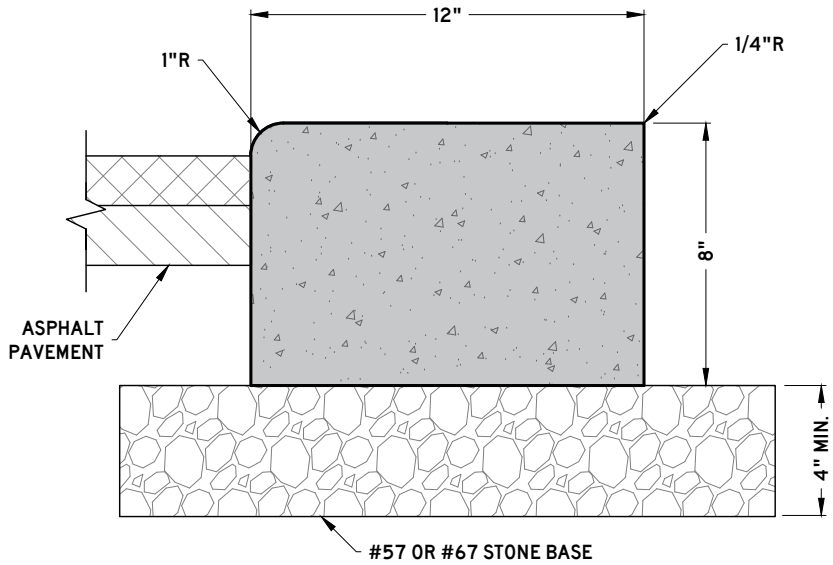
STANDARD DETAILS

EXTRUDED MOUNTABLE CURB

(NTS)

DATE
6/9/2022

SD-02



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON ALLEYS
3. CLASS A 3000 PSI CONCRETE
4. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 4.1. 1/2 INCH THICK
   - 4.2. A MAXIMUM SPACING OF 100 FEET
   - 4.3. AT TANGENTS OF ALL RADII OF CURVES
   - 4.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   - 4.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   - 4.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - 4.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
5. CONTRACTION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. A MAXIMUM SPACING OF 10 FEET
   - 5.2. A MINIMUM SPACING OF 6 FEET
   - 5.3. 1/4 INCH DEPTH, EITHER SAWCUT OR HAND GROOVED.
6. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

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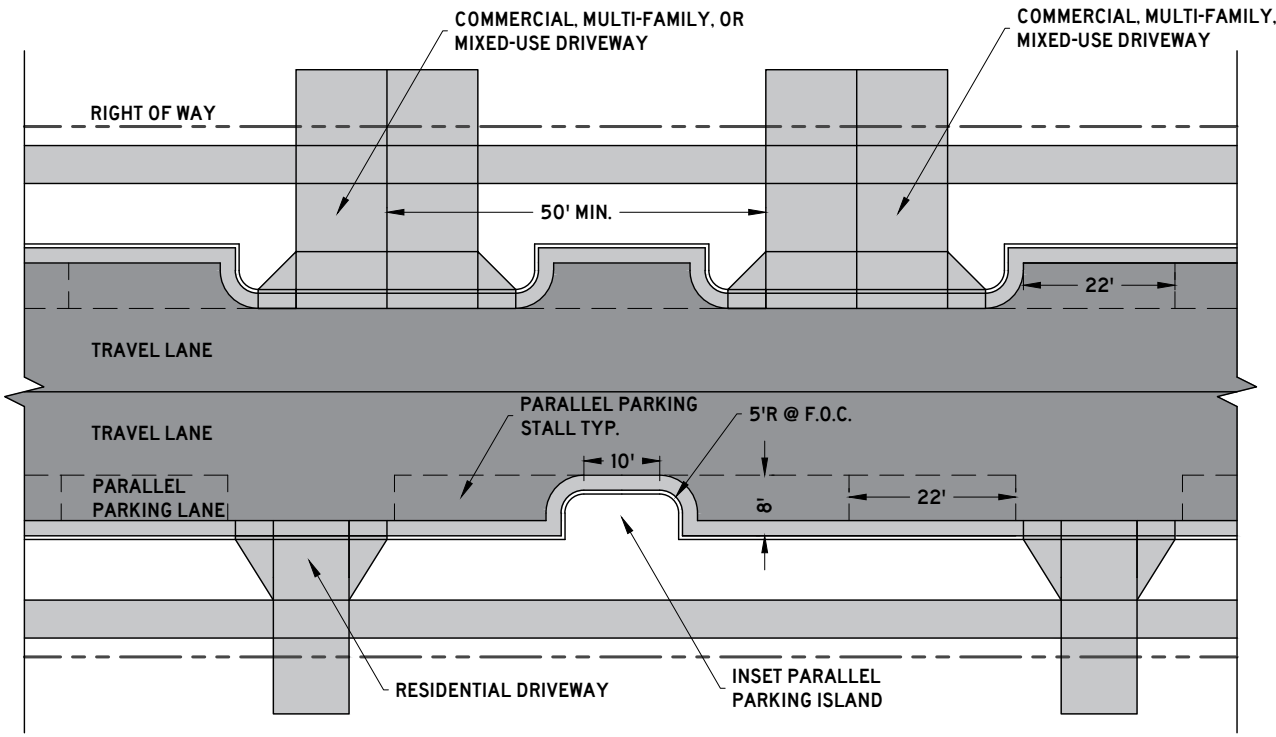
STANDARD DETAILS

RIBBON CURB

(NTS)

DATE
6/9/2022

SD-03



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. PARKING ISLANDS SHALL BE PROVIDED EVERY 220 FEET AT MINIMUM.
3. PARKING ISLANDS SHALL BE PROVIDED AT EVERY INTERSECTION.
4. COMMERCIAL, MULTI-FAMILY, AND MIXED-USE DRIVEWAYS SHALL REQUIRE PARKING ISLANDS ADJACENT TO THE DRIVEWAY.
5. RESIDENTIAL DRIVEWAYS SHALL NOT REQUIRE PARKING ISLANDS ADJACENT TO THE DRIVEWAY, BUT SHALL BE LOCATED BETWEEN PARKING STALLS WHERE PRACTICABLE.
6. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

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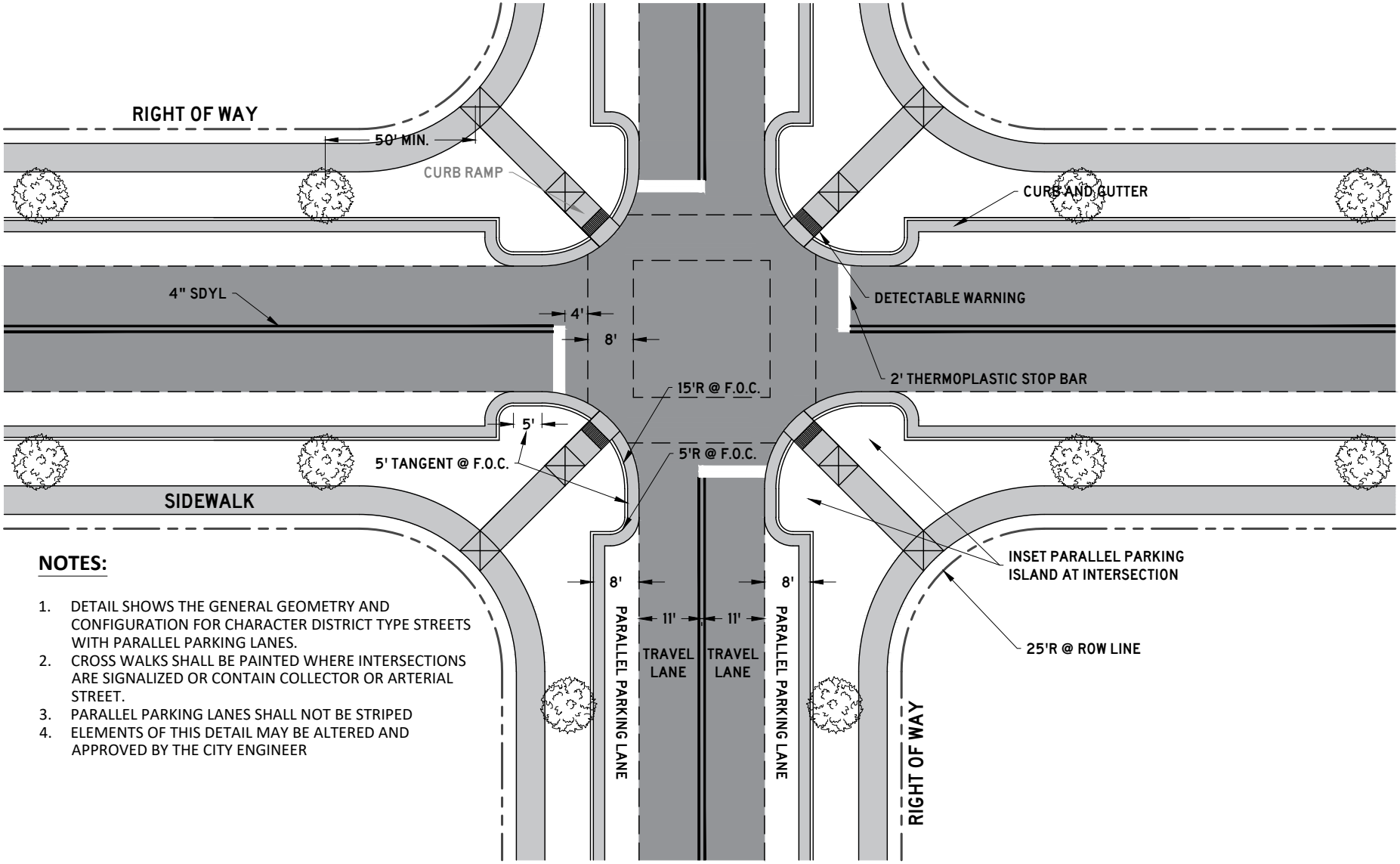
STANDARD DETAILS

INSET PARALLEL PARKING AND ISLANDS

(NTS)

DATE
6/9/2022

SD-06



NOTES:

1. DETAIL SHOWS THE GENERAL GEOMETRY AND CONFIGURATION FOR CHARACTER DISTRICT TYPE STREETS WITH PARALLEL PARKING LANES.
2. CROSS WALKS SHALL BE PAINTED WHERE INTERSECTIONS ARE SIGNALIZED OR CONTAIN COLLECTOR OR ARTERIAL STREET.
3. PARALLEL PARKING LANES SHALL NOT BE STRIPED
4. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

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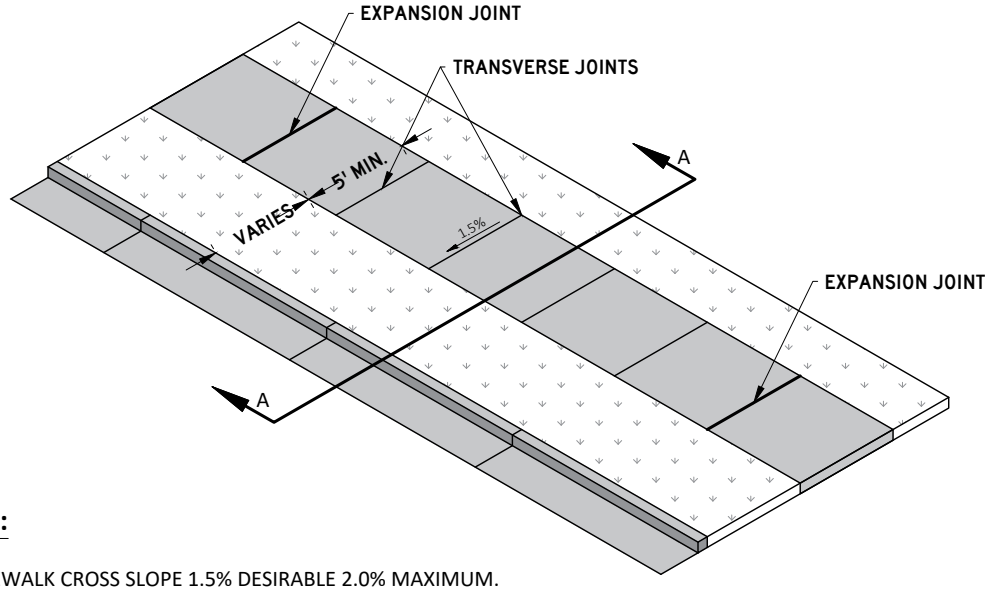
STANDARD DETAILS

INTERSECTION CONFIGURATION AND GEOMETRY

(NTS)

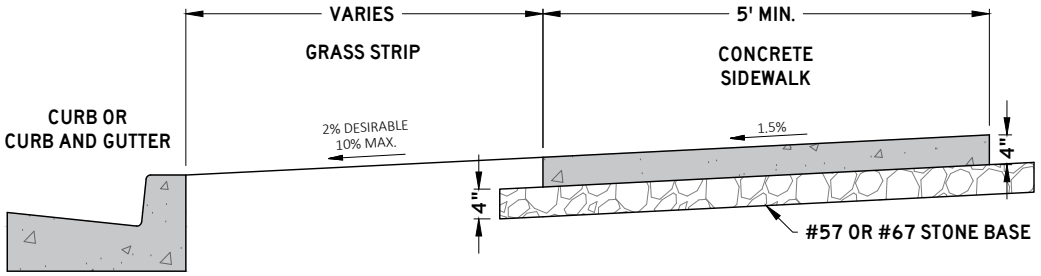
DATE
6/9/2022

SD-07



NOTES:

1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. SIDEWALK GRADE SHALL FOLLOW THE ROAD GRADE WHERE POSSIBLE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. 4" MIN. THICKNESS CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT, BROOM FINISHED.
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK
   - 5.2. A MAXIMUM SPACING OF 25 FEET
   - 5.3. AT TANGENTS OF ALL RADII OF CURVES
   - 5.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   - 5.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   - 5.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - 5.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. PROVIDE TRANSVERSE JOINTS AS NEARLY AS SQUARE AS PRACTICABLE. ON SIDEWALKS GREATER THAN 8 FEET IN WIDTH, PROVIDE A LONGITUDINAL JOINT ALONG THE CENTERLINE OF THE SIDEWALK.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



SECTION AA

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

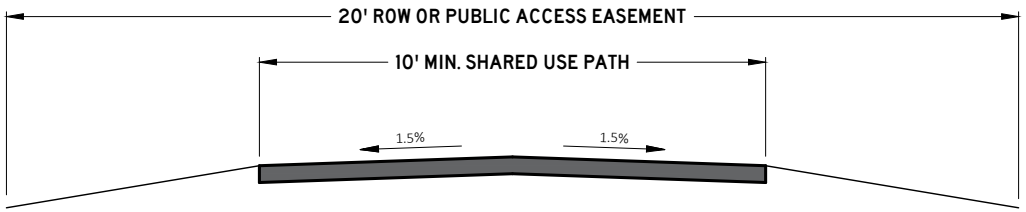
STANDARD DETAILS

CONCRETE SIDEWALK

(NTS)

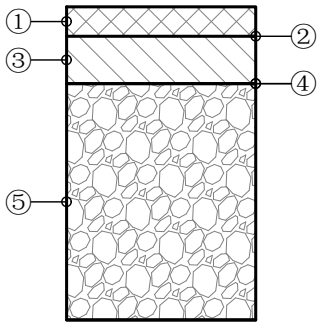
DATE
6/9/2022

SD-10



PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-W (SURFACE)
②	**TACK COAT (GENERAL USE)** 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 2" THICK** 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④	**PRIME COAT** 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 6" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

1. CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. MAY BE GRADED TO DRAIN TO ONE DIRECTION, OR CROWNED AS SHOWN.
3. WHERE ADJACENT TO A ROADWAY, PATH SHALL BE GRADED TO DRAIN TOWARDS CURB LINE.
4. CONCRETE PAVEMENT ALLOWED, SEE SD-10 FOR CONSTRUCTION METHODS AND MATERIALS.
5. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

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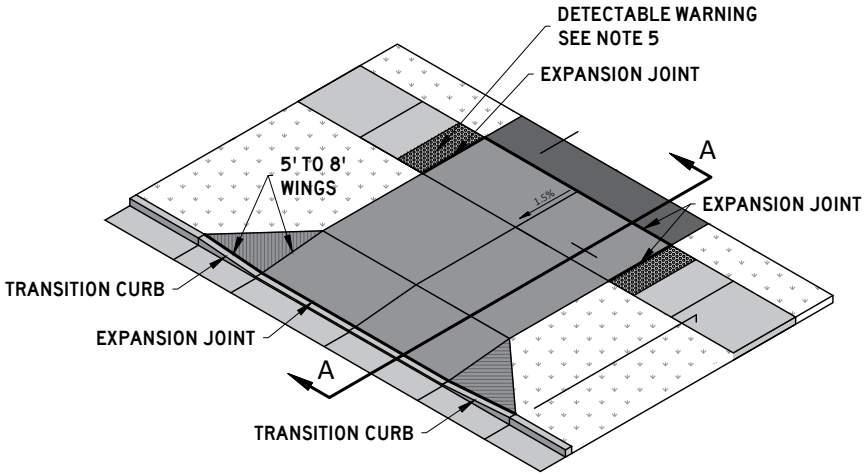
STANDARD DETAILS

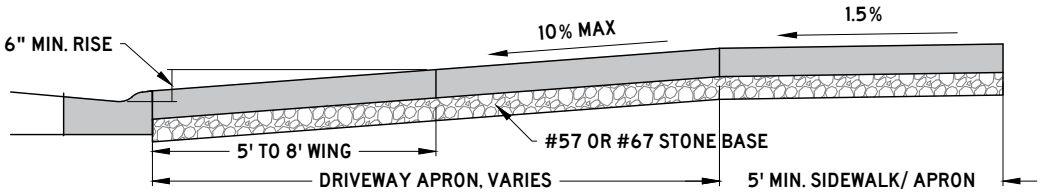
SHARED USE PATH

(NTS)

DATE
6/9/2022

SD-11





SECTION AA

NOTES:

1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. APRON SLOPE 2.0% MIN. 10% MAX. MINIMUM OF 6" RISE ABOVE GUTTER LINE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT
   - 4.1. 6" MIN. THICKNESS RESIDENTIAL.
   - 4.2. 8" MIN. THICKNESS COMMERCIAL, MULTI-FAMILY, AND MIXED-USE.
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK.
   - 5.2. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1).
   - 5.3. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139).
6. DETECTABLE WARNINGS WHERE DRIVEWAY IS STOP CONTROLLED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

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ENGINEERING DIVISION

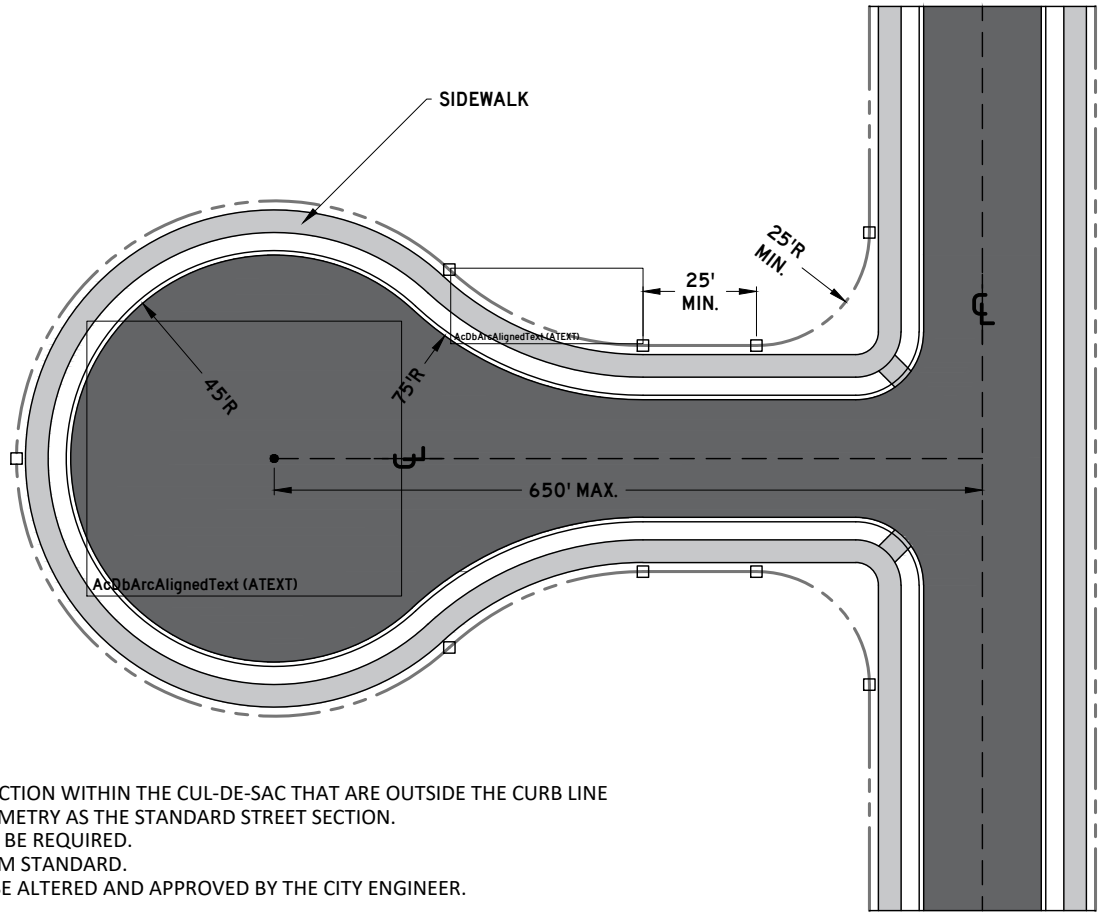
STANDARD DETAILS

DRIVEWAY APRON

(NTS)

DATE
6/9/2022

SD-12



NOTES:

1. ALL ELEMENTS OF THE STREET SECTION WITHIN THE CUL-DE-SAC THAT ARE OUTSIDE THE CURB LINE SHALL MAINTAIN THE SAME GEOMETRY AS THE STANDARD STREET SECTION.
2. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED.
3. DIMENSIONS REFLECT A MINIMUM STANDARD.
4. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER.

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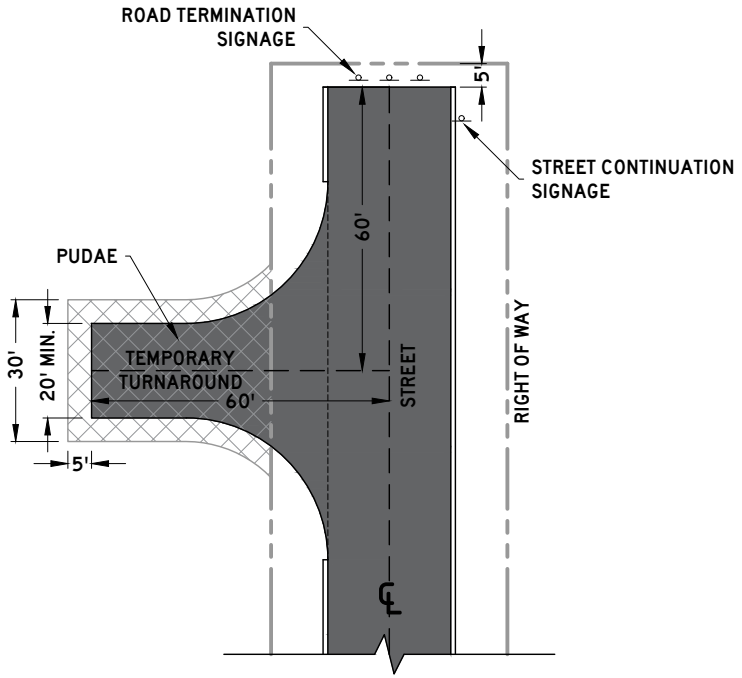
STANDARD DETAILS

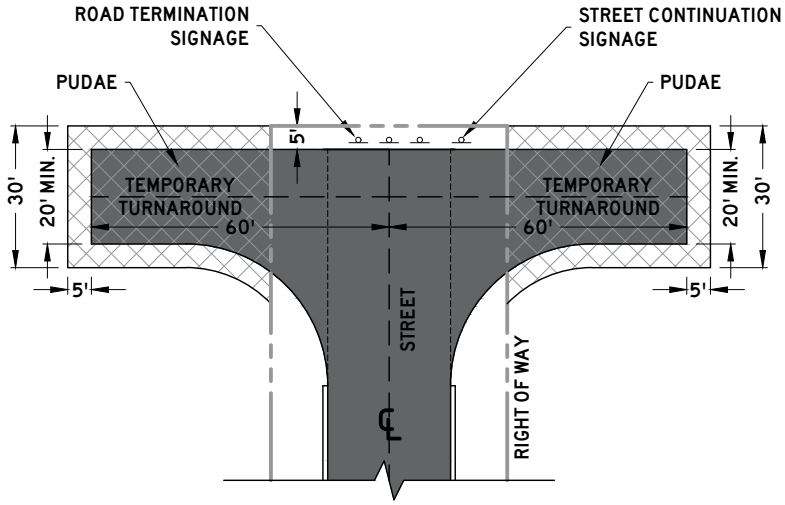
CUL-DE-SAC

(NTS)

DATE
6/9/2022

SD-15

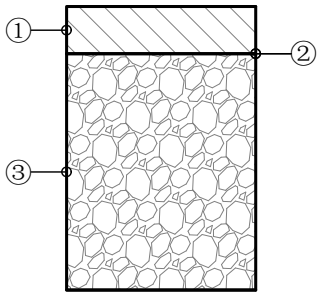




NOTES:

1. TEMPORARY TURNAROUNDS SHALL BE SHOWN ON ALL FINAL PLATS AND DEVELOPMENT PLANS WHERE REQUIRED
2. TEMPORARY TURNAROUNDS SHALL BE CONSTRUCTED PRIOR TO FINAL PLAT APPROVAL
3. TERMINATION AND STREET CONTINUATION SIGNAGE SHALL BE INSTALLED PRIOR TO FINAL PLAT APPROVAL
4. TURNAROUNDS SHALL BE CONSTRUCTED TO DRAIN
5. IF A CONNECTION IS NOT MADE TO ALLOW FOR THE REMOVAL OF THE TURNAROUND PRIOR TO STREET FINAL SURFACING, THE TURNAROUND SHALL BE SURFACED, CURBED, AND STRIPED WITH NO PARKING HATCHING.
6. ONCE ROADWAY CONNECTION IS MADE TO ALLOW FOR REMOVAL, THE TURNAROUND SHALL BE REMOVED PRIOR TO ANY FINAL PLAT OR FURTHER PERMITS BEING ISSUED.
7. DIMENSIONS REFLECT A MINIMUM STANDARD
8. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

PAVEMENT SCHEDULE	
①	BIT. BINDER @ 2" THICK 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
②	PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
③	MINERAL AGGREGATE BASE @ 8" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



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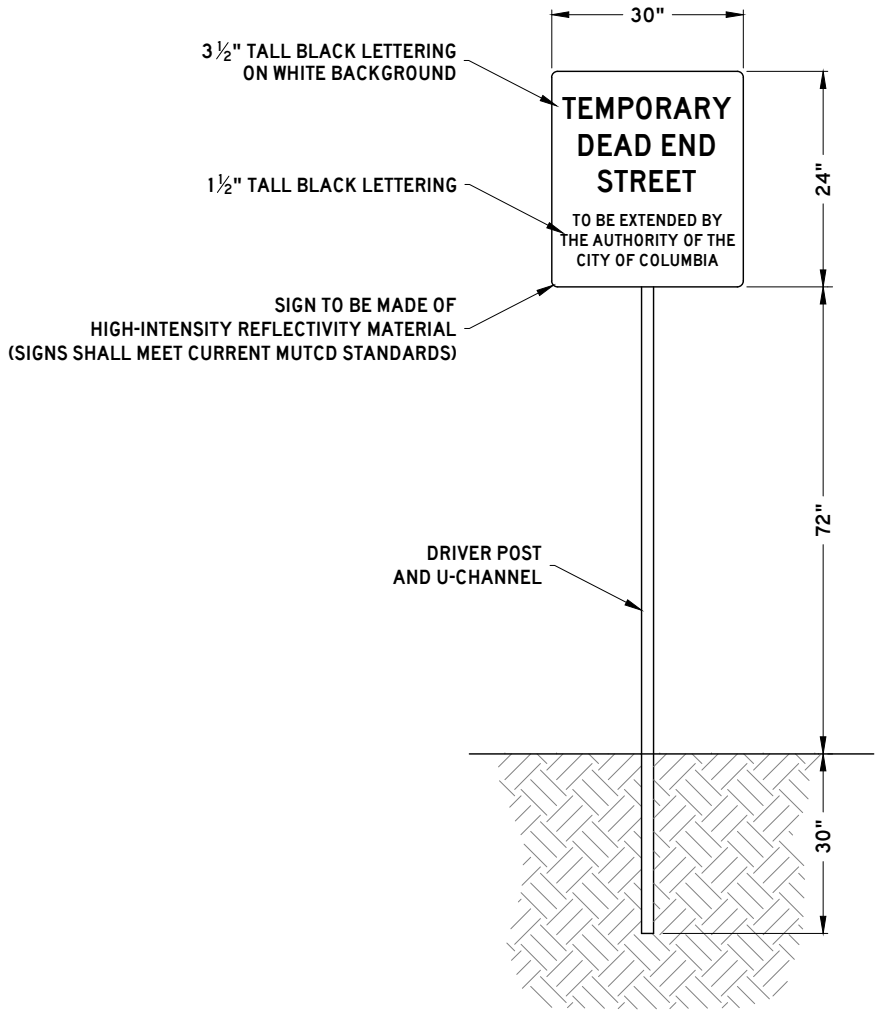
STANDARD DETAILS

TEMPORARY TURNAROUND

(NTS)

DATE
6/9/2022

SD-16



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STANDARD DETAILS

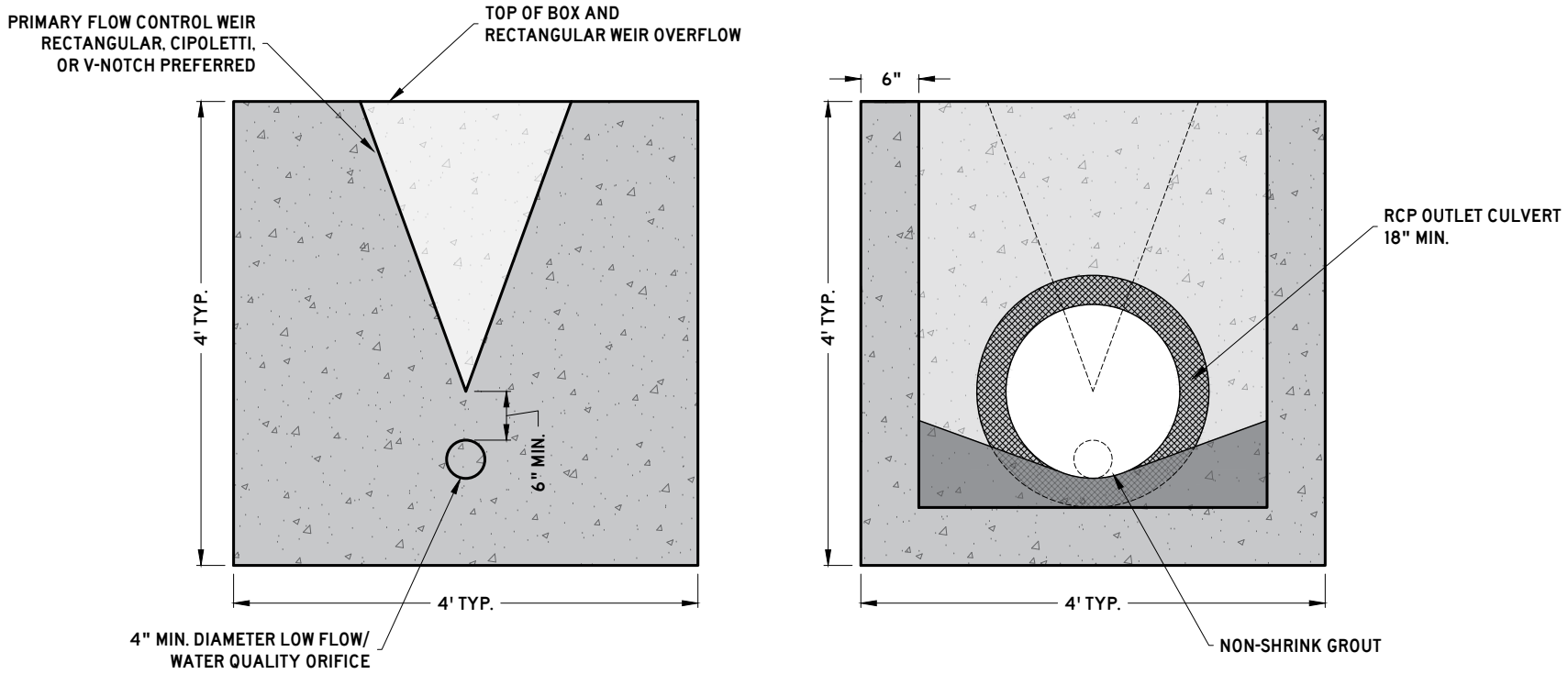
STREET CONTINUATION SIGNAGE

(NTS)

DATE
6/9/2022

SD-19

TYPE	TDOT STANDARD DRAWING OR CASTING MODEL
CURB INLET CATCH BASINS	TDOT CB SERIES NOS. 10, 11, 12, 13, 14, 16, 17
CURB AND GUTTER INLET CASTINGS	JB&S 3080
EXTRUDED CURB INLET CASTINGS	JB&S 3103
AREA DRAIN CATCH BASINS	TDOT CB SERIES NOS. 38, 39, 40, 42, 43
AREA DRAIN CASTINGS	TDOT CBB-42
JUNCTION BOXES	TDOT JBS SERIES NOS. 1, 2, 3, 4, AND 5
MANHOLES	TDOT MH SERIES NOS. 2, 3, 4, 5, 6, 7 AND TDOT RF-1
TRENCH DRAINS	TDOT TD-1
CONCRETE PIPE INSTALLATION	TDOT PB-1
FLEXIBLE PIPE INSTALLATION	TDOT PB-2
OVAL AND ARCH PIPES	TDOT PO-1
SAFETY CROSS DRAIN ENDWALLS	TDOT PE SERIES
SAFETY SIDE DRAIN ENDWALLS	TDOT SEW SERIES AND TDOT MSE-1
PROTECTED ENDWALLS	TDOT PE, PEW SERIES
FLUMES	TDOT FLU-1



NOTES:

1. OUTLET CONTROL STRUCTURES SHALL MEET STORMWATER REGULATIONS AND TDEC WATER QUALITY REQUIREMENTS FOR DETENTION/RETENTION PONDS.
2. WHERE A DIAMTER LESS THAN 4 INCHES FOR THE LOW FLOW/WATER QUALITY ORIFICE IS REQUIRED, A STANDPIPE SHALL BE ATTACHED TO PROVIDE THE NECESSARY FLOW RESTRICTION.
3. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER.

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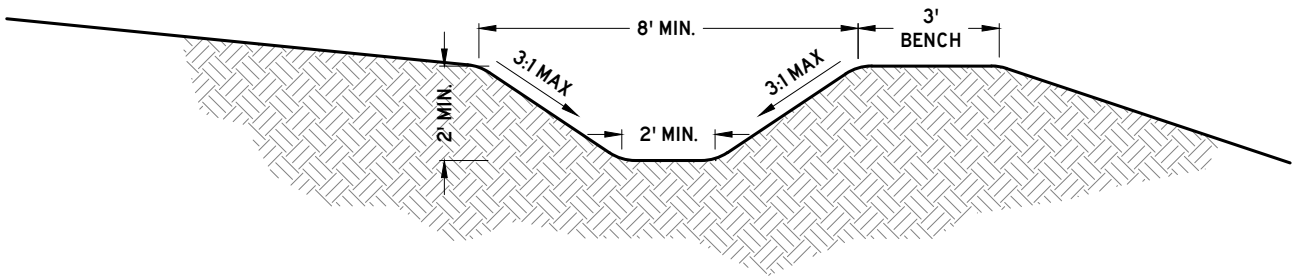
STANDARD DETAILS

OUTLET CONTROL STRUCTURE

(NTS)

DATE
6/9/2022

DD-02



NOTES:

1. DITCHES SHALL BE STABILIZED WITH APPROPRIATELY DESIGNED SOFT ARMORING.
2. RIP-RAP OR OTHER HARD ARMORING TECHNIQUES ARE DISCOURAGED AND SHALL ONLY BE APPROVED WHEN ALL OTHER MEANS OF STABILIZATION ARE EXHAUSTED.
3. FLOW LINE GRADE SHALL NOT BE LESS THAN 1.0%
4. FLOW LINE GRADE SHALL NOT BE MORE THAN 7.5%
5. WHERE PLACED ON A SLOPE, A BENCH OF MINIMUM WIDTH OF 3 FEET SHALL BE PROVIDED.
6. A MINIMUM OF 6 INCHES OF FREEBOARD ABOVE THE DESIGN FLOW DEPTH SHALL BE PROVIDED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER.

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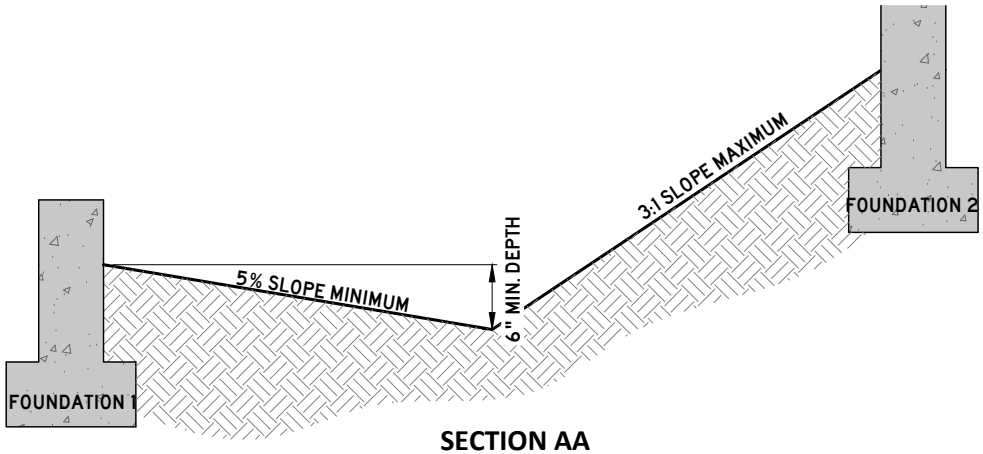
STANDARD DETAILS

TRAPEZOIDAL DITCH

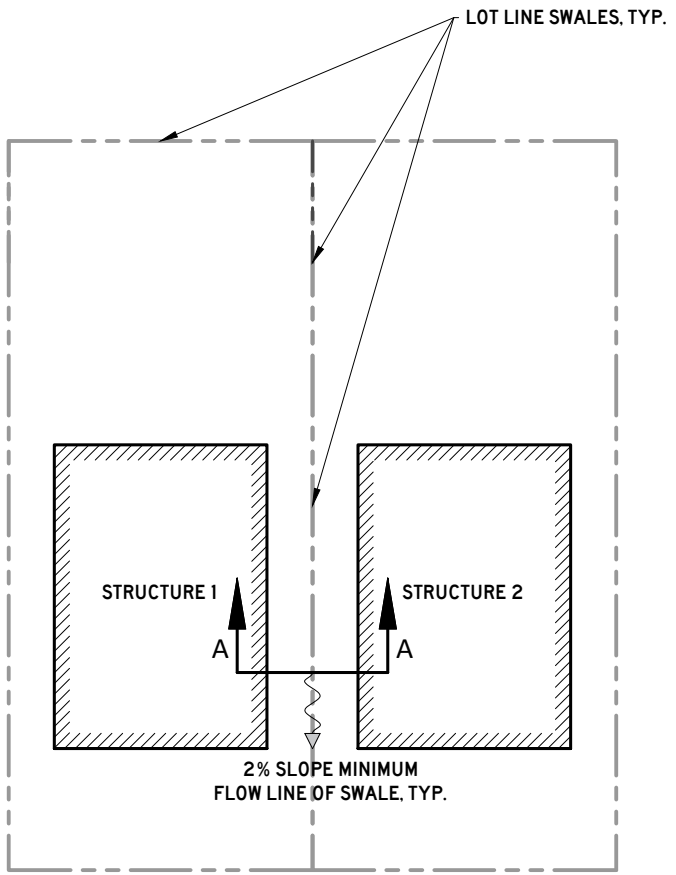
(NTS)

DATE
6/9/2022

DD-03



SECTION AA



PLAN

NOTES:

1. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE. ALL AREAS WITHIN A LOT SHALL BE GRADED TO DRAIN TO AN APPROVED STORMWATER CONVEYANCE.
2. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATIONS.
   - 2.1. LOTS SHALL BE GRADED TO PROVIDE A MINIMUM OF 6 INCHES OF FALL WITHIN THE FIRST 10 FEET OF THE STRUCTURE ALONG THE DIRECTION OF FLOW.
   - 2.2. LOTS SHALL BE GRADED TO PROVIDE A MINIMUM OF 1V:20H OF FALL PERPENDICULAR TO THE FACE OF THE FOUNDATION WALL WITHIN THE FIRST 5 FEET.
   - 2.3. IMPERVIOUS SURFACES SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE STRUCTURE.
3. SWALES SHALL BE LOCATED ALONG LOT LINES TO REDUCE LOT TO LOT DRAINAGE, AND DIRECT STORMWATER RUNOFF TOWARDS APPROVED STORMWATER CONVEYANCES.
4. SWALES SHALL HAVE A MINIMUM SLOPE OF 2%.
5. FOUNDATIONS SHALL BE AT MINIMUM 12 INCHES ABOVE ANY THE RIM ELEVATION OR HIGHEST FLOW LINE OF ANY PUBLIC STORMWATER INFRASTRUCTURE THAT SURFACE DRAINAGE FROM THE LOT IS DIRECTED TO.
6. NON-PUBLIC STORMWATER INFRASTRUCTURE SHALL NOT SUCH AS YARD DRAINS SHALL NOT ALLEVIATE THE REQUIREMENTS OF NOTES 2 AND 3.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

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ENGINEERING DIVISION

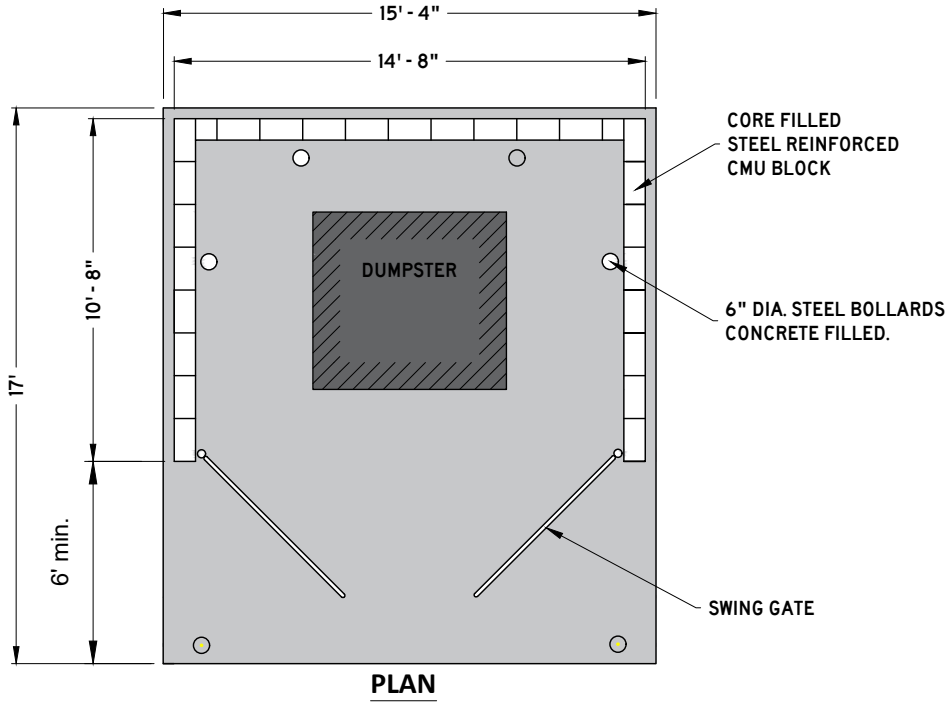
STANDARD DETAILS

RESIDENTIAL LOT GRADING AND DRAINAGE

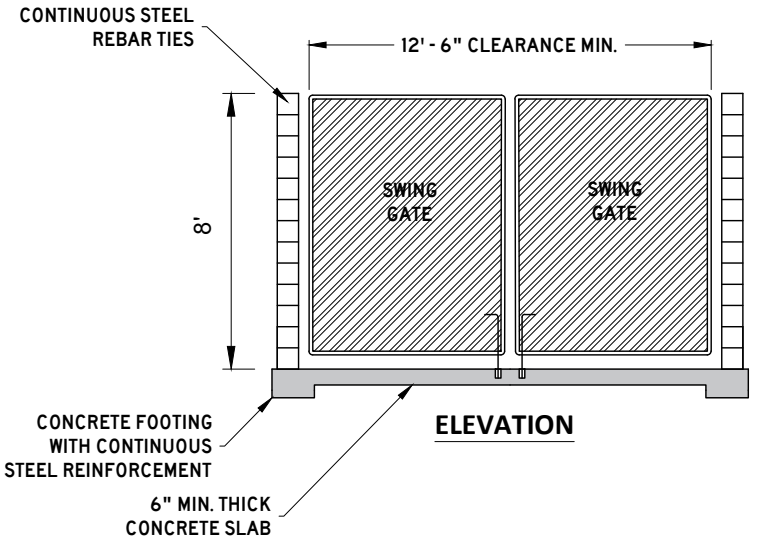
(NTS)

DATE
6/9/2022

DD-04



PLAN



ELEVATION

NOTES:

1. MATERIALS, CONSTRUCTION AND QUANTITY CONTROL OF MASONRY SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE (IBC).
2. MATERIALS USED SHOULD BE CONSISTENT WITH THOSE USED IN THE CONSTRUCTION OF AND ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING. SHALL BE COMPLIANT WITH THE ZONING ORDINANCE AND ALL OTHER APPLICABLE REGULATIONS
3. CONCRETE SLAB: MONOLITHIC, MIN. 6" THICKNESS W/IMBEDDED 6"X6"/ 10X10 WELDED WIRE FABRIC (W.W.F.), CLASS A 3000 P.S.I. CONCRETE FILLED CELLS: WITH 1-#5 VERTICAL REBAR TIED TO FOOTER STEEL AT EACH CORNER AND EVERY 4' O.C.
4. BOLLARD: 3'-6" HIGH, 6" DIAMETER STEEL PIPE BOLLARD FILLED WITH CONCRETE, PAINTED TRAFFIC YELLOW
5. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

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STANDARD DETAILS

DUMPSTER PAD AND ENCLOSURE

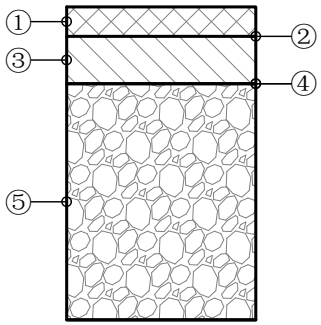
(NTS)

DATE
6/9/2022

MD-01

PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-W (SURFACE)
②	**TACK COAT (GENERAL USE)** 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 2" THICK** 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④	**PRIME COAT** 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 6" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



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DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

PARKING LOT PAVEMENT SECTION

(NTS)

DATE
6/9/2022

MD-02

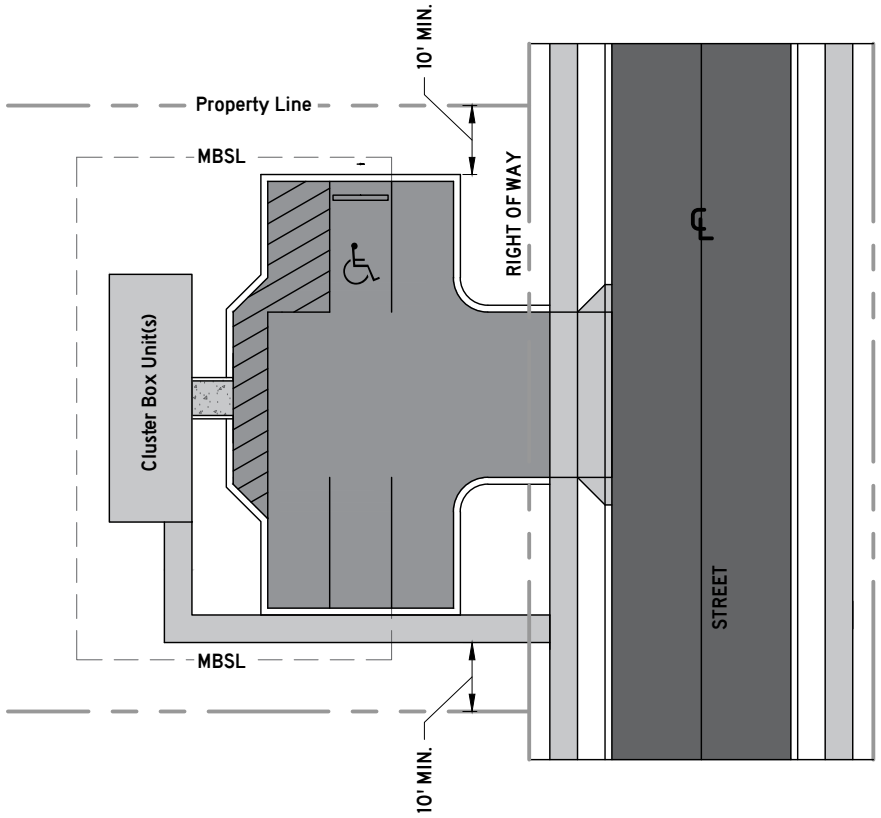
NOTES:

FOR 75 OR LESS CBU'S AT A SINGLE LOCATION

1. CLUSTER BOX UNITS (CBU'S) SHALL MEET USPS STANDARDS
2. CBU'S MAY BE LOCATED WITHIN THE RIGHT OF WAY
3. CBU'S SHALL NOT ENCROACH UPON THE ROADWAY OR SIDEWALK.
4. CBU'S SHOULD BE PLACED ALONG MINOR LOCAL ROADWAYS OR EQUIVALENT. FOR PLACEMENT ALONG COLLECTOR AND ARTERIAL ROADWAYS, FOLLOW THE STANDARDS BELOW, "FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION".

FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION

1. CBU'S SHALL MEET USPS STANDARDS
2. CBU'S SHALL BE LOCATED OUTSIDE OF THE RIGHT OF WAY WITHIN A COMMON OR OPEN SPACE LOT
3. CBU'S SHALL NOT BE PLACED WITHIN ANY EASEMENTS
4. CBU'S AND APPURTENANT BUILDING PAD(S) SHALL BE CONSIDERED A PRINCIPLE STRUCTURE AND SHALL ADHERE TO BUILDING SETBACKS
5. ACCESS AND DRIVEWAYS TO MEET ZONING CODE AND ACCESS MANAGEMENT
6. PARKING SHALL BE PROVIDED WITH A MINIMUM OF 2 PARKING STALLS PLUS 1 STALL PER 25 MAIL UNITS OR PORTION THEREOF ABOVE THE FIRST 25 MAIL UNITS, WITH A MAXIMUM OF TWICE THE MINIMUM
7. PARKING AND SIDEWALKS SHALL HAVE A 10 FT. MINIMUM BUFFER FROM ANY PROPERTY LINE
8. PARKING SHALL ADHERE TO LAYOUT AND INTERIOR LANDSCAPING REQUIREMENTS PER THE ZONING CODE
9. PARKING SHALL BE CLEARLY LABELED AS SHORT TERM PARKING AND CANNOT BE CONSIDERED REQUIRED PARKING FOR ANOTHER USE
10. WHEEL STOPS OR CURBING SHALL BE PROVIDED FOR ALL PARKING STALLS
11. ADEQUATE LIGHTING SHALL BE PROVIDED.
12. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



CITY OF COLUMBIA
TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

MAIL CLUSTER BOX UNITS

(NTS)

DATE
6/9/2022

MD-03

LETTER SIZE	DISTANCE FROM THE PUBLIC WAY
4"	115'
6"	150'
9"	300'
12"	400'
18"	560'
24"	750'
36"	1130'

NOTES:

1. PROPERTY ADDRESS SHALL BE ISSUED BY THE ENGINEERING DEPARTMENT AT THE TIME THE BUILDING PERMIT IS ISSUED.
2. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 M) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7MM).
3. ALL COMMERCIAL STRUCTURES SHALL BE ADDRESSED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE THAT IS ADOPTED BY THE CITY OF COLUMBIA.
4. ALL RESIDENTIAL STRUCTURES SHALL HAVE THE PROPERTY ADDRESS POSTED ON THE STRUCTURE AND BOTH SIDES OF THE MAIL BOX IF IT EXISTS.
5. UNDER EXTENUATING CIRCUMSTANCES THE CITY OF COLUMBIA MAY ALTER/CHANGE EXISTING ADDRESSES IN ORDER TO ENSURE THE SAFETY AND WELL BEING OF THE CITIZENS OF COLUMBIA.

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

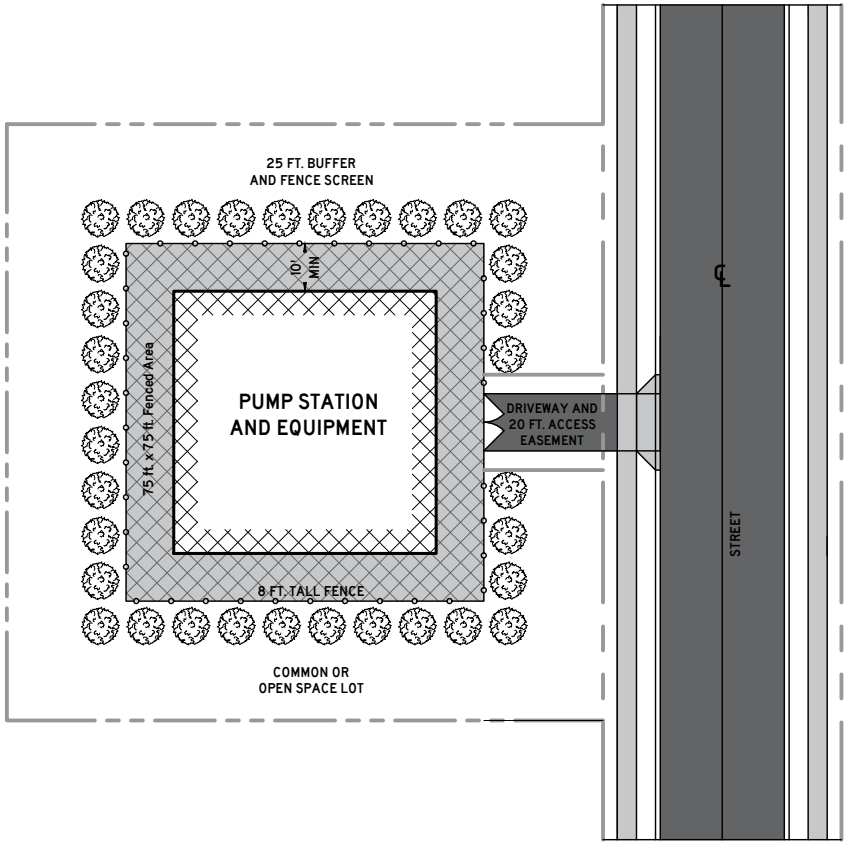
STANDARD DETAILS

PROPERTY ADDRESSES

(NTS)

DATE
6/9/2022

MD-04



CITY OF COLUMBIA
TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

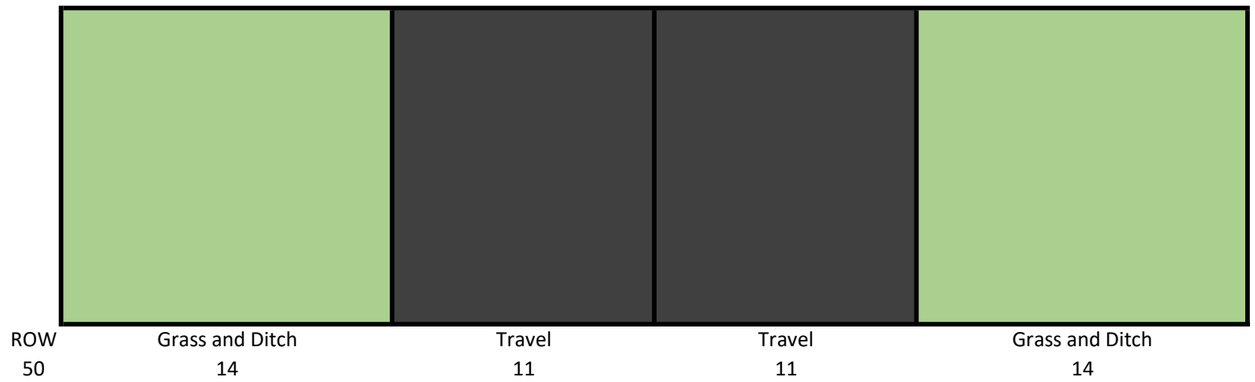
PUMP STATION

(NTS)

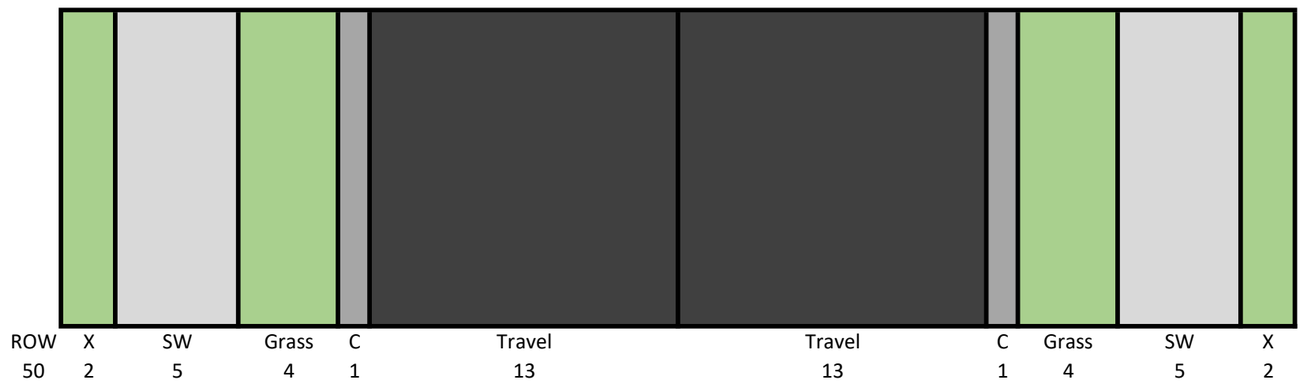
DATE
2/24/2023

MD-05

CD-2


ROW
50
Grass and Ditch
14
Travel
11
Travel
11
Grass and Ditch
14

CD-3L

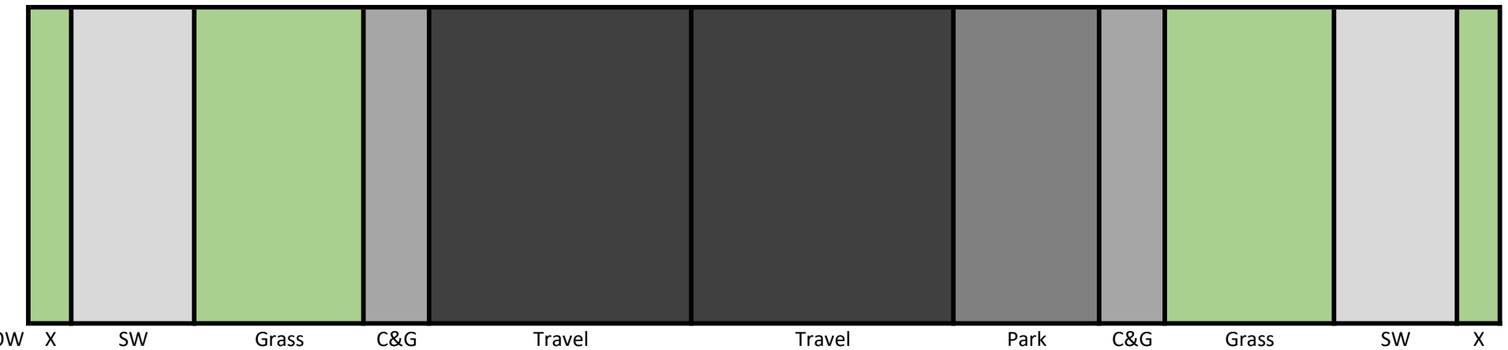

ROW
50
X
2
SW
5
Grass
4
C
1
Travel
13
Travel
13
C
1
Grass
4
SW
5
X
2

CD-3, SD-MHP
No Parking



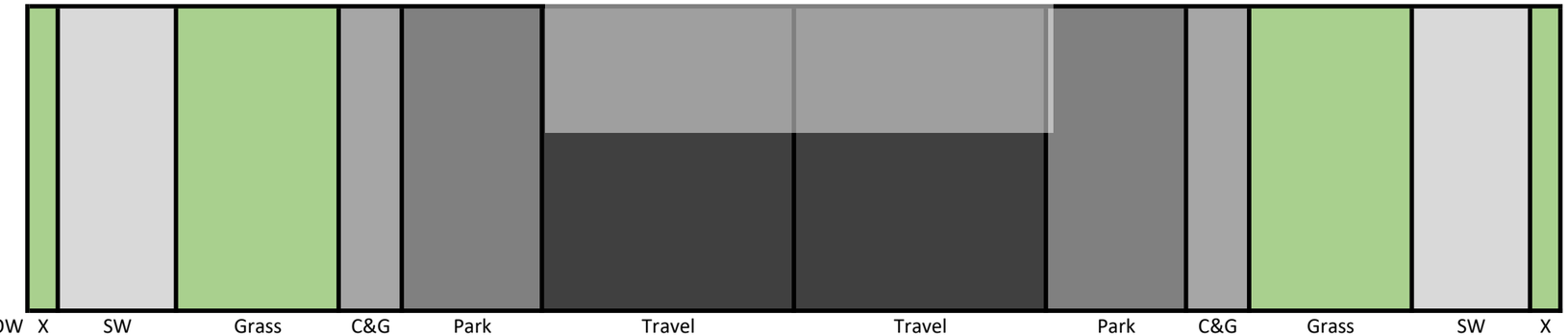
ROW	X	SW	Grass	C&G	Travel	Travel	C&G	Grass	SW	X
55	2	5	7	2.5	11	11	2.5	7	5	2

CD-3, SD-MHP
Parking One Side



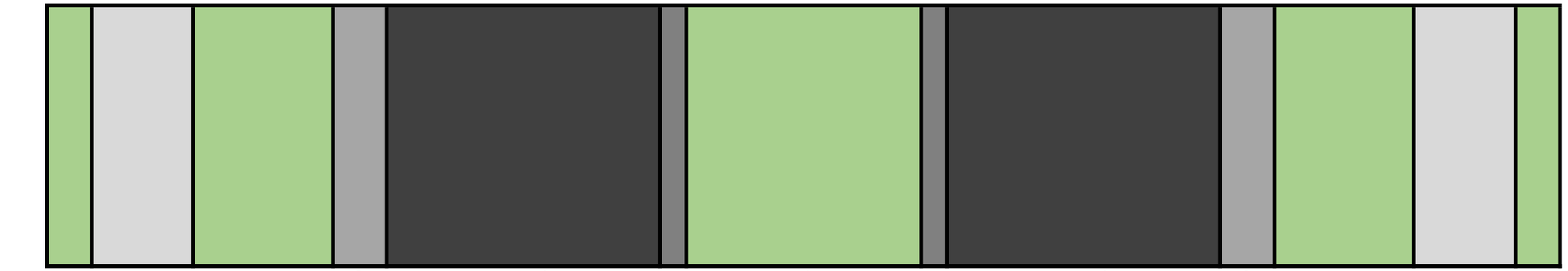
ROW	X	SW	Grass	C&G	Travel	Travel	Park	C&G	Grass	SW	X
60	1.5	5	7	2.5	11	11	6	2.5	7	5	1.5

CD-3, SD-MHP
Parking Both Sides



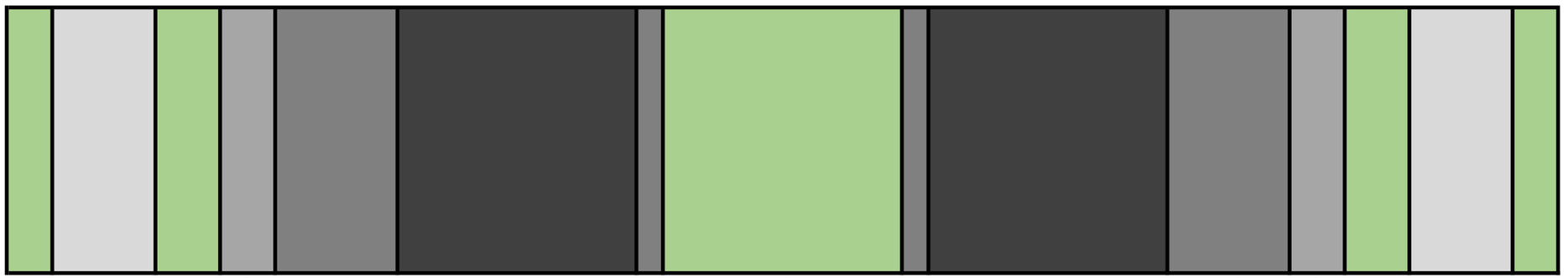
ROW	X	SW	Grass	C&G	Park	Travel	Travel	Park	C&G	Grass	SW	X
65	1	5	7	2.5	6	11	11	6	2.5	7	5	1

CD-3, SD-MHP
Boulevard
No Parking



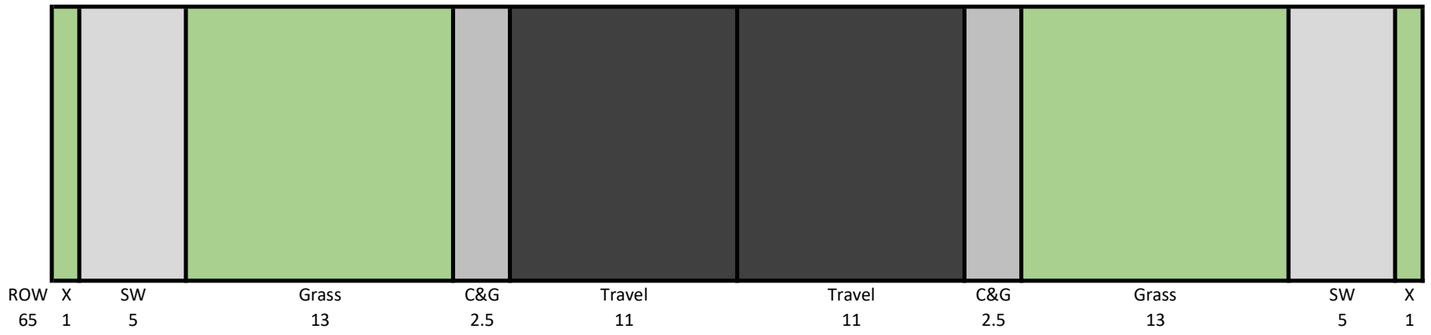
ROW	X	SW	Grass	C&G	Travel	C	Median	C	Travel	C&G	Grass	SW	X
75	2	5	7	2.5	14	1	12	1	14	2.5	7	5	2

CD-3, SD-MHP
Boulevard
With Parking

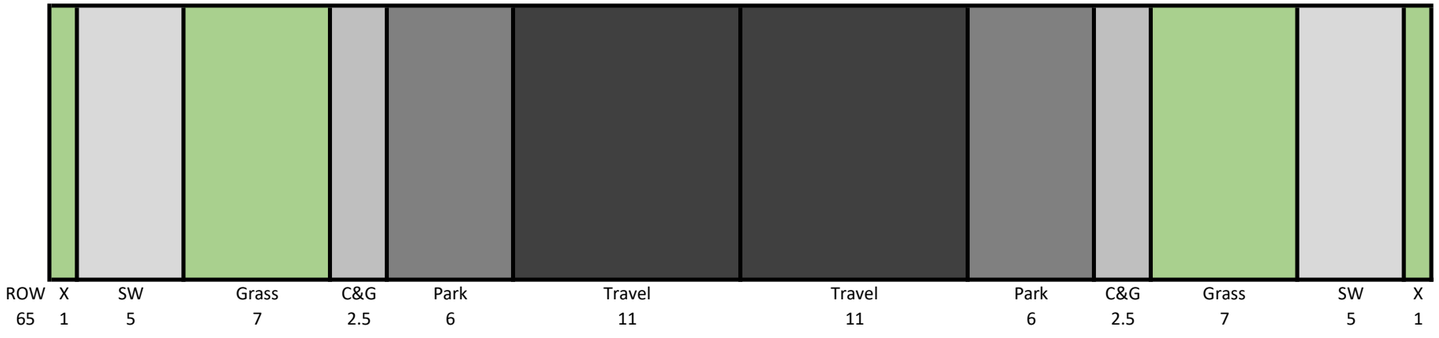


ROW	X	SW	Grass	C&G	Park	Travel	C	Median	C	Travel	Park	C&G	Grass	SW	X
75	2	5	3	2.5	6	12	1	12	1	12	6	2.5	3	5	2

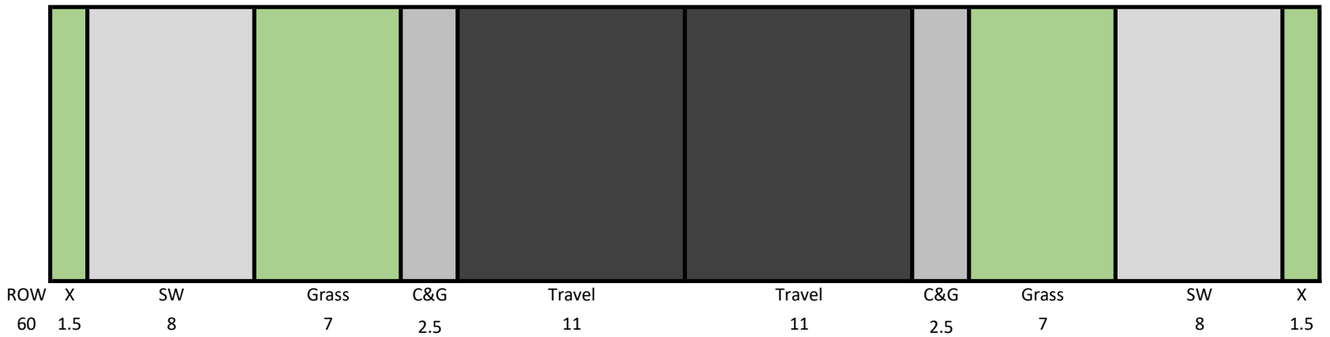
CD-4, PUD-R
No Parking



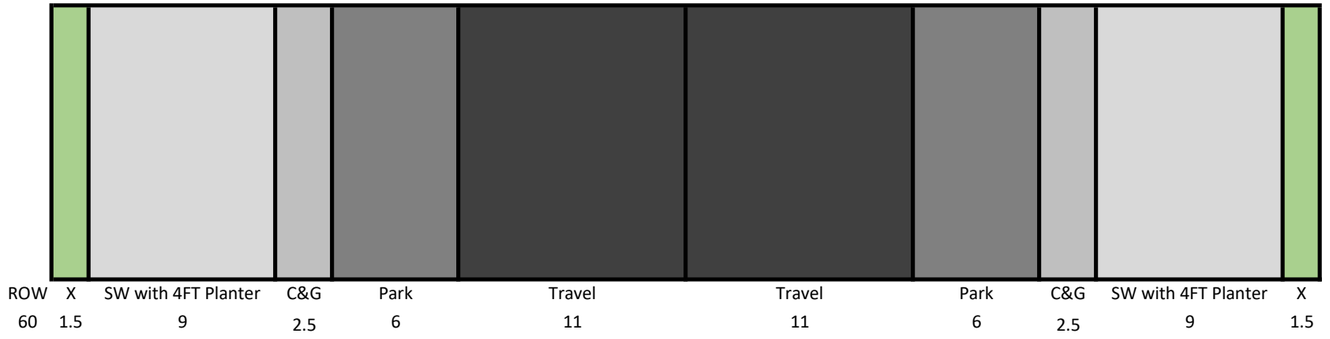
CD-4, PUD-R
With Parking



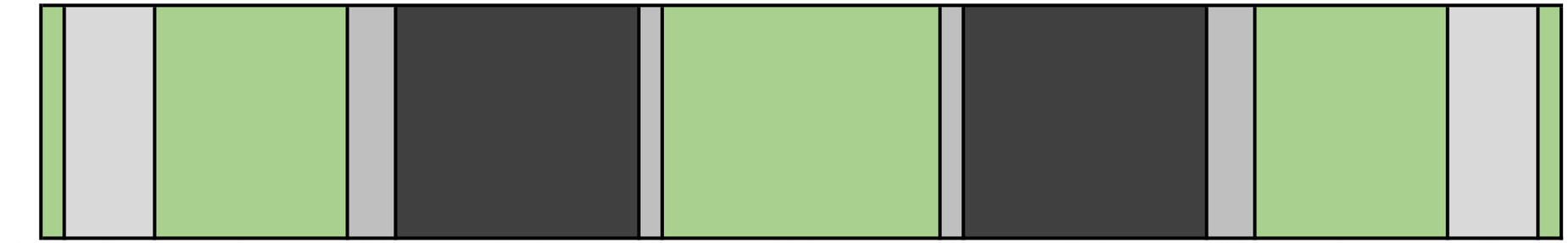
CD-4C, PUD-MU, SD-INT
No Parking



CD-4C, PUD-MU, SD-INT
With Parking



CD-4, PUD-R
CD-4C, PUD-MU, SD-INT
Boulevard
No Parking



ROW	X	SW	Grass	C&G	Travel	C	Median	C	Travel	C&G	Grass	SW	X
85	1	5	11	2.5	14	1	16	1	14	2.5	11	5	1

CD-4, PUD-R
CD-4C, PUD-MU, SD-INT
Boulevard
No Parking



ROW	X	SW	Grass	C&G	Park	Travel	C	Median	C	Travel	Park	C&G	Grass	SW	X
85	1	5	7	2.5	6	12	1	16	1	12	6	2.5	7	5	1

CD-4, PUD-R
CD-4C, PUD-MU, SD-INT
4 Lane Boulevard
No Parking

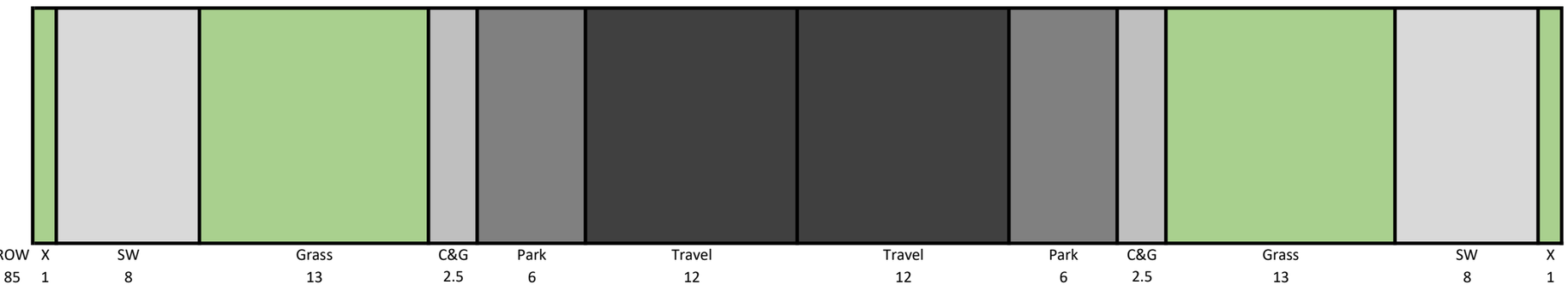


ROW	X	SW	Grass	C&G	Travel	Travel	SH	C	Median	C	SH	Travel	Travel	C&G	Grass	SW	X
100	1	5	7	2.5	12	12	1.5	1	16	1	1.5	12	12	2.5	7	5	1

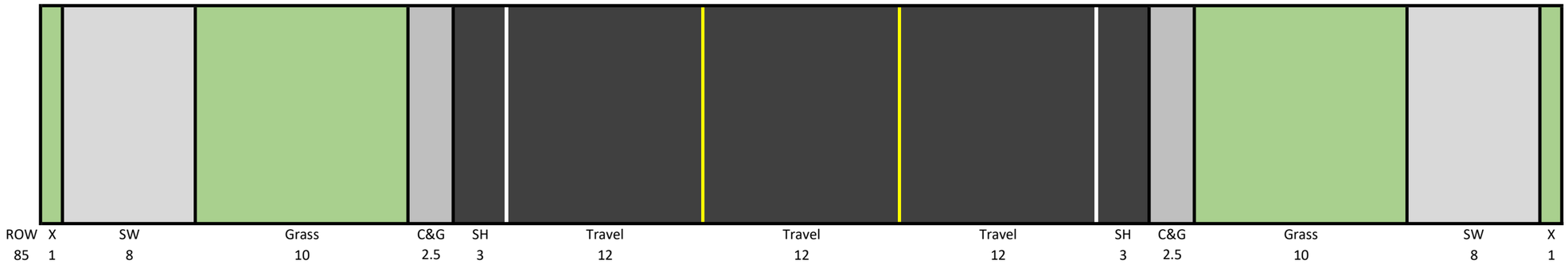
CD-4C, PUD-MU, SD-INT
Avenue
No Parking



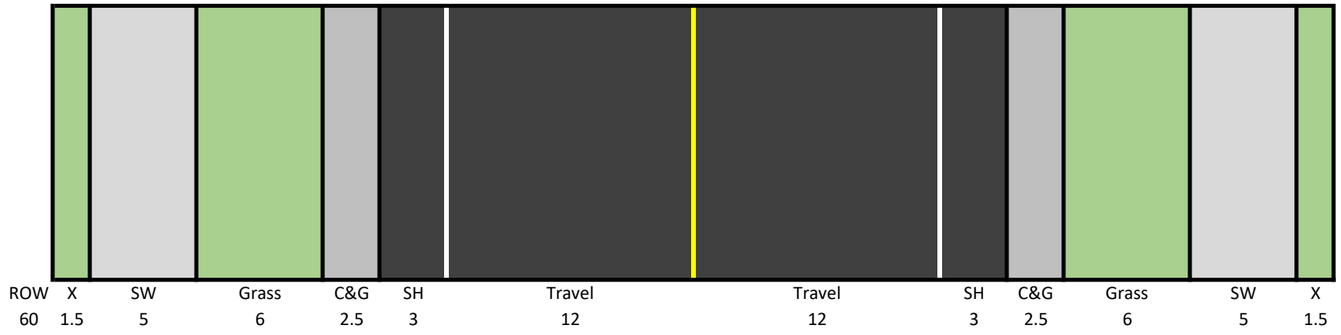
CD-4C, PUD-MU, SD-INT
Avenue
With Parking



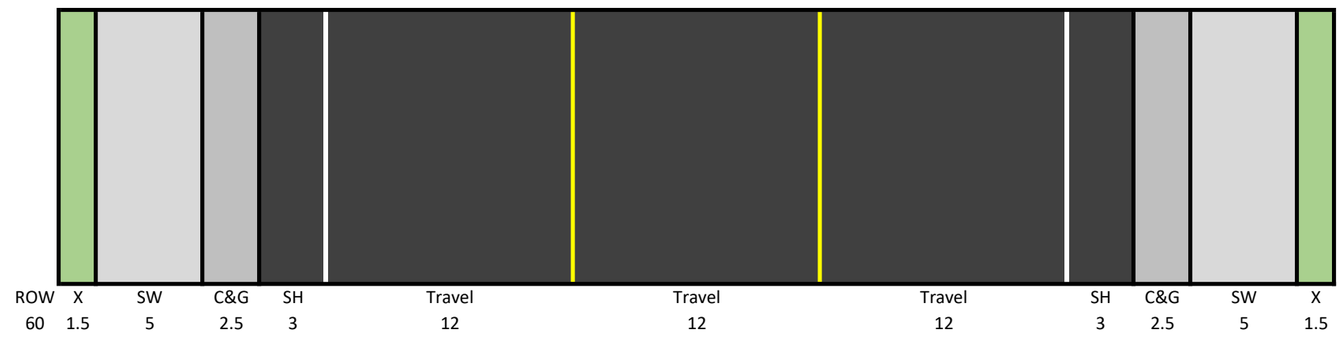
CD-4C, PUD-MU, SD-INT
3 Lane Avenue
No Parking



SD-LI, SD-HI
2 Lane
No Parking



SD-LI, SD-HI
3 Lane
No Parking



Chapter 2: Construction Plans

2.1 General

In order to provide consistency and accuracy, the following standards shall apply to all construction plans, supplemental information, supporting calculations, and surveys submitted to the City for review. After receiving approval of a Preliminary Plat, Final Plat, Development Plan, Site Plan, or for any project requiring a Land Disturbance Permit, the Developer or Developer's engineer shall submit construction plans and all required documentation required for a full and complete review for approval by the City Engineer or his/her designee(s). Exemptions may be granted or additions required by the City Engineer based upon the project scope and special conditions. Construction plan review and any associated permits shall be accompanied by a fee as specified in Engineering Fee Schedule.

Commented [DT1]: Housekeeping and clarifying requirements for Construction Plans

Chapter 3 - Infrastructure Requirements

3.2 Location and Layout of New Streets

A. The location and layout of new streets shall be as identified in the Major Thoroughfare Plan of Connect Columbia, Access Management, Subdivision Regulations, and Zoning Ordinance. Streets not identified in the Major Thoroughfare Plan and the Access Management Ordinance shall meet the needs of the specific Development and satisfy all other specific requirements of this document. The City Engineer retains the authority to assign functional classification of streets as needed for circulation and emergency access and retains authority for approval of the overall street layout.

B. All streets shall have a logical relationship to the existing topography and the location of existing, platted, or planned streets within adjacent properties.

C. The street layout for all subdivisions shall be designed to ensure connectivity, enhance general circulation and provide secondary points for emergency access. They shall also provide safe, efficient, and convenient vehicular, bicycle, and pedestrian access within and between developments. Certain streets may need to be extended to property boundaries to provide for the future logical extension of the street through adjacent properties. If a street is located within or adjacent to a development, the development shall continue the street to a logical termination point as determined by the City Engineer.

D. All streets shall be properly integrated with the existing and proposed system of streets and dedicated rights-of-way as established in the Connect Columbia Comprehensive Plan, Transportation Master Plan, and Access Management Ordinance.

E. All streets shall be properly related to special traffic generators, such as industries, business districts, schools, churches, and shopping centers; to population densities; and to the pattern of existing and proposed land uses.

F. Minor local streets shall be laid out to conform as much as possible to the topography, to provide for the efficient dispersal of internal traffic, permit efficient drainage, and accommodate utility systems.

G. The use of an interconnected street system shall be used to broadly disperse internal traffic and provide maximum alternatives for access to the property for both public and private movement.

~~H. The use of curvilinear streets shall be encouraged where conformance with existing topography shall minimize the volume of cut and fill.~~

~~I.~~H. Street designs with connective ~~and looping~~ streets are preferred instead of the use of cul-de-sacs. Cul-de-sacs ~~shall~~ are prohibited unless ~~be permitted~~ wh~~h~~ere topographic features or configuration of property boundaries prevent street connections, as approved by the CMPC. ~~These alternatives shall support the turning movements of emergency and service vehicles.~~

Commented [DT2]: Adjust to be consistent with Zoning Ordinance language

3.2.1 Avenues and Boulevards

Where required by the Zoning Ordinance, a portion of the streets within a development shall be Avenues or Boulevards. Avenues and Boulevards shall be continuous in nature, where possible, and generally provide a continuous path from the entrance through the site.

Commented [DT3]: Reference Zoning Ordinance for new requirement of Boulevards and Avenues in Article 5

3.6 Rights-of-Way and Easements

3.6.1 Right-of-Way

Minimum right-of-way widths for each functional classification shall be as shown in **Table 1**. Topography, special design features, and other factors may require greater widths than these minimums. The City Engineer shall have the final review with the determination of any additional right-of-way (ROW) that is required for the design of a specific street segment.

Table 1: Minimum Standards for Functional Classifications

Street Classification	Minimum ROW (ft.)
Alley	20
Minor Local	50
Major Local	65
Collector	75
Arterial	90*
Principal Arterial	125*

**Arterial roadways shall at minimum provide the right-of-way in Table 1. Additional right-of-way May be required depending on the existing and/or proposed street section.*

Where a proposed public street intersects a collector roadway, a minimum of sixty-five (65) feet of right-of-way, two hundred (200) feet in length, shall be provided from the edge of the intersected street's right-of-way.

Where a proposed public street intersects an arterial roadway, a minimum of seventy-five (75) feet of right-of-way, two hundred fifty (250) feet in length, shall be provided from the edge of the intersected street's right-of-way.

The minimum radius of curvature for any new right-of-way line shall be twenty-five (25) feet. All radii of curvature at intersections shall be twenty-five (25) feet, except in developments of urban character, where approved by the City Engineer, right-of-way lines may intersect. ~~unless otherwise approved by the City Engineer.~~

Commented [DT4]: Normally, where streets intersect the ROW lines are curved at the intersection. This isn't feasible where setbacks are low, such as CD-4, CD-4C, CD-5 etc.

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3.6.2 Easements

There are several types of easements the City of Columbia may require or permit relating to the construction of streets and the development of property.

A. Public Utility, Drainage, and Access Easement (PUDAE) approved for use by the City Engineer on a case-by-case basis.

B. Public Utility and Drainage Easement (PUDE).

C. Public Access Easement (PAE) for public access to a street, pedestrian facility, or internal drive.

D. Public Drainage Easement (PDE) for drainage purposes only.

E. Slope Easement (SE) for the construction of a slope between one property or the street right-of-way and adjacent property.

F. Temporary Construction Easement (TCE) to provide adequate construction area in the construction of a project.

G. Easements for storm and sanitary sewers shall be a minimum total width of twenty (20) feet. Where the depth of storm sewer exceeds 10 feet, two (2) additional feet of width for each foot of depth exceeding ten (10) feet shall be provided, rounded up in five (5) foot intervals.

H. Where the equivalent diameter of the storm sewer exceeds six (6) feet, two additional feet of width for each foot of diameter exceeding six (6) feet shall be provided, rounded up in five (5) foot intervals.

~~F.~~I. No permanent structures or appurtenances to structures shall encroach into utility easements including but not limited: accessory structures, sheds, pools, HVAC and mechanical units, refrigeration equipment, air handling equipment, or retaining walls over six (6) feet in height.

Commented [DT5]: Sets minimum size for easements, with larger easements required for deeper utilities.

Commented [DT6]: Increased easement width for larger storm pipes.

Commented [DT7]: Prohibits certain activities within easements.

3.6.3 Improvements in Right-of-Way

All permanent public improvements including streets, lighting, sidewalks, traffic signage, traffic signals and equipment, and street-related features shall be located within a public right-of-way ~~with fee simple ownership by the City~~.

Commented [DT8]: ROW is not owned in a fee-simple manner in the City

Permanent improvements not owned or maintained by the City may be permitted within the right-of-way if a license/maintenance agreement is approved by the City Council and all other appropriate City entities.

3.6.4 Additional Right-of-Way Required

Developments ~~Developments~~ that adjoin existing streets shall ~~dedicate~~ dedicate or reserve additional right-of-way where necessary to meet the minimum requirements for the functional street classification of the existing street, see **Table 1**, or other dimensions as required by the City Engineer.

A. Major subdivisions, developments of ten (10) or more acres in size, and development requiring CMPC approval shall dedicate right-of-way, where required.

B. Minor subdivisions, developments under ten (10) acres in size, and developments not requiring CMPC approval shall reserve right-of-way, where required.

~~A.~~C. When the development is located on both side of the existing street, ~~T~~the entire right-of-way dedication or reservation shall be provided. ~~where any part of the development is on both sides of the existing street.~~

~~B.~~D. When the development is located on only one side of the existing street, half of the required width of the right-of-way, measured from the centerline of the existing roadway shall be ~~provided.~~dedicated or reserved.

~~C.~~E. ~~When required by the City Engineer, a~~Additional right-of-way ~~shall~~ may be required to accommodate future roadway improvements, at the discretion of the City Engineer. ~~.~~

Commented [DT9]: Housekeeping

Commented [DT10]: Clarifies which type of Development requires ROW dedication. Minor subdivisions are only required to reserve ROW.

3.6.5 Dedication of Right-of-Way

The dedication of rights-of-way, reservations, and ~~and e~~easements shall normally occur through the platting process. When dedications are required outside the platting process, they shall be dedicated in a manner and format approved by the City Engineer and City Attorney.

3.6.6 Encroachments

A. Permanent dumpsters, including the pad and enclosure, shall not be located in a public right-of-way.

B. Permanent encroachments that may impede the use of the public right-of-way shall be prohibited, unless otherwise permitted by City Council.

C. Temporary encroachments of the right-of-way shall require a permit, including but not limited to:

   a. Dumpsters, roll-offs, or containers; and

   b. Scaffolding, construction fencing, or lifts;

D. Permanent encroachments of the right-of-way shall require City Council approval.

E. Encroachments shall not impede pedestrian facilities in a manner that prevents accessibility. If encroachment is within a pedestrian facility, an alternative route shall be provided that is complaint with OSHA, ADA, and other relevant codes/regulations.

F. Encroachments shall not create sight distance barriers for pedestrians, bicycles, and vehicles, and shall comply with city, state, and federal roadway standards.

G. Encroachments shall not impede or obstruct drainage facilities.

~~A.~~H. Encroachments shall not block Fire Department connections, fire hydrants, access, or pathways.

Commented [DT11]: Specifies and prohibits which encroachments into ROW or easements, generally large permanent structures that would require a building permit are prohibited or things that may adversely affect the public nature and function.

3.7 Geometry

The design criteria presented in this section apply to all roadways that are required to be designed and constructed to City standards and specifications. The design criteria presented below shall be used as minimum requirements for new developments and may be increased at the direction of the City Engineer if warranted by safety hazards or traffic operations.

All streets are to be designed in accordance with the design speeds specified for each street classification in this chapter, or as amended by the City Engineer, and as summarized in **Table 2.**

Table 2: Roadway Geometry Standards

Design Feature	Principal Arterial	Minor Arterial	Collector	Major Local	Minor Local	Alley
Design Speed	50	45	35	25	20	15
Min. Horizontal Centerline Radius	*	*	333	205	125	~~70~~50
Superelevation	Yes	Yes	Yes	No	No	No
Maximum Grade %	6	7	8	10	14**	8
Min. K Values Crest	84	61	29	12	7	7
Min. K Values Sag	96	79	49	26	17	17
Curb and Gutter	Y	Y	Y	Y	Varies	N

* Min. Horizontal Centerline Radius for arterial streets shall be designed on a case-by-case basis.

**Preferred maximum grade is 10%. Shall not exceed 10% on streets with designated on-street parking lanes or stalls.

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Commented [DT12]: Adjust alley centerline curvature from 70 ft. to 50 ft. Change is consistent with AASHTO standards and similar cities in the area.

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3.7.1 Horizontal Alignment

A. The minimum allowable horizontal centerline radii for horizontal curves shall be as designated in **Table 2**. Reverse and compound curves shall only be used where single radii curves cannot work. Where reverse and compound curves are used TDOT standards and specifications and AASHTO standards and procedures shall be used.

B. Whenever a proposed street intersects a street with an equal or greater classification, a tangent (measured from the edge of travelled way, or the right-of-way line when determined by the City Engineer, along the centerline of the intersecting street) shall be provided. The minimum tangent lengths shown in **Table 3** apply only to the intersecting street. The angle of departure of a tangent shall not exceed twenty (20) degrees measured from the intersection of the intersecting street and the intersected street's right-of-way line or ten (10) degrees where intersecting an arterial street.

C. Reverse curves shall be separated by minimum tangent length of fifty (50) feet for local streets, one-hundred (100) feet for collector streets, and one-hundred fifty (150) feet for arterial streets.

D. Curves under deflection angles of ten (10) degrees shall be avoided where possible.

E. Horizontal curves should avoid starting near the crest or sag of a vertical curve.

F. Connections with existing improvements or stub roads shall be made to match the existing grade alignment and continue the roadway in accordance with these standards.

G. Curves under deflection angles of ten (10) degrees shall be avoided where possible.

H. Horizontal curves should avoid starting near the crest or sag of a vertical curve.

I. ~~Connections with existing improvements or stub roads shall be made to match the existing grade alignment and continue the roadway in accordance with these standards.~~

Commented [DT13]: Intersections should align more perpendicularly with arterial roadways.

Commented [DT14]: Duplicate item

3.10 Intersections

3.10.3 Alignments

A. All lanes shall be in alignment at an intersection. Special considerations may be granted to allow for up to a one-half lane width shift, subject to approval by the City Engineer.

Vertical profiles on the legs of intersections shall be adjusted to provide a smooth junction, proper drainage, and adequate sight distance where streets intersect. Typically, the grade of the higher classified, or more majorly travelled leg of the intersection shall continue with the intersecting street's grade adjusted to meet it. It is desirable to provide near level intersection approach grades. Intersection approach grades shall be measured from the edge of travelled way of the intersected street along the centerline of the intersecting street. The maximum intersection approach grades are shown in **Table 4**.

Commented [DT15]: Specifies how to measure approach grades

Table 4: Intersection Approach Grades

Classification of Intersecting Street	Maximum Approach Grade	Minimum Length (ft.)
Alley	10%	N/A
Minor Local Street	5%	25
Major Local Street	5%	50
Collector	4%	75
Minor Arterial	4%	100
Major Arterial	3%	100

3.10.4 ~~Right Turn~~ Curb Radius of Return

A. The curb radius shall be fifteen (15) feet for all streets unless otherwise mentioned below.

B. The minimum curb radius in industrial areas and areas where a significant portion of right turning traffic volumes are trucks or busses shall be thirty (30) feet minimum.

C. The minimum curb radius for minor and major local ~~minor cross~~ streets intersecting collector and arterial roads shall be thirty (30) feet. Where ~~-~~private accesses and driveways connect to TDOT owned roadways, they shall adhere to TDOT Driveway Manual specifications.

D. The curb radius of intersections consisting of collector and arterial streets shall be designed to accommodate the appropriate design vehicles and traffic patterns on a case-by-case basis.

E. Where significant portions of right turning traffic volumes are trucks, the designer shall use a larger radius to properly accommodate the appropriate design vehicle. Where the angle of street intersection is less than ninety (90) degrees, the City Engineer may require a larger radius of return. For streets and driveways intersecting TDOT rights-of-way, TDOT's radius of return requirements shall govern.

3.12 Pedestrian Facilities

3.12.5 Pedestrian Guards

Safety rail shall be provided along pedestrian and multi-modal facilities in accordance with TDOT Standard Drawing: Bike and Pedestrian Safety Rail MM-BPR-1 or most current TDOT standards.

Commented [DT16]: References TDOT provisions

Commented [DT17]: Adds standards for when railing is required along sidewalks.

3.16 Driveways

A. Access easements, a minimum of twenty-four (24) feet in width, shall be provided for accesses or driveways serving more than one lot/building site~~t~~, use, or ~~or~~ residence.~~.~~

B. Driveways with two-way traffic serving more than one lot/building site, use, or residence shall be a minimum of sixteen (16) feet in width.

C. Driveways with one-way traffic serving more than one lot/building site, use, or residence shall be a minimum of ten (10) feet in width.

~~A.~~D. Driveways shall be constructed to allow for a typical passenger vehicle to safely pass.

~~B.~~E. Driveways shall be constructed to contain stormwater gutter flow within the curbed portion of the street section.

~~C.~~F. Maintenance for the portion of a driveway within the right-of-way shall be the responsibility of the property it serves.

~~D.~~G. In no circumstance shall parking or other uses on a driveway be permitted to block or restrict access to a sidewalk or pedestrian facility.

~~E.~~H. No commercial driveway shall be greater than ten (10) percent grade along any portion.

~~F.~~I. No residential driveway shall be greater than ten (10 percent) grade along any portion within the right-of-way, and no greater than twenty (20) percent grade along any other portion.

J. Driveways exceeding one hundred fifty (150) feet shall require Fire Marshal approval.

~~G.~~K. ~~Driveways or internal drives serving more than one lot/building site and exceeding one hundred fifty (150) feet, shall be streets, alleys, or an approved parking lot layout.~~ Driveway aprons, where streets have curb and sidewalk, shall be concrete pavement to the edge of right-of-way. Driveway aprons, where streets do not have sidewalk, shall be paved with asphalt or concrete pavement to the edge of right-of-way. Where the remainder of driveways are un-paved surfaces, the apron shall be a minimum of thirty (30) feet in length measured from the edge of pavement of the roadway and be constructed in a manner to minimize the traction of gravel into the roadway.

Commented [DT18]: Specifies minimum dimensions for one and two way driveways.

Commented [DT19]: This provision produced conflicts with the Zoning Ordinance.

Commented [DT20]: Specifies material types for driveway aprons and minimum apron size with gravel driveways.

3.22 Existing Streets and Rights-of-Way Prior to Development

3.22.1 Unimproved Rights-of-Way

Where a lot/building site's ~~parcel~~primary access ~~is accessed b~~ is through ~~y~~ an existing unimproved ~~right-of-way~~right-of-way, and the lot/building site ~~parcel~~ is desired to be developed or subdivided, the ~~existing unimproved~~ right-of-way shall be improved ~~to a~~with a roadway cross section and pavement schedule as determined by the CMPC and the City Engineer to the furthest extent of the lot/building site ~~their property~~ or a point determined by the City Engineer. The roadway dedication shall follow the requirements of the Subdivision Regulations.

Commented [DT21]: Housekeeping of terms to be consistent with the Zoning Ordinance

3.22.2 Existing Streets

Where a lot/building site'~~parcel~~s primary access ~~is accessed by an~~is through an existing street, and the lot/building site is desired to be developed in a manner that would require CMPC approval or subdivided, the street shall meet all of the following requirements:

Commented [DT22]: Lessens some requirements for improvement of roadways for existing lots and infill type development.

A. A minimum pavement width of sixteen (16) feet;

B. A pavement section equivalent to the minimum parking lot pavement section or a concrete pavement section with suitability to be determined by the City Engineer; and

C. Capable of passing the City of Columbia Fire and Rescue design fire apparatus.

If the street does not meet the above requirements, the street shall be improved to a roadway cross section and pavement schedule as determined by the CMPC ~~and the City Engineer~~ to the furthest extent of the lot/building site ~~their property~~ or a point determined by the ~~City Engineer~~CMPC. The roadway dedication shall follow the requirements of the Subdivision Regulations.

Chapter 4 – Stormwater and Drainage Systems

Commented [DT23]: Generally, technical portions of the Stormwater Ordinance are incorporated herein.

4.1 General

The capacity of drainage systems shall be designed such it shall not:

A. Shall not increase flood hazard for an adjacent property;

B. Shall not impede City services, maintenance, and traffic along City streets; and

C. Shall not result in the degradation of water quality of downstream properties and water resources.

4.1.1 General Performance Standards

A. Public streets are not to be used to collect and convey stormwater runoff other than that which falls on a lot fronting that street.

B. Construction shall not aggravate upstream or downstream flooding. Existing downstream or upstream problems may be required to be corrected in conjunction with development.

C. The construction and financing of any required off-site drainage improvement necessitated by private development within the same watershed shall be the responsibility of the developer.

D. Under no circumstances shall a site be graded or drained in such a way as to increase the peak rate of stormwater runoff to sinkholes, dry wells, or drainage wells.

E. Flexible linings, "green" and other "soft" slope and stream bank stabilization methods shall receive preference over riprap, concrete and other hard armoring techniques. "Hard" alternatives shall only be permitted when their necessity can be demonstrated given site-specific conditions.

F. The City may require maintenance or modification of stormwater management practices that are not operating within the guidelines established by this Chapter, as determined by the City Engineer.

G. Drainage channels shall be trapezoidal and have a base a minimum of two (2.0) feet in width, a depth a minimum of one (1.0) foot, side slopes a maximum of three to one (3H:1V), a minimum slope of one (1.0) percent, and a maximum slope of seven and one half (7.5) percent.

H. Swales along property lines shall have a minimum depth of six (6) inches, side slopes a maximum of three to one (3H:1V), and a minimum slope of two (2.0) percent.

I. The minimum size for driveway culverts shall be fifteen (15) inches in diameter with headwalls and endwalls constructed of concrete or masonry.

J. All pipes and culverts under streets or within City rights-of-way or shall be eighteen (18) inches in diameter at a minimum, excluding driveway culverts.

K. Pipes and culverts outside of city rights-of-way shall be a minimum of twelve (12) inches in diameter, excluding small drains such as roof drains, underdrain systems, and yard drains serving a single residential lot.

L. The minimum slope for pipes shall be one-half (0.5) percent for sizes greater than or equal to twenty-four (24) inches in diameter. All pipes smaller than twenty-four (24) inches in diameter shall have a minimum slope of one (1.0) percent.

M. Concentrated discharges shall be located to minimize the impact of downstream impacts.

Commented [DT24]: Previously Section 4.3

Commented [DT25]: Allows for smaller sized pipes for yard drainage systems, which are preferred in many cases, especially dense development styles.

4.2 Hydrologic and Hydraulic Calculations ~~Design Storms and Frequency~~

All hydrologic and hydraulic computations utilized in the design of stormwater facilities must be prepared by a registered engineer proficient in the field of hydrology and hydraulics and licensed to practice engineering in the state.

4.2.1 Hydrology

A. Design storms shall be based on NOAA Atlas 14 Precipitation Frequency Estimates for Columbia, Tennessee.

B. The rational method shall be acceptable for estimating the peak flow rates for drainage basins under five (5) acres. However, the rational method shall not be used for the volumetric routing of storm events for the purposes of peak ~~flow attenuation~~runoff control. Alternative methods and hydrographs utilizing the rational method such as the "Modified Rational Method" or the "Dekalb" hydrographs are acceptable for volumetric routing of storm events for the purposes of peak ~~flow attenuation~~runoff control for catchments under five (5) acres. The City Engineer may require analysis by other methods

C. Drainage basins over five (5) acres shall use NRCS (formerly known as the SCS) unit hydrograph procedures using AMC II curve numbers and type II rainfall distribution, or other criteria that the City Engineer or Designee shall establish based on scientific and engineering information. Precipitation and runoff must be routed at appropriately small time intervals using either hand calculations or computer models that are widely accepted among engineering professionals.

D. In certain circumstances, the City Engineer may require analysis by other methods consistent with widely accepted industry standards and practice.

Commented [DT26]: Specifies the standards for analysis of drainage and storm conveyance systems.

4.2.2 Hydraulics

All stormwater facilities shall be designed to adequately and safely carry the design flow.

A. All drainage systems at a minimum shall accommodate the ten (10) year storm

B. Drainage systems under a street or alley (public or private) shall accommodate the twenty-five (25) year storm

~~C. Drainage systems within the 100 year floodplain (provided that compensatory storage measures are accomplished) must accommodate the 100 year storm~~

~~D.~~C. Drainage systems which would pass more than one hundred (100) ~~100~~ cubic feet per second (cfs) for the ten (10) year storm shall be capable of accommodating a fifty (50) year storm

~~E.~~D. Drainage systems which would pass more than two hundred (200) cubic feet per second (cfs) for the ten (10) year storm shall be capable of accommodating a one hundred (100) year storm

E. Permanent stormwater controls and drainage systems shall be sized to prevent flooding of any new structures for the one hundred (100) year storm and have no additional adverse impact on existing structures.

All stormwater system design calculations shall include the design flow and the full capacity of the stormwater facility.

4.2.3 Manning's Coefficients

Values for Manning's roughness coefficient for Reinforced Concrete Pipe (RCP), Polypropylene Pipe (PP), High Density Polyethylene Pipe (HDPE), and Corrugated Metal Pipe (CMP) are given below:

A. RCP n = 0.013 (precast or cast-in-place)

B. PP n = 0.012

C. HDPE n = 0.012

D. CMP n = 0.024 (non-spiral flow, annular)

Manning's roughness coefficient for grass lined ditches shall follow the methodology in The Federal Highway Administration (FHWA) HEC-15. Generally, a Manning's coefficient of 0.03 may be used for ditches with flow capacities less than one hundred (100) cubic feet per second. Generally, a Manning's coefficient of 0.06 may be used for grass-lined swales with flow depths less than 0.7 feet and velocities less than five (5) feet per second.

4.2.4 Hydraulic Gradient

The hydraulic gradient and slopes for storm sewers should conform to the following criteria:

A. The maximum hydraulic gradient shall not produce a velocity that exceeds twenty (20) feet per second, ten (10) feet per second or less is desirable. Velocities in excess of ten (10) feet per second may require specialized anchoring systems and designs.

B. The minimum desirable slope of storm sewers should be that which will produce a velocity of two and one half (2.5) feet per second when the storm sewer is flowing full.

C. Storm sewer systems should be designed for non-pressure, gravity flow conditions.

D. The elevation of the hydraulic gradient for design conditions should be at least one half (0.5) foot below ground elevation.

4.2.5 Stormwater Management Plan

The design engineer shall submit a Stormwater Management Plan (SWMP) with the site construction plans. The SWMP shall include sufficient information to allow the City to evaluate the environmental characteristics of the project site, the potential impacts of all proposed development of the site, both present and future, on the water resources, and the effectiveness and acceptability of the stormwater control measures (SCMs). To accomplish this goal the SWMP shall include, at a minimum, the following:

A. Topographic base map: Topographic base map of the site which extends a minimum of 100 feet beyond the limits of the proposed development and indicates:

   a. Existing surface water drainage including streams, ponds, culverts, ditches, sink holes, wetlands; and the type, size, elevation, etc., of nearest upstream and downstream drainage structures;

   b. Current land use including all existing structures, locations of utilities, roads, and easements;

   c. All other existing significant natural and artificial features.

B. Proposed land use with tabulation of the percentage of surface area to be adapted to various uses; drainage patterns; locations of utilities, roads and easements; the limits of clearing and grading.

C. Proposed SCMs;

D. A written description of the site plan and justification of proposed changes in natural conditions may also be required;

E. Calculations: Hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storm(s). These calculations must show that the proposed SCMs are capable of controlling runoff from the site in compliance with this chapter and the Stormwater Ordinance. Such calculations shall include:

a. A description of the design storms including: frequency, duration, and intensity where applicable;

b. Time of concentration;

c. Soil curve numbers or runoff coefficients;

d. Peak runoff rates and total runoff volumes for each watershed area;

e. Infiltration rates, where applicable;

f. Culvert, stormwater sewer, ditch and/or other stormwater conveyance capacities;

g. Flow velocities and/or rigid and flexible lining calculations for open channel design;

h. Comparison table for all watersheds and/or outfalls of pre and post-development rates of runoff.

i. Water Quality Treatment Volume (WQTV) calculations and figures.

j. Post-construction water quality SCM capacity sizing

k. Documentation of sources for all computation methods and field test results.

l. Soils information: If SCMs depend on the hydrologic properties of soils (e.g., infiltration basins), then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles and soil survey reports. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soil types present at the location of the control measure.

4.3 Peak Runoff Control

Peak runoff control shall be required for all development required to obtain a Land Disturbance Permit.

4.3.1 Hydraulics and Hydrology

A. Peak runoff control shall be designed to address the rate at which flow is released over the entire runoff discharge period and the volume of discharge over the Critical Design-Storm Period. This shall be applied for 2, 5, 10, 25, 50, and 100 year 24-hour storms.

B. The post-development peak discharge rate shall not to exceed the pre-development peak discharge rate.

C. Other methods for evaluating and controlling peak runoff may be considered on a case-by-case basis.

4.3.2 Partial Development of a Parcel

On parcels greater than ten (10) acres, the entire parcel and the area within the limits of construction shall be analyzed for peak runoff control. The peak runoff control shall be sized to attenuate the more strenuous condition.

4.3.3 Redevelopment

If redevelopment alters greater than fifty (50) percent of the pre-development impervious surface area and the post-development impervious surface area is greater than 2 acres. Peak runoff control shall evaluate pre-development site conditions as having a maximum curve number of seventy (70).

4.3.4 Outfalls

Each individual outfall discharge directed off-site of the development shall be designed to control the peak rate of runoff in accordance with this section.

4.3.5 Existing Flooding Problems

When existing flooding problems are present, the City Engineer has authority to condition the approval of a permit upon the compliance with additional requirements, including but not limited to detention, conveyance facilities, or other stormwater management solutions required to reduce the adverse impact of the proposed development on other properties or on the subject development.

4.3.6 Waivers

Peak Runoff Control may be waived, with the approval of the City Engineer, if the development's stormwater discharges directly into a main stream.

4.3.7 Location of Facilities

Peak Runoff Control devices shall be located in common or open space lots in residential developments requiring plats. All other development shall be required to locate devices in an exclusive Public Utility and Drainage Easement (PUDE).

4.4 Water Quality

Post Construction Stormwater Quality shall be required for all development requiring a Land Disturbance Permit or development resulting in ten-thousand (10,000) square feet or more of additional impervious surface area. See Stormwater Ordinance for more detail.

~~4.3 General~~

~~A. Public streets are not to be used to collect and convey stormwater runoff other than that which falls on a lot fronting that street.~~

~~B. Construction shall not aggravate upstream or downstream flooding. Existing downstream or upstream problems may be required to be corrected in conjunction with development.~~

~~C. The construction and financing of any required off-site drainage improvement necessitated by private development within the same watershed shall be the responsibility of the developer.~~

D. Under no circumstances shall a site be graded or drained in such a way as to increase the peak rate of stormwater runoff to sinkholes, dry wells, or drainage wells.

E. Soil bioengineering, "green" and other "soft" slope and stream bank stabilization methods shall receive preference over riprap, concrete and other hard armoring techniques. "Hard" alternatives shall only be permitted when their necessity can be demonstrated given site-specific conditions.

F. The City may require maintenance or modification of stormwater management practices that are not operating within the guidelines established by this Chapter, as determined by the City Engineer.

G. Drainage channels shall be trapezoidal and have a base a minimum of two (2.0) feet in width, a depth a minimum of one (1.0) foot, side slopes a maximum of three to one (3:1), a minimum slope of one (1.0) percent, and a maximum slope of five (5.0) percent.

H. Swales along property lines shall have a minimum depth of six (6) inches, side slopes a maximum of three to one (3:1), and a minimum slope of two (2.0) percent.

I. The minimum size for driveway culverts shall be at minimum fifteen (15) inches with headwalls and endwalls constructed of concrete or masonry.

J. All pipes and culverts dedicated to the City shall be eighteen (18) inches in diameter at a minimum.

K. Pipes and culverts in private stormwater systems or driveways shall be a minimum of fifteen (15) inches in diameter, excluding small drains such as roof drains, underdrain systems, and yard drains serving a single lot.

L. The minimum slope for pipes shall be one-half (0.5) percent for sizes greater than or equal to twenty-four (24) inches in diameter. All pipes smaller than twenty-four (24) inches in diameter shall have a minimum slope of one (1.0) percent.

4.45 Drainage Inlets

A. Drainage inlets shall be designed to minimize the spread of stormwater into the travel lanes by no more than half of a lane width. Bike lanes, shoulders, etc. May be fully utilized for spread.

B. Inlets or manholes shall be located a minimum of every three hundred (300) feet of storm pipe.

C. Inlets shall be located a minimum of every three hundred (300) feet of roadway for each side of the roadway, unless specific hydraulic analysis of spread is provided.

~~C.~~D. Inlets shall be located a minimum of every one hundred fifty (150) feet of alley.

~~D.~~E. Inlets shall be located at intersections to prevent drainage and spread from ~~to flow~~ across travel lanes ~~street intersections~~.

4.64 Subdivision and Lot Drainage

Commented [DT27]: Clarification of some verbiage.

Subdivision and residential lot drainage shall be designed to minimize lot to lot drainage. Lot line swales shall be provided to direct and accommodate each lots drainage towards drainage infrastructure.

Surface ~~D~~drainage channels within a subdivision providing drainage for the following shall be located on a common or open space lot a minimum of ten (10) feet in width within a ~~dedicated p~~public drainage easement or public right-of-way.

1. Eight (8) or more lots, either in whole or a portion of;
2. Public infrastructure; or ~~or~~
3. ~~An area equivalent~~ A contributing drainage area of ~~to~~ two (2.0) or more acres. ~~.~~

4.9~~7~~ Aquatic Buffers

4.7.1 Applicability and Authority

All Development and redevelopment projects ~~and sites requiring a Land Disturbance Permit~~ are required to preserve aquatic buffers along the regulatory waterways and aquatic resources within the City of Columbia. Aquatic buffers are considered a Stormwater Control Measure (SCM) and are subject to the provisions of the Stormwater Ordinance.

4.7.3 Width Required

A. Aquatic buffers shall have ~~a~~ widths as shown in **Table 6**, unless site-specific conditions necessitate alternative widths. The criteria for the width of the buffer zone can be established on an average width basis, as long as the minimum width of the buffer zone is more than the required minimum width at any measured location. Buffer average may be applied to both sides of a stream, but must be applied independently. Buffer averaging may not account for any portion of buffer greater than four (4) times the minimum buffer width.

Commented [DT28]: Sets a maximum to prevent a potential loophole in buffer averaging.

4.7.4 Design ~~and Activities Permitted~~and General Performance Standards

A. Stormwater discharges should enter the aquatic buffer as sheet flow, not as concentrated flow, where site conditions allow.

B. The predominant vegetation within the average buffer width area should be forested with native species. Where aquatic buffers are required to be sixty (60) feet, the minimum buffer width shall be predominantly forested with native species and the remaining buffer~~s~~ may be herbaceous ground cover.

~~C.~~A. ~~Where existing vegetation is insufficient or the aquatic buffer areas are impacted by previous development and cannot reasonably be restored to a natural state without intervention, the buffers shall be actively restored in a manner consistent with best management practices and the Tennessee Urban Buffer Handbook provided by the Tennessee Department of Agriculture and the U.S. Forest Service.~~

~~D.~~C. Pedestrian, bicycle, and multi-modal paths may be permitted within the aquatic buffer when located outside the minimum buffer width. If constructed of impervious materials, the buffer width shall be increased by the width of the trail or runoff shall be directed to infiltration-based SCM's.

~~E.~~D. Aquatic ~~B~~buffers located within a subdivision shall be located on a common or open space lot within a PDE, PUDE, or PUDAE, or within a ~~C~~city right-of-way.

~~F.~~E. Aquatic b~~B~~uffers shall have reasonable access by City personnel through a PDE, PUDE, PUDAE, or City right-of-way. The number, location, and size of such accesses shall be determined by the City Engineer.

~~G.~~F. Road crossings and private accesses shall minimize impact upon the aquatic buffer. Crossings should be limited to one every one thousand (1,000) feet of stream length where possible. The angle of the crossing shall be perpendicular to the angle of the stream to minimize clearing and impacts upon the aquatic buffer.

~~H.~~G. Utilities, flood control structures, stormwater conveyances, and infrastructure shall minimize impact upon the aquatic buffer. Where possible, these facilities shall be located outside of the buffer.

~~I. Stream restoration projects, facilities, and activities approved by the City of Columbia Department of Development Services are permitted within the aquatic buffer.~~

~~J. Water quality monitoring and stream gauging are permitted within the aquatic buffer, as approved by the Development Services Department.~~

~~K.~~H. ~~Individual trees within the aquatic buffer that are in danger of falling, causing damage to dwellings or other structures, or causing blockage of the stream may be removed. Non-native species may be selectively removed.~~

~~L. Other timber cutting techniques approved by the City of Columbia Department of Development Services may be undertaken within the aquatic buffer under the advice and guidance of Tennessee Department of Agriculture, Division of Forestry. The City of Columbia Development Services Department shall also be notified if timber cutting is to occur within the forest buffer~~

Commented [DT29]: Moved to 4.7.6

4.7.5 Restoration Required

Commented [DT30]: Sets standard to the reforestation of inadequate Aquatic Buffers for sites requiring a Land Disturbance Permit.

For developments receiving a Land Disturbance Permit and ~~W~~where existing vegetation is insufficient or the aquatic buffer areas are impacted by previous development and cannot reasonably be restored to a natural state without intervention, the buffers shall be actively restored in a manner consistent with best management practices and the Tennessee Urban Buffer Handbook provided by the Tennessee Department of Agriculture and the U.S. Forest Service.

4.7.6 Activities Permitted

A. Stream restoration projects, facilities, and activities approved by the City of Columbia Department of Development Services are permitted within the aquatic buffer.

B. Water quality monitoring and stream gauging are permitted within the aquatic buffer, as approved by the Development Services Department.

C. Individual trees within the aquatic buffer that are in danger of falling, causing damage to dwellings or other structures, or causing blockage of the stream may be removed. Non-native species may be selectively removed.

D. Other timber cutting techniques approved by the City of Columbia Department of Development Services may be undertaken within the aquatic buffer under the advice and guidance of Tennessee Department of Agriculture, Division of Forestry. The City of Columbia Development Services Department shall also be notified if timber cutting is to occur within the aquatic buffer

4.7.5 Maintenance

A. All ~~forest~~ aquatic buffer areas shall be maintained through a declaration of protective covenant, which is required to be submitted for approval by the City of Columbia Department of Development Services. The covenant shall be recorded in the land records and shall run with the land and continue in perpetuity.

B. All lease agreements must contain a notation regarding the presence and location of protective covenants for ~~forest~~ aquatic buffer areas and shall contain information on the management and maintenance requirements for the new property owner.

C. An offer of dedication of an ~~forest~~ aquatic buffer area to the City of Columbia shall not be interpreted to mean that this automatically conveys to the general public the right of access to this area.

D. ~~Forest~~ Aquatic buffer areas may be allowed to grow into their vegetative target state naturally, but methods to enhance the successional process such as active reforestation may be used when deemed necessary by the Tennessee Department of Agriculture, Division of Forestry or the City of Columbia Department of Development Services to ensure the preservation and propagation of the buffer area. ~~Forest~~ Aquatic buffer areas may also be enhanced through reforestation or other growth techniques as a form of mitigation for achieving buffer preservation requirements.

Chapter 5: Grading and Site Development Standards

5.1 General Grading Standards

A. The City Engineer has the authority to adopt site grading standards.

B. Construction shall not aggravate upstream or downstream flooding. Existing downstream or upstream problems may be required to be corrected in conjunction with development or redevelopment.

C. All property lines and corners shall be clearly delineated in the field prior to commencement of any grading and construction.

D. During rough grading operations and prior to construction of permanent drainage structures, temporary drainage control should be provided to prevent ponding water and damage to adjacent properties.

E. No fill shall be placed on existing ground until the ground has been cleared of weeds, debris, topsoil, and other deleterious material.

F. Trash, debris, and waste shall be handled, disposed, and stored in a manner consistent with best practices and the TN ESPC Handbook.

G. The maximum slope of all cut and fill slopes shall not exceed three-to-one (3H:1V). The City Engineer may require geotechnical evaluation of the stability and suitability of any natural slopes exceeding three-to-one (3H:1V).

H. No obstruction of existing drainage courses shall be permitted.

I. Unless approved by the City Engineer, all fill areas shall be raised in lifts no more than eight (8) inches in thickness. The relative compaction of each layer shall be not less than ninety-five (95) percent of the standard proctor maximum dry density (ASTM D-698) in all areas of fill within open areas, and ninety-eight (98) percent for areas under roads, sidewalks, buildings, and structures.

J. Final grades shall provide proper drainage away from structures and prevent standing water, where possible.

K. Constructed slopes with an average grade of four-to-one (4H:1V) or steeper and an overall height of 20 feet or greater shall have a geotechnical design and certification.

L. Constructed fill slopes with an average grade of four-to-one (4H:1V) or steeper and an overall height of five (5) feet and up to ten (10) feet shall be set back from adjoining property line(s) a minimum of five (5) feet.

~~J.~~M. Constructed fill slopes with an average grade of four-to-one (4H:1V) or steeper and an overall height of ten (10) feet or greater shall be set back from adjoining property line(s) half of the height of the of the fill slope.

Commented [DT31]: Large slopes require special designs

Commented [DT32]: Adds a buffer area for slopes over a certain size, where adjacent to adjoining properties outside the development to allow for proper construction, maintenance, and reduced potential for adverse impacts to adjoining property owners.

5.2 Mitigation of Flood Risk

A. Primary and accessory structures ~~Lots~~ adjacent to or in the immediate vicinity of a river, stream, waterbody, aquatic buffer, or large drainage channel that do not have a base flood elevation established shall ~~shall at minimum~~ have the lowest adjacent grade to the structure elevated a minimum of ~~be elevated~~ two (2.0) feet above the nearest top of bank ~~for the entire building footprint of any primary and accessory structure~~.

~~A.~~B. Primary and accessory structures adjacent to or in the immediate vicinity of a river, stream, waterbody, aquatic buffer, or large drainage channel ~~Lots adjacent to a river, stream, waterbody, aquatic buffer, or large drainage channel that~~ do have a 100-year base flood elevation established shall have the lowest adjacent grade to the structure elevated to the base flood elevation. ~~at minimum be elevated to the base flood elevation for the entire building footprint of any primary and accessory structure.~~ The CMPC may grant exceptions to this requirement if no other practicable or feasible alternatives exist. All requests for waiver shall be submitted by an engineer clearly define the hardship with full compliance of this regulation, the proposed alternative, and demonstration of the minimization and mitigation of flood risk to the maximum extent practicable.

C. Primary and accessory structures ~~Lots~~ adjacent to a sinkhole or depression shall ~~at~~ have the lowest adjacent grade to the structure ~~minimum be~~ elevated a minimum of one (1.0) foot above the emergency bypass or reasonable filled elevation of the sinkhole or depression. ~~.~~

D. The City Engineer may require a flood study to be performed in areas with known flood hazard or indicative of hazardous terrain.

~~B.A. Fill material, or construction materials that elevate the grade only within the immediate building footprint shall not be considered in net fill calculations for compensatory flood storage.~~

E. No net fill shall be permitted within a FEMA Special Flood Hazard ~~Zone~~Area or areas where flood studies have established a 100-year base flood elevation and corresponding floodplain. Compensatory cut areas, if provided, shall be located on-site. Fill material, or construction materials that elevate the grade only within the immediate building footprint shall not be considered in net fill calculations for compensatory flood storage. Standard procedures for evaluating and modeling FEMA Special Flood Hazard areas shall be followed for all alterations within the Special Flood Hazard Areas.

5.3 Grading Plans

Grading plans shall show with reasonable certainty the final and finish grades of all portions of the development site and building lot(s). Any deviations from these plans shall require approval by the City Engineer or designee.

A. Spot elevations may be required to provide a full and complete review.

B. Proposed grading contours shall be fully constructible as shown on the plans.

C. Where certain features may be less than the contour resolution of the plans, the plans shall indicate with clear intent the design and function goal.

D. Drainage infrastructure, detention/retention facilities, and preliminary lot grading shall be complete prior to any Final Plat being approved.

~~D.~~E. Deviations of grade greater than one (1.0) foot including the padding of lots from the approved construction plans is prohibited.

Commented [DT33]: Changes language to be more clear on the requirements. Previously adopted standards remain largely unchanged.

Commented [DT34]: Adds a provision for waiver

Commented [DT35]: Clarification of existing requirement

Commented [DT36]: Clarification of existing requirement.

Commented [DT37]: Ensures developers appreciably follow the grading plans throughout construction.

5.4 Sinkholes and Depressions

A. The City Engineer may require a geotechnical evaluation of all ~~depressions and~~ sinkholes and depressions prior to the approval of a development plan or construction plans. ~~.~~

~~A.~~B. The City Engineer shall have the authority to delineate the extents of sinkholes. Generally, the extents of a sinkhole is the highest closed contour.

~~B.~~C. Where feasible and practicable, sinkholes should remain in an undisturbed condition.

~~C.~~D. Sinkholes in subdivisions shall be located on common or open space lots~~, unless a closure permit is acquired by the State of Tennessee.~~

~~D.~~E. Infrastructure, roadways, and structures shall not be located within the extents of a sinkhole, regardless of closure.

~~E.~~F. Any sinkholes functioning as part of the stormwater management system shall have reasonable access by City personnel with the access and the open space lot being contained within a public drainage easement.

G. Any sinkholes functioning as part of the stormwater management system shall have a constructed bypass system, such that if the sinkhole fails or ceases accepting stormwater runoff the excess may be diverted in a controlled manner.

Commented [DT38]: Provides language to allow for greater discretion in determination of sinkholes and the potential for hazard.

5.5 Stabilization

Any area of land from which the natural vegetative cover has been either partially or wholly cleared by development activities shall be stabilized. Stabilization measures shall be initiated as soon as possible where construction activities have temporarily or permanently ceased. Temporary or permanent soil stabilization shall be installed where construction activity on a portion of the site is temporarily or permanently ceased within fourteen (14) days or less if other regulations or requirements require.

Permanent stabilization with perennial vegetation (using native herbaceous and woody plants where practicable) or other permanently stable, non-eroding surface shall replace any temporary measures as soon as practicable. Unpacked gravel containing fines (silt and clay sized particles) or crusher runs will not be considered a non-eroding surface.

The following criteria shall apply to revegetation efforts:

A. Reseeding must be done with an annual or perennial cover crop accompanied by placement of straw mulch or its equivalent of sufficient coverage to control erosion.
B. Revegetation with native woody and herbaceous vegetation must be accompanied by placement of straw mulch or its equivalent of sufficient coverage to control erosion until the plantings are established and are capable of controlling erosion.
C. Any area of revegetation must exhibit survival of a minimum of seventy-five percent (75%) of the cover crop throughout the year immediately following revegetation. Revegetation must be repeated in successive years until the minimum seventy-five percent (75%) survival for one (1) year is achieved.
D. In addition to the above requirements, a landscaping plan must be submitted with the final design describing the vegetative stabilization and management techniques to be used at a site after construction is completed. This plan will explain not only how the site will be stabilized after construction, but who will be responsible for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is preserved.

No Certificate of Occupancy, acceptance, or otherwise approval of completion shall be issued until final grading has been completed and the soil has been stabilized in accordance with this section and the approved construction plans.

Adequate topsoil shall be retained or reserved for residential developments, and shall be redistributed so as to provide a minimum of six (6) inches of cover on vegetated portions of the lots and between any sidewalks and curbs. All disturbed areas shall be stabilized with permanent vegetation.

Commented [DT39]: Added from the Stormwater Ordinance

5.10 Critical Lots and Areas

A lot or area within shall be designated as critical if one or more of the following conditions are present:

A. Natural slopes exceeding three to one (3H:1V).

B. ~~The presence of a sinkhole.~~ Adjacent to a sinkhole.

C. Adjacent to a 1% annual flood risk FEMA special flood hazard zone.

D. ~~Cut or fill s~~Slopes that exceed eight (8) feet in height ~~of~~with an average grade of four-to-one (4H:1V) ~~twenty (20) percent~~ or greater. ~~exceed six (6) feet in height.~~

E. Retaining walls over six~~four~~ (6~~4~~) feet in height.

F. Site specific conditions that may make development or construction difficult.

The City Engineer may require a Critical Lot Plan and supplementary information for each lot or area prior to development or construction. The Critical Lot Plan shall include at a minimum:

A. Existing and proposed grades at one (1) foot intervals;

B. Finished floor elevations;

C. Mechanical system locations and elevations;

D. EPSC measures; and

E. Any other information requested or required by the City Engineer to make a judgement on the suitability, constructability, and safety.

Commented [DT40]: Similar requirement to previous with more specific criteria.

5.11 Parking

A. Parking shall conform to the Zoning Ordinance.

B. Parking aisles shall have ~~a~~ minimum curb radii~~i~~ of fifteen (15) feet where intersecting other parking aisles.

C. Parking aisles that terminate shall stub five (5) feet beyond the last parking stall to facilitate backing movements for parked vehicles. This area shall be hatched with pavement markings.

D. Parking stalls adjacent to a curbed island shall be a minimum of one (1) foot wider than the standard stall width to allow safe exit from the vehicle.

E. Drainage grates shall be not located within a logically travelled pedestrian pathway, where possible.

F. Parking aisles that function as fire access lanes shall loop upon themselves, where possible.

~~F.~~G. The use of ~~T~~turnarounds ~~shall~~ should be avoided~~.~~, where possible. Where turnarounds are provided or required, they shall meet the requirements of the Columbia Fire Marshal. ~~-~~

Commented [DT41]:

5.15 Retaining Walls

A. Construction plans and supporting materials for retaining walls requiring a building permit (see Building Code) shall consist of scaled drawings with specifications and all relevant and supporting data and calculations and all other information requested by the City Engineer and Building Official to perform a full and complete review. The construction plans shall be neat and legible, such that all information contained within can be clearly and accurately ascertained.

B. Pedestrian guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, stairs, ramps, and landings that are located more than thirty (30) inches measured vertically to the floor or grade below at any point within thirty-six (36) inches horizontally to the edge of the open side.

C. Pedestrian guards shall be required on all walls exceeding six (6) feet in height or on walls that the department deems a reasonable hazard to health and human safety.

D. Retaining walls with pedestrian guards shall have a landing with maximum 10H:1V at the top of the wall extending forty-eight (48) inches perpendicular from the guard.

E. Maximum slopes adjacent to retaining walls shall be 3H:1V.

F. Retaining walls in single-family residential developments shall not exceed fifteen (15) feet in height. Walls may be terraced where walls are stepped back ten (10) feet from face of wall to face of wall where the walls are between ten (10) and fifteen (15) feet or stepped back six (6) feet where walls are less than (ten) feet in height.

G. Retaining walls not in single-family residential developments shall not exceed twenty (20) feet in height. Walls may be terraced where walls are stepped back ten (10) feet from face of wall to face of wall where the walls are between ten (10) and twenty (20) feet in height or stepped back six (6) feet where walls are less than (ten) feet in height. The City Engineer may grant exceptions to this requirement if no other practicable or feasible alternatives exist. All requests for waiver shall be submitted by an engineer clearly define the hardship with full compliance of this regulation, the proposed alternative, and demonstration of the minimization and mitigation of risk to the maximum extent practicable.

H. The maximum allowable height for retaining walls shall be reviewed and approved by the City Engineer. The City of Columbia may require walls over a certain height to be stepped or terraced.

I. The angle of repose shall be assumed to be 45 degrees or less steep, unless site specific soil testing and data is provided.

J. No geogrids or mechanically stabilized earth will be acceptable within a public right-of-way limit nor within any PUDE, unless approved by the City Engineer.

K. No retaining wall shall be constructed to support a public right-of-way or be within the angle of repose of the right-of-way, unless approved by the City Engineer. Where retaining walls are approved within the right-of-way, more stringent design standards may be required by the City Engineer.

L. Retaining walls six (6) feet or greater in height shall be a minimum of five (5) feet from the right-of-way.

Commented [DT42]: Most standards, unless listed below are currently enforced provisions.

Commented [DT43]: Sets maximum height for retaining walls, with provisions to terrace walls.

Commented [DT44]: Sets maximum height for retaining walls, with provisions to terrace walls. Adds waiver provisions.

Commented [DT45]: Certain types of retaining walls can adversely impact the installation or maintenance of infrastructure.

Commented [DT46]: Prevents encroachment and potential impact to the ROW

M. Retaining walls six (6) feet or greater in height shall be a minimum of five (5) feet from adjacent property lines.

N. No retaining wall shall be constructed to support or be within the angle of repose of single-family structures, unless approved by the City Engineer.

O. Retaining walls or walls shall not be designed to primarily retain surface waters. Walls shall be designed in a manner to reinforce and support soils.

Commented [DT47]: Prevents potential adverse impacts to adjoining property owners.

Commented [DT48]: Failure of retaining walls should not have any potential adverse impact to structures.

Commented [DT49]: Failure of this type of facility would present a large hazard to downstream property.

5.16 Pump Stations

Pump stations owned and operated by the City of Columbia shall have the following minimum requirements for site development standards. The operating entity shall have the authority to dictate greater requirements where the specific nature of the proposed pump station requires special consideration:

A. Shall be located within a common or open space lot

B. Shall be encompassed within an exclusive seventy-five (75) by seventy-five (75) foot easement. Slopes within the easement shall not exceed five (5) percent, two (2) percent is desired.

C. The exclusive easement shall be surrounded by fence consistent with the requirements of the operating entity.

D. An evergreen hedge screen shall be provided around the perimeter of the fence, consistent with the requirements of hedge screens in the Zoning Ordinance.

E. The exclusive easement shall be surrounded by a twenty-five (25) foot buffer along all sides.

F. The driveway/access to the pump station shall have the following minimum standards:

   a. A minimum of twelve (12) feet in width

   b. Constructed to the local road pavement section

   c. Encompassed in a twenty (20) foot access easement

   d. Ten (10) percent maximum grade

   e. Shall intersect the fenced area perpendicularly at the location determined by the operating entity.

   f. Shall be required to construct a turnaround, if the driveway/access exceeds one hundred fifty (150) feet.

G. All structures and applicable equipment shall acquire a building permit prior to construction.

Commented [DT50]: Creates lot development standards for Pump Stations.

Chapter 6: Definitions

Avenue
A broad thoroughfare lined with planted strips and trees.

Boulevard

A broad thoroughfare with lanes separated by a planted median.

Design storm event
A hypothetical storm event, of a given frequency interval and duration, used in the analysis and design of a stormwater facility. The estimated design rainfall amounts, for any return period interval in terms of either 24-hour depths or intensities for any duration, can be found by accessing the following NOAA National Weather Service Atlas 14 data for the Columbia, Tennessee station ID: 40-1957.

Impervious Surface
Areas which prevent or impede the infiltration of stormwater into the soil as it entered in natural conditions prior to development. Common impervious areas include, but are not limited to, rooftops, sidewalks, walkways, patio areas, driveways, parking lots, storage areas, compacted gravel, awnings and other fabric or plastic coverings.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 2ND CONSIDERATION ON ORDINANCE NO. 4521 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING ZONING MAP IN ARTICLE 2 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 2 WITH A NEW ARTICLE 2, ZONING MAP

RECOMMENDATION: Approve Ordinance No. 4521 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 2: Zoning Map, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

The City Council evaluates zoning text amendments as directed by section 8.5.18.J.4 of the Zoning Ordinance. The proposed changes to the zoning ordinance are consistent with the remainder of the Ordinance (8.5.18.J.4.a) and correct errors in the text of the Ordinance (8.5.18.J.4.c).

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Ordinance No. 4521, Exhibit A, Marked Changes "A".

AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING ZONING MAP IN ARTICLE 2 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 2 WITH A NEW ARTICLE 2, ZONING MAP

WHEREAS, Section §13-7-201 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 City Council deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the city to enact such an ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Section §13-4-101 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the appropriate regulations to be enforced therein; and

WHEREAS, on the 5th day of June 2024, the Planning Commission reviewed and recommended specific changes in accordance to Section 8.5.18, to the Zoning Ordinance regarding Definitions in Article 2. As a result, Article 2 is being repealed in its entirety and replaced with a new Article 2 which is attached hereto as Exhibit "A" and incorporated herein. Said recommendations are being considered after a public hearing held on the 8th day of August, 2024, notice of which was published in the Daily Herald of Columbia fifteen (15) days or more prior to said meeting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA as follows:

Section 1: That Ordinance Number 4400, the same being the Zoning Ordinance of the City of Columbia, Tennessee is hereby amended by repealing and deleting Article 2 in its entirety and replacing such Article with a new Article 2, Zoning Map, which is attached hereto as Exhibit "A" and incorporated herein by reference;

Section 2: That the City Council satisfies the requirements of Section 8.5.18.J.4, by making specific findings as to the following:

a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;
b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;
c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and
d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

Section 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 12th day of September, 2024.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration:_____

ARTICLE 2: ZONING MAP

SECTION 2.1 ZONING MAP.

2.1.1 Establishment of Districts.

Districts are established in Section 3.7. Establishment of any other Districts shall be in accordance with Section 3.8.

2.1.2 Designations on Zoning Map.

Districts, Thoroughfares, Internal Drives, and any Special Requirements, as referred to in this Ordinance and approved by the City Council, shall be bounded and designated on the Zoning Map and any amendment thereto, as adopted by the City Council pursuant to this Ordinance.

2.1.3 Incorporation into Ordinance.

The Zoning Map shall be kept on file in the City offices and the Zoning Administrator shall maintain a copy of the Zoning Map (which may be in a digital format), reflecting all amendments approved by the City Council.

2.1.5 District Boundaries.

A. Establishment of Boundaries.

The Boundaries of each of the Districts identified in Section 3.7 are hereby established as shown on the duly adopted Zoning Map.

B. Intent.

The District boundary lines, unless show otherwise, are intended generally to follow Thoroughfare center lines, railroad right-of-way boundary lines or their center lines, other similar right-of-way lines, Lot lines or Building Site Lines, boundaries of subdivisions or City boundary lines, all as shown on the Zoning Map. Where a District boundary line does not follow such a line, but is shown parallel to such a line on the Zoning Map, the distance between the parallel lines shall be as dimensioned on the Zoning Map. Such dimensions shall be construed to read from the outside edge of all right-of-way rather than from their center lines.

C. Discrepancy in Map and Physical Boundaries.

Where the Thoroughfare layout actually on the ground varies from the Thoroughfare layout shown on the Zoning Map, the designation shown on the mapped Thoroughfare shall be applied in such a way as to carry out the Zoning Administrator's determination as to the purpose and intent of the Zoning Map for the particular area in question.

D. Determination of Boundary Location.

When the location of a District boundary line cannot be otherwise determined, the determination thereof shall be made by the Zoning Administrator by scaling the distance on the Zoning Map from a line of known location to such District boundary line.

SECTION 2.1 ZONING MAP.

2.1.5 District Boundaries Continued.

E. Interpretation of District Boundaries.

When uncertainty exists as to the boundaries of Districts shown on the Official Zoning Map, the following shall apply:

1. Boundaries indicated as approximately following the center lines of alleys shall be construed to follow such center lines;
2. Boundaries indicated as approximately following platted lots shall be construed as following such lot lines;
3. Boundaries indicated as approximately following city limits shall be construed as following such city limits;
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
5. Boundaries indicated as following shore lines shall be construed to follow such lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines;
6. Boundaries indicated as parallel to, or extensions of features indicated in Sections 2.1.5.E.1 – 2.1.5.E.5 above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map;
7. Where physical or cultural features existing on the ground are different than those shown on the official zoning map, or in other circumstances not covered by Sections 2.1.5.E.1 – 2.1.5.E.6, the Board of Appeals shall interpret the district boundaries;
8. Where a district boundary line divides a lot which was in single ownership at the time of the passage of this ordinance, the Board of Appeals may permit the extension of the regulations for either portion of the lot not to exceed 500 feet beyond the district line into the remaining portion of the lot.

F. Appeal to Board of Zoning Appeals.

In the case of uncertainty as to the true location of a District boundary line in a particular instance, an appeal of the Zoning Administrator's determination may be taken to the Board of Zoning Appeals, as provided in Article 8 (Administration, Procedures & Enforcement).

G. Boundary Dividing Lot.

When a District boundary line divides a lot in a single ownership at the Effective Date of this Ordinance, any amendment thereto, or any amendment of the Zoning Map, the Board of Zoning Appeals may permit extension into one District of a lawful conforming Use and the standards applicable existing in the other District, as provided in Article 8 (Administration, Procedures & Enforcement).

H. Lot or Parcel in More than One Jurisdiction.

If any Lot or parcel of land is situated partially within the City and partially within one or more other jurisdictions, the portion of such Lot or parcel land situated within the City must comply with City standards and requirements for the applicable City District.

SECTION 2.1 ZONING MAP.

2.1.6 Adoption by City Council.

The Zoning Map shall be adopted by the City Council upon the Effective Date.

The Zoning Map may be amended from time to time in accordance with Section 8.5.19.

2.1.7 Identification & Location od Official Zoning Map.

A. Identification.

The official Zoning Map shall be identified by the signature of the Mayor, attested by the City Recorder, bear the seal of the City under the following words: “This is to certify that this is the Official Zoning Map referred to in Article 2 of the Zoning Ordinance of the City of Columbia, Tennessee”.

And bear the date of the adoption of this Ordinance.

B. Location

Regardless of the existence of purported copies of the Official Zoning Map, which may be from time to time be made or published, the Official Zoning Map maintained by the Zoning Administrator pursuant to Section 2.1.4 shall be the final authority as to the current zoning status of land and water areas, Buildings, and other Structures within the City’s zoning jurisdiction.

2.1.8 Replacement of Official Zoning Map.

In the event that the official Zoning Map becomes damaged, destroyed lost, or difficult to interpret because of the nature of number of changes and additions, the City Council may, by resolution, adopt a new Official Zoning Map, which shall supersede the prior Official Zoning Map. The City may use the resolution process to address minor drafting, omissions, or other errors but must use the rezoning process described in Section 8.5.18 to make substantive modifications to the Official Zoning Map. The new Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Recorder, and bear the seal of the City under the following words:

“This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted ----------, by the City of Columbia, Tennessee”

And bear the date on which the new Official Zoning Ordinance replaced the prior Official Zoning Ordinance.

2.1.9 Preservation of Maps.

All prior Official Zoning Maps and any significant portions of Official Zoning Maps shall be preserved, together with all available records pertaining to their adoption or amendment.

SECTION 2.2 CHANGES TO ZONING MAP.

Any change to the adopted Zoning Map shall be subject to compliance with the requirements and procedures of this Ordinance, which shall include without limitation in cases where the change was initiated by any Person other than the City, submission, review, and approval of an application for approval of a proposed Zoning Map Amendment that complies with all standards, conditions, and requirements of this Ordinance, in accordance with Section 8.5.19 and related provisions of Article 8 (Administration, Procedures & Enforcement).

SECTION 2.3 NEWLY ANNEXED PROPERTIES.

Newly annexed properties shall have an initial zoning of CD-3L. However, an application for rezoning to any other District may be considered concurrently with the action for annexation subject to Section 8.5.19.

Article 2 Zoning Map
Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

Proposed Changes

§ 2.2 Special Requirements (p. 30) 2
§ 2.3 Changes To Zoning Map (p. 31)..... 3
§ 2.4 Assignment of Districts for Parcels > 80 Gross Acres. (P. 31 - 32) 4
§ 2.5 Newly Annexed Properties (p. 32) 6

Article 2 Zoning Map
Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

§ 2.2 SPECIAL REQUIREMENTS. (p. 30)

~~**Section 2.2 SPECIAL REQUIREMENTS.**~~

~~**2.2.1 Designation on Zoning Map.**~~

~~The Zoning Map and any amendment thereto may designate any of the Special Requirements listed in Section 2.2.2 below. If there is any conflict between an applicable Special Requirement and another standard or requirement, the Special Requirement shall be controlling.~~

~~**2.2.2 Effect of Designation.**~~

~~If a Zoning Map or any amendment designates any one or more of such Special Requirements, such designation indicates that the following requirements shall be applied as follows:~~

~~**A. Shopfront Frontage.**~~

~~A Shopfront Frontage designation requires that each Private Frontage within the designated area be provided a Shopfront Frontage at Sidewalk level, except at any allowed Driveways or Streetscreen areas, as provided in Table 4.3.7.A (Private Frontage Types) and specified in Article 4 (Building, Lot & Building Site Standards).~~

~~**B. Mandatory Retail Frontage.**~~

~~A Mandatory Retail Frontage designation requires that each Private Frontage within the designated area be provided a Shopfront Frontage at Sidewalk level, except at any allowed Driveways or Streetscreen areas, as Provided in Table 4.3.7.A (Private Frontage Types) and specified in Article 4 (Building, Lot & Building Site Standards) and that the ground level be available for Retail Use.~~

~~**C. Terminated Vista.**~~

~~A Terminated Vista designation requires that a Building be provided with a cupola, chimney, entry feature, or~~

Removes inappropriate language related to incorporation of standards into the Official Zoning Map

~~habitable tower that intersects the centerline axis of the view to which it responds.~~

~~**D. Cross Block Passage.**~~

~~A Cross Block Passage designation requires that a minimum 10-foot-wide pedestrian access be reserved between Buildings.~~

~~**E. Special Height Range.**~~

~~A designation of Special Height Range requires that Buildings within the designated area comply with the Height noted rather than the Height standard that otherwise would be applicable within the District.~~

~~**F. Residential/Dwelling Use Restriction**.~~

~~A designation of Residential/Dwelling Use Restriction prohibits Uses categorized as Residential/Dwelling Uses within the ground floor of Buildings within the designated area, irrespective of whether Residential/ Dwelling Use would otherwise be permitted within the applicable District.~~

~~**G. Residential/Dwelling Use Only**.~~

~~A designation of Residential/Dwelling Use Only requires that the only Principal Uses that are allowed within the designated area are Uses categorized as Residential/Dwelling in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), irrespective of whether other Principal Uses would otherwise be permitted within the applicable District~~

§ 2.3 CHANGES TO ZONING MAP (p. 31)

Section 2.~~3~~ 2 Changes to Zoning Map

Renumbers headings

Any change to the adopted Zoning Map shall be subject to compliance with the requirements and procedures of this Ordinance, which shall include without limitation in cases where the change was initiated by any Person other than the City, submission, review and approval of an application for approval of a proposed Zoning Map Amendment that complies with all standards,

conditions, and requirements of this Ordinance, in accordance with Section 8.5.19 and related provisions of Article 8 (Administration, Procedures & Enforcement).

§ 2.4 ASSIGNMENT OF DISTRICTS FOR PARCELS > 80 GROSS ACRES. (p. 31 - 32)

Removes language related to district assignments within development parcels that was not ultimately not adopted as part of the zoning ordinance.

~~**2.4.1 Character Districts.**~~

~~**A. Assignment.**~~

~~Character Districts must be assigned within parcels of land of 80 or more gross acres, excluding any Special Districts, in accordance with Article 5 (Development Parcel Standards). For any Development Parcel of 80 or more gross acres excluding any Special Districts, assignment of each Character District type (i.e., CD-2, CD-3L, CD- 3, CD-4, CD-4C, CD-5, or CD-5C) for any Zoning Map Amendment must be consistent with the then effective CIty Comprehensive Plan. Except for applications and approvals for a rezoning related to a PUD District, all applications for and approvals of a Zoning Map Amendment covering a parcel of land of 80 or more gross acres, excluding any Special Districts, must be in accordance with this Section 2.4.1.~~

~~**B. Zoning Map Amendment.**~~

~~Assignment of Character Districts shall be subject to approval as a Zoning Map Amendment pursuant to Section 8.5.19.~~

~~**2.4.2 Civic Districts.**~~

~~**A. Assignment.**~~

~~Civic Districts must be assigned within parcels of land of 80 or more gross acres, excluding any Special Districts, in accordance with Article 5 (Development Parcel Standards). B. Zoning Map Amendment. Assignment of Civic Districts shall be subject to approval as a Zoning~~

~~Map Amendment pursuant to Section 8.5.19. 2.4.3 Special Districts. A. Assignment. A Special District may be assigned to an area within a parcel of land over 10 gross acres, excluding any Special Districts, only if due to the necessary and intrinsic Uses, size, or form, a proposed Development cannot under any plan, design, or circumstances conform to one or more of the Character Districts and standards therefor. Special Districts shall not be proposed or used to avoid, or have the effect of avoiding compliance with the standards and requirements of this Ordinance for Character Districts, and instead, shall be used sparingly and only in exceptional situations.~~

~~**B. Zoning Map Amendment.**~~

~~Assignment of Special Districts shall be subject to approval as a Zoning Map Amendment pursuant to Section 8.5.19.~~

~~**2.4.3 Special Districts.**~~

~~A. Assignment.~~

~~A Special District may be assigned to an area within a parcel of land over 10 gross acres, excluding any Special Districts, only if due to the necessary and intrinsic Uses, size, or form, a proposed Development cannot under any plan, design, or circumstances conform to one or more of the Character Districts and standards therefor.~~

~~Special Districts shall not be proposed or used to avoid, or have the effect of avoiding compliance with the standards and requirements of this Ordinance for Character Districts, and instead, shall be used sparingly and only in exceptional situations.~~

~~B. Zoning Map Amendment. Assignment of Special Districts shall be subject to approval as a Zoning Map Amendment pursuant to Section 8.5.19.~~

~~**2.4.4 PUD Districts.**~~

~~**A. Assignment.**~~

~~A PUD District may be assigned to an area within~~

~~a parcel of land over 10 gross acres, only if due to unique site conditions or the necessary and intrinsic Uses, size, or form, a proposed Development cannot under any plan, design, or circumstances conform to one or more of the Character Districts and standards therefor. PUD Districts shall not be proposed or used to avoid, or have the effect of avoiding compliance with the standards and requirements of this Ordinance for Character Districts, and instead, shall be used sparingly and only in exceptional situations.~~

~~**B. Zoning Map Amendment.**~~

~~Assignment of PUD Districts shall be subject to approval as a Zoning Map Amendment pursuant to Section 8.5.19.~~

§ 2.5 NEWLY ANNEXED PROPERTIES (p. 32)

Section 2.~~5~~ 4 NEWLY ANNEXED PROPERTIES

Newly annexed properties shall have an initial zoning of CD-3L. However, an application for rezoning to any other District may be considered concurrently with the action for annexation subject to Section 8.5.19

Renumber sections to reflect changes above.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 2ND CONSIDERATION ON ORDINANCE NO. 4522 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING DEFINITIONS IN ARTICLE 9 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 9 WITH A NEW ARTICLE 9, DEFINITIONS

RECOMMENDATION: Approve Ordinance No. 4522 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 9: Definitions, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

The City Council evaluates zoning text amendments as directed by section 8.5.18.J.4 of the Zoning Ordinance. The proposed changes to the zoning ordinance are consistent with the remainder of the Ordinance (8.5.18.J.4.a), represent revisions necessitated by changing circumstances over time (8.5.18.J.4.b), and correct errors in the text of the Ordinance (8.5.18.J.4.c).

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Ordinance 4522, Exhibit A, Marked Changes.

AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING DEFINITIONS IN ARTICLE 9 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 9 WITH A NEW ARTICLE 9, DEFINITIONS

WHEREAS, Section §13-7-201 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 City Council deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the city to enact such an ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Section §13-4-101 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the appropriate regulations to be enforced therein; and

WHEREAS, on the 5th day of June 2024, the Planning Commission reviewed and recommended specific changes in accordance to Section 8.5.18, to the Zoning Ordinance regarding Definitions in Article 9. As a result, Article 9 is being repealed in its entirety and replaced with a new Article 9 which is attached hereto as Exhibit "A" and incorporated herein. Said recommendations are being considered after a public hearing held on the 8th day of August, 2024, notice of which was published in the Daily Herald of Columbia fifteen (15) days or more prior to said meeting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA as follows:

Section 1: That Ordinance Number 4400, the same being the Zoning Ordinance of the City of Columbia, Tennessee is hereby amended by repealing and deleting Article 9 in its entirety and replacing such Article with a new Article 9, Definitions, which is attached hereto as Exhibit "A" and incorporated herein by reference;

Section 2: That the City Council satisfies the requirements of Section 8.5.18.J.4, by making specific findings as to the following:

a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;
b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;
c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and
d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

Section 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 12th day of September, 2024.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

ARTICLE 9:
DEFINITIONS

SECTION 9.1 WORD USAGE. 2
SECTION 9.2 TERMS. 3
SECTION 9.3 DEFINED TERMS. 4

SECTION 9.1 WORD USAGE.

The following shall be applicable to certain words used in this Ordinance and the interpretation of this Ordinance. Unless the context or natural construction of the wording clearly indicates otherwise:

1. All words used in the present tense include the future tense; all words in the plural number include the singular number and all words in the singular number include the plural number.
2. The words “must” and “shall” are mandatory.
3. The words “used” or “occupied” include the words intended, designed, maintained, or arranged to be used or occupied.
4. The particular shall control the general.
5. The word “may” is permissive.
6. In the case of any difference of meaning or implication between the text of this Ordinance and any caption or illustration, the text shall control. Where in conflict, numerical metrics shall take precedence over graphical metrics.
7. The word “permitted” or words “permitted as of right,” whether or not capitalized, means permitted without meeting the requirements for a Conditional Use Permit or compliance with limited use standards.
8. The words “conditionally permitted” or “permitted by Conditional Use Permit” mean permitted subject to the requirements for Conditional Use by special permit pursuant to Section 4.3.9.D, of this Ordinance, and all other applicable provisions.
9. The words “Permitted Subject to Limited Use Standards” means permitted subject to compliance with the applicable limited use standards pursuant to Section 4.3.9.D and all other applicable provisions of this Ordinance.
10. The word “applicant” includes any authorized agent of the applicant.
11. The phrase “used for “ shall include the phrases “arranged for”, “designed for”, intended for”, maintained for”, and “occupied for”.
12. Unless the context clearly indicates to the contrary, conjunctions shall be interpreted as follows:
13. “and” indicates that all connected items, conditions, provisions or events shall apply.
14. “or” indicates that any of the connected items, provisions, or events shall apply.
15. “either . . . or” indicates that the connected items, conditions, provisions, or events shall apply singly but not in combination.
16. Unless expressly provided otherwise, all public officials, bodies, and agencies to which reference is made are those of the City.

SECTION 9.2 TERMS.

A. Capitalized Terms.

Certain capitalized terms used in this Ordinance are defined below or elsewhere in this Ordinance and shall be given such meanings unless the context clearly indicates or requires a different meaning.

B. Undefined Terms.

Undefined terms used in this Ordinance shall have the meanings customarily assigned to them.

SECTION 9.3 DEFINED TERMS.

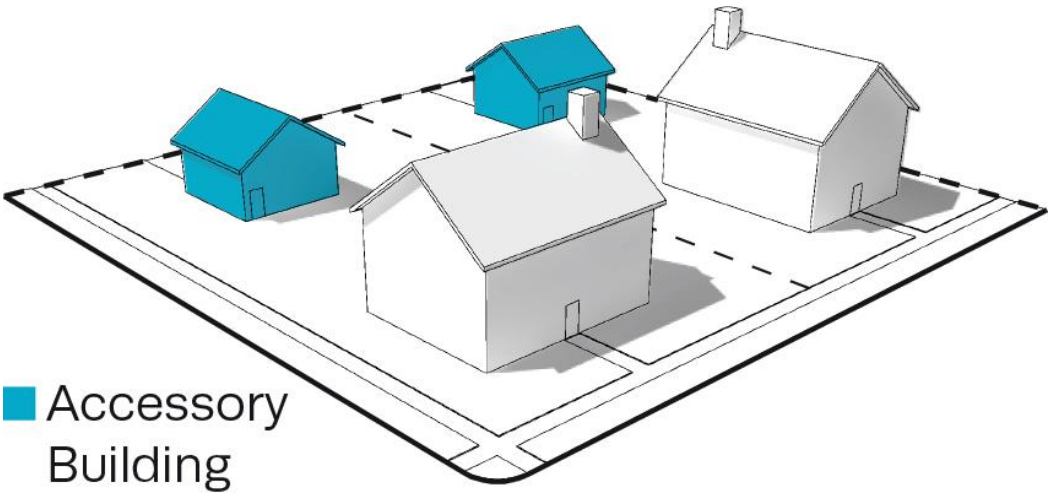
For purposes of this Ordinance, the following terms shall have the meanings set forth below unless the context clearly indicates or requires a different meaning:

Abut/Abutting: to share or sharing a common property line. For the purposes of this definition, properties across an intervening right-of-way shall not be considered abutting.

Access: as a noun, a legal and physical means of entering premises, whether by Adjacency, Easement, or otherwise; as a verb, the act of entering premises.

Accessory Building: a Building that shares a Lot or Building Site with a Principal Building and that is customarily and clearly incidental and subordinate to the Principal Building. An Accessory Building may or may not have an Accessory Unit or be occupied or devoted to one or more Accessory Uses. An Accessory Building may or may not be attached to the Principal Building. See Illustration 9.3.A-1 (Principal Building & Accessory Building).

ILLUSTRATION 9.3.A-1 ACCESSORY BUILDING



Accessory Dwelling:

A residential living unit on the same parcel as a single-family dwelling. The Accessory Dwelling provides complete non-transient independent living facilities for one or more persons while remaining physically subordinate and accessory to the principal residence. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled primary dwelling.

Accessory Use: a Use that is customarily and clearly incidental and subordinate to a Principal Use of land or a Structure and located on the same parcel of land, Lot, or Building Site as such Principal Use.

Accommodations / Lodging Uses: a Commercial Use sub-category characterized by premises available for daily or weekly renting of bedrooms or suites for periods of less than 30 days, including without limitation Bed and Breakfast, Inn, Hotel, and Motel. A Short-Term Rental Unit is not an Accommodations / Lodging Use. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses).

Private campground, hunting/fishing camp, and dude ranch, shelter for the homeless, and Recreational vehicle (RV) park are not included in Accommodations / Lodging Uses.

Actual Construction or Development: the excavation of a site and/or the systematic placement of building materials in conjunction with the Development of land or construction of a Building or other Structure.

Addition: with respect to an existing Building, any walled and roofed new construction expansion to the perimeter of a Building in which the addition is connected by a common load - bearing wall other than a fire wall or is separated by independent perimeter load – bearing walls.

Adult Day Care: as defined in the Rules of Tennessee Department of Human Services Community and Social Services.

Address Sign: a Sign type, described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Adjacent/Adjoin: having any distance of real property boundary in common with another property, or being separated from the other property boundary by a right- of-way, Thoroughfare, Internal Drive, Alley, Easement, or Civic Space. Not synonymous with Abutting.

Administrative Adjustment: administrative relief from a standard or requirement of this Ordinance, granted pursuant to the provisions of Article 8 (Administration, Procedure, & Enforcement) by the Zoning Administrator or other staff as specifically authorized by this Ordinance.

Adult Arcade: any place to which the public is permitted or invited wherein coin – operated or slug – operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors or other image – producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting of Specified Sexual Activities or Specified Anatomical Areas.

Adult Bookstore or Adult Video Store: an establishment having as its principal Business purpose the sale or rental of books, magazines, slides, films, video cassettes, video discs, or any other form of media, which are distinguished or characterized by their emphasis on matter depicting, describing or relating to Specific Sexual Activities or Specific Anatomical Areas.

Adult Care Home: a single family residence licensed pursuant to TSA Title 68, Chapter 11, Part 2, in which twenty-four-hour residential care, including assistance with activities of daily living, is provided in a homelike environment to no more than five (5) adults who are elderly or have a disability, as defined in TSA section 68- 11-201.

Adult Day Care Facility: premises at which care, supervision, or guidance is provided for one or more adults, whether or not the facility is operated for profit and whether or not the facility charges for services offered by it. Notwithstanding the foregoing, Adult Day Care Facility does not include:

(1) Facilities for disabled or mentally ill Persons;

(2) Facilities owned and operated by a local church congregation or an established religious denomination or a religious college or university which does not receive State or federal financial assistance for adult care services.

Adult Entertainment: any conduct that presents material by books, films, slides, video cassettes, video discs, or any other media or by live presentation, or services to the patron of an establishment, which material or services are distinguished or characterized by an emphasis on matters depicting, describing engaging in, or relating to Specified Sexual Activities or Specified Anatomical Areas.

Adult Motion Picture Theater: a Building regularly used for presenting material having as a dominant theme or presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to Specified Sexual Activities or Specified Anatomical Areas, for observation by patrons therein.

Adult-Oriented Entertainment: Use whereby premises to which the public or members of the public are invited or admitted and which are so physically arranged as to provide booths, cubicles, rooms, compartments or stalls separate from the common areas of the premises for the purpose of viewing Adult – Oriented Motion Pictures, or wherein an entertainer provides Adult Entertainment to a member of the public, a patron or a member, when such Adult Entertainment is held, conducted, operated or maintained for a profit, direct or indirect, including without limitation, Adult Bookstores or Adult Video Stores, Adult Motion Picture Theaters, Adult Arcades, Adult Theaters or Cabarets. any Adult Entertainment studio or any premises physically arranged and used as such, whether advertised or represented as an adult entertainment studio, rap studio, exotic dance studio, encounter studio, sensitivity studio, modeling studio or any other term of like import.

Agricultural Uses: sub-category of Agricultural and Extractive Use category characterized by Uses that create or preserve areas intended primarily for the raising of animals and crops, and the secondary industries associated with agricultural production.

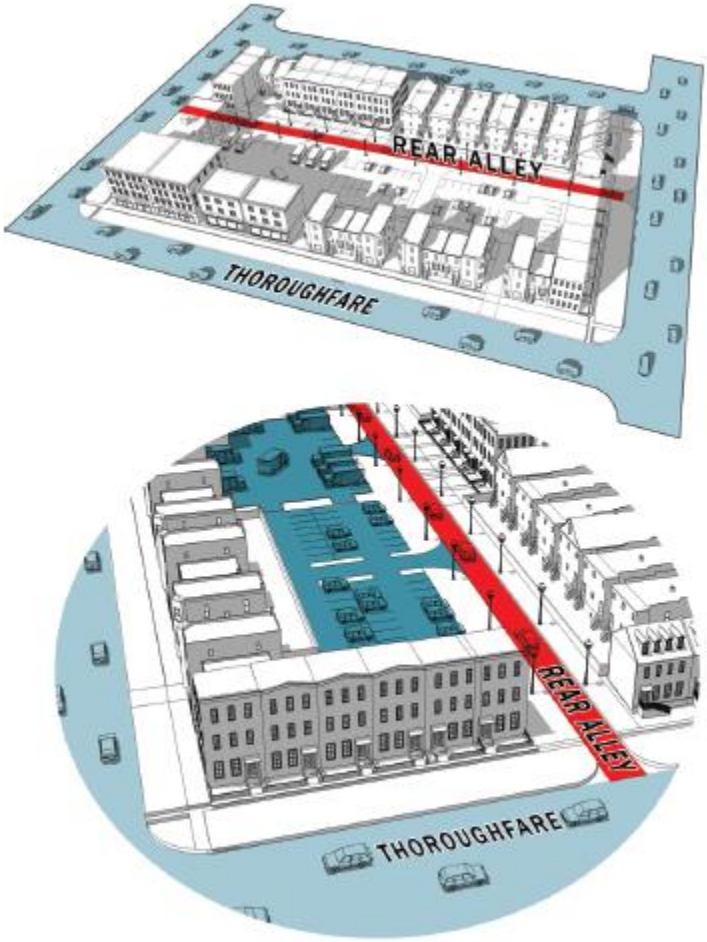
Agricultural and Extractive Uses: (1) collectively, Agricultural Uses and Extractive Uses; (2) a collective reference to Uses in the following sub- Categories: Agricultural Uses and Extractive Uses, as listed in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses) Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-1 (Building, Lot & Building Site Temporary Uses).

Alcoholic Beverage: any fermented liquor, such as wine, beer, or distilled spirit, which contains ethyl alcohol (ethanol) as an intoxicating agent.

Alcoholic Beverage Retail Sales: an establishment engaged in the Retail sale of Alcoholic Beverages for off- premises consumption.

Alley: generally, a vehicular way, which is not intended for general traffic circulation, which affords secondary access to Abutting property, and which may or may not be dedicated to public use. An Alley is not a Thoroughfare or an Internal Drive. See Illustration 9.3.A-2 (Alley). See also Rear Alley.

ILLUSTRATION 9.3.A-2 ALLEY



Alteration / Alter: as applied to a Structure, an Addition or a change, rearrangement, or modification in the structural members or elements or the exit facilities, or in any element of the Private Frontage, the Facade or any other exterior architectural feature, including without limitation erection, construction, reconstruction, or removal; any diminution; any enlargement, whether by extending on a side or by increasing in height; moving from one location or position to another; increasing the Floor Area; expending an amount more than 50% of the fair market value; or increasing the fair market value by more than 50%. Alteration does not include Ordinary Maintenance or Repair. The term Alter, in its various modes and tenses and its participial form, refers to the making of an Alteration.

Alternative Tower Structure: as related to Wireless Communication Facilities, trees, clock towers, bell steeples, light poles, water tanks and similar alternative – design mounting structures that camouflage or conceal the presence of antennas or towers.

Antenna: any exterior apparatus designed for telephonic, radio or television communications through the sending and/or receiving of electromagnetic waves.

Applicant: the owner, lessee, or contract vendee of the subject premises, or other person or entity authorized to make application to a Decision-Making Authority or administrative Person pursuant to this Ordinance.

Arcade: a Private Frontage type, which is conventional for Retail / Personal Service / Repair / Artistic / Artisan Use, wherein a colonnade supporting habitable space in one or more upper levels overlaps the Sidewalk, while the Façade at the first level remains at the Frontage Line. See Table 4.3.7.A (Private Frontage Types).

Area of Special Flood Hazard: as defined in Section 6.12.2. Also may be referred to as "Special Flood Hazard Area".

Artisan Establishment: any Structure, premises, or establishment in or on which articles of artistic quality or effect or handmade workmanship are produced with or without Retail sales of such articles. Examples of activities that may be conducted in an Artisan Establishment are candle making, furniture making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and tailoring.

Art or Photography Studio: premises accommodating the creation of works of art or photography, with or with the exhibition or sale of such works.

Artist Studio Space: space used for the creation, production, rehearsal, or teaching of any performance, visual, or literary art or craft, including but not limited to painting, drawing, graphic design, photography, video, film, sculpture, pottery, written works of fiction or nonfiction, whether for live or recorded, including music, dance, and theater, and accessory sales of such art.

Assisted Living Apartment: multiple unit Residential premises for elderly, infirm, or disabled residents, in which housekeeping, meals, and other assistance are available to residents.

Attached: an enclosure having continuing walls, roof and floor.

Attached Dwelling: Residential premises characterized by two or more Dwelling Units being incorporated into a single Structure or attached Structures, specifically being Apartments, the Residence portion of a Live/Work Building, Mixed Use Building,or Flex Building, Multifamily Dwellings, Two-Family Dwellings, Duplexes, Rowhouses, Large Multi-family Buildings and Small Multi-Family Buildings.

Attic: the interior part of a Building contained within a pitched roof structure. See Illustration 9.3.A-3(Attic).

ILLUSTRATION 9.3.A-3 ATTIC



Avenue (AV): a Thoroughfare or Internal Drive of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and sometimes equipped with a landscaped median, described as such in Table 4.3.8.A (Thoroughfare Types - Summary) and Table 4.3.8.B (Thoroughfare Assemblies and Standards).

Awning Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Bakery: premises at which cakes, cookies, bread, pastries, tarts, and/or other baked goods are made, whether or not such items are sold at Retail.

Band Sign: the Sign Type described as such in Tables 7.1.2.B-1 (Sign Types - Summary) and 7.1.2.B-2 (sign Types - Specific Standards).

Bar or Tavern: an establishment serving Alcoholic Beverages to be consumed on the premises.

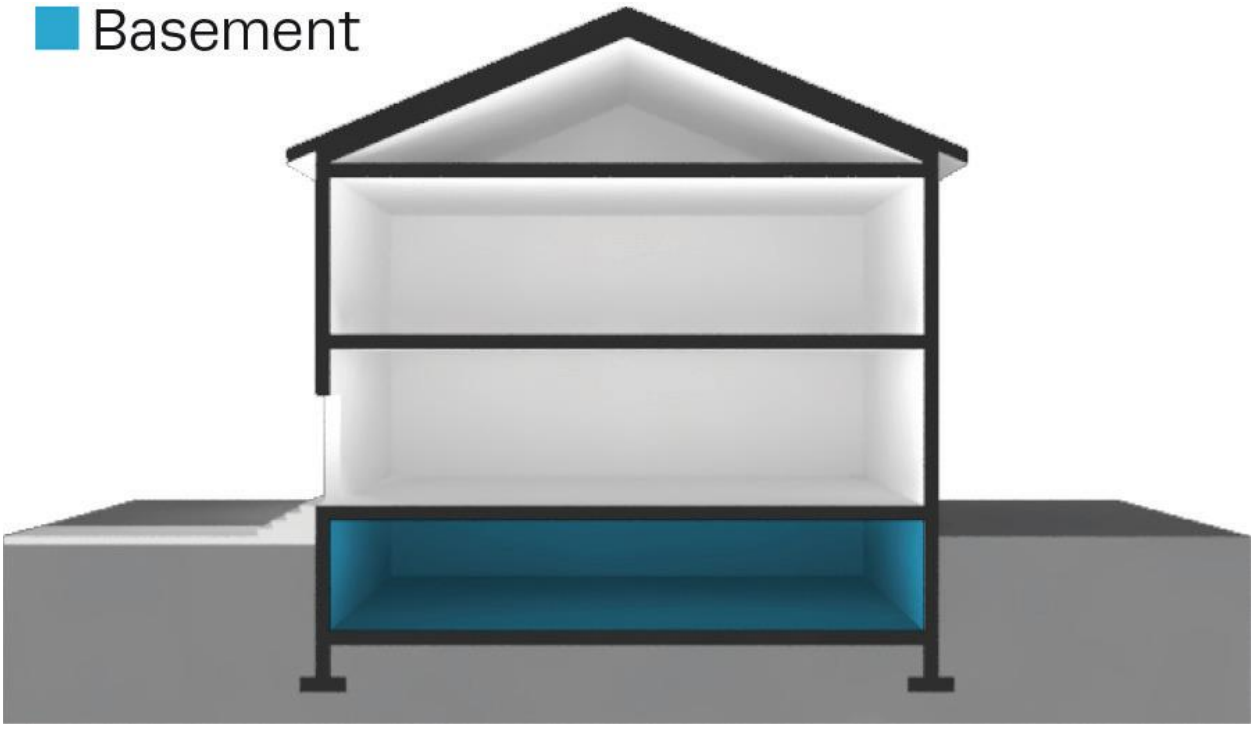
Base: The structural elements, design features, and materials associated with the part of a building that meets the ground and visually differentiates it from the Middle, typically a Knee Wall or Foundation Cladding.



Base Flood Elevation: as defined in Section 6.12.2.

Basement: a portion of a Building having more than half (1/2) of its clear floor- to- ceiling height below the average finished grade of the ground. See Illustration 9.3.B-1 (Basement).

ILLUSTRATION 9.3.B-1 BASEMENT



Bed and Breakfast: an Accommodations / Lodging Use characterized by 1 to 5 bedrooms of an owner-occupied Building or Accessory Building being offered to paying guests for overnight Lodging with breakfast. A Short- Term Rental Unit is not a Bed and Breakfast.

Bicycle Lane (BL): a dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping. See Table 5.2.4.B (Bikeway Types).

Bicycle Locker: A fully enclosed space for one bicycle, accessible only to the owner or operator of the bicycle. It protects the entire bicycle, its components and accessories from theft and inclement weather. Bicycle lockers may be pre-manufactured or may be designed for individual sites.

Bicycle Rack: A stationary object to which the bicycle user can lock the frame and one or both wheels of a bicycle with a user-provided U-shaped lock or cable, and which is either anchored to an immovable surface or is heavy enough that it cannot be easily moved.

Bicycle Route (BR): a Thoroughfare that is suitable for the shared use of bicycles and automobiles moving at low speeds. See Table 5.2.4.B (Bikeway Types).

Bikeway Stub: A nonpermanent, dead-end Bikeway within a public right-of-way or a public access easement which extends to the boundary of an Adjacent property. Stubs allow the continuation of Bikeways in conjunction with development on adjacent property.

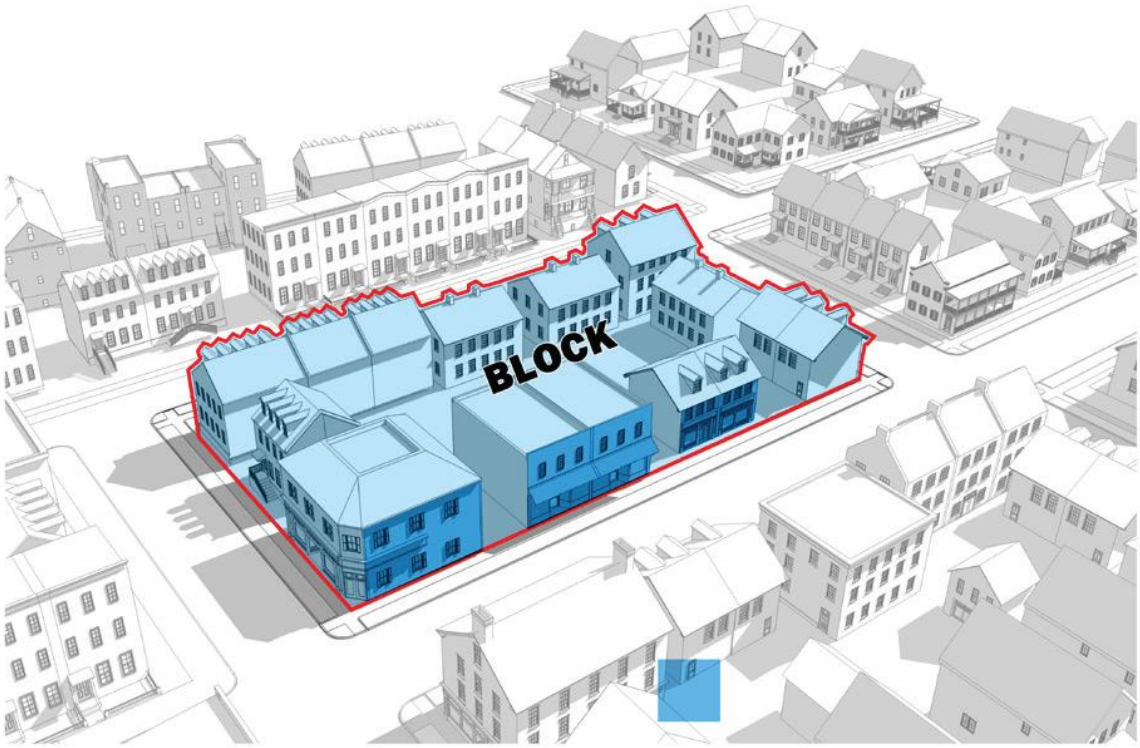
Bicycle Trail (BT): a bicycle way running independently of a vehicular Thoroughfare. See Table 5.2.4.B (Bikeway Types).

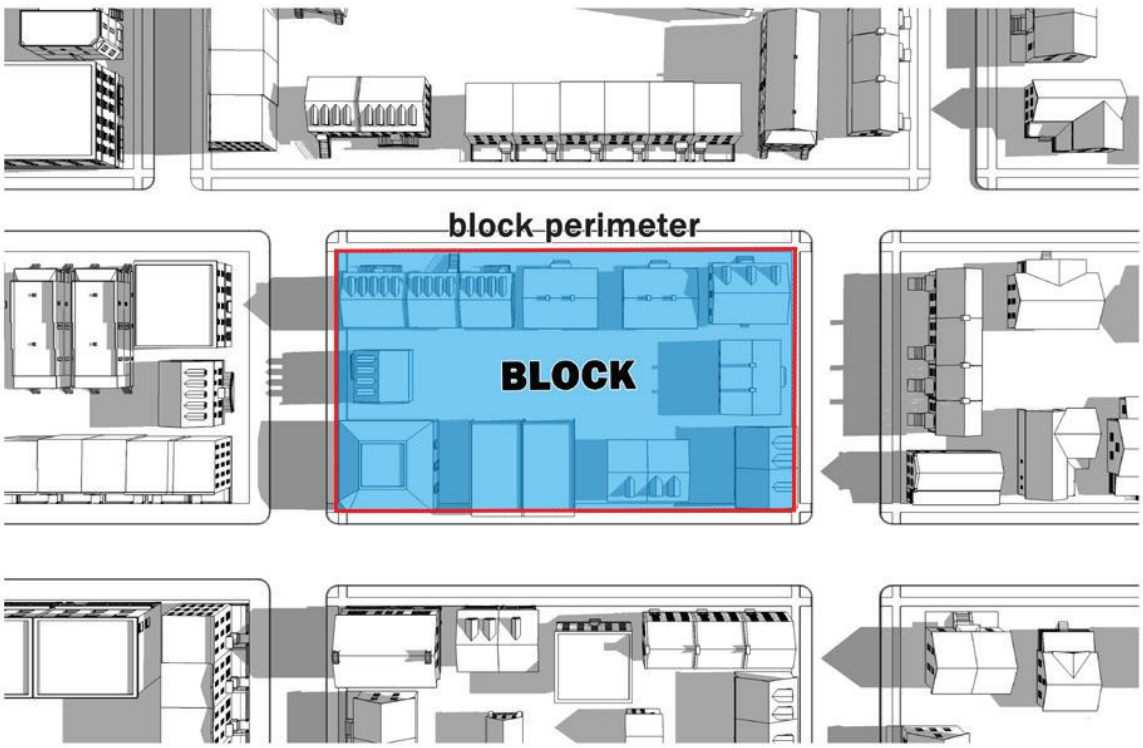
Billboard: a Sign intended for viewing from extended distances, which is mounted on one or two poles. A Pylon Sign is not a Billboard.

Blade Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Block: the aggregate of Lots, Building Sites, Passages, Civic Spaces and Rear Alleys, circumscribed by Thoroughfares or Internal Drives, or where applicable, circumscribed by Thoroughfares, Internal Drives, Civic Space, and/or waterbodies. See Illustration 9.3.B-2 (Block).

ILLUSTRATION 9.3.B-2 BLOCK





Block Face: the aggregate of all Building Facades on one side of a Block.

Board or Board of Appeals: the Board of Zoning Appeals of the City.

Boat - Related Uses: the term referring collectively to Boat Body Shop, Maintenance, Repair, or Cleaning, Boat Dock, Boat Sales, Rental, Leasing, or Chartering, Boat Ramp, Boat Rack, Boat Slip, Boat Slip Sales or Leasing, and Boat Storage.

Boat Body Shop, Maintenance, Repair, Cleaning, or Service: a Structure, premises, or establishment in or on which watercraft are maintained, repaired, serviced, and/ or cleaned, including without limitation, incidental storage for fewer than sixty (60) days of watercraft that are being maintained, repaired, serviced, and/or cleaned. This term does not include boat building or Boat Storage.

Boat Dock: a Structure extending into or upon a waterway or water feature, which provides access to the water for the launching and retrieving of watercraft.

Boat Rack: a storage slip for a boat in a dry stack storage facility.

Boat Ramp: an inclined area providing access to the water for the launching and retrieving of watercraft.

Boat Sales, Rental, Leasing, or Chartering: a Structure, premises, or establishment in, on, or from which watercraft are available for sale, rental, leasing, or chartering.

Boat Slip: a docking space alongside a pier, wharf or mooring dolphins in which a waterborne boat may be moored. For purposes of this Ordinance and in the absence of an authorized quantity of Boat Slips by State or federal regulating agencies, a Boat Slip shall be a minimum length of 25 feet for side mooring and 15 feet for stern moorings.

Boat Storage: a Structure, premises, or establishment in or on which watercraft are stored. This term does not include boat building or Boat Body Shop, Maintenance, Repair or Cleaning.

Breakaway Wall: as defined in Section 6.12.2.

Brewery: an establishment that is primarily used for the manufacture of beer. Such establishment may sell beer for on-site consumption or for off- site distribution in accordance with applicable state and local regulations.

Brewpub: a Use or establishment that is primarily engaged in the sale and service of food for on- premises consumption and that also brews beer for on-site consumption in accordance with applicable state and local regulations.

Buffer: a specified land area, located parallel to and within the outer perimeter of a Lot, Building Site, or parcel of land and extending to the Lot, Building Site, or parcel boundary line, together with the planting and landscaping required on the land. A Buffer may also contain, or be required to contain, a barrier such as a fence or wall, or combination thereof, where additional Screening is necessary to achieve the desired level of buffering between various Uses. The term "Buffer" is not synonymous with the term "Setback Area or Yard" or the term "Stormwater Management Area."

Building: any Structure, other than a Parking Structure, having a roof supported by columns or by Walls and intended for the shelter, housing, enclosure, or storage of Persons or property.

Building Element: any component or part of a Building.

Building Official: the City Chief Building Official or designee.

Building Site: a parcel of land that has not been subdivided as a separate Lot, but which is designated by an applicant as a Building Site to be separately built on in a Development Plan or Master PUD Development Plan, site plan, permit application, or plat, and which accommodates, or is available to accommodate, a Principal Building. See Illustration 9.3.L-4 (Lot / Building Site). See also "Lot", "Lot or Building Site of Record", and "Zoning Lot or Building Site".

Building Systems Business: establishment that installs, services, maintains, and/or repairs Building systems, such as heating, ventilation, air conditioning, electrical, and plumbing contractors.

Business: operation of or engagement in for-profit activities and endeavors, including without limitation Commercial and Industrial activities and endeavors.

Business Office: premises available for any function of a Business. Examples are advertising office, Business management, consulting, data processing, collection agency, real estate or insurance agent, sales office, travel agency, Business incubator, TV or radio studio, Utility office, and conference center.

Business, Trade, or Vocational School: an Education Use providing education or training in Business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a Home Occupation, College, or University.

Canopy Tree: a tree that has an expected height at maturity greater than 40 feet and which produces significant shade because it has a crown that is oval, round, vase-shaped, or umbrella-shaped.

Canteen Truck: A Mobile Vending Apparatus used to serve pre-cooked products to workers at various locations where other food service options are unavailable or impractical (e.g. construction site). Service is often from the Right-of-Way.

Cap: The structural elements, design features, and materials associated with the top floor or top edge of the building to differentiate it from the middle and create a visual end to the building, typically a parapet, cornice or eaves line.



Catering Service: an establishment that prepares and provides food and related services to off-premises locations.

Catering Events Establishment: any non-Residential room, place, or space where food and beverages are available for consumption, that is regularly leased or hired out for functions, occasions, or events, to which the general public is not invited or admitted and wherein music or entertainment may be provided.

Cemetery: land used or intended to be used for the burial of the dead and dedicated for purposes of containing graves, tombs, and funeral urns, including when located or operated in conjunction with and within the boundaries of the Cemetery, columbariums, crematoriums, mausoleums, and mortuaries.

Central Sewage Collection and Treatment System: a wastewater collection and/or treatment system owned and operated by a public or quasi – public organization and approved by all appropriate licensing and oversight agencies. This term shall not be construed to include any type of privately owned and operated individual disposal system such as private septic or other similar systems.

Certificate of Appropriateness: a certificate issued by the Historic Zoning Commission indicating its approval of plans for Alteration, Construction, removal, or demolition of a Historic Structure or Structure within a Historic District or Historic Landmark District.

Certificate of Completion: a certificate issued with respect to a submission pursuant to this Ordinance, which certifies that such submission is complete in accordance with the applicable requirements under this Ordinance.

Certificate of Compliance: a certificate issued with respect to a submission pursuant to this Ordinance, which certifies that such submission complies with the applicable requirements under this Ordinance.

Certificate of Economic Hardship: a certificate issued pursuant to Section 8.5.14, which evidences a determination that an Economic Hardship exists with respect to remedying a Condition of Neglect related to a Historic Property, which certificate authorizes such Alteration, Construction, removal, or demolition even though a Certificate of Appropriateness therefor has previously been denied.

Certificate of Occupancy: a written permit, which is required before occupying or commencing to use any Building, Lot, Building Site, or other parcel of land.

Character District: one of several areas on a Zoning Map to which certain Character District Development, Lot or Building Site, Building, Development Parcel standards are applied. See Tables 4.3.1-A - 4.3.1.G (District Standards Character Districts).

Child Care Facility: premises at which care, supervision, or guidance is provided for a minor child who is not related by blood, marriage, or adoption to the owner or operator of the facility, whether or not the facility is operated for profit and whether or not the facility charges for services offered by it. Notwithstanding the foregoing, Childcare Facility does not include:

(1) An educational facility, whether private or public, which operates solely for educational purposes in Grades K or above;
(2) Kindergarten programs for five-year-olds;
(3) Children's Day Camps;
(4) School vacation or school holiday day camps for children operating in distinct sessions running less than three weeks per session;
(5) Summer resident camps for children;
(6) Bible schools normally conducted during vacation periods;
(7) Facilities for disabled or mentally ill Persons;
(8) Facilities owned and operated by a local church congregation or an established religious denomination or a religious college or university which does not receive State or federal financial assistance for childcare services.

Children's Day Camp: premises at which activities are offered to school-aged children in a social setting and the children return home in the evenings.

City: the City of Columbia, Tennessee.

City Code: the municipal code of the City, as the same may be amended and in effect from time to time.

City Council: the City Council of the City.

Civic Uses: (1) not-for-profit Uses dedicated to arts, charitable, philanthropic, culture, Education or Recreation, government, transit, or Parking purposes;

(2) a collective reference to the Uses listed under the heading "Civic Uses" in Table 4.3.9.1-A (Building, Lot, & Building Site Principal Use), Table 4.3.9.1-B (Building, Lot, & Building Site Accessory Use), and Table 4.3.9.1- C (Building, Lot, & Building Site Temporary Use).

Civic Building: a medium- to large-sized attached or detached Principal Building type, which is operated by a not-for-profit organization or governmental entity, is dedicated to Civic activities, and is designed to stand apart from its surroundings due to the specialized nature of its Civic purpose. Examples include but are not limited to Auditoriums, Conference / Convention / Exhibition Centers, Libraries, Places of Assembly, Courthouses, centers of government, Performing Arts Venues, and Museums. Civic Buildings are often the most prominently sited and architecturally significant Buildings in a community. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Civic Space: an outdoor area dedicated for Civic Use, which meets the applicable standards of this Ordinance. See Table 5.3.3-A (Civic Space Types - Summary) and Table 5.3.3-B (Civic Space Types -Specific Standards).

Civic District: an area on the Official Zoning Map designated for Civic Building(s) and/or Civic Space(s).

Civil Support: Use category collectively referring to the Uses listed as such in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses).

Clinic: a Medical Clinic or Dental Clinic.

College or University: an educational institution that offers courses of general or specialized study leading to a degree.

Commercial Uses: the Use category, which is a collective reference to the Uses in the following Use sub-Categories, as listed in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses):

Accommodations / Lodging, Day Care (non-Civic), Educational Facilities (non-Civic), Indoor Recreation, (Commercial), Group Assembly, Outdoor Recreation (Commercial), Commercial Parking (Commercial),

Restaurant, Retail / Personal Service / Repair / Art /Artisan, Self-Service Storage, Boat-Related Uses, Motor Vehicle-Related Uses, Manufactured Home Sales, and Wholesale Sales.

Commercial Building: a small- to medium-sized attached or detached non-Residential Building Type, typically designed to facilitate pedestrian-oriented Retail/ Personal Service / Repair / Art / Artisan Uses and Office Uses. See Table 4.3.8.A (Principal Building Types Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Commercial Indoor Athletic Training Facility: Business establishment providing indoor facilities designed and used for active participatory athletic activities or training, including but not limited to personal strength and fitness training, gymnasiums, skating rinks, swimming pools, and tennis courts. Specifically excluded are Health Clubs, Day Spas, and Sports Venues.

Commercial Parking: a Parking Lot or Parking Structure operated as a for-profit endeavor.

Common Destination: an area of focused community activity, usually defining the approximate center of a Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, or a transit station, and may act as the social center of a neighborhood.

Common Open Space: a parcel or parcels of land and/or an area of water within a Development site designated, designed, and intended for use or enjoyment of the occupants of the Development site. Common Open Space may contain such complementary Structures and Improvements as are necessary and appropriate for the benefit and enjoyment of the occupants of such Development site

Common Yard: a planted Frontage wherein the Facade is set back substantially from the Frontage Line, and the Front Yard so created remains unfenced and is visually continuous with Abutting yards, supporting a common landscape. See Table 4.3.7.A (Private Frontage Types).

Communications Equipment: equipment used for communication, transmission or reception by Business, governmental, or other public or quasi-public users, including without limitation cellular towers. This does not include communication equipment for amateur radio operators licensed by the Federal Communications Commission that are exempt from local zoning restrictions.

Communication Services: an establishment primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms, including without limitation, Radio or Television Broadcasting Studio, News Syndicates, Video or Audio Studio, Telecommunication Service Center, and Telegraph Service Center.

Communications Tower: a tower of any size that supports Communications Equipment, transmission or reception by Commercial, governmental, or other public or quasi- public users, including without limitation cellular towers. This does not include communication towers for amateur radio operators licensed by the Federal Communications Commission that are exempt from local zoning restrictions or communications towers under 100 feet in height used solely for educational communications purposes.

Community Garden: a private or public Civic Space type for the cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family, described as such in Table 5.3.3.A (Civic Space Types- Summary) and Table 5.3.3.B (Civic Space - Specific Standards).

Community Service: sub-category of the Civic Uses category, being Uses of a public, non-profit, or charitable nature providing ongoing education, training, or counseling to the general public on a regular basis, without a Residential component, including without limitation, Civic Building, club or lodge (Civic), food distribution center (Civic), gallery (Civic), Parking Lot or Parking Structure (Civic), Philanthropic Institution, Place of Assembly, post office, neighborhood arts center (Civic), recreation facility (Civic), Senior Center (Civic), Sports Venue (Civic), transit shelter, transit station, transit terminal with or without vehicle storage or maintenance, and union hall.

Completely Enclosed: refers to a Building or other Structure having a roof, separated on all sides from adjacent open areas, by exterior walls or Party Walls, pierced only by windows or entrance and exit doors normally provided for persons, goods or vehicles.

Comprehensive Plan: The general plan of the City of Columbia as adopted according to T.C.A. § 13-4-201 through 203, also referred to as Connect Columbia. The Comprehensive Plan includes all text and maps of Connect Columbia as well as any ancillary special area plans.

Conditional Use: a Use that would not be appropriate generally or without restriction throughout the applicable District, but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare. Conditional Uses are subject to all such controls and to approval by the

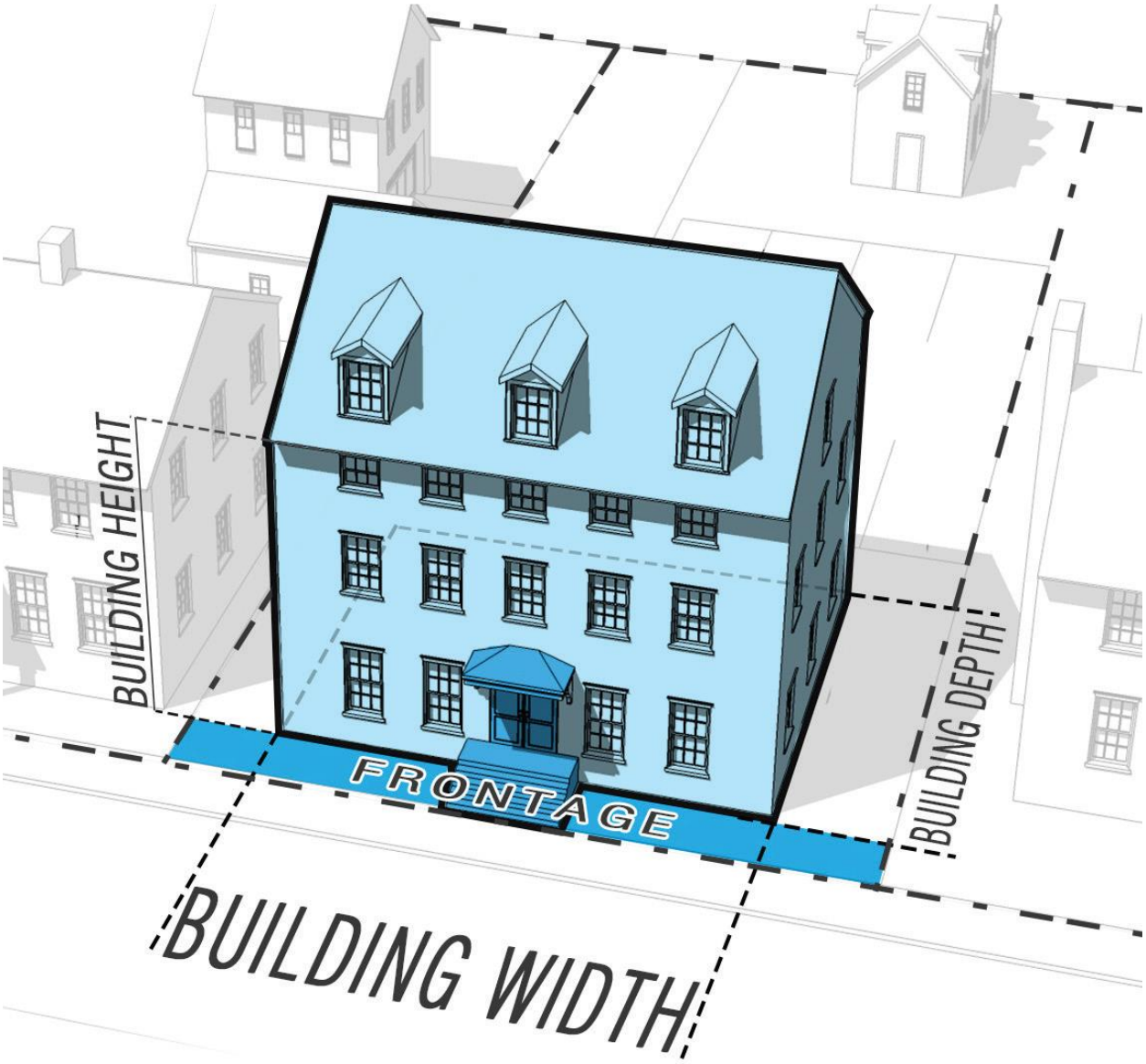
Board of Zoning Appeals. For purposes of the administration of this Ordinance, Conditional Uses shall be construed as synonymous with special exceptions, as controlled by TCA Section 13 – 7 – 206.

Conditional Use Permit: a permit issued pursuant to Section 8.5.16.C.

Conditions of Neglect: as defined in Section 8.5.14.C.1.

Configuration: with respect to a Building, its form, including its Massing, Private Frontage, Width, and Height. See Illustration 9.3.C-1 (Configuration).

ILLUSTRATION 9.3.C-1 CONFIGURATION



Conference / Convention / Exhibition Center: premises that accommodate conferences, exhibitions, meetings, seminars, training sessions, and other similar gatherings.

Construction: the act of adding an Addition to an existing Structure or the erection of a new Structure.

Construction Business: an establishment engaged in any Business involving activities generally referred to general contracting, construction trades, building, or Development.

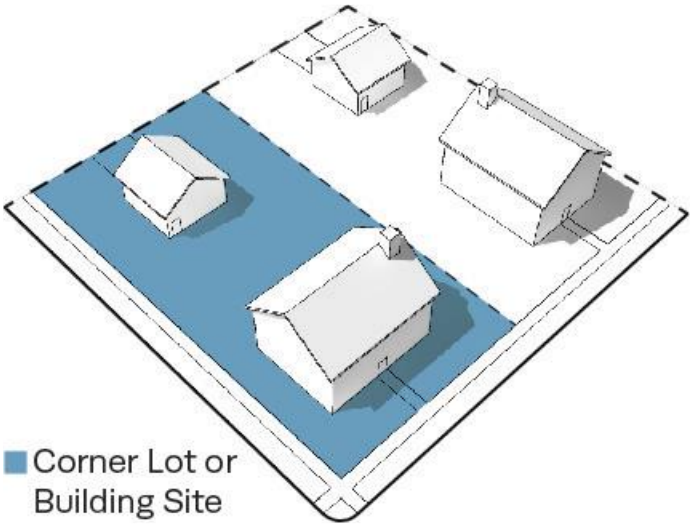
Continuum of Care Facility: a facility providing one or any combination of assisted living, nursing home, or skilled nursing for the elderly or other individuals incapacitated in some manner for medical reasons, as determined and licensed and/or certified by the Tennessee Department of Health, Board of Licensing Health Care Facilities. Included in this definition are homes for the aged, as defined by TCA Sections 68-11-201. Continuum of Care Facilities may include a small amount of age-restricted independent living as part of the overall continuum of care.

Contractor Materials Sales: the sale of building materials at wholesale without Outdoor Storage.

Convenience Store: an establishment primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, newspapers, and limited household supplies, to customers who generally purchase only a few items. Convenience stores shall not include fuel pumps or the selling of fuel for motor vehicles.

Corner Lot or Building Site: a Lot or Building Site type of which at least two Abutting sides Abut Thoroughfares, Internal Drives, Pedestrian Ways, Civic Spaces, or other public places. See Illustration 9.3.C-2 (Corner Lot or Building Site).

ILLUSTRATION 9.3.C-2 CORNER LOT OR BUILDING SITE



Corridor: a lineal geographic system incorporating a Thoroughfare, Internal Drive, Greenway, or other Civic Space.

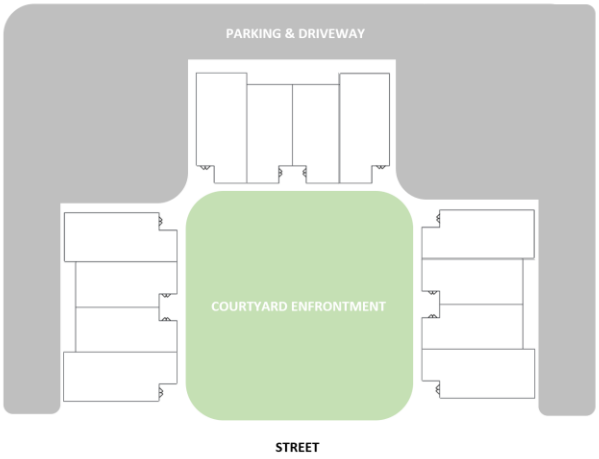
Cosmetic Reconditioning: incidental repair and refinishing of a vehicle, limited to plastic and trim parts, including bumpers, moldings, mirrors, headlight lenses, and the restoration of alloy wheels. Vehicle side panels may also be refinished when a bumper scrape carries onto a fender. Cosmetic Reconditioning shall not include painting of a complete vehicle, or use of traditional collision repair equipment, such as a frame machine, weld, or unibody straightening machine.

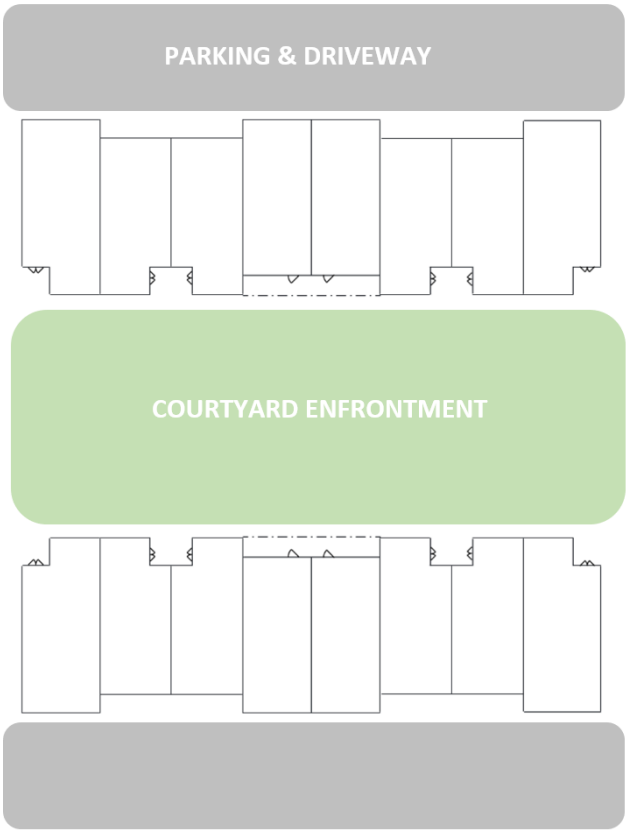
Counseling Service: an establishment providing counseling, guidance, or similar services to persons requiring rehabilitative or vocational assistance. This term includes job training and placement services.

Court: an open unoccupied space, other than a Setback Area or Yard, on the same Lot or Building Site with a Building or group of Buildings, which is bounded on two or more sides by such Building or Buildings.

Courthouse: a Building in which courts of law are held.

Courtyard Enfrontment: Where permitted in Table 4.3.1, the arrangement of buildings, typically Townhomes, facing a parklike area that enfronts a Thoroughfare or Internal Drive on at least one side with a minimum frontage width of fifty (50) feet.





Crisis Counseling Center: premises from which Persons who have experienced a traumatic event are provided short-term counseling to assist in coping with the event.

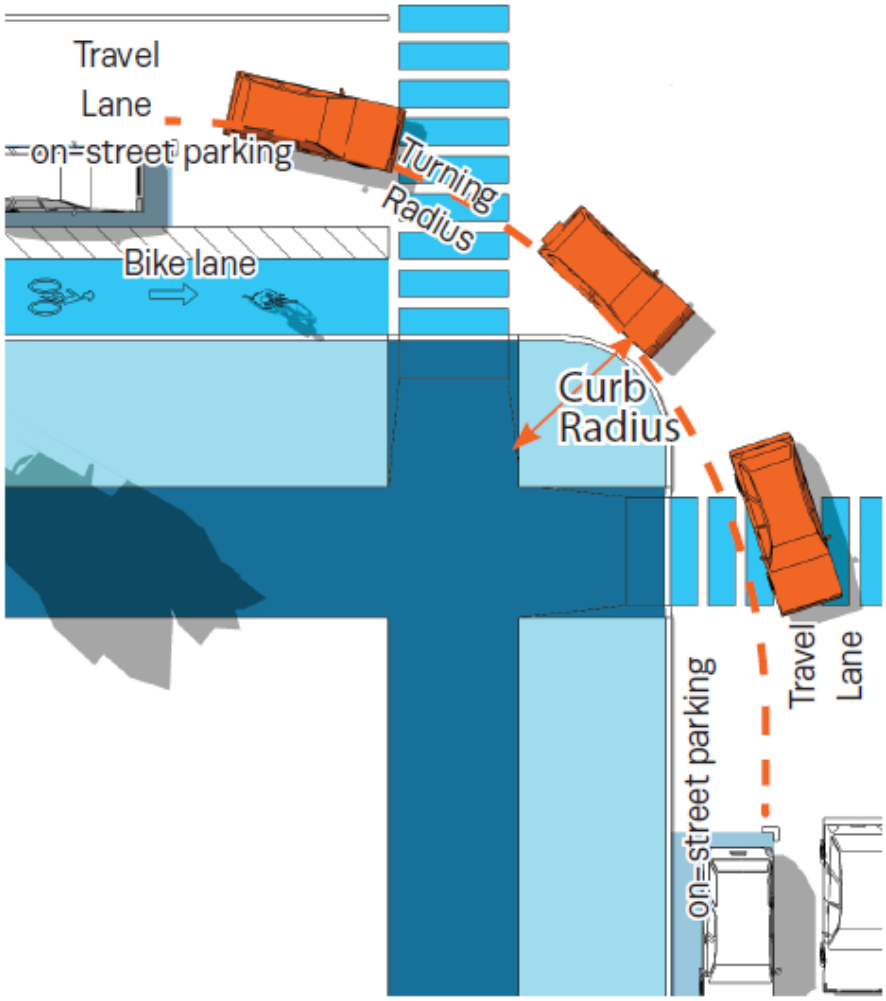
Critical Root Zone: with respect to a tree, a circular area measured outward from the tree trunk, representing the essential area of the roots that must be maintained for the tree's survival. The Critical Root Zone is measured one foot of radial distance for every inch of tree at diameter at breast height, with a minimum of ten feet.

Cross Block Passage: a minimum 10 foot wide pedestrian access reserved between Buildings.

Curb: the edge of the vehicular pavement that may be either raised or flush with a Swale to the extent allowed by this Ordinance. It usually incorporates or is associated with the drainage system. See Table 4.3.8.A (Thoroughfare Types - Summary) and Table 4.3.8.B (Thoroughfare Assemblies and Standards).

Curb Radius: the radius of the curb at an intersection. See Illustration 9.3.C-3 (Curb Radius).

ILLUSTRATION 9.3.C-3 CURB RADIUS



Data Processing or Storage Services: establishments primarily involved in the compiling, storage, and maintenance of documents, records, and other types of information in digital form utilizing a main frame computer.

Day Care Center or Facility: a place other than an occupied Dwelling, which for a payment, fee, or grant provides care, protection, and supervision for more than 5 children or adults on a regular basis away from their primary Residence for fewer than 18 hours each day (although the facility may be open 24 hours each day), with no overnight accommodations. Those receiving care are not all related to each other by blood or marriage and are not legal wards or foster children of the attendant adults. A Day Care Center or Facility must meet all applicable State and County requirements for standards, licensing, and inspections.

Examples are Adult Day Care program, Child Care Center, Nursery School, Preschool, and Latch-key Program.

Decision-Making Authority: any City administrative Person, legislative or quasi-legislative body, or appellate body authorized to make decisions under this Ordinance, including without limitation, the Zoning Administrator, the Planning Commission, the Board of Zoning Appeals and the City Council.

Deck: a covered or uncovered horizontal, platform-like Structure similar to a floor, which is constructed outdoors of wood, composite wood, or vinyl material, is capable of supporting weight, and may be connected or unconnected to a Building.

Demolition: any act or process that destroys in part or in whole a Historic Structure or a landmark or a Structure within a Historic District or Historic Landmark District.

Demolition by Neglect: the existence of any one or more Conditions of Neglect with respect to a Historic Property.

Density: the intensity of Development within a standard measure of land area. The maximum Density established for a District is not a guarantee that such Density may be obtained, nor shall the inability of a Development to achieve the stated maximum Density be considered sufficient justification for a Variance or Administrative Adjustment or otherwise adjusting other Density or other requirements.

Dental Office / Dental Clinic: an Office or other premises for the private practice of dental care professionals licensed by the State, wherein a majority of patient encounters involve dental examination, diagnosis, treatment, surgical procedures, preventive care, restorative care, cosmetic care, and/or emergency care on an outpatient basis.

Dental Lab or Laboratory: premises or establishment at which products to assist in the provision of oral health care by a licensed dentist are made, such as crowns, bridges, dentures, dental implants, and therapeutic and orthodontic devices.

Design Guideline: as related to a Historic District, Historic Landmark District, or Structure in a Historic District or Historic Landmark District, a standard of appropriate activity that will preserve the historic and architectural character of such Structure or district.

Designed for Residential Use: a Building or part thereof which was originally designed for Residential Use.

Develop/Development: (1) commencing, making or planning for man-made changes to land, Structures, or other real property, including without limitation, re-development, clearing, excavation, grading, filling, Construction, re-Construction, Alteration, demolition, modification, subdivision or re-subdivision, installation of infrastructure, mining, dredging, paving, drilling, and storage of materials, whether such changes are horizontal, vertical, or subterranean, but excluding agricultural and gardening activities and Ordinary Maintenance and Repair;

(2) the resulting changes to such land, Structures, or other real property; and (3) with respect to a specific plan of

development or development project, such development or project.

Development Parcel: a parcel of land:

(1) which, either alone or together with one or more other parcels under a common Development scheme, program or plan, is ten (10) or more gross acres;

(2) with respect to the Development of which any new Thoroughfare, Internal Drive, or extension or change of the design of any existing Thoroughfare or Internal Drive is required or will be made or proposed; or

(3) with respect to which any District assignment or any Thoroughfare or Internal Drive or alignment thereof is proposed to be made or changed by a Zoning Map or Zoning Map amendment.

Development Area Per Dwelling Unit: the measurement of Density for Residential Development, which term refers to the number of Dwelling Units per unit of land area, subject to adjustment for Lot or Building Site Area Remainder as follows:

if an amount of Lot or Building Site Area not allocated to a Dwelling Unit is less than that required for one such Dwelling, the remaining Lot or Building Site Area may be used to satisfy Lot or Building Site Area

requirements if it represents at least 75% of the total area required for a Dwelling Unit; provided, however, that the project shall comply with all other applicable regulations including without limitation access, Setbacks, Setback Areas, and Yards.

Development Plan: a Site Development Plan or Sketch Development Plan, as described in Section 8.5.6. See also "Master PUD Development Plan".

Development Permit: any permit or approval issued or granted pursuant to this Ordinance.

Deviation: Alternative Compliance with design standards, Alternative Performance, the customized standards of a Planned Unit Development, Administrative Adjustment, or a Variance.

Directory Sign: the Sign type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Distillery: an establishment which is primarily used for the manufacture of alcoholic spirits in accordance with applicable state and local regulations.

Distribution: the movement of goods including the storage of goods awaiting movement.

Distribution Facility: premises used for Distribution.

District: a Character District, Special District, PUD District, or Civic District; when capitalized and not accompanied by the word "Historic", the word "District" specifically excludes any Local Historic Districts. See also "Zoning District".

Dooryard: a Private Frontage type intended for ground floor Residential Use, wherein the Façade is set back a small distance and the Frontage Line is defined by a low Wall, decorative Fence or hedge, creating a small raised, sunken, or at-grade Dooryard consisting of a front garden or patio. The Dooryard shall not be used for public circulation along a Thoroughfare. See Table 4.3.7.A (Private Frontage Types).

Double-Wide Manufactured Home: (1) A single detached dwelling constructed primarily off-site, designed to be transported on a flat-bed truck or Trailer in 2 or more sections to be attached on site. As used in this Ordinance, Double-Wide Manufactured Home does not include Manufactured Homes constructed as a single self- contained unit and mounted on a single chassis.

(2) A Double-Wide Manufactured Home, shall be considered a Single-Family Dwelling and shall be subject to all standards and regulations applicable to Single- Family Dwellings, as provided by this Ordinance.

Drive: a Thoroughfare or Internal Drive along the boundary between an urbanized and a natural condition, usually along a waterfront, Park, or promontory, with one side having the urban character of a Street, with Sidewalk and Buildings, and the other having the qualities of a Road or Parkway with naturalistic planting and rural details. See Table 5.3.3.F (Thoroughfare / Internal Drives Types – Summary) and Table 5.3.3.G (Thoroughfare / Internal Drive Assemblies and Standards).

Drive Aisle: a vehicular accessway that serves and is within a Parking Area, Parking Lot, or Parking Structure. A Drive Aisle is not a Thoroughfare, Internal Drive, or Driveway.

Drive-Through: any accommodation designed or used for the transaction of Business wherein the patrons may avail themselves of the services or products of an establishment while remaining in their vehicles, whether or not patrons are also able to obtain services or products inside of a Structure.

Driveway: For Houses, Duplexes, and Townhomes, an area for parking and vehicular access conforming to the standards of Table 4.3.1. For all other Lots and Building Sites, a vehicular accessway within a Lot or Building Site to provide access only from a Thoroughfare or Internal Drive to a Parking Area, Parking Lot, Garage, Parking Structure, or Building entrance, but not designed to provide space within the First Layer or Second Layer for vehicular Parking additional to the minimum space required for such access.

Duplex: a small- to medium- sized Building, other than a Manufactured Home, situated on a single or two Abutting small- to medium- sized Lot(s) or Building Site(s) with an Edgeyard or Sideyard, which either is (a) attached to another Building of the same type, each of which consists of a separate Dwelling Unit with a separate entrance or (b) contains two Dwelling Units, each of which has a separate entrance. In each case, the entrance of at least one of the Dwelling Units must face a Thoroughfare, Internal Drive, or Civic Space. Dwelling Units may be side-by-side, front- to-back, or over-and-under. See Table 4.3.8.A (Principal Building Types Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Dwelling / Dwelling Unit: a Building or portion thereof designed or used exclusively as Residential quarters for one or more Families living independently of each other, which includes separate complete sleeping, cooking, eating, and sanitation facilities for each such Family, and occupied for a monthly or longer basis. The term shall not be deemed to include Hotel, Extended Stay Hotel, Motel, Boarding or Rooming House, or any Transient living accommodations.

Easement: a privilege or right of use, access or enjoyment granted on, above, under or across a particular tract of land by the landowner to another Person.

Economic Hardship: an economic burden imposed upon the owner, which is unduly excessive and prevents a realization of a reasonable rate of return upon the value of his property.

Edgeyard: a Yard type that results from a Building being set back from its Lot or Building Site boundaries at the front, rear, and both sides.

Education or Educational: a Use category characterized by the process of receiving or giving instruction. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use).

Educational Facility: public and private (including charter or religious) schools at the pre-school, kindergarten, primary, intermediate, or secondary school levels; colleges, universities, community colleges, graduate and professional schools, nursing, dental, and medical schools, seminaries, and other post-secondary institutions of higher learning that offer courses of general or specialized study leading to a degree, usually in a campus setting. The following are not Educational Facilities: dance, art, music, or photographic studios or classrooms (see Retail Sales and Personal Service), driving schools other than truck driving schools (see Retail Sales and Personal Service), and Martial Arts schools (see Retail Sales and Service).

Effective Date: the date on which this Ordinance was adopted by the city Council.

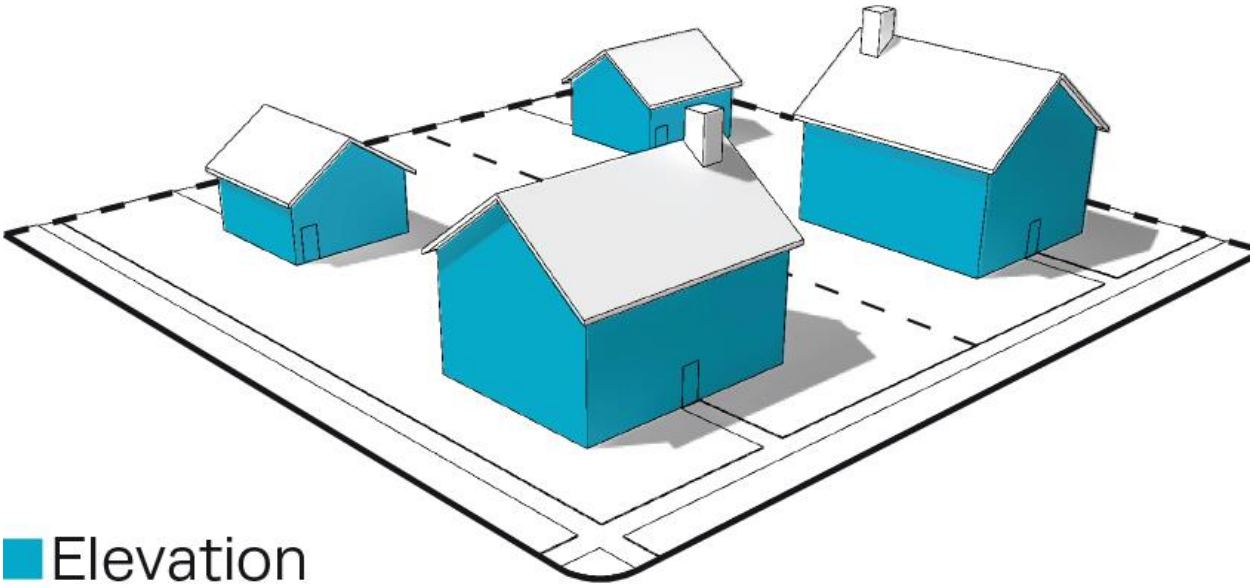
Effective Turning Radius: the measurement of the inside Turning Radius, taking parked cars into account.

Electronic Message Board: a panel or screen with the capability to display electronically programmed variable messages.

Elementary School: a public, private or parochial school offering instruction between Kindergarten and Grade 4 in the branches of learning and study required to be taught in the public schools of Tennessee.

Elevation: as related to the exterior walls of a Building, one that is not along a Frontage Line; when not capitalized, "elevation" means the height above a given level or a drawing or design that represents an object or Structure as being projected geometrically on a vertical plane parallel to one of its sides, as the context indicates. See also Facade. See Illustration 9.3.F-5 (Frontage and Lot or Building Site Lines) and Illustration 9.3.E-1 (Elevation).

ILLUSTRATION 9.3.E-1 ELEVATION



Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, Setback Area, or Yard or into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, Setback Area, or Yard or into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in "porches Enfront the Thoroughfare."

Exempt Wireless Communications Tower: communication tower used by amateur radio operators licensed by the FCC that are exempt from local zoning restrictions or communications towers under 100 feet in height used solely for educational communications purposes.

Exempt Sign: a Sign listed in Section 7.1.10 that does not require a Sign Permit.

Existing Local Codes: all City laws, codes, and ordinances in effect on the Effective Date.

Extended Stay Hotel: a Building or part of a Building, containing six (6) or more guest rooms or suites, offering temporary residence for compensation and specifically constructed, licensed, and/or maintained, all or in part, for non-Transient extended stays and/or stays longer than 30 days, regardless of the presence of leases for shorter periods of time. An Extended Stay Hotel is not a Hotel, Motel, Bed and Breakfast, Inn or Short-Term Rental Unit.

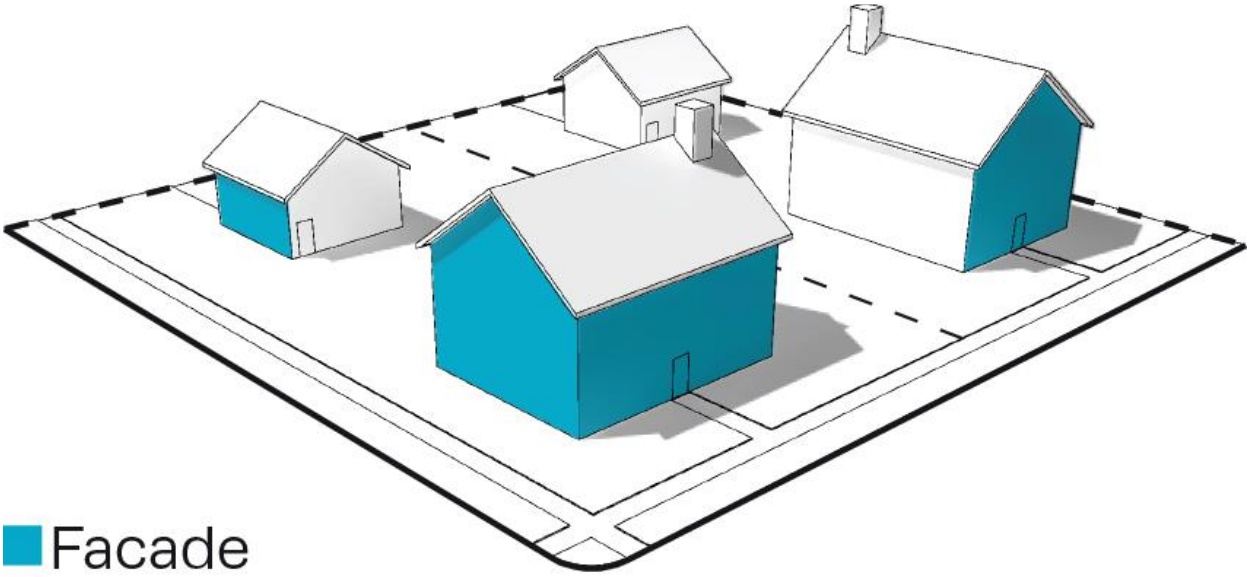
Exterior Architectural Appearance: the architectural character and general composition of the exterior of a Structure, including but not limited to the kind, color, and texture of the building materials and the type, design, and character of all windows, doors, light fixtures, Signs, and appurtenant elements.

Extractive Uses: sub-category of Agricultural and Extractive Uses Category characterized by Uses in which minerals or other solids or liquids are extracted from the earth, including without limitation, chemical fertilizer and non-metallic mineral mining, clay, ceramic, and refectory mineral mining, coal mining, crude petroleum and natural gas production field, metal ore and mineral mining, sand, stone, and gravel quarrying.

FAA: Federal Aviation Administration.

Facade: the exterior Wall of a Building that is set along a Frontage Line. See Illustration 9.3.F-1 (Facade). See also “Elevation”.

ILLUSTRATION 9.3.F-1 FACADE



Family: (1) one or two Persons and their children by birth, adoption, foster care, or guardianship or (2) any number of related or unrelated Persons living together in a single, more or less permanent and stable rather than Transient living arrangement as a not-for-profit housekeeping unit, which is the functional and factual equivalent of a traditional family, including without limitation a group headed by a householder caring for a reasonable number of children as one would be likely to find in a traditional family; provided that the criteria "stable rather than Transient living arrangement" shall not be applied in cases where handicapped persons are affected.

Family Day Care: a facility which provides day care and supervision services for up to 18 hours per day for no more than 12 recipients at any one time, without overnight accommodations, by a provider of such services who is not related to such recipients, which provider has received and maintains in full force and effect all necessary State approvals and licenses. Those receiving care are not all related to each other by blood or marriage and are not legal wards or foster children of the attendants.

Farm and Construction Equipment: equipment used in the conduct of farming or construction activities.

Farmer's Market: an open air area, without or without a Structure, used for the Retail sale of fresh fruits, vegetables, nuts, grains, eggs, flowers, herbs, or plants. A Roadside Stand is not a Farmer's Market.

FCC: Federal Communication Commission.

Fence:

(1) as a Private Frontage type, a Frontage wherein the Facade is set back from the Frontage Line, and the Front Setback Area, Front Yard, or Street Yard so created is separated from the Public Frontage by a Fence. See Table 4.3.7.A (Private Frontage Types);

(2) as a Structure, a device erected to serve as an architectural element, landscape element, Screen, Streetscreen, or physical barrier.

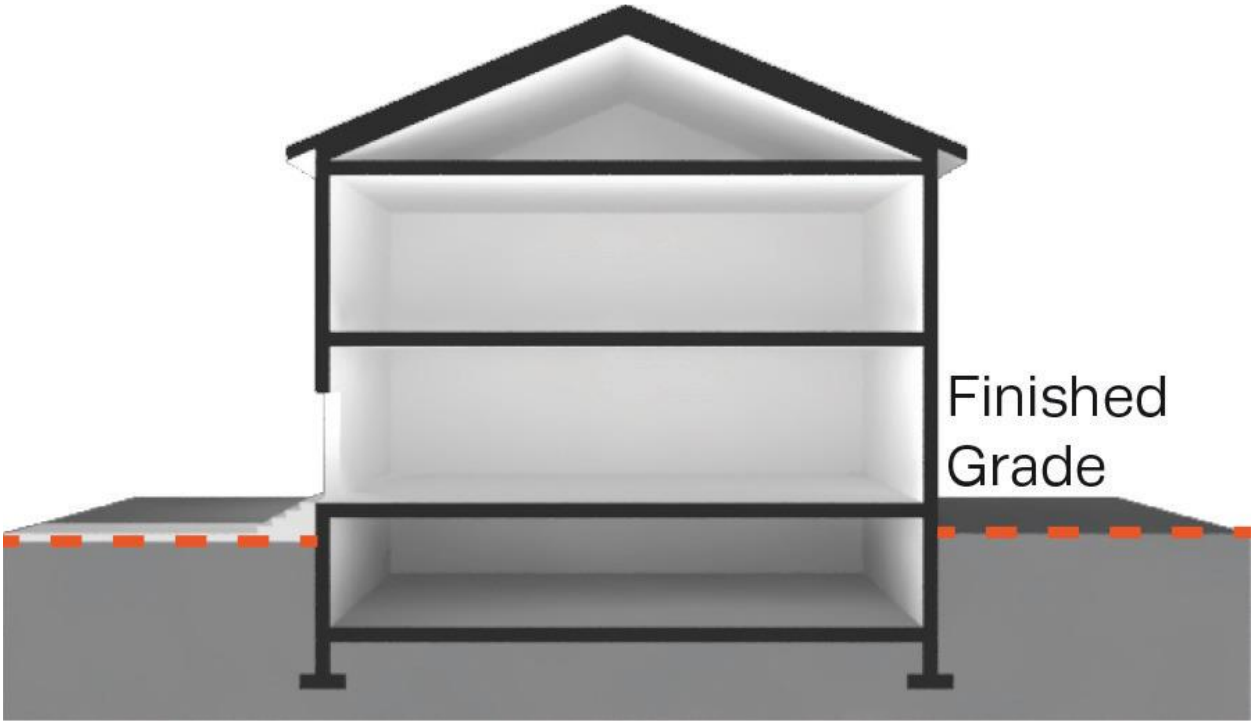
Final Plat: as defined in City Subdivision Regulation Section 2.3.

Financial Institution: an establishment that is regulated by the Federal Deposit Insurance Corporation (FDIC) and/ or Tennessee Department of Financial Institutions and provides a variety of financial services, generally including banks, credit unions, and mortgage companies.

Financial Services: a Business, other than a Financial Institution or Non-Banking Financial Institution, characterized by the provision of financial, investment, and/or similar services.

Finished Grade: the elevation of the completed surfaces of lawns, walks and Thoroughfares and Internal Drives Adjoining a Building wall at that point along such wall. See Illustration 9.3.F-3 (Finished Grade).

ILLUSTRATION 9.3.F-3 FINISHED GRADE



Fire / EMS Station: premises accommodating operations of fire-fighting and emergency medical personnel and other members of staff.

First Layer: See "Layer".

Flex Building: a large footprint Principal Building type designed to accommodate either a single Use or a vertical or horizontal mix of Uses. See Table 4.3.8.A (Principal Building Types- Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Flood: as defined in Section 6.12.2.

Floodplain: as defined in Section 6.12.2.

Flood Fringe Overlay District: an area designated as such on the Official Zoning Map.

Floodplain District: as defined in Section 6.12.2.

Floodway Overlay District: an area designated as such on the Official Zoning Map.

Floor Area: the total of the gross horizontal areas of all floors, including usable Basements and cellars, below the roof and within the outer surface of the main walls of Buildings or the center lines of Party Walls separating such Buildings or portions thereof, or within lines drawn parallel to and two feet within the roof line of any Building or portion thereof without walls, but excluding the following:

(1) Areas used for off – street Parking spaces or loading berths and Driveways and maneuvering relating thereto where required by this Ordinance

(2) In the case of Non-Residential facilities: arcades, porticoes, and similar open areas which are accessible to the general public, and which are not designed or used as sales, display, storage, service, or production areas.

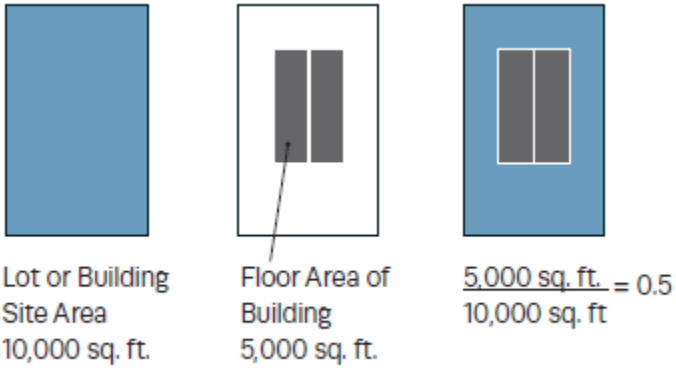
Floor Area Ratio ("FAR") or Floor-to-Area Ratio: a measurement of Non-Residential land use intensity, being the ratio of Building Floor Area- to -Lot or Building Site Area. FAR is determined by dividing (1) the aggregate Floor Area of the several floors and mezzanine areas of all Buildings on a Lot or Building Site by (2) the Lot or Building Site Area, as follows:

$$\frac{\textit{Aggregate Floor Area}}{\textit{Lot or Building Site Area}} = \textit{Floor Area Ratio}$$

For example:

(1) a Building containing 20,000 square feet of Floor Area on a Lot or Building Site that has a Lot or Building Site Area of 10,000 square feet has a Floor Area Ratio of 2.0; and

(2) similarly, a Floor Area Ratio of .5:1 would mean that the Floor Area of the Building is 50% of the Lot or Building Site Area of the Lot or Building Site on which the Building is located.



Food Distribution Center: premises operated for Civic purposes, with or without a Structure, from which edible goods are distributed to the public, with or without compensation.

Food Processing: Use characterized by processing and packaging of edible goods and beverages for consumption off of the premises.

Food Truck: A Mobile Vending Apparatus which qualifies as a vehicle or tow-behind trailer under TCA § 55-1-101-126 from which edible food products and beverage are cooked, prepared, assembled and offered for sale to the general public for immediate consumption. A food truck is not a Mobile Kitchen.

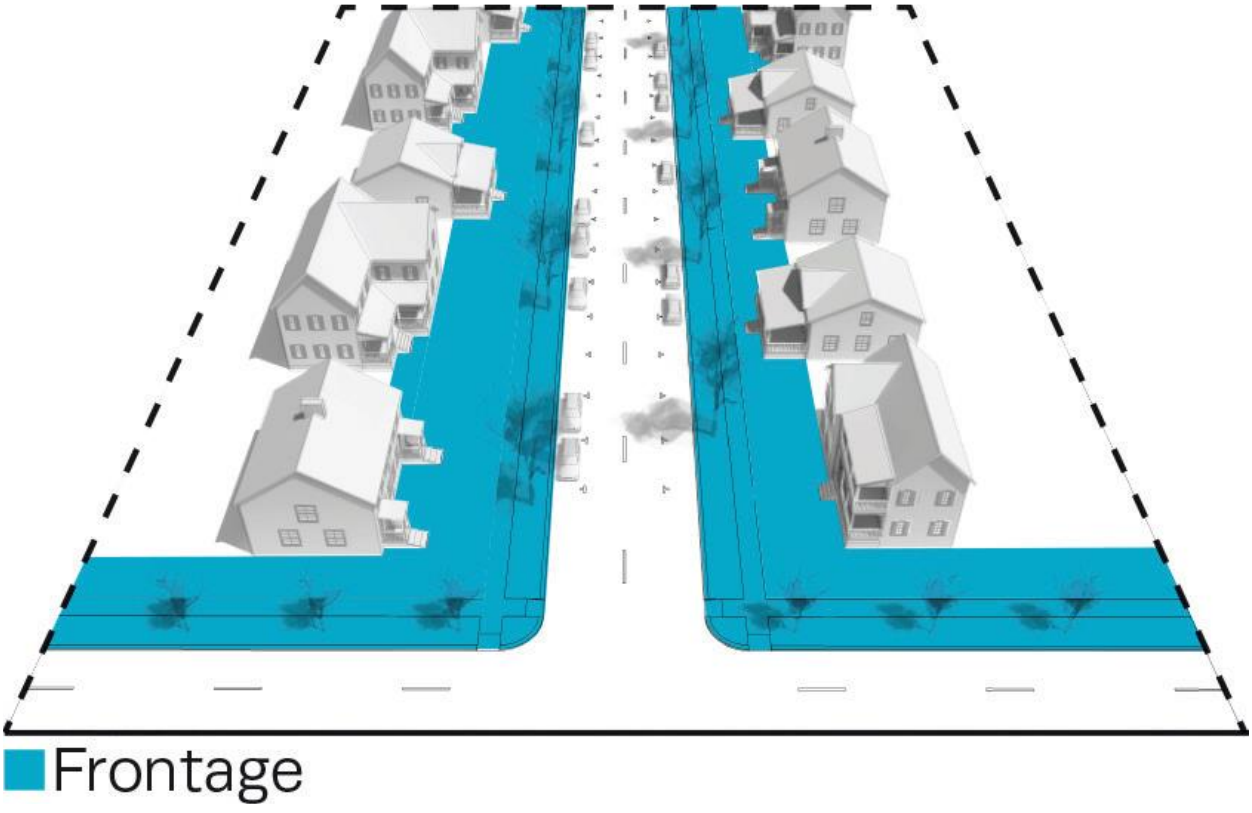
Food Truck Court: A parcel of land where two or more Mobile Vendors congregate to offer food and beverage for sale to the public as the principal use of the site, where permitted by Table 4.3.9.A-1. This definition shall not be interpreted to include a congregation of mobile food vendors as an accessory use or temporary use, where permitted by Table 4.3.9.A-2 and 4.3.9.A-3.

Forecourt: a Private Frontage type wherein a portion of the Facade is close to the Frontage Line and the central portion is set back, creating an gathering space for residents or additional shopping or restaurant seating area within Retail / Personal Service / Repair / Art / Artisan Use areas. This type should be used sparingly and may be used in conjunction with other Private Frontage types. See Table 4.3.7.A (Private Frontage Types).

Freestanding Sign: any Sign supported by Structures or supports that are anchored in the ground and that are independent of any Building or other Structure.

Frontage: the area between a Building Facade and a Path, Passage, waterbody, Civic Space, or the curb (or if there is no curb, the edge) of the Vehicular Lanes of a Thoroughfare or Internal Drive having Vehicular Lanes, inclusive of the built and planted components of such area. Frontage is divided into Private Frontage and Public Frontage. See Illustration 9.3.F-5 (Frontages and Lot or Building Site Lines), Table 5.2.2.G-1 (Thoroughfare & Internal Drive Assemblies and Standards), and Table 4.3.7.A (Private Frontage Types). Corner Lots and Building Sites have two Frontages, a Principal Frontage and a Secondary Frontage. See Illustration 9.3.F-4 (Principal Frontage and Secondary Frontage).

ILLUSTRATION 9.3.F-4 PRINCIPAL FRONTAGE AND SECONDARY FRONTAGE

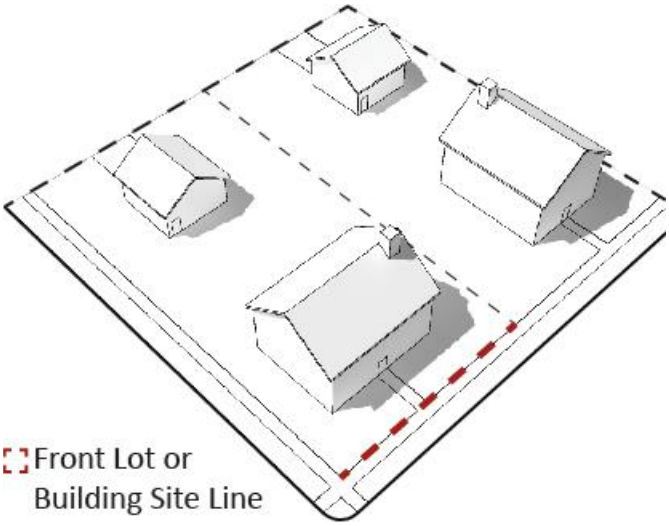


Frontage Line: the common line that separates the Private Frontage from the Public Frontage, typically at the Front Lot or Building Site Line in cases where the entire Public Frontage is with the public right-of-way.

See Illustration 9.3.F-5 (Frontages and Lot or Building Site Lines). On a Corner Lot or Building Site, there are two Frontage Lines.

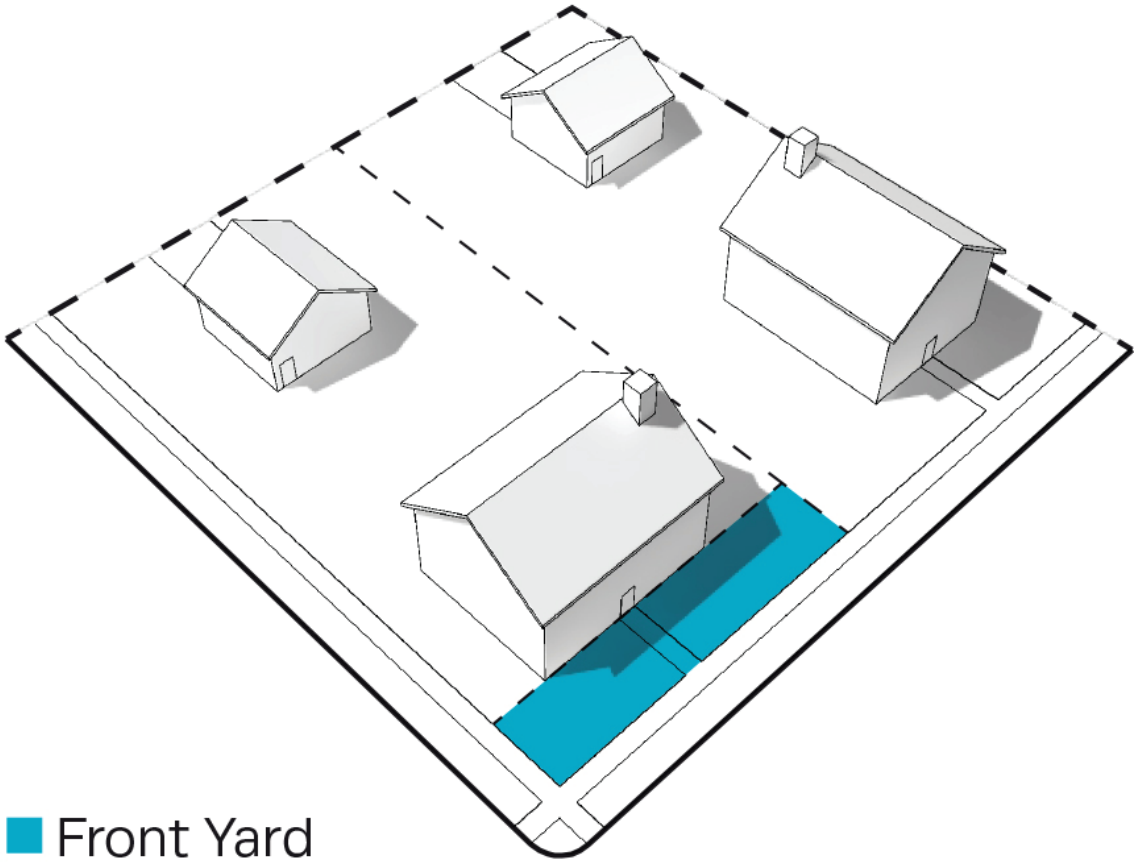
Front Lot or Building Site Line: the boundary at the front of a Lot or Building Site along the Thoroughfare right-of- way or Internal Drive. See Illustration 9.3.F-5 (Frontages and Lot or Building Site Lines).

ILLUSTRATION 9.3.F-5 FRONTAGES AND LOT OR BUILDING SITE LINES



Front Setback Area or Yard: a portion of a Lot or Building Site that is situated between (1) the nearest roofed portion of the Principal Building or of any Accessory Building on the Lot or Building Site and (2) the Front Lot or Building Site Line, extending the full width of the Lot or Building Site, from Side Lot or Building Site Line to Side Lot or Building Site Line. See Illustration 9.3.F-6 (Front Yard). Sometimes referred to as "Street Yard".

ILLUSTRATION 9.3.F-6 FRONT (STREET) SETBACK AREA OR YARD



Full Value: with respect to a Nonconforming Structure or a Structure used for a Nonconforming Use, the Full Value of a Structure shall be determined by subtracting

(1) the estimated value of the foundation as provided by the owner's engineer and approved by the City Engineer from (2) the current assessed value of the Structure.

$$\text{Current Assessed Value of Structure} - \text{Estimated Value of Foundation} = \text{Full Value}$$

Functional Classification: The categorization of Thoroughfares and Internal Drives within the transportation element of Connect Columbia and the Access Management Ordinance which represents the progressive trade-off between access and movement within the regional transportation system. The rubric includes Principal Arterials, Minor Arterials, Collectors, Major Local Streets, and Minor Local Streets.

Funeral Services: a Use characterized by an establishment engaged in undertaking services such as preparing the human or animal dead for burial and arranging and managing funerals, including without limitation, Funeral Home, Mortuary, Cemetery, and Crematorium.

Future Land Use Character Area: The general classification of land identified in the future land use element of Connect Columbia, the comprehensive plan. The comprehensive plan indicates the community's preference for general land use categories and desirable intensity of development corresponding to each future land use character area. Connect Columbia also describes the typical aesthetic and material qualities which provide distinctive character to each area. Each future land use character area corresponds to one or more Character Areas or Special Districts as provided in Article 3. The use, bulk, and design standards of this ordinance, when applied to specific properties, implement the general future land use character area designations. The Planning Commission shall determine the pace of implementation through the process of zoning map amendments (rezoning) described in Article 8.

Gallery: (1) with respect to the Frontage, the Private Frontage type conventional for Retail / Personal Service/ Repair / Art / Artisan Use, wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk (see Table 4.3.7.A (Private Frontage Types);

(2) with respect to the Use of premises or part thereof, the collection and/or exhibition, and often the sale, of works of art, photography, objects of permanent value, or artisan or cultural items.

Garage: an enclosed, detached Building, or an enclosed extension of a Principal Building, used for the storage of one or more motor vehicles on a Lot or Building Site as an Accessory Use, provided that no Business, occupation or service is conducted for profit therein.

Governmental Facility: Governmental Offices and storage and other facilities for the operation of local, state, or federal government. Examples are Courthouses, correctional facilities, jails, prisons, emergency services, paramedic, fire department, and law enforcement facilities, and post offices. Educational Facility, Maintenance Facility, Civic Spaces and Open Areas, solid or liquid waste transfer or composting and Utility Facilities are not Governmental Facilities.

Green: a type of Civic Space for unstructured recreation, spatially defined by landscaping rather than Buildings, described as such in Table 5.3.3.A (Civic Space Types

- Summary) and Table 5.3.3.B (Civic Space - Specific Standards).

Gross: as related to an area of land, that which is inclusive of all land uses, Thoroughfares, Internal Drives, and other public areas located within a Development site.

Ground Floor Elevation: the distance between the top of the fronting Sidewalk and the top of the finished ground floor.

Group Assembly: sub-category of the Commercial Use category, characterized by people congregating regularly for participation in or holding meetings, workshops, lectures, civic activities, religious services, performances, and other similar activities, including Buildings, facilities, and venues in which such functions and activities are held.

Group Care Home or Family Boarding Home: a Group Care Home or a Family Boarding Home, as those terms are defined under the Rules of the Tennessee Department of Children's Services Social Service Division, Chapter 0250-4-2, which is licensed by the State under 0250-4- 2-.01 of said Chapter.

Group Care Facility: shared living quarters (without separate kitchen or bathroom facilities for each room or unit) for nine (9) or more persons with physical or mental impairments that substantially limit one or more of such person's major life activities, provided that such arrangements do not meet the definition of Household Living. A Group Care Facility is not a Group Home for Persons with Disabilities.

Group Day Care: synonymous with Family Day Care.

Group Home for Persons with Disabilities: any home in which eight (8) or fewer unrelated "persons with disabilities" as defined in TSA section 13-24-101 reside, which may include three (3) additional 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 the home.

Group Living: sub-category within the Residential Uses category, characterized by Residential occupancy of a Structure by a group of people, which does not meet the definition of Household Living. Tenancy is usually arranged on a monthly or longer basis. Generally, Structures for Group Living have a common eating area for Residents, and the Residents may receive care, training, or treatment. Examples include

but are not limited to Adult Care Home, Group Home for Persons with Disabilities, and Group Care Home or Family Boarding Home.

Health Care Institution: subcategory within the Institutional Use category, characterized by an establishment providing medical or surgical care to patients. Some uses may offer overnight care.

Nursing or medical schools not accessory to a Hospital (see Educational Facilities) and Urgent Care or Emergency Medical Clinic Offices (see Offices) are not Health Care Institutions.

Health Club: premises that contain one or more of the following types of athletic facilities: swimming pool, racquetball courts, squash courts, exercise rooms, weight rooms, gymnasium or similar facilities available exclusively to members and their guests.

Heavy Industrial: the sub-category of Industrial Uses characterized by and collectively referring to factory production and industrial yards; research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities; Industrial Businesses, the sale of heavy equipment, Uses involving storage or use of highly flammable, toxic matter or explosive materials, or of Hazardous Materials; Uses that generate pollution, dust, odor, heat, glare, or vibration beyond the walls of such enclosed Building or any light or glare beyond the boundaries of the land on which the Building is situated; any activity or Use that (1) is detrimental to the environment, (2) poses any danger or hazard of fire or explosion or other physical hazard, (3) causes, disseminates, or discharges any material, dust, smoke, gas, fumes, odor, noise, vibration beyond the Lot or Building Site on which the Building is situated, (4) involves any Outside Storage, (5) results in any unusual traffic hazard or congestion, or (6) for which any water, air, or other environmental or pollution license or permit is required; as more specifically listed under such sub- category in Table 4.3.9.1-A (Building, Lot, & Building Site Principal Use).

Not included in this sub-category are animal waste processing (see Waste-Related Service); Repair and service of Motor Vehicles, motorcycles, Recreational Vehicles, boats, or light and medium trucks (see Vehicle Sales and Service); in-store sales, lease, or rental of consumer, household, or business goods (see Retail Sales and Service).

Height: (1) as related to a Structure other than a Tower, the vertical dimension of the Structure, described as applicable, (a) in number of Stories of the Structure or (b) by the distance between (i) the average Finished Grade, as measured at the outside corners of the Structure, and (ii) the highest point of such Structure on the roof surface; excluding in each case (i) Attics under 14 feet in height at their tallest point; (ii) raised Basements; and (iii) masts, belfries, clock towers, spires, steeples, chimneys, chimney flues, flagpoles, silos, water tanks, elevator or stair bulkheads, water tanks, cooling towers, Exempt Communications Towers, or parapet walls not more than four feet (4') high. See Illustration 9.3.H-1 (Height- Building).

ILLUSTRATION 9.3.H-1 HEIGHT - BUILDING



(2) as related to a Tower, the distance measured from ground level to the highest point on the Tower, even if said highest point is an Antenna.

Heritage Tree: a tree of any species listed under "Canopy Trees" in Table 4.3.16.D-1 (Native Plants of the Tennessee Valley) having with a trunk caliper of 24" or greater, measured 3 feet from the base of the trunk.

High School: premises at which education is provided for students from Grade 9 through Grade 12.

Highway: a rural or suburban Thoroughfare or Internal Drive of high vehicular speed and capacity, described as such in Table 5.3.3.F (Thoroughfare / Internal Drives Types – Summary) and Table 5.3.3.G (Thoroughfare / Internal Drive Assemblies and Standards).

Historic District: a geographically definable area which possesses a significant individual Structure or a concentration, linkage or continuity of sites, Buildings, Structures, or objects which are united by past events or aesthetically by plan or physical development, which meets one (1) or more of the following criteria:

(1) It is associated with an event which has made a significant contribution to local, state or national history;

(2) It includes Structures associated with the lives of persons significant in local, state or national history;

(3) It contains Structures or groups of Structures which embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

(4) It has yielded or may be likely to yield archaeological information important in history or prehistory; or

(5) It is listed in the National Register of Historic Places.

Historic Landmark: a property, Building, district, object, site, or Structure that has outstanding historical significance and is designated as such pursuant to this Ordinance.

Historic Property: the term used as a collective reference to designated Historic Structures, Historic Landmarks, and Historic Districts, together with properties therein identified as "contributing" or "pivotal" in a designated Historic District.

Historic Structure: any Structure that is:

(1) listed individually in the National Register of Historic Places maintained by the Department of the 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 historical district or a district preliminary determined by the Secretary to qualify as a registered Historic District;

(3) individually listed on the state 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 a local inventory of historic places and determined as eligible by communities with historic preservation programs which have been certified either:

(a) by an approved state program as determined by the Secretary of the Interior; or

(b) directly by the Secretary of the Interior.

Home Occupation: any gainful occupation conducted entirely within a Dwelling solely by the owners- or tenant- residents thereof as an Accessory Use, which does not change the character of the Structure as a Residence; provided that (1) said activity shall not occupy more than 50% of the Floor Area of the Dwelling, (2) there shall be no external evidence other than an Identification Sign, (3) no goods shall be kept, and (4) no mechanical or electrical equipment shall be used except customary household equipment; and provided further that the following are not allowed as Home Occupations: Clinic, Hospital, Home Professional Office, barbershop, beauty shop, Restaurant,

Kennel, antique dealer, Retail sales on the premises, or loading of ammunition.

Horticulture and Landscaping Services: landscaping, tree, plant, lawn, and/or other landscape material installation, care, maintenance, and removal, and other similar services, together with associated equipment and machinery directed toward the care of trees, plants, or lawns.

Hospice: the provision of palliative care and emotional support to the terminally ill so that quality of life is maintained and family members may be active participants in care.

Hospital: premises used for the diagnosis, medical treatment, or similar care of human ailments including without limitation: the term “Hospital” shall be deemed to include (1) psychiatric and substance abuse facilities, ambulatory care, outpatient services, diagnostic and treatment centers, Clinics, Rehabilitation Facilities, Medical Laboratories, Hospices, teaching facilities, and meeting areas associated with and on the same premises as the Hospital, and (2) Accessory Uses such as dining and housing for patients’ Families and guests, staff members, nurses, interns, resident physicians and their immediate families, and maintenance, service and parking facilities. The term “Hospital” shall not be deemed to include (3) Offices of doctors, dentists, chiropractors, or nurse practitioners, sanitariums, Nursing Homes, Long Term premises used for the diagnosis, medical treatment, or similar care of human ailments including without limitation: the term “Hospital” shall be deemed to include (1) psychiatric and substance abuse facilities,

ambulatory care, outpatient services, diagnostic and treatment centers, Clinics, Rehabilitation Facilities, Medical Laboratories, Hospices, teaching facilities, and meeting areas associated with and on the same premises as the Hospital, and (2) Accessory Uses such as dining and housing for patients' Families and guests, staff members, nurses, interns, resident physicians and their immediate families, and maintenance, service and parking facilities. The term "Hospital" shall not be deemed to include (3) Offices of doctors, dentists, chiropractors, or nurse practitioners, sanitariums, Nursing Homes, Long Term Care Facilities, Rehabilitation Facilities, psychiatric and substance abuse facilities, ambulatory care, outpatient services, diagnostic and treatment centers, Clinics, Rehabilitation Facilities, Medical Laboratories, Hospices, teaching facilities, or meeting areas not associated with and on the same premises as the Hospital, or (2) Accessory Uses such as dining and housing for patients' families and guests, staff members, nurses, interns, resident physicians and their immediate families, and maintenance, service and parking facilities not on the same premises and associated with Hospital.

Hostel: an establishment that provides inexpensive food and lodging for a specific group of people, such as students, workers, or travelers.

Hotel: a Business that offers to Transients, on a daily or weekly basis for compensation, sleeping accommodations accessible from interior hallways, whether or not such Business also includes dining facilities. Not synonymous with Motel, motor court, tourist court, auto court, motor lodge, or similar facilities. Neither a Hotel nor a room therein is a Short-Term Rental Unit.

House: a Building Type that was designed as a Single- Family Detached Dwelling on a medium or large Lot or Building Site with an Edgeyard, often shared with an Accessory Building in the rear, described as such in Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Household Living: the sub-Category of Uses designated as such in Table 4.3.9.1-A (Building, Lot, & Building Site Principal Uses), characterized by permanent, non- Transient Residential activities that involve the occupancy of a Residential Dwelling Unit. A Short-Term Rental Unit is not a Household Living Use.

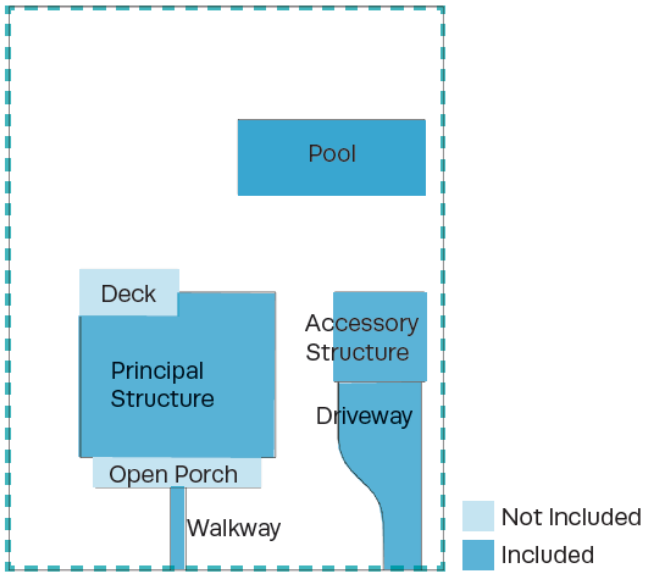
House Trailer: any Trailer designed to be used for living purposes with its wheels, roller or skids in place.

Ice Cream Truck: are motorized vehicles from which the operator vends only pre-packaged frozen dairy or frozen water based food products. Service is often from the Right-of-Way.

Identification Sign: a Sign that directs attention to a Business, profession, or Building with Multi-Family Residential Dwelling Units, which is conducted upon the same Lot, Building Site, or Development Site where such Sign is located.

Impervious Surface Coverage: that portion of a Lot, Building Site, or Development site, as applicable, covered with Buildings, asphalt, or concrete paving or hard-packed, prepared, graveled surfaces that prevent or restrict absorption of rain or surface water into the ground. If a Lot, Building Site, or Development site, as applicable, is located in more than one District, the Impervious Surface Coverage shall be separately computed for each District and no Impervious Surface Coverage may be transferred between Districts. See Illustration 9.3.I-1 Impervious Surface Coverage.

ILLUSTRATION 9.3.I-1 IMPERVIOUS SURFACE COVERAGE



Impound Yard: a facility that provides temporary outdoor storage for: (1) mechanically operable/drivable, licensed vehicles that are to be claimed by titleholders or their agents; and/or (2) wrecked motor vehicles awaiting insurance adjustments and transport to repair shops. This term excludes: Scrap and Salvage Yards / Services; Junkyard; Towing Facilities; Motor Vehicle Storage; or accessory storage of inoperable vehicles.

Improvement: any man-made change of land, a Lot, a Building Site, or Development site, or a change to or creation of a Structure.

Independent Living Apartment: a multiple Dwelling Unit accommodation that provides Residential quarters for Persons over a specified age who do not require skilled nursing care, health care, or assistance with daily activities, such as assistance with eating, dressing, ambulation, medication, bathing, or toileting.

Indoor Recreation: Use characterized by generally Commercial, for-profit Uses, varying in size, providing daily or regularly scheduled entertainment-oriented activities in an indoor setting, including without limitation bowling alley, game arcade, pool hall, skating rink, gymnastic facility, indoor sports academy, Indoor firing range, membership club or lodge, and movie or other theater, but excluding Adult-Oriented Entertainment, Bar, Tavern, Nightclub, athletic, tennis, swim or Health Club (see Retail Sales and Service) and outdoor entertainment (see Outdoor Recreation).

Industrial Uses: (1) a Use category characterized by manufacturing, re-manufacturing, processing, fabricating, creating, producing, packaging, converting, altering, assembling, handling, storing, stockpiling, sorting, recycling, treating, disposing of, wholesaling, warehousing, and distributing materials, products, or information, research and development, trucking, shipping, and transportation Business, repairing and maintaining commercial machinery or equipment, and waste management;

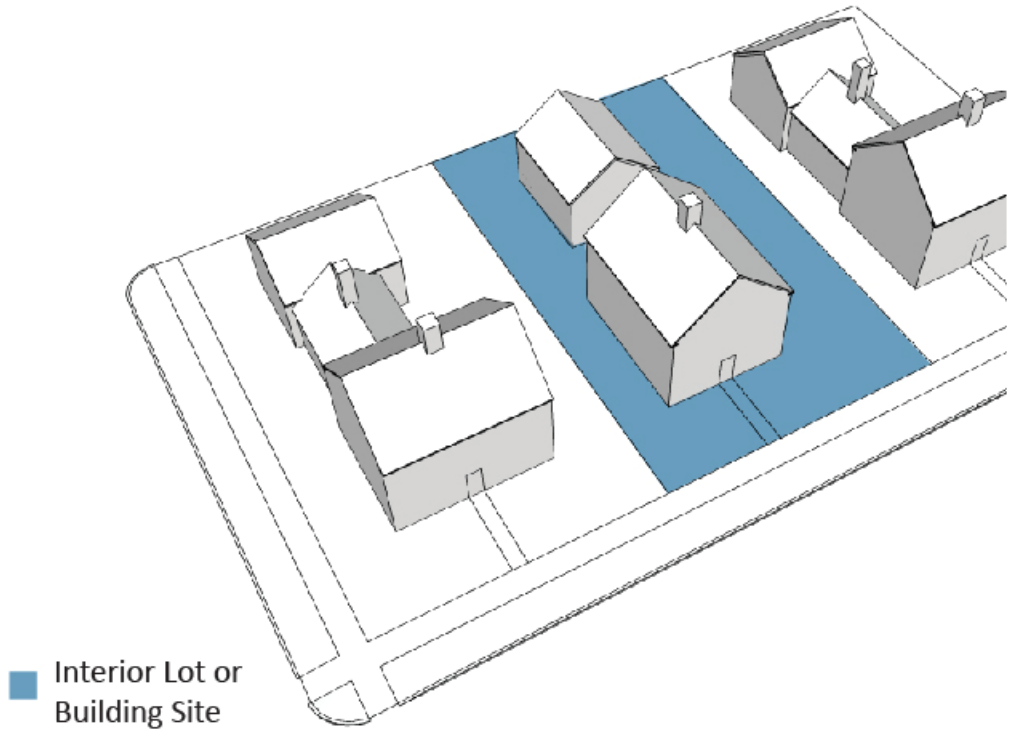
(2) Industrial Uses is the Use category, which is a collective reference to Uses in the following Use sub-Categories, as listed in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses) Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Temporary Uses): Heavy Industrial, Light Industrial, Warehouse and Freight Movement, and Waste-Related Service.

Information Services: enterprises and organizations whose purpose is to produce and process information and to develop the infrastructure and delivery mechanisms to distribute information.

Inn: an owner-occupied Lodging Use, offering 6 to 12 bedrooms, which may serve breakfast to guests. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses). Neither a Bed and Breakfast nor a Short-Term Rental Unit is an Inn.

Interior Lot or Building Site: a Lot or Building Site type other than a Corner Lot or Building Site. See Illustration 9.3.I-2 (Interior Lot or Building Site).

ILLUSTRATION 9.3.I-2 INTERIOR LOT OR BUILDING SITE



Kennel: any Structure or premises on which four (4) or more dogs, cats and/or other household pets over four (4) months of age are kept for boarding, breeding, selling, grooming, or training, excluding, however, any Structure or premises on which such animals are kept solely for Retail sale.

Kindergarten: premises accommodating a program that prepares children for first grade.

Knee Wall: As used in the Façade standards of this Ordinance, a low-wall that is incorporated into the Façade of a building beginning at grade and extending upward at least twelve (12) inches but not more than twenty-four (24) inches. Glazing is typically located above the Knee Wall.

Internal Drive: a curbed pedestrian and vehicular access way, for commerical and industiral land uses within a Lot, Building Site, or Development Parcel that connects to a Thoroughfare or another Internal Drive, and provides access and circulation to or through such Lot, Building Site, or Development Parcel

and the Building(s) and Parking accommodations thereon. An Internal Drive is required to meet the Thoroughfare and Internal Drive assemblies and standards for the applicable District.

Inverted Crown: surface shaping of an Alley, Thoroughfare, or Internal Drive having the low point in the middle, causing surface runoff to flow down the center.

Junk Vehicle: a vehicle which does not lawfully display a current license plate and which is partially dismantled or wrecked, or cannot operate under its own power.

Junkyard: any land or Structure or part thereof used for the collection, storage or sale of wastepaper, rags, scrap metal or other scrap or discarded material or for the collecting, dismantling, storage or salvage of machinery or vehicles not in running condition or for the sale of the parts thereof.

Laboratory: a place where scientific studies are conducted, including testing, research, or analysis of a medical, chemical, physical, biological, mechanical, or electronic nature.

Landholder: the legal or beneficial owner or owners of all the land proposed to be included in a Planned Unit Development. The holder of an option or contract to purchase, a lessee having a remaining term of not less than 50 years in duration, or other person having an enforceable proprietary interest may be considered a “landholder” for the purpose of this Ordinance.

Landscaping: (1) live materials such as grass, ground cover, shrubs, vines, hedges and trees, or durable natural material such as crushed stone, wood chips, rock and weathered wood; or (2) the activity of installing or maintaining such materials.

Land Use Plans: as defined in Section 8.5.20.A.

Large Multi-Family Building: Principal Building type that incorporates seven (7) or more side-by-side and/or horizontally stacked Dwelling Units, typically with one or more shared entries. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Large Projecting Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Laundromat: an establishment with machines for the washing and drying of clothes and garments.

Layer: a range of depth of a Lot or Building Site within which certain elements are permitted. There are three Layers within each Lot or Building Site, as follows:

(1) First Layer: that portion of a Lot or Building Site bounded by

(a) the Side Lot or Building Site Lines,

(b) the Frontage Line, and

(c) the Facade of the Principal Structure, or, on a Secondary Frontage, a Building Elevation.

(2) Second Layer: that portion of a Lot or Building Site directly behind the First Layer and extending twenty (20) feet into the lot parallel to the Principal Frontage.

(3) that Third Layer: that portion of a Lot or Building Site that is not within the First and Second Layer and is least visible from the Thoroughfare.

ILLUSTRATION 9.3.L-5 LAYERS



Library: a Building or part thereof containing collections of books, periodicals, and/or other media for Persons to read, borrow, or refer to.

Light Industrial: the sub-category of the Industrial Uses Category characterized by and collectively referring to fabrication, creation, processing, production, packaging, converting, altering, assembling, handling, storage, treatment, distribution, disposal, creation, assemblage, processing, or production, and/or treating, designing, fitting, compounding, repairing, assembling, testing, storing, warehousing, selling at wholesale, distributing or transferring, and/or repair, of or from natural, man- made, products or other goods, raw, secondary, partially completed or completed materials, components, products, by-products, goods, materials, or information, and wholesaling of industrial, Business, or consumer machinery, equipment, which activity is:

(1) conducted solely within an enclosed Building,

(2) is not detrimental to the environment;

(3) does not pose any danger or hazard of fire or explosion or other physical hazard;

(4) does not generate, cause, disseminate, or discharge any pollution, material, dust, smoke, gas, fumes, odor, noise, heat, light, glare, or vibration beyond the Building Site on which the Building is situated;

(5) does not involve any Outside Storage;

(6) will not result in any unusual traffic hazard or congestion;

(7) does not require any water, air, or other environmental or pollution license or permit is required; and

(8) does not involve storage or use of highly flammable, toxic matter or explosive materials, or of Hazardous Materials;

Not included in the Light Industrial Uses sub-category are:

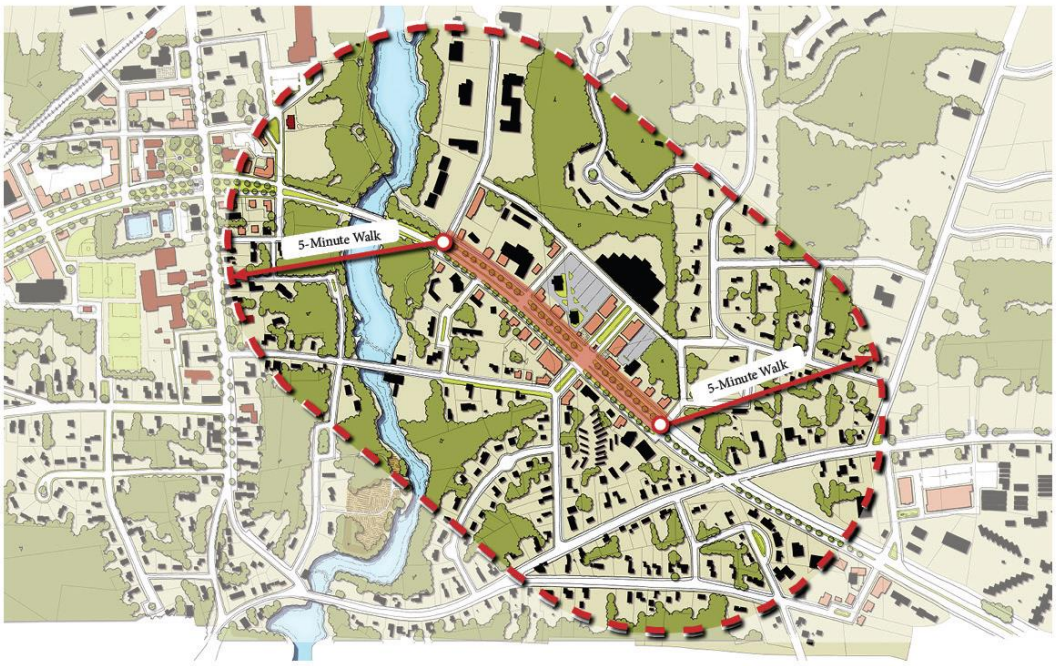
(1) Heavy Industrial Uses;
(2) Manufacture and production of goods from composting organic material (see Waste-Related Service);
(3) Outdoor storage yard (see Warehousing and Freight Movement);
(4) Sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures (see Wholesale Sales); or
(5) Small-scale catering establishments (see Restaurants).

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses).

Lightwell: a Private Frontage type that is a below-grade entrance or recess designed to allow light into basements. See Table 4.3.7.A (Private Frontage Types).

Linear Pedestrian Shed: a Pedestrian Shed that is elongated along an important Corridor. A Linear Pedestrian Shed extends approximately 1/4 mile from each side of the Corridor. The resulting area is oblong. See Illustration **9.3.L-1 (Linear Pedestrian Shed).**

ILLUSTRATION 9.3.L-1 LINEAR PEDESTRIAN SHED



Liner Building: a Building that is a least 20 feet deep measured from the Façade, which masks a Parking Area, Parking Lot, or a Parking Structure from the Frontage. See Illustration 9.3.L-2 (Liner Building).

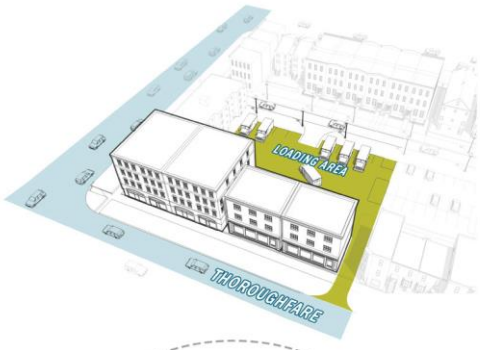
ILLUSTRATION 9.3.L-2 LINER BUILDING

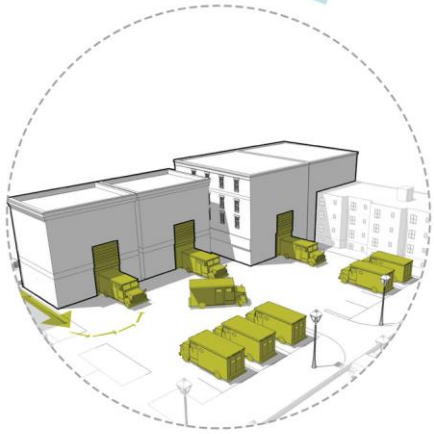
Live / Work Building: a small- to medium-sized attached or detached Principal Building type, which includes a flexible space for Commercial Use and an internally connected Residential Dwelling Unit above and/or behind the flexible space. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Living Room: a room designed for general living purposes in a Dwelling Unit. Every Dwelling Unit shall be deemed to have a Living Room.

Loading Area: an area on a Lot or rear Building Site with a Building or along the Thoroughfare or Internal Drive Abutting such Lot or rear Building Site, used for temporary parking of Commercial vehicles while loading or unloading goods. See Illustration 9.3.L-3 (Loading Area).

ILLUSTRATION 9.3.L-3 LOADING AREA





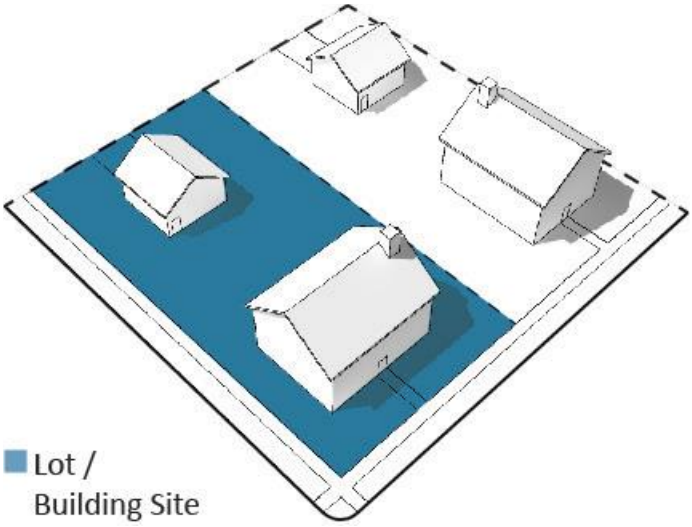
Loading Space: a space within a Loading Area that meets the design and dimensional requirements of Section 4.3.14.

Long Term Care Facility: premises at which living accommodations, bed care, boarding, in-patient service, and/or nursing or other medical care are provided for aged, infirm, disabled persons, persons or who are afflicted with or convalescing from any disease or ailment, or other persons requiring regular medical attention.

Long Term Care Facility does not include Rehabilitation Centers, Assisted Living Apartments, or facilities that provide surgical or emergency medical services, care for alcoholism, drug addiction, substance abuse, mental disease other than dementia, or communicable disease.

Lot: a parcel, plot, tract, or piece of land identified on and established by plat, subdivision, or as otherwise permitted by law, and recorded in the official records of the Maury County Register of Deeds, to be separately owned, used, Developed, or built on. See Illustration 9.3.L-4 (Lot / Building Site). See also "Building Site", "Lot or Building Site of Record" and "Zoning Lot or Building Site".

ILLUSTRATION 9.3.L-4 LOT / BUILDING SITE

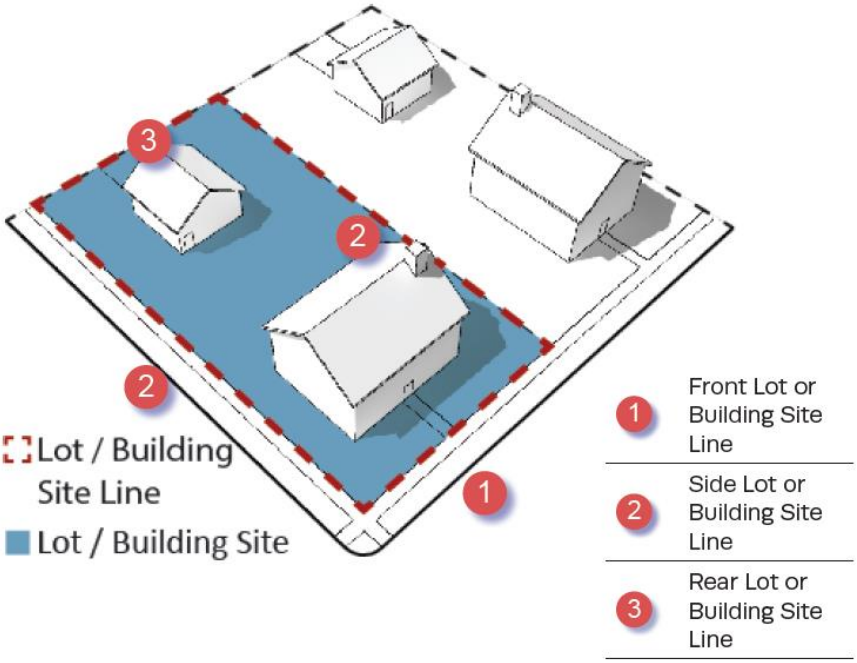


Lot or Building Site Area: the total horizontal area included within the Lot or Building Site Lines.

Lot or Building Site Depth: the shortest horizontal distance between the Front Lot or Building Site Line and Rear Lot or Building Site Line of a Lot or Building Site.

Lot or Building Site Line: any boundary line of a Lot or Building Site. See Illustration 9.3.L-6 (Lot or Building Site Line).

ILLUSTRATION 9.3.L-6 LOT OR BUILDING SITE LINE

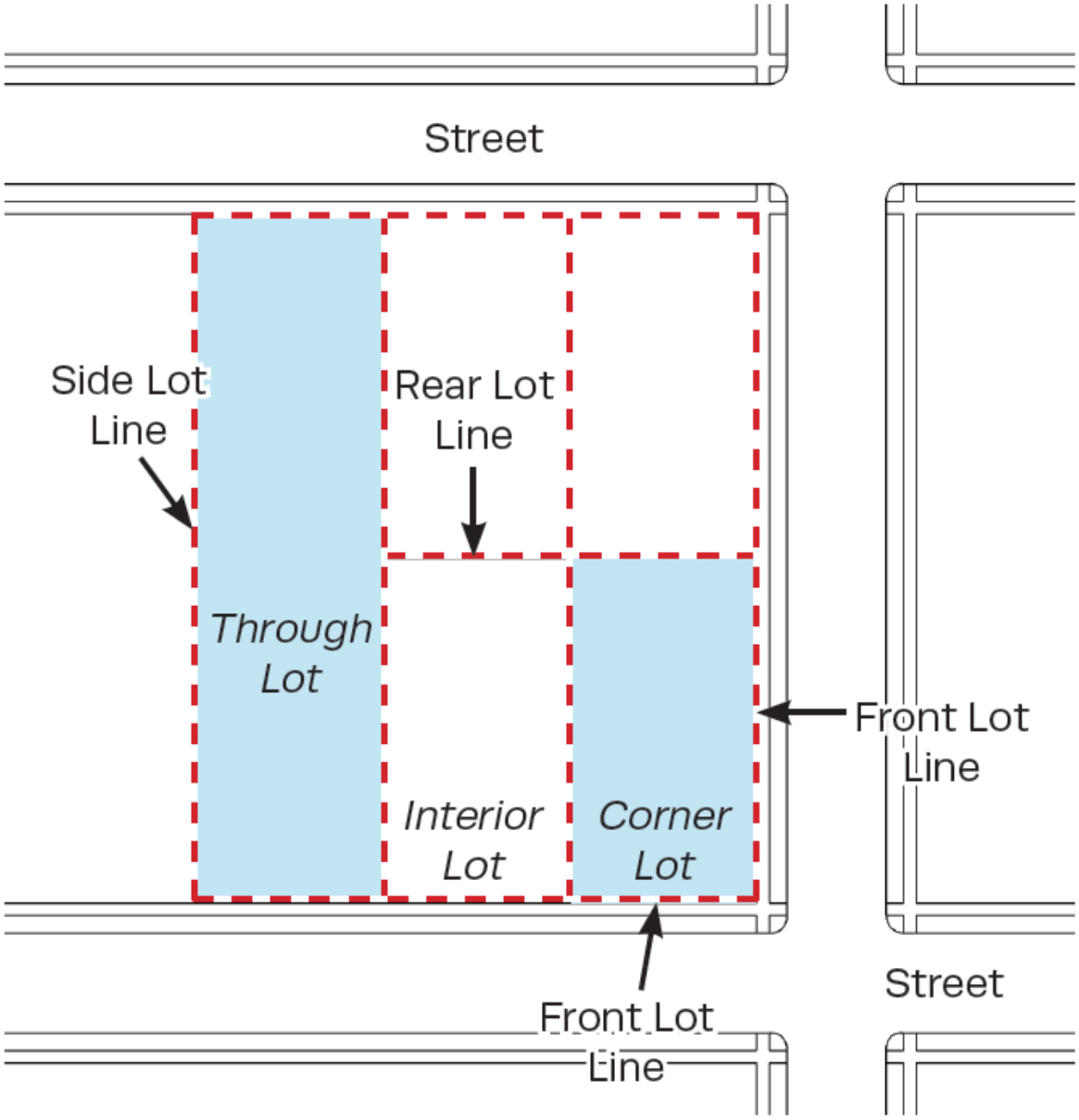


Lot or Building Site Width: the length of the Principal Frontage Line of a Lot or Building Site.

Lot or Building Site of Record: a Lot or Building Site, as applicable, which is part of a subdivision or other plat recorded in the office of the Maury County Register of Deeds, or a Lot or parcel described by metes and bounds, the description of which has been so recorded.

Lot or Building Site Type: the classification of a Lot or Building Site , as shown in the following diagram:

ILLUSTRATION 9.3.L-7 LOT OR BUILDING SITE TYPES



Machine Shop: premises at which mechanical items are made or repaired using machinery or equipment.

Main Civic Space: the primary outdoor gathering place within a Development Parcel. The Main Civic Space may be associated with an important Civic Building.

Manufactured Home: a detached one family dwelling constructed as a single self contained unit and mounted on a single chassis transportable after fabrication on its own wheels or detachable wheels with all the following characteristics as prescribed in Section 68-126-202, (4), (6) and (7) of TCA:

(1) Designed for long term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems.
(2) Arriving at the site where it is to be occupied as a dwelling complete, including major appliances and furniture, and ready for occupancy except for minor and incidental unpacking and assembly operations, location of foundation supports, connections to utilities and the like.
(3) Manufactured Home dwellings do not include camping Trailers, commercial mobile Structures, motor homes, recreational vehicles, travel Trailers, truck campers or similar units designed to provide temporary living quarters.

Manufactured Home- Class A: a Structure manufactured before June 15, 1976, that is not constructed in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, as amended (42 U.S.C. § 5401 et seq.). It is a Structure that is transportable in one or more sections that in the traveling mode is eight body-feet or more in width and 40 body-feet or more in length, or, when erected on site, is 320 or more square feet and that is built on a chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes any associated plumbing, heating, air conditioning and electrical systems.

Manufactured Home Park or Subdivision: an area, tract, site, or parcel (or contiguous parcels) of land divided into two or more Manufactured Home Sites for rent or sale and associated Lots or Building Sites and Buildings necessary to support the Residential occupancy of Manufactured Homes.

Manufactured Home Sales: a subcategory of the Commercial Use category, characterized by the offer for sale or lease and the sale or lease of Manufactured Homes.

Manufactured Home Site: a designated area within a Manufactured Home Park for the exclusive use of the occupants of a single home.

Manufactured Home Stand: that part of an individual Manufactured Home Site which has been reserved for the placement of the Manufactured Home.

Marina: any of the following: (1) lock harbor facility; (2) any facility which provides fueling, pump-out, maintenance or repair services; or (3) any facility which has permanent docking space for three (3) or

more Boat Slips (4) any water area with a Structure that is used for docking or otherwise mooring Vessels and constructed to provide temporary or permanent docking space for more than ten Vessels; or (5) a dry stack facility.

Marquee Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Massage Studio: an establishment at which manual manipulation of muscle, connective tissue, tendons, and/or ligaments is provided to enhance a Person's health and well-being.

Massing: the overall shape or arrangement of the Bulk or volume of a Building.

Medical Office / Medical Clinic / Outpatient Clinic / Dental Office: an Office or other premises for the private practice of health care or dental professionals licensed by the State, wherein a majority of patient encounters involve examination, diagnose is, treatment, or surgical procedures on an outpatient basis not extending beyond a 24 hour period.

Medical Laboratory: a facility where testing or observation of clinical specimens from which information about the health of a patient can be obtained in order to provide diagnosis, treatment , and/or prevention of disease.

Meeting Hall: a Building that provides accommodations as a Place of Assembly.

Middle: As used in the Façade standards of this Ordinance, all of the Façade which is visually defined by the Base and Cap of the building.

Middle School: premises at which Education is provided for children from Grade 5 through Grade 8.

Mid-Rise Building: an attached or detached Principal Building Type of 4 Stories, which may provide a vertical and/or horizontal mix of Uses, typically designed to facilitate pedestrian-oriented Retail / Personal Service/ Repair / Art / Artisan, Accommodation / Lodging, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Mixed Use: multiple Uses within the same Building or on the same Lot or Building Site through superimposition or Adjacency, or in multiple Buildings or on multiple Lots or Building Sites by Adjacency or proximity.

Mixed-Use Building: a typically attached Principal Building Type, which provides a vertical and/or horizontal mix of Uses typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair / Art / Artisan, Accommodations / Lodging, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Mobile Vending: any temporary activity which includes preparation, assembly, or display of items with the intent to sell such items to the general public (excluding produce stands).

Mobile Vending Apparatus: Any vehicle, trailer, cart, table, tent or other equipment utilized for Mobile Vending.

Monument Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-1 (Sign Types - Specific Standards).

Motel: an establishment where short-term Accommodation / Lodging in guest rooms is offered for compensation and one or more rooms are accessed by exterior doors opening directly to exterior Parking accommodations, passageways, or the outdoors. Neither a Hotel, Extended Stay Hotel, or unit therein, nor a Short- Term Rental Unit is a Motel.

Motor Vehicle: every vehicle that is self-propelled by a motor, which can be licensed and registered to be driven on public streets, roads or rights-of-ways, and every vehicle that is propelled by electric power obtained from overhead trolley wires, but not operated upon rails.

Examples are passenger vehicles, trucks, motorcycles and other consumer motor vehicles, and motorized Recreational Vehicles.

This term does not include Boats or other watercraft, non-motorized Recreational Vehicles, Manufactured Homes, or Farm and Construction Equipment.

Motor Vehicle Body Shop: premises or a portion of premises used for the adjustment, painting, replacement of parts, or body repair of Motor Vehicles.

Motor Vehicle Maintenance, Repair, Fuel Sales, Service, or Cleaning: a Structure, premises, or establishment in or on which Motor Vehicles are maintained, repaired, serviced, re-fueled, and/or cleaned, including without limitation, incidental storage for fewer than sixty (60) days of Motor Vehicles that are being maintained, repaired, serviced, and/or cleaned.

Examples are car wash, full vehicle service including alignment shop, auto upholstery shop, towing service, limited vehicle service including auto detailing, auto repair, battery sales and installation, fuel sales, quick lubrication facilities, and tire services.

This term does not include Parking Lots, Parking Structures, Motor Vehicle Storage, Motor Vehicle Body Shop, Motor Vehicle Parts Sales, or Convenience Store with Gasoline Sales (see Retail Sales and Service).

Motor Vehicle Parts Sales: a Structure, premises, or establishment in, from, or on which Motor Vehicle parts other than tires are sold, either at Retail or Wholesale.

Motor Vehicle - Related Sales and Service: Motor Vehicle Body Shop, Motor Vehicle Maintenance, Repair, Service, Fuel Sales, or Cleaning, Motor Vehicle Parts Sales, Motor Vehicle Sales, Rental, or Leasing, and Motor Vehicle Storage.

Motor Vehicle - Related Uses: the term collectively referring to Motor Vehicle Body Shop, Motor Vehicle Maintenance, Repair, Fuel Sales, Service, or Cleaning, Motor Vehicle Parts Sales, Motor Vehicle Sales, Rental, or Leasing, and Motor Vehicle Storage. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses).

Motor Vehicle Sales, Rental, or Leasing: a Structure, premises, or establishment in or on which Motor Vehicles are sold, rented, leased, or chartered, including incidental storage, maintenance, and servicing as an Accessory Use.

Motor Vehicle Storage: long or short term storage of operating Motor Vehicles. This term excludes Parking Lots, Parking Structures, Impound Yards, Towing Facilities, and any dismantling, Scrap and Salvage Yards/Service, or Junkyards.

Multi-Family Building: a Large Multi-Family Building or a Small Multi-Family Building. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Multi-Family Dwelling: a Building containing three(3) or more Dwelling Units, including without limitation Residential condominiums, cooperatives, Independent Living Apartments and other Apartments, Large Multi- Family Buildings, and Small Multi-Family Buildings.

Museum: a Use characterized by the display, preservation, collection, curation, and/or exhibit of objects of community and cultural interest in one or more of the arts and sciences.

Neighborhood Street: the Thoroughfare or Internal Drive type described as such in Table 5.3.3.F (Thoroughfare/ Internal Drives Types – Summary) and Table 5.3.3.G (Thoroughfare / Internal Drive Assemblies and Standards).

Neon Tube Illuminated Sign: a Sign with a light source supplied by a neon tube, which is bent to form letters, symbols or other shapes.

Net Site Area: all developable land within a site including Thoroughfares and Internal Drives, but excluding land allocated as Civic Space or Civic District.

Nightclub: an establishment for nighttime entertainment, typically serving Alcoholic Beverages for consumption on site and offering music, dancing, or other entertainment. Adult-Oriented Entertainment is excluded from the term “Nightclub”.

Non-Banking Financial Institution: a Financial Institution that is not regulated by the Federal Deposit Insurance Corporation (FDIC) and is governed by T.C.A Title 45 Chapters 15, 17, and 18, including without limitation, Pawn Shops, title loan lenders, cash advance Lenders, and check cashing establishments and other Short-Term Lenders.

Nonconforming Improvement: any Improvement, or part thereof, that legally existed at the Effective Date of this Ordinance or any amendment of this Ordinance or the Zoning Map affecting such Improvement, but upon such Effective Date does not conform to this Ordinance;

Nonconforming Lot or Building Site: any Lot or Building Site, or part thereof, that legally existed at the Effective Date of this Ordinance or any amendment of this Ordinance or the Zoning Map affecting such Lot or Building Site, but upon such Effective Date does not conform to this Ordinance.

Nonconforming Sign: a Sign that legally existed at the Effective Date of this Ordinance or any amendment of this Ordinance or the Zoning Map affecting such Sign but upon such Effective Date does not conform to this Ordinance.

Nonconforming Structure: a Structure that legally existed at the Effective Date of this Ordinance or any amendment of this Ordinance or the Zoning Map affecting such Structure, but upon such Effective Date does not conform to this Ordinance.

Nonconforming Use: any Use of land, of a Structure, or of an Improvement, or part thereof, that legally existed at the Effective Date of this Ordinance or any amendment of this Ordinance or the Zoning Map affecting such Use, but upon such Effective Date does not conform to this Ordinance.

Nonconformity: a Nonconforming Lot or Building Site, Nonconforming Structure, Nonconforming Sign, Nonconforming Improvement, or Nonconforming Use.

Non-Hazardous Waste Treatment or Disposal: facilities for receiving, sorting, treatment, or disposal of nonhazardous solid waste, including waste transfer stations, compost dumps, and combustors, incinerators, and cogeneration plants, and the collection and hauling of nonhazardous waste incidental to the treatment or disposal operations.

Non-Motor Vehicle or –Boat Body Shop Maintenance/ Cleaning / Repair / Service: a Structure, premises, or establishment in or on which goods other than Motor Vehicles or Boats are maintained, repaired, serviced, and/ or cleaned. This term does not include Parking or Outdoor Storage.

Non-Motor Vehicle or –Boat Rental / Leasing: a Structure, premises, or establishment in or on which goods other than Motor Vehicles or Boats are rented or leased. This term does not include Parking or Outdoor Storage.

Non-Profit Office: premises available for any function of a not-for-profit organization.

Nursery School: see "Pre-School".

Occupancy: the Principal Use of a Lot, Building Site, or Structure for the performance of a function or operation by a Person.

Office Uses: (1) a Use category characterized by premises available for the transaction of Commercial, governmental, professional, medical, dental, not-for profit, or financial services, but excluding Retail / Personal Service / Repair/ Art / Artisan Uses, Light Industrial Uses, and Heavy Industrial Uses.

(2) Office Uses is the Use category, which is a collective reference to Uses in the following Use sub-Categories, as listed in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses) 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses):

Business / Government / Non-Profit Offices (excluding Civic Uses), Medical / Dental Offices, Professional Offices, and Other Offices Not Listed;

Office Building: a Building in which space is made available for Office Use. Office Building is not a Building Type.

Officefront: a Private Frontage type wherein the Facade is aligned close to or at the Frontage Line with the Building entrance at or above Sidewalk grade. This type is conventional for Office Use. It may have a substantial glazing on the Facade. See Table 4.3.7.A (Private Frontage Types).

Off-Premises Sign: a Sign the owner or lessee of which is not the owner or lessee of the premises on which such Sign is located.

Open Air Market: a Farmer's Market, a Roadside Stand, or an Outdoor Market.

Open Space: Use characterized by large expanses of land.

Ordinance or Zoning Ordinance: this City of Columbia, Tennessee Zoning Ordinance, as the same may be amended and in effect from time to time.

Ordinary Maintenance and Repair: (1) keeping a Lot or Building Site , parcel, or Structure in good condition through ongoing minor intervention, undertaken from time to time, in a manner that does not change its external appearance except through the elimination of the usual and expected effects of weathering; (2) strengthening or restoring any portion of a Structure or Improvement to a safe condition, provided no material enlargement results; (3) repairing or replacing interior walls, fixtures, wiring or plumbing; or (4) repaving Driveways, private Thoroughfares, Internal Drives, and Parking and loading accommodations, (5) replacing exterior windows and siding, and (6) painting exterior Structures and fixtures. Ordinary Maintenance and Repair does not constitute Development, Construction or building for the purposes of this Ordinance.

Outbuilding: synonymous with "Accessory Building".

Outdoor Display Case: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Outdoor Market: an open air area, without or without a Structure, used for the Retail sale of goods other than fresh fruits, vegetables, nuts, grains, eggs, flowers, herbs, or plants.

Outdoor Recreation: Commercial uses, varying in size, providing daily or regularly scheduled recreation or entertainment-oriented activities. Such activities may take place outdoors or within a Structure.

Athletic, tennis, swim, or Health Club (see Retail Sales and Service), botanical garden, nature preserve (see Parks and Open Areas), and Indoor Recreational Facility (see Indoor Recreation) are excluded from Outdoor Recreation.

Outdoor Storage: one or more assemblages, collections, stacks, or stockpiles of vehicles, equipment, goods, materials, tanks, or other items in any area other than within a Building, including without limitation, parked operative or non-operative vehicles or equipment.

Parcel Services: providing for-profit package and message routing, distribution, and delivery services.

Park: as a noun, a Civic Space type that is a natural preserve available for unstructured recreation, described as such in Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards); as a verb, to stop and disengage a Motor Vehicle and leave it unoccupied.

Parking: (1) an accommodation designed for the of stopping and disengagement of a Motor Vehicle and leaving it unoccupied; or (2) the act of stopping and disengaging a Motor Vehicle and leaving it unoccupied.

Parking Area: an off-street, ground-level open area within a Lot or Building Site for Parking vehicles as an Accessory Use incidental to a Principal Use of a Lot or Building Site or a Principal Building on a Lot or Building Site. Not synonymous with Parking Lot.

Parking Lot: an off-street, ground-level open area within a Lot or Building Site for Parking vehicles as a Principal Use for which a fee may or may not be charged. Not

synonymous with Parking Area. Parking Lot does not include Bus barn (see Warehouse and Freight Movement) or sale or servicing of vehicles (see Vehicle Sales and

Service).

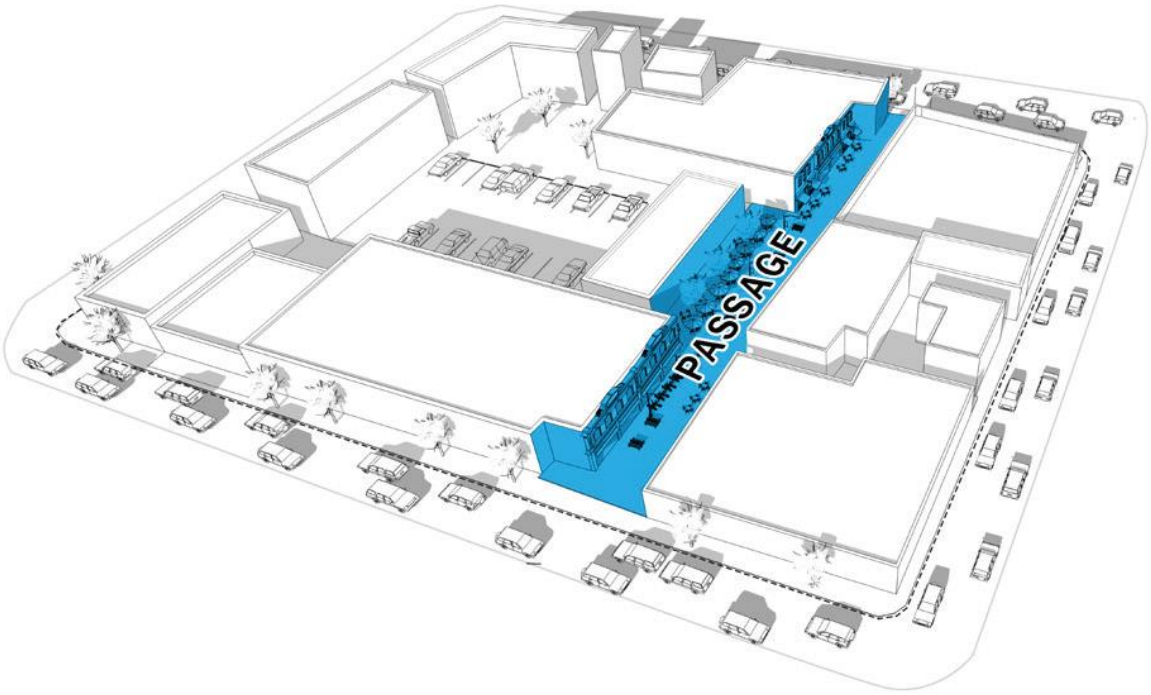
Parking Space: an area required or provided for Parking a vehicle, meeting the requirements of Section 4.3.12.

Parking Structure: a vertical or vertical and subterranean Improvement other than a Garage, containing one or more levels of vehicular Parking above grade. A Parking Structure may not be used for Motor Vehicle Body Shop, Maintenance Repair, Service or Cleaning.

Party Wall: a Wall on an Interior Lot or Building Site Line, used or adopted for joint service between two or more Buildings; such walls shall fully comply with fire and all other provisions and standards established for such walls in the Standard Building Code.

Passage (PS): a pedestrian connector, open or roofed, that passes between Buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages. See Illustration 9.3.P-1 (Passage).

ILLUSTRATION 9.3.P-1 PASSAGE



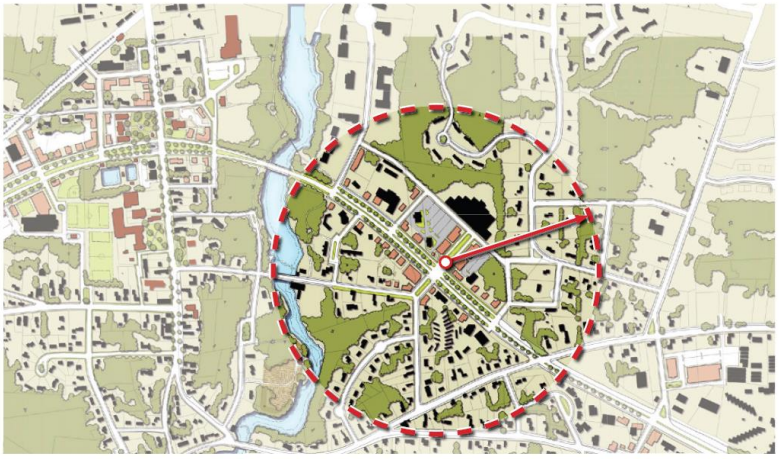
Passive Recreation: outdoor recreational activities, such as nature observation, hiking, and canoeing or kayaking, which require a minimum of facilities or Development and which have minimal environmental impact on the recreational site.

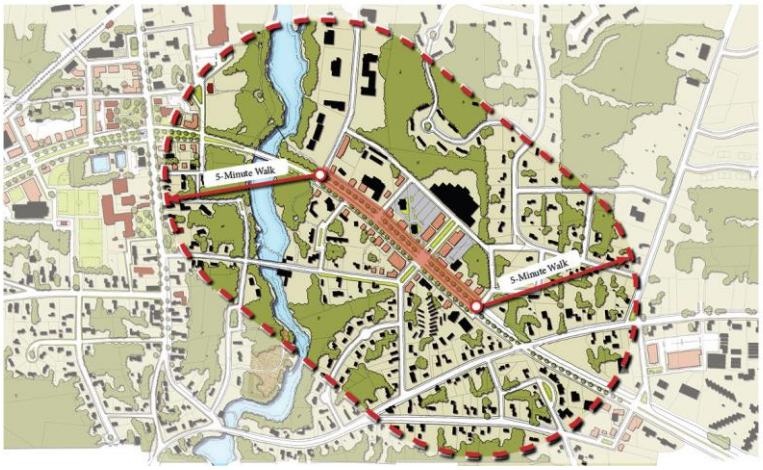
Path (PT): a pedestrian way traversing an open greenspace with a minimum area of 5,000 square feet , with landscape matching contiguous Civic Space, connecting directly with the Sidewalk network.

Pawnshop: a Business that lends money based upon the security of pledged goods left in pawn, or that is in the Business of purchasing tangible personal property to be left in pawn on the condition that it may redeemed or repurchased by the seller for a fixed price within a fixed period of time. See also, Short-Term Lender.

Pedestrian Shed: an area of a size approximately equal to the average distance comfortably walked by pedestrians and approximately centered on a Common Destination. There are two types of Pedestrian Sheds: Standard Pedestrian Sheds and Linear Pedestrian Sheds. See "Standard Pedestrian Shed" or "Linear Pedestrian Shed". See Illustration 9.3.P-2 (Pedestrian Sheds).

ILLUSTRATION 9.3.P-2 PEDESTRIAN SHEDS





Performance Guarantee: as defined in Section 1.26.

Performing Arts Venue: a site, with or without a Structure, intended for the presentation of performing arts, such as dance, music, and theatre.

Performing Arts Studio: an establishment that provides instruction in one or more of the performance arts, such as dance, music, and theatre.

Person: an individual, firm, partnership, corporation, company, association, organization, joint stock association, proprietorship, trust, body politic, or other legal entity, or and includes a trustee, receiver, assignee, administrator, executor, guardian, or other representative.

Plot plan: A graphic depiction, drawn to an appropriate scale, indicating the dimensions of the lot or parcel which is the subject of an application for a zoning district amendment or special use permit including a legal description of such lot or parcel and the location of the lot or parcel in relation to adjacent street right-of-way.

Day Care / Personal Care Facilities (Civic): Civic Use sub-category characterized by non-Residential care for adults, children, or families, which does not meet the definition of Household Living or Group Living.

Day Care / Personal Care Facilities (Commercial): Commercial Use sub-category characterized by non-Residential care for adults, children, or families, which does not meet the definition of Household Living or Group Living.

Personal Improvement Education: an establishment primarily engaged in the provision of information or instruction relating to a particular subject or hobby.

Personal Services: Uses in which a service is provided to or for a customer for compensation, in which the Person providing such service deals directly with the consumer, which Uses may or may not include the Retail sale of goods related to the services provided.

Excluded from Personal Services are Motor Vehicle - Related Uses, services provided by a medical or dental professional, and Adult-Oriented Entertainment.

Pharmacy: an establishment having a primary function of dispensing prescription drugs and medications and whose stock-in-trade may or may not include other merchandise.

Place of Assembly: a Building, room, or space that is occupied or arranged for occupation by the public for recreational, amusement, social, sports, or similar purposes.

Place of Worship: a Building, room, or space that is occupied or arranged for occupation for religious. spiritual, recreational, or similar purposes.

Placement: with respect to a Building, the manner in which the Building is situated on the Lot or Building Site. See "Layers", Illustration 9.3.L-5 (Layers); see also "Setback", and "Yard" and Illustration 9.3.S-2 (Setbacks and Yards).

Plan: a Development Plan, Master PUD Development Plan, site plan, Landscape Plan, Sign Plan, or any other plan submitted or prepared pursuant to this Ordinance.

Planned Unit Development: See Section 8.5.21.

Planned Unit Development District: one of the several Districts listed as such in Section 3.7.C. See also Section 8.5.21.

Planning Commission: the Planning Commission of the City.

Planning Director: the City Director of Planning and Development.

Planter: the element of the Public Frontage that accommodates trees along Thoroughfares and Internal Drives, whether continuous or individual.

Plaque Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Playground: a Civic Space type, described as such in Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards).

Plaza: a Civic Space type described as such in Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards).

Police Station: premises accommodating operations of law enforcement officers and other members of staff.

Porch: a Private Frontage type, having a planted Frontage, the Facade is set back from the Frontage Line, and an attached exterior covered area large enough to accommodate outdoor furniture and/or gathering, which is permitted to Encroach into the Front Setback, Setback Area, or Street Yard. This may be used with or without a Fence to maintain Thoroughfare spatial definition. A Stoop is not a Porch. See Table 4.3.7.A (Private Frontage Types).

Porch Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Portable Sign: a Sign the principal supporting Structure of which is intended, by design and construction, to be used by resting upon the ground for support and may be easily moved or relocated. Portable Signs include, but are not limited to, Signs mounted on a Trailer, wheeled carrier, or other non-motorized mobile structure, with wheels or with wheels removed.

Post Office: premises operated by or under contract for the United States Postal Service at which letters, parcels, packages or other mail may be received, deposited, processed, sorted, and/or handled and/or postage may be purchased.

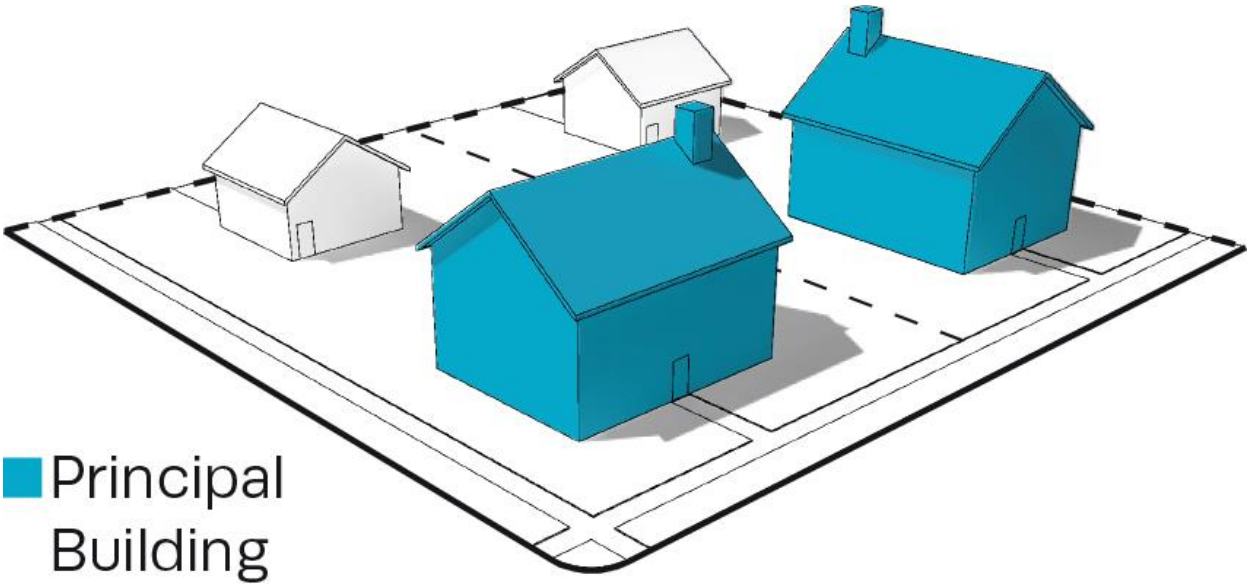
Post Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards)

Pre-School: a school, licensed by the State, with an accredited training program and staffed with certified teachers, providing day time care or instruction for two (2) or more children between the ages of two (2) and five (5) years old. Synonymous with Nursery School.

Preliminary Plat: as defined in City Subdivision Regulation Section 2.2.

Principal Building: the main Building on a Lot or Building Site, located toward the Frontage, in which is conducted a Principal Use of such Lot or Building Site. See Illustration 9.3.P-3 (Principal Building).

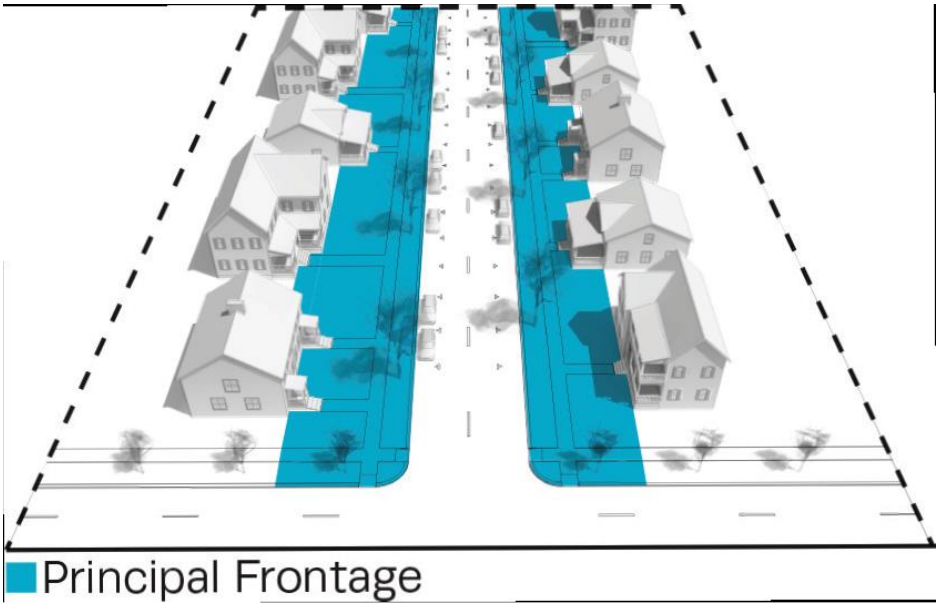
ILLUSTRATION 9.3.P-3 PRINCIPAL BUILDING



Principal Entrance: the main point of access for pedestrians into a Building; the Main Entrance. A building may have more than one Principal Entrance.

Principal Frontage: with respect to: (a) Corner Lots or Building Sites, the Frontage designated to bear the address and Principal Entrance to the Building, and the measure of minimum Lot or Building Site Width; and (b) non-Corner Lots or Building Sites, the Frontage. See "Frontage". See Illustration 9.3.P-4 (Principal Frontage).

ILLUSTRATION 9.3.P-4 PRINCIPAL FRONTAGE

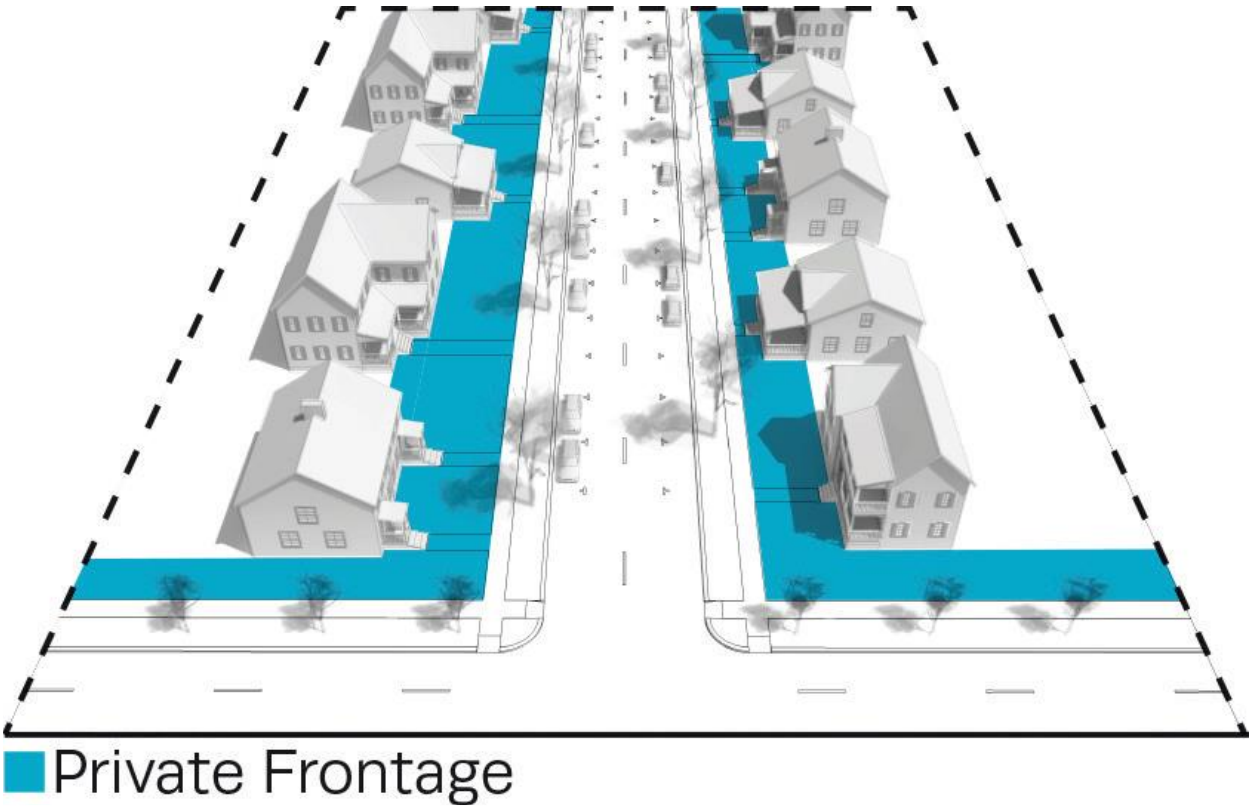


Principal Use: the primary or predominant Use of a Lot, Building Site, or Structure.

Printing Services Shop: Retail premises in which photocopying, scanning, short-run printing, and related services are provided.

Private Frontage: the privately held area between the Frontage Line and the Facade of the Principal Building. See Illustration 9.3.P-5 (Private Frontage); see also Table 4.3.7.A (Private Frontage Types), and Illustration 9.3.F-5 (Frontage & Lot or Building Site Lines).

ILLUSTRATION 9.3.P-5 PRIVATE FRONTAGE



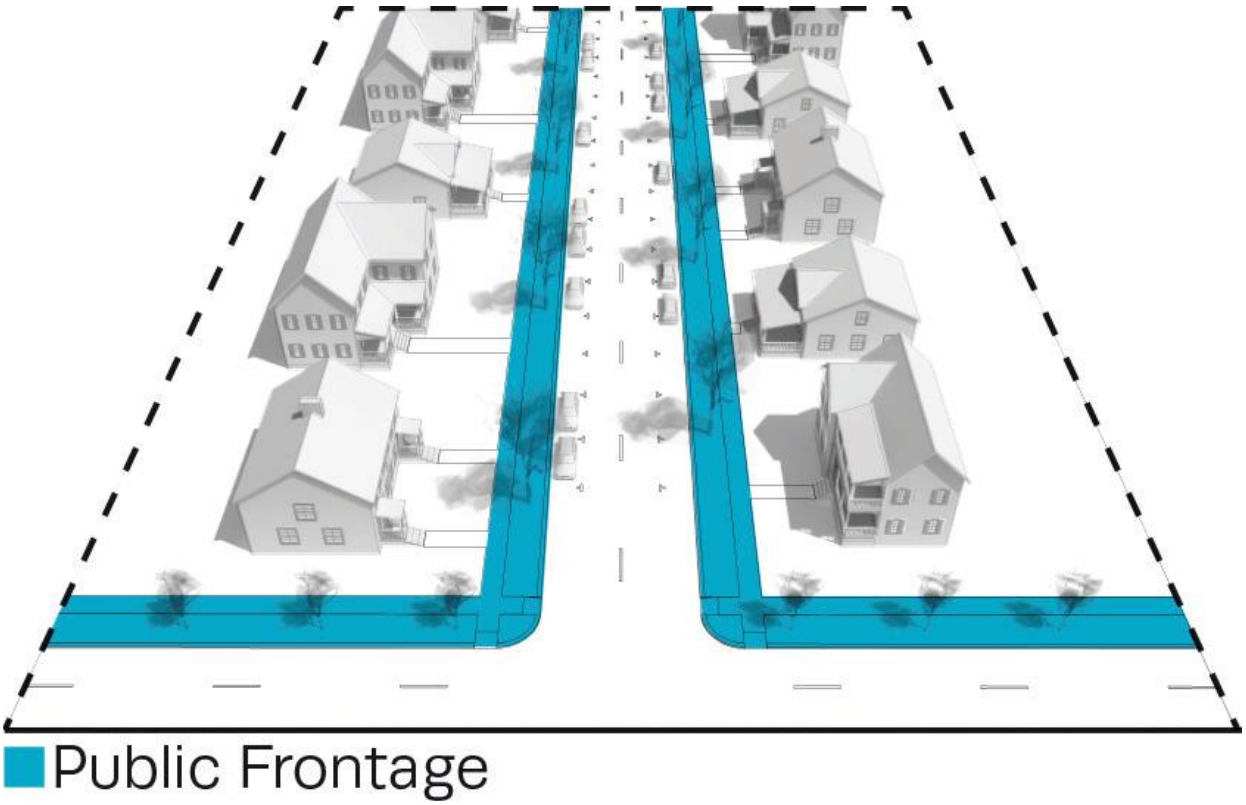
Public Frontage: the area between the Frontage Line and:

(1) the curb (or if there is no curb, the edge) of the Vehicular Lanes in the case of a Lot or Building Site that Enfronts a Thoroughfare or Internal Drive having Vehicular Lanes, or

(2) the Enfronting Civic Space, Path, Passage, waterbody, or Driveway in the case of a Lot or Building Site that Enfronts a Civic Space, Path, Passage, waterbody, or Driveway.

See Illustration 9.3.P-6 (Public Frontage); see also Table 5.2.2.G-1 (Thoroughfare Assemblies & Standards); and Illustration 9.3.F-5 (Frontage & Lot or Building Site Lines)

ILLUSTRATION 9.3.P-6 PUBLIC FRONTAGE



Pushcart: A mobile vending apparatus which may be moved without assistance of a motor from which merchandise or food is stored and prepared with the intent to sell to the public.

Professional Office: Use sub-category of Office Uses category characterized by premises in or from which professional or consulting services in the fields of law, architecture, planning, design, engineering, accounting, bookkeeping, and similar professions are conducted. This term does not include "Medical Office", "Dental Office", or "Clinic".

Project Boundary Buffer: a Buffer located along the boundary of a development.

Public Art: art in any media that has been planned and executed with the intention of being staged in or viewed from the physical public domain, usually outside and accessible to all.

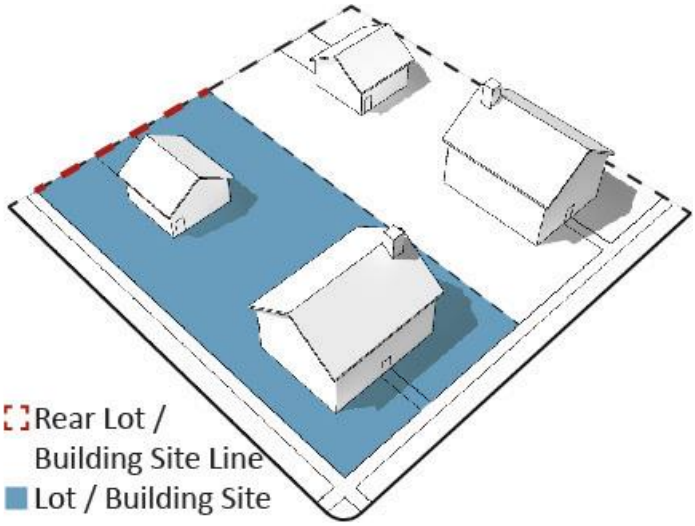
Public Meeting: a duly convened meeting of a Decision- Making Authority as contemplated under applicable state law, including public meetings, public hearings, workshops, and site visits.

Publishing: the Business of issuing software, Internet content, or newspapers, books, or other printed textual or graphical material for sale or distribution to the public.

Pylon Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-1 (Sign Types - Specific Standards).

Rear Setback Area or Yard: a portion of a Lot or Building Site that is situated between (1) the nearest roofed portion of the Principal Building or of any Accessory Building on the Lot or Building Site and (2) the Rear Lot or Building Site Line, extending the full width of the Lot or Building Site, from Side Lot or Building Site Line to Side Lot or Building Site Line. See Illustration 9.3.R-2 (Rear Setback Area or Yard).

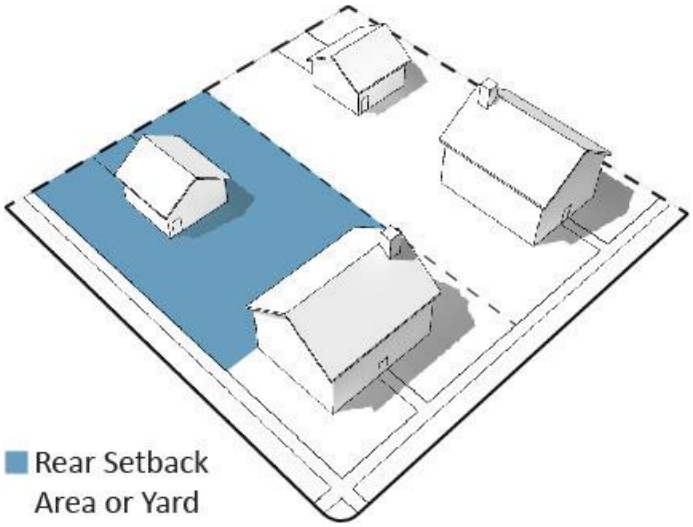
ILLUSTRATION 9.3.R-2 REAR SETBACK AREA OR REAR YARD



Rail Equipment Storage / Repair: Use involving premises for storing or repairing locomotives, rail cars, or other rail vehicles.

Rear Lot or Building Site Line: the Lot or Building Site Line opposite the Front Lot or Building Site Line. See Illustration 9.3.R-1 (Rear Lot or Building Site Line).

ILLUSTRATION 9.3.R-1 REAR LOT OR BUILDING SITE LINE



Recreation: Use characterized by activities for personal enjoyment or entertainment during a Person's discretionary time.

Recreation Facility: premises accommodating Indoor Recreation and/or Entertainment and/or Outdoor Recreation and/or Entertainment. A Recreation Facility may be Civic or non-Civic.

Recreational Vehicle: a vehicle which is:

(1) built on a single chassis;

(2) four hundred (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: and

(4) designed primarily for use as a non – permanent dwelling but as temporary living quarters for recreational, camping, vacation, travel, or seasonal use. The term includes camping Trailer, motor home, travel Trailer, and truck campers.

Recreational Vehicle does not include Manufactured Homes.

Recreation and Entertainment, Indoor: participatory and spectator-oriented Recreation activities conducted within an enclosed Building, including without limitation billiard rooms, bowling centers, ice or roller skating rinks, Shooting Ranges, Theater, and arcades.

Recreation and Entertainment, Outdoor: participatory and spectator-oriented Recreation activities conducted in open, partially enclosed, or screened facilities, including without limitation amusement parks, fairgrounds, golf courses and driving ranges, and go-cart tracks.

Recycling Collection Facility: a facility used for the collection and transfer, but not the actual processing, of any of the following recyclable materials: glass, paper, plastic, cans, or other source-separated, non-decayable materials. Recyclable materials at a Recycling Collection Facility must not include motor oil, chemicals, household appliances, tires, automobiles, automobile parts, or decayable materials.

Rehabilitation Facility: a facility operated for the primary purpose of assisting in the rehabilitation of individuals through an integrated program of medical, psychological, physical, occupational, substance, social, or vocational evaluation and services under competent professional supervision.

Religious Facilities: facilities used by a non-profit group or institution for organized religious services, meetings, assembly, practice, activities, and supporting uses.

Examples are Places of Worship, church, mosque, synagogue, temple, monastery, convent, retreat center or any permanent or temporary Structure providing regular, organized religious worship of any denomination and religious education incidental thereto. A property tax exemption for a religious group or institution obtained pursuant to state law shall constitute prima facie evidence of a Religious Facilities Use.

Athletic, tennis, swim or Health Club (see Retail Sales and Service), Educational Uses, Day Care facilities, for distribution or production of products, including printed matter, for groups other than immediate membership, public neighborhood arts center or similar community facility (see Community Service),

community center, revival or gospel tent, senior center (see Community Service), Social service facility (see Social Service Institution), and Treatment center, transient lodging, or shelter for the homeless (see Social Service Institutions) are not included in this Use Category.

Required Yard or Setback Area: a Yard or Setback Area required by this Ordinance, which is open and unobstructed from 30 inches above the general ground level of the graded lot upward to the sky except as permitted in Section 4.3.10 and no part of which is included as part of a Setback, Setback Area, or Yard for any other Building.

Research Laboratory: premises that contain research, development, and testing laboratories that do not involve the mass manufacture, fabrication, processing, or sale of products Such Uses must not be detrimental to the environment through the release of dust, smoke, fumes, odor, noise, or vibration and must not create an unsafe risk of fire or explosion given the location of the use, the Building in which it is located, and the nature of the surrounding Uses and Structures.

Residence: a Building or part of a Building containing one or more Dwelling Units or Rooming Units, including Single – Family or Two – Family Dwellings, Multi-Family Dwellings, Boarding Houses, Rooming Houses, or residence- apartment hotels. Residences shall not include:

(1) Transient accommodations, such as Transient hotels, Motels, or similar establishments;

(2) Dormitories, fraternity or sorority houses, monasteries, or convents, or similar establishments containing Group Living or sleeping accommodations;

(3) Nurses' residences, sanitariums, nursing homes, convalescent homes, rest homes, or other sleeping or living accommodations in community facility buildings or portions of buildings used for community facilities; or

(4) In any Building with a mix of Uses, the part of the Building used for any Non-Residential Uses, except Uses accessory to Residential Uses.

Residential: pertaining to premises available for long- term, non-Transient human habitation.

Residential Building: any Building or part thereof utilized solely for Residential Use and Accessory Uses.

Residential Uses: (1) a Use category characterized by premises available for long-term non-Transient human habitation; (2) Residential Uses is the Use category, which is a collective reference to the following Use sub-Categories, as listed in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses): Household Living and Group Living.

Restaurant: an establishment engaged in preparing, serving, and selling food at Retail for on- or off-premises consumption. Bars, Taverns, and Nightclubs are not Restaurants.

Restricted-Access Bicycle Enclosure: A locked area containing within it one bicycle rack space for each bicycle to be accommodated, and accessible only to the owners or operators of the bicycles parked within it.

Retail: Use characterized by selling, renting, or leasing new or used goods in person , on-line, or by mail-in transactions dealing directly with the consumer of such goods.

Retail / Personal Service / Repair / Arts / Artisan:

Use sub-category of the Commercial Uses category characterized by selling, renting, or leasing new or used goods in person, on-line, or by mail-in transactions dealing directly with the consumer of such goods, providing personal services or repair services to the general public, and art- related and artisan-related establishments. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses).

Examples of Retail Uses included in the Retail / Personal Service / Repair / Arts / Artisan sub-category are Convenience Store (with or without petroleum sales), selling, renting or leasing Alcoholic Beverages, antiques, appliances, art supplies, baked goods, bicycles, books, cameras, carpet and floor coverings, crafts, clothing, computers, dry goods, electronic equipment, fabric, flowers, furniture, garden supplies, gasoline, gifts, groceries, hardware, home improvement goods, household products, jewelry, medical supplies, musical instruments, Open Air Market, outdoor farmers market, pets, pet supplies, pharmaceuticals, picture frames, plants, printed materials, produce, sporting goods, stationery, tobacco and related products, vehicle parts, and videos, and Brewpubs, Tasting Rooms, Retail Food Sales with or without on-premises preparation or processing, Retail Membership Clubs, and Warehouse Retail.

Examples of Personal Service Uses included in the Retail

/ Personal Service / Repair / Arts / Artisan sub-category are art, music, dance, or photographic gallery or studio, athletic, tennis, swim or Health Club, mailing or package delivery service, dry-cleaning or laundry drop-off facility, Laundromat, funeral home or mortuary, hair, nail, tanning, massage therapy and personal care service, photocopy, blueprint, and quick-sign service, photo finishing psychic or medium, security service, tailor, milliner, upholsterer, taxi or ride-share dispatch center, taxidermist, veterinary clinic, animal hospital, or Kennel, and urgent care or emergency medical office.

Examples of Repair Uses included in the Retail / Personal

Service / Repair / Arts / Artisan sub-category are appliance, bicycle, canvas, clock, computer, gun, jewelry, musical instrument, office equipment, radio, shoe, television or watch repair, and locksmith.

Examples of Arts-Related Uses included in the Retail / Personal Service / Repair / Arts / Artisan sub-category are the non-Residential portion of Artist Live/Work Space, Artist Studio Space, arts-related educational facility, crafts-related retail store, non-Civic art museum/gallery, sale of art and art supplies.

Examples of Artisan-Related Uses included in the Retail / Personal Service / Repair / Arts / Artisan sub-category are Artisan Establishments, candle making, furniture making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and tailoring.

The following are excluded from the Retail / Personal Service / Repair / Arts / Artisan sub-category :

Adult Video Stores (see Indoor Recreation), any Use that is potentially dangerous, noxious or offensive to neighboring Uses or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television reception, radiation or any other likely cause (see Heavy Industrial), Motor Vehicle- and Boat- Related Uses, Crematorium (see Light Industrial), Large-scale catering (see Light Industrial), laundry or dry-cleaning plant (see Light Industrial), Restaurant (see Restaurants), Sale,lease, or rental of machinery, Farm and Construction Equipment, or other equipment, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures (see Wholesale Trade).

Retail Food Sales: the sale of food for off-premises consumption, excluding Restaurants.

Retail Membership Club: a discount Retail establishment that sells merchandise to its members.

Rezoning: A change in the district boundaries or district classifications of the zoning map pursuant to Section 8.5.19. For the purposes of this Ordinance, rezoning also includes the initial zoning of a property that occurs with annexation.

Right-of-Way Line: a line contiguous with a Lot or Building Site Line, dividing a Lot or Building Site from an Abutting Thoroughfare or Internal Drive.

Road (RD): a local, rural and suburban Thoroughfare or Internal Drive of low-to-moderate vehicular speed and capacity, described as such in Table 5.3.3.F (Thoroughfare / Internal Drives Types – Summary) and Table 5.3.3.G (Thoroughfare / Internal Drive Assemblies and Standards).

Roadside Stand: a small open air Structure for the Retail sale of produce or other goods grown or produced on the property where the Roadside Stand is located. Roadside Stand does not include Farmer's Markets or Outdoor Markets.

Rooming House: a Residential type in a private Dwelling in which at least three (3) but not more than six (6) rooms are offered for rent, payable in money and/ or other consideration, whether or not table board is furnished to roomers, and in which no Transient guests are accommodated and no Restaurant is maintained for service to any Persons who are not residents of the Rooming House.

Rooming Unit: a unit of Residential occupancy.

Rowhouse: a Townhouse Building Type described as such in **Table 4.3.8.B (Principal Building Types)**.

School: Business or Trade School, College / University, High School, Middle School, Pre-School or Nursery School, Primary or Elementary School, or Secondary School.

School, Primary or Elementary: See "Primary or Elementary School".

School, Secondary: See "Secondary School".

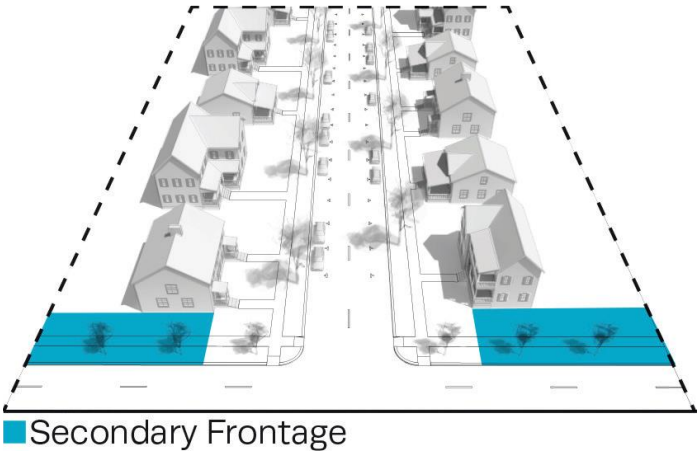
Scrap or Salvage Yard / Service: a Use, other than an Impound Yard or Towing Facility, in which an establishment is engaged primarily in the sale, storage, assembling, dismantling, sorting, distributing, or other processing of scrap, used equipment, mechanical components, or waste materials, including a Junkyard.

Screen/Screening: (1) used as a verb, to block an item or condition from view from a vantage point in accordance with the requirements of this Ordinance by interposition of a Building, Building Element, Wall or Fence constructed of an opaque material, or an evergreen hedge; or

(2) used as a noun, a Building, Building Element, Wall or Fence constructed of an opaque material or an evergreen hedge, which blocks an item or condition from view from a vantage point, as required by this Ordinance. Not synonymous with Streetscreen.

Secondary Frontage: on Corner Lots or Building Sites, the Frontage that is not the Principal Frontage. See Illustration 9.3.S-1 (Secondary Frontage).

ILLUSTRATION 9.3.S-1 SECONDARY FRONTAGE



Second Layer: See "Layer".

Secondary School: a public, private, or parochial school offering instruction at the Middle School and /or High School levels in the branches of learning and study required to be taught in the public schools of the state.

Self-Service Storage Facility: premises at which customers rent separate storage units within a Building designed to allow private access by the customer for storing or removing personal property.

Examples are mini-warehouse, multi-story enclosed storage facility, and storage garage.

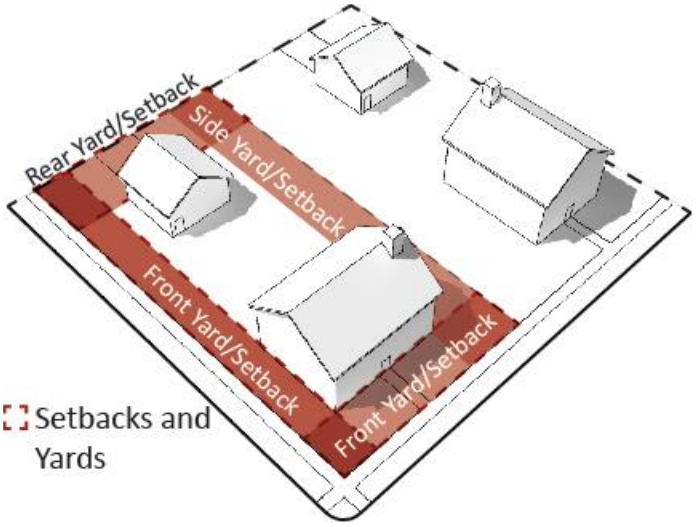
The following are not Self-Service Storage Facilities:

Rental of light or medium trucks, storage area used for Manufacturing use, storage area used for sales, service, and repair operations, and transfer and storage Business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred.

Septic Equipment Installation, Service, or Cleaning: establishments that install, pump, or service septic tanks and cesspools, or that rent or service portable toilets.

Setback or Setback Area: the portion of a Lot or Building Site measured from a Lot or Building Site Line to a Building Facade or Elevation, which area is maintained clear of permanent Structures, with the exception of permitted Encroachments allowed pursuant to Tables 4.3.1-A -4.3.1.U (District Standards). See Illustration 9.3.S-2 (Setbacks). See also, “Yard”.

ILLUSTRATION 9.3.S-2 SETBACKS AND YARDS



Sewage Lines: lines for the movement, distribution, or collection of sewage.

Sewage Facility: utility facilities for the movement, receipt, treatment, and disposal of sewage.

Shared Parking: Parking spaces shared by two or more uses that are in proximity to one another and the parking area, and that have different operational characteristics such that utilization of the parking spaces by one use will not generally overlap with the utilization of the parking spaces by the other use(s). Shared parking on private property must be supported by binding agreement.

Shared Parking Factor: an accounting for Parking spaces that are available to more than one Principal Use. See Table 4.3.12.B-2 (Shared Parking Factor).

Shooting or Firing Range: a specialized facility within a Building, which accommodates firearms training, practice, and qualification.

Shopfront: a Private Frontage Type conventional for Retail / Personal Service / Repair / Art / Artisan Use, wherein the Facade is aligned close to or at the Frontage

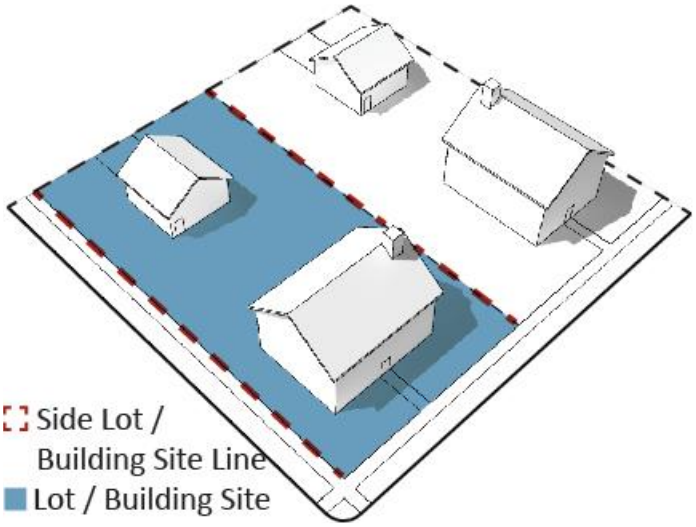
Line with the Building entrance at Sidewalk grade. This Frontage has substantial glazing at the Sidewalk level and may include an awning overlapping the Sidewalk. See Table 4.3.7.A (Private Frontage Types).

Short-Term Lender: a Business or Use that regularly (1) accepts checks from a borrower drawn on the borrower's account to be presented for payment at a later date and that charges a fee for the service or (2) extends short- term non-purchase money loans secured by titles to motor vehicles. The term does not include Financial Institutions. See also, Non-Banking Financial Institution.

Short-Term Rental Unit: a Dwelling Unit in a Building originally used or designed to be used as an abode or home of a person, family, or household in either a portion of a single-family house, or an individual Dwelling Unit in a two-family Dwelling, townhouse, or multi-family Building having no more than 6 Dwelling Units, which Short-Term Rental Unit is rented wholly or partially for a period of less than thirty (30) continuous days occupancy for a fee; specifically excluding however a "hotel" as defined in TSA section 68-14-302 or a "bed and breakfast establishment" or a "bed and breakfast homestay" as those terms are defined in TSA section 68-14-502, all as contemplated in TSA section 13-7-602. A Hotel, Extended Stay Hotel, Motel, Bed and Breakfast, or Inn is not a Short-Term Rental Unit.

Side Lot or Building Site Line: any Lot or Building Site Line that is not a Front Lot or Building Site Line or a Rear Lot or Building Site Line. See Illustration 9.3.S-3 (Side Lot Line).

ILLUSTRATION 9.3.S-3 SIDE LOT OR BUILDING SITE LINE



Side Setback, Setback Area or Yard: the portion of a Lot or Building Site that is situated between (1) the nearest roofed portion of the Building or of any Accessory Building on a Lot or Building Site and (2) the Side Lot or Building Site Line, and extending through from the Front Setback Area or Yard or from the Front Lot or Building Site Line where no Front Setback Area or Yard exists to the Rear Setback Area or Yard or to the Rear Lot or Building Site Line where no Rear Setback Area or Yard exists. See Illustration 9.1.S-2 (Setbacks and Yards).

Side Setback Area or Yard Width: the dimension of a Side Setback Area or Yard, measured in such a manner that the Yard is a strip of the minimum width required by the applicable District standards, with its inner edge parallel with the Side Lot or Building Site Line.

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity. See Illustration 9.3.S-4 (Sidewalk).

ILLUSTRATION 9.3.S-4 SIDEWALK

Sidewalk Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Sign: any name, number, symbol, identification, description, direction, declaration, demonstration, display, representation, illustration, insignia, instruction, directive, information, illustration, object, graphic, device, display, visual communication, material, Structure or device, or part thereof, in view of the general public, whether permanent, temporary, portable, or affixed, composed of lettered, or pictorial, or graphical matter or upon which lettered or pictorial, or graphical matter is used, that announces, directs attention to, names, gives notice of, informs, advertises, or promotes an ideology, position, interest, cause, object, project, product, place, activity, person, institution, organization, or Business; provided that the term “Sign” shall not be deemed to include any badge or insignia of any government agency or any civic, charitable, religious, patriotic, fraternal or similar organization, Public Art, or any directional sign erected and maintained pursuant to law.

Single-Family Detached Dwelling: a Dwelling Unit, other than a Manufactured Housing Unit, for exclusive occupancy for one only Family, situated on a Lot or Building Site with no other Dwelling Units and not attached to any other Dwelling Unit.

Single - Family Dwelling: a Dwelling Unit shall be considered a Single-Family Dwelling only if permanent occupants are limited to one of the following categories:

(1) One individual or

(2) Any number of persons constituting a "Family".

For purposes of this definition, the following are not considered to be Single-Family Residences:

(1) Boarding Houses.

(2) Apartment houses.

(3) Dwelling Units in which more than two rooms are rented to unrelated tenants.

(4) Structures or portions of Structures which are designed or constructed for any of the above purposes; and such Structures and Uses of Structures are explicitly prohibited in each Residential District unless otherwise specifically permitted. Notwithstanding the foregoing, "Single-Family Residence" may include a Dwelling Unit which includes separate quarters for persons who are related by blood, marriage or adoption to the primary occupants, provided such quarters are connected by interior passageways to the other portions of the dwelling unit, and are not rented to any unrelated tenants or otherwise used in violation of this Ordinance If more than one meter is installed for the same type of household utility service, it will be presumed that Structure is not being used as a Single- Family Residence.

Notwithstanding any other provisions to the contrary, subject to the City Manager's approval, and for such periods of time as the City Manager deems reasonable and necessary, a Single-Family Residence may include, on a temporary basis, one or more persons, not related to the primary occupants, who have been dislocated from their permanent residence due to an officially recognized local, regional or national emergency. A report shall be provided to advise the City Council, Planning Commission, and Development Services Department of any such situations approved by the City Manager.

Single Ownership: a proprietary interest of a Landholder as defined herein.

Site Development Plan: a map required by Section 8.5.6.H, which indicates the intended Development of a parcel of land and which meets the standards and requirements of, and is prepared in accordance with, Section 8.5.6.H and other applicable provisions of this Ordinance.

Small Multi-Family Building: Principal Building type that incorporates between three (3) and six (6) side-by-side and/or horizontally stacked Dwelling Units, typically with one or more shared entries. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Social or Civic Club or Lodge: a Use characterized by a Structure and/or land owned by or leased to one or more Social or Civic Organizations for meeting, recreational, or social purposes primarily by their members and their guests.

Social or Civic Organization: a private non-profit group, association, organization, club, establishment, brotherhood, membership, or other similar group providing meeting, recreational, social, fraternal, youth, or similar activities or facilities primarily for its members and guests; excluding, however any type of Residential facility such as fraternity or sorority houses.

Solid Waste Facility: premises, appurtenances and Improvements used for treating, storing, or disposing of solid waste, whether publicly or privately owned or operated. A Solid Waste Facility may consist of several treatment, storage, or disposal operational units, including, but not limited to, one or more landfills, surface impoundments, or combination thereof.

Special District: an area which, due to its intrinsic size, Use, Configuration, cannot conform to the requirements and standards of one or more of the applicable Character Districts or Civic District as specified in this Ordinance.

Special Exception: synonymous with Conditional Use.

Special Requirements: provisions of Section 2.2 and Section 5.7 and/or the associated designations on the Zoning Map for those provisions.

Specified Anatomical Areas: less than completely and opaquely covered human genitals, pubic region, buttock, and female breast below a point immediately above the top of the areola. Also, human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities: human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse or sodomy; fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

Specimen Tree: any Canopy Tree with a diameter of 24 inches or greater measured at diameter breast height (DBH) 4.5 ft.

Sports Field: a Civic Space type that accommodates the play of athletic endeavors, described as such in Table

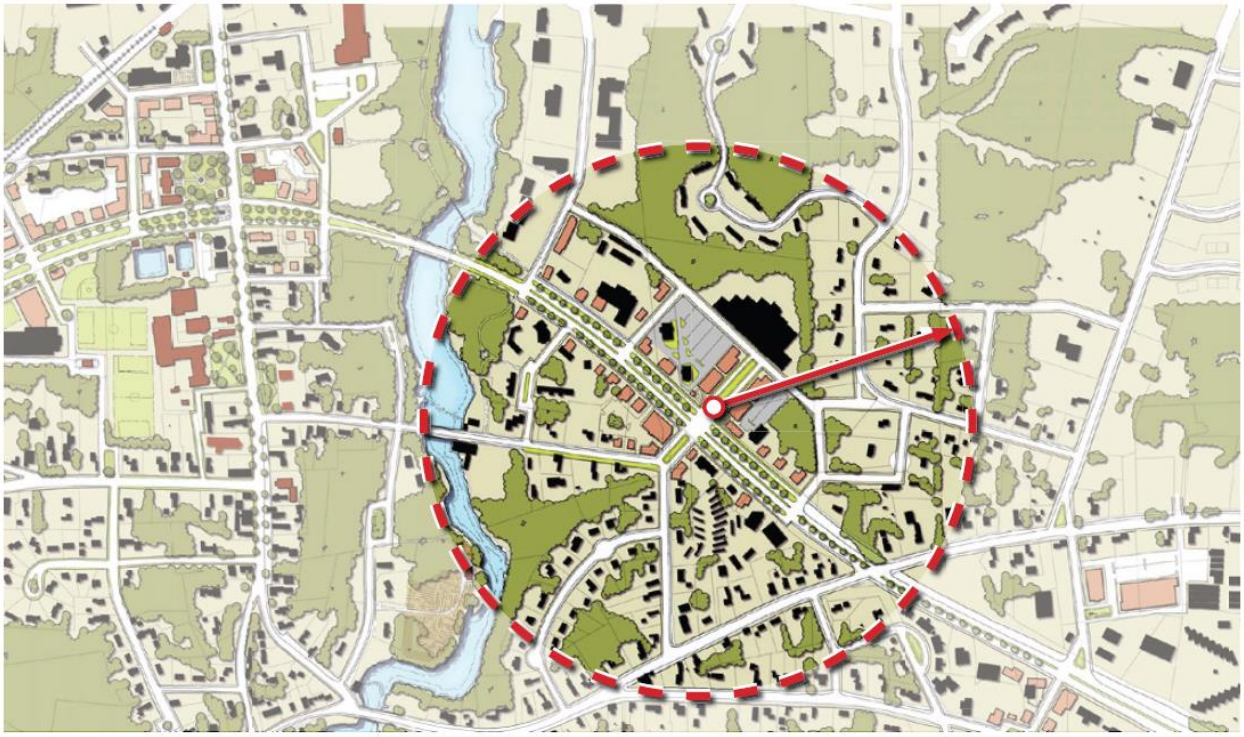
5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards); excluding Sports Venues. May include associated Structures.

Sports Venue: premises at which athletic events are presented.

Square: a Civic Space type described as such in Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards).

Standard Pedestrian Shed: a Pedestrian Shed that is an average 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. See “Pedestrian Shed”. See Illustration 9.3.S-5 (Standard Pedestrian Shed).

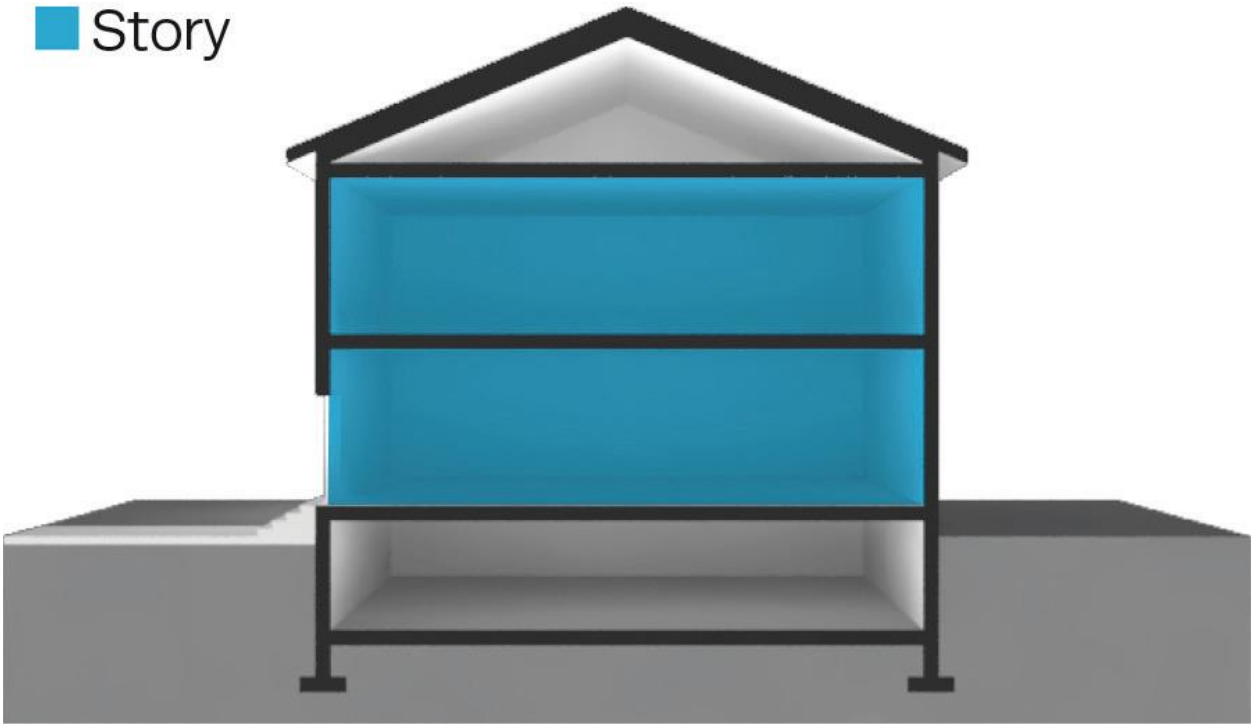
ILLUSTRATION 9.3.S-5 STANDARD PEDESTRIAN SHED



Stoop: a Private Frontage type wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy. An exterior stair and landing provides access to the entrance. This type is recommended for ground-floor Residential Use. See Table 4.3.7.A (Private Frontage Types).

Story: a habitable level within a Building, being that portion included between the surface of any floor and the surface of the floor next above it; if there is no floor above it, then the space between the floor and the ceiling next above it; excluding an Attic or a raised Basement. See Illustration 9.3.S-6 (Story).

ILLUSTRATION 9.3.S-6 STORY



Street (ST): a local urban Thoroughfare or Internal Drive of low speed and capacity, which meets the standards and requirements for such Thoroughfare type as set forth in and as described as such Table 5.3.3.F (Thoroughfare / Internal Drive Types - Summary) and Table 5.3.3.G (Thoroughfare / Internal Drive Assemblies & Standards). When not capitalized, the term "street" means any public way not within a Lot or Building Site on which vehicles travel.

Streetscape: street lights, trees, planting accommodations and Sidewalk along a Thoroughfare or Internal Drive.

Streetscreen: a type of Screen situated along a Frontage Line, or along the same plane as a Façade, and consisting of a planted evergreen hedge or freestanding Wall constructed of brick or stucco over masonry, which blocks the view of Parking, equipment, or other item or condition from the Frontage, provides privacy to a Side Yard, or strengthens the spatial definition of the public realm.

Street Setback, Setback Area, or Yard: synonymous with Front Setback, Setback Area, or Yard.

Street Setback, Setback Area, or Yard Depth: the dimension of a Street Setback, Setback Area, or Yard that is measured as follows:

The depth of a Street Setback, Setback Area, or Yard shall be measured at right angles to a straight line joining the foremost points of the Side Lot or Building Site Lines; provided that in the case of rounded property corners at Thoroughfare or Internal Drive intersections, the foremost point of the Side Lot or Building Site Lines shall be the point at which the Side Lot or Building Site Lines and Front Lot or Building Site Lines would have met without such rounding.

Synonymous with Front Setback, Setback, or Yard Depth.

Structure: anything constructed, installed, or erected, the use of which requires a permanent location on the ground or attachment to something having a permanent location on the ground, regardless whether the same is horizontal or vertical. The word "Structure" includes Buildings and other Improvements and all parts thereof.

Swimming Pool: a constructed basin or Structure for swimming and aquatic recreation, excluding plastic, canvas or rubber pools temporarily erected upon the ground and holding less than 300 gallons of water.

Tasting Room: an establishment or portion of an establishment that allows customers to taste samples of beer, alcoholic spirits, or vinous beverages. In addition to such products, a Tasting Room may include the Retail sale of related items, marketing events, special events, entertainment, and/or food sales.

TCA: Tennessee Code Annotated.

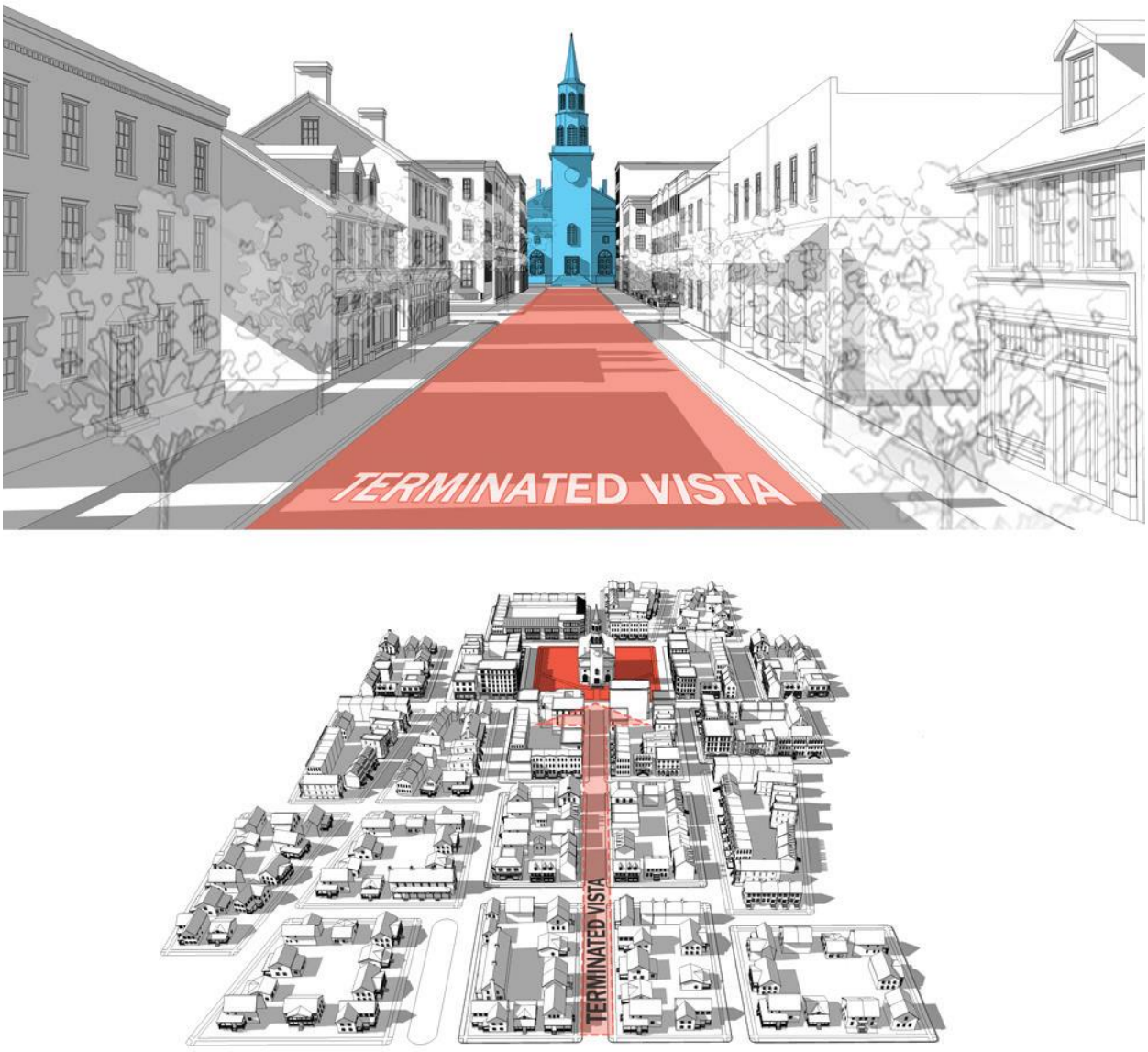
Temporary Sign: any Sign which is not permanently installed, mounted, or placed. Signs of the types described in Table 7.1.2.B-1 (Summary of Sign Types) and Table 7.1.2.B-2 (Sign Types - Specific Standards) are not Temporary Signs.

Temporary Use: Use of premises for fewer than 60 days or such other period as may be specifically provided in this Ordinance, and permitted by right, by conditional use, or subject to limited use standards

under Section 4.3.9G in accordance with Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses), for which a Temporary Use Permit has been issued and is in effect.

Terminated Vista: a location at the axial conclusion of a Thoroughfare or Internal Drive. A Building located at a Terminated Vista location designated on a Zoning Map is required to be designed in response to the axis. See Illustration 9.3.T-1 (Terminated Vista).

ILLUSTRATION 9.3.T-1 TERMINATED VISTA



Terrace/Lightwell: a Private Frontage type wherein the Facade is set back from the Frontage Line by an elevated landing and a sunken Lightwell. This type buffers Residential Uses from urban Sidewalks with the first Story elevated from the Sidewalk for privacy, and may allow for activation of space below grade. An exterior stair and landing provides access to the entrance. This type is recommended for ground-floor Residential Use. See Table 4.3.7.A (Private Frontage Types).

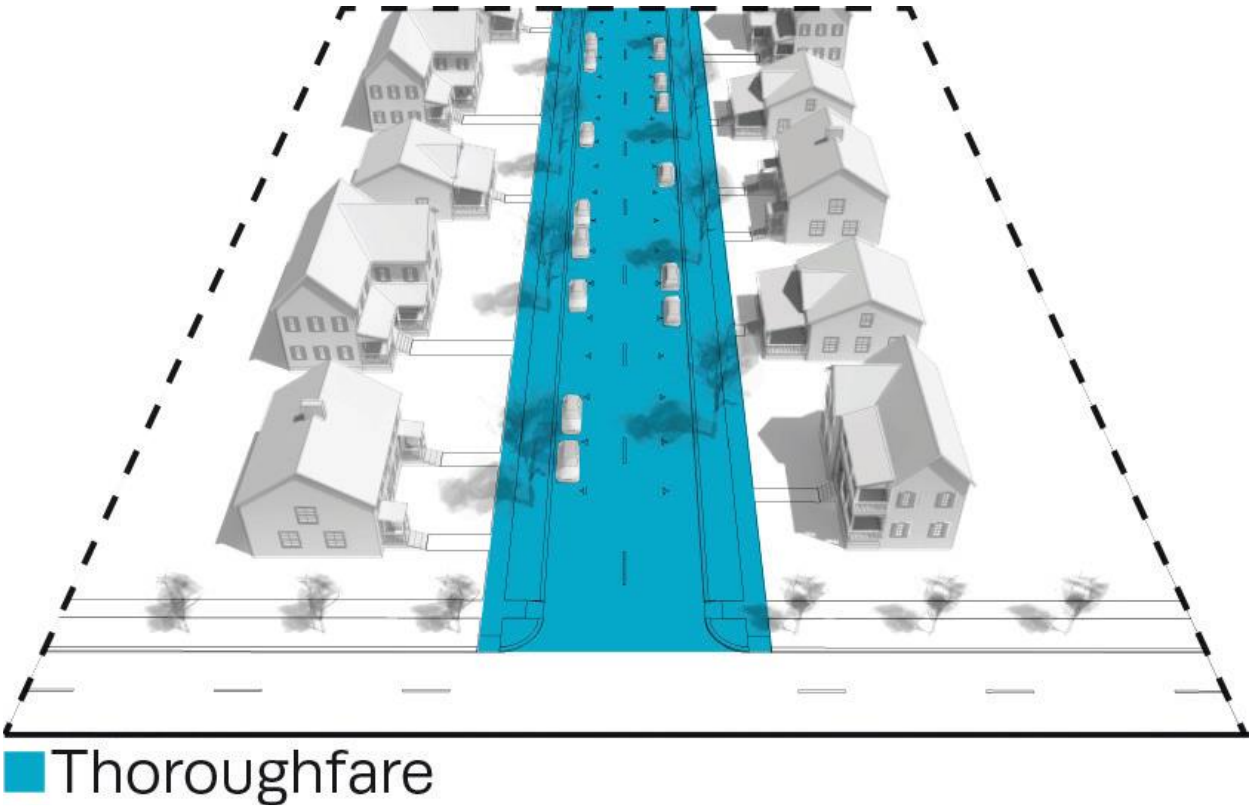
Theater: a Building or part of a Building devoted to the showing of motion pictures, or theatrical or performing arts productions, as a Principal Use.

Third Layer: See “Layer”.

Thoroughfare: a way, whether public or private, open for common and general use by vehicular and/or pedestrian traffic and to provide access to Lots or Building Sites and Civic Spaces, consisting of Vehicular Lanes and the Public

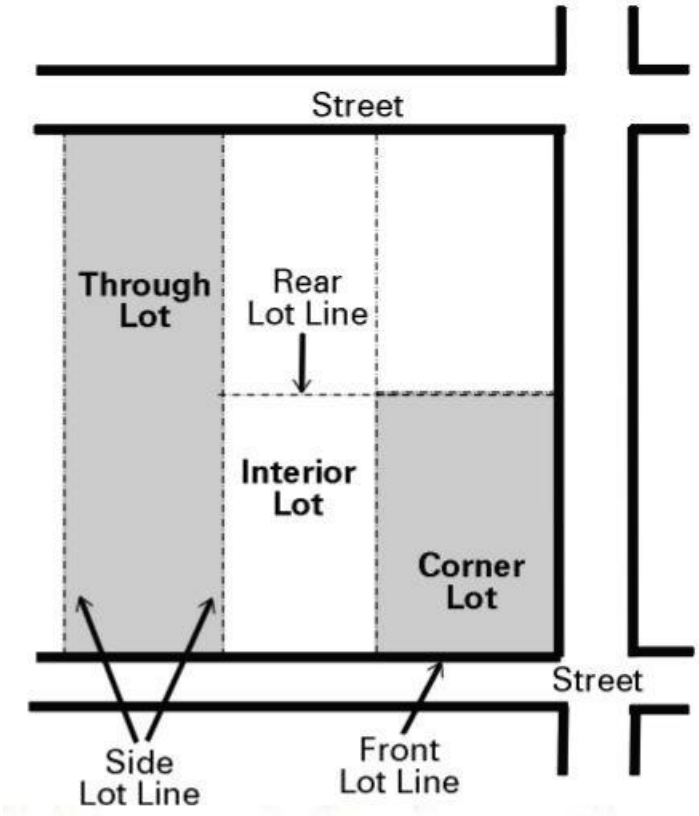
Frontage. See Illustration 9.3.T-2 (Thoroughfare). See also Table 5.3.3.F (Thoroughfare / Internal Drive Types Summary) and Table 5.3.3.G-1 (Thoroughfare / Internal Drive Assemblies and Standards). See also “Internal Drive”.

ILLUSTRATION 9.3.T-2 THOROUGHFARE



Through Lot or Building Site: a Lot or Building Site type that extends through from Thoroughfare or Internal Drive to Thoroughfare or Internal Drive.

ILLUSTRATION 9.3.T-3 THROUGH LOT / BUILDING SITE



Tire Sales: a Structure, premises, or establishment in or on which tires are sold, installed, and/or repaired.

Tower: with respect to communications equipment, any Structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self – supporting lattice towers, guy towers or monopole towers. The term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, alternative tower structures and the like.

Towing Facility: an establishment that provides vehicle towing services and accessory temporary outdoor storage for the vehicles it tows, which shall only include: (1) mechanically operable/drivable, licensed vehicles that are to be claimed by titleholders or their agents; and/or (2) wrecked motor vehicles awaiting insurance adjustments and transport to repair shops.

The term "Towing Facility" excludes: automotive services that have a tow truck on-site; Salvage or Scrap Yard / Service; Junkyards, Impound Yards; Motor Vehicle storage; and storage of inoperable vehicles.

Townhouse: the Building Type described as such in Table

4.3.8.B (Principal Building Types).

Trailer: an unpowered, portable, or mobile vehicle designed to be designed to be towed by a Motor Vehicle.

Transient: as a noun, a Person who is staying in a place for fewer than thirty (30) days; as an adjective or adverb, a duration of fewer than thirty (30) days.

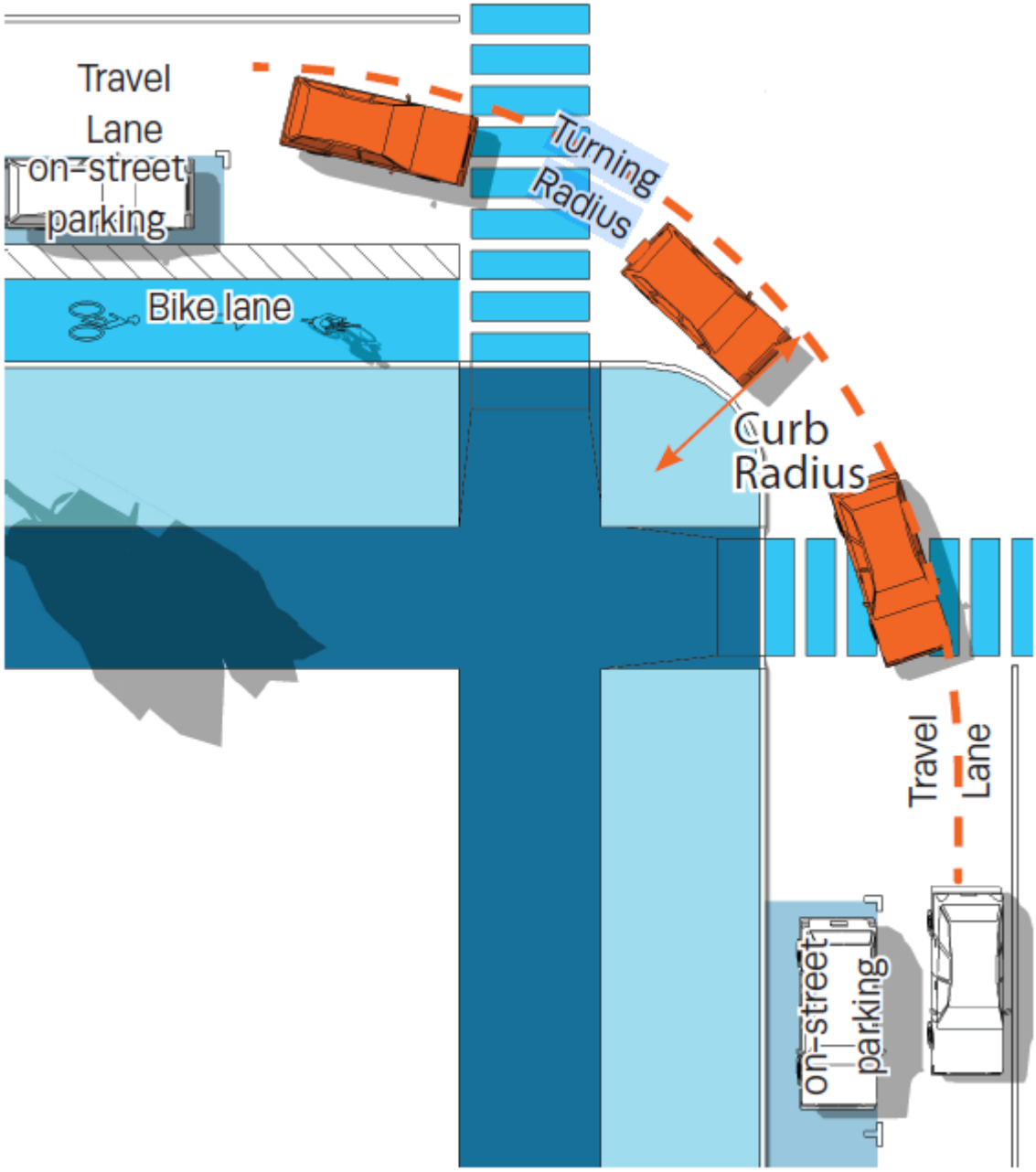
Transit Shelter: accommodation providing shelter from the elements for waiting transit riders, excluding a Transit Station or Terminal.

Transit Station or Terminal: a facility or area at which train, rapid transit, light rail, bus, or other mass transit modality service regularly stops to load or unload passengers.

Tree Removal: cutting down, digging up, destroying, clearing, or otherwise taking a tree from the location in which it is growing; inflicting damage to the root system; girdling; storing materials, soil compaction, changing the natural grade above or below the root system or around the trunk; inflicting damage that permits fungus infection or pest infestation; excessive pruning; excessive thinning; excessive paving with conrete, asphalt or other impervious material in such proximity as to be harmful to the tree; excessive grading; or any act of intentional or reckless damage to a tree. Without limiting the foregoing, excessive pruning or thinning shall include pruning or thinning more than 25% of the leaf surface on both the lateral branch and the overall foliage of a mature tree and and pruning or thinning that does not allow 1/2 of the foliage of a mature tree to remain evenly distributed in the lower 2/3rds of the crown and individual limbs; and excessive paving or grading shall include paving or grading over any part of the Critical Root Zone of a tree.

Turning Radius: the inside radius of the Vehicular Lanes available for a vehicle to make a turn, accounting for the presence of parking, bike lanes, medians or other features. See Illustration 9.3.C-3 (Curb Radius). Table 5.2.2.G-1 (Thoroughfare Assemblies & Standards) and Illustration 9.3.T-4 (Turning Radius). See also Curb Radius.

ILLUSTRATION 9.3.T-4 TURNING RADIUS



Usable Floor Area: the Floor Area within a Building, less the area of space used for utilities or storage.

Floor Area Within Building	**–**	***Space Used For Utilities or Storage***	**=**	***Useable Floor Area***

Utility(ies): (1) as a Uses category under this Ordinance, the Uses category involving uses, activities, and equipment involved with the providing electricity, gas, water, sewage, telephone, cable, or other similar publicly regulated service, such category of Uses including without limitation Utility Lines, Utility Distribution / Substation / Switching Facility, and Utility Pumping Station (See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use); (2) as a service, electricity, gas, water, sewage, telephone, cable, wireless communications, or other similar publicly regulated service provided by a Utility Provider.

Two-Family Detached Dwelling: separate Residential premises for only two Families within a Building, whether both Dwelling Units are on a single Lot or Building Site or Abutting Lots or Building Sites. A Duplex is a specific Building Type that may accommodate a Two-Family Detached Dwelling, but the terms are not synonymous.

Unified Control of a Landholder: with respect to a Planned Unit Development, control by a single Person of all land to be developed within the overall Planned Unit Development site.

Use: a specific function, activity, or purpose accommodated by or intended to be accommodated by land, a Lot, Building Site, or a Structure, or for which land, Lot, Building Site, or Structure is designed, arranged, intended, occupied or maintained. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use) and Table 4.3.9.A-2 Building, Lot & Building Site Accessory Uses).

Utility Distribution / Substation / Switching Facility: facility used for Utility distribution, including systems, and equipment used for such purposes.

Utility Facility: premises used by a Utility Provider relative to providing a Utility service, including without limitation a Utility Pumping Station, a Utility Distribution / Substation/ Switching Facility, a water tower or tank, a Water Treatment / Supply Facility, a water or wastewater pump station, a water reclamation facility, a Sewage Facility, a Utility Generation Facility, a Wireless Communications Facility, a Communications Tower, or other facility used to provide a Utility service, excluding, however, Utility Lines.

Maintenance yard or Building (see Light Industrial Service), Utility office (see Office), TV and radio studio (see Office), and Reservoir or water supply (see Civic Space and Open Space) are not included in this Use Category.

Utility Generation Facility: facility used for electric or gas power generation (except hydroelectric and nuclear), control and transmission. This definition includes systems that facilitate the sale of gas or electricity via power distribution systems operated by others, and gas or electric power transmission systems such as transmission towers, pipes or lines, and transformer stations, but does not include Utility Distribution / Substations / Switching Facilities.

Utility Line: a line used in providing a Utility service.

Utility Provider: a public or private entity or other Person engaged in generating, transmitting, distributing, or providing a Utility service.

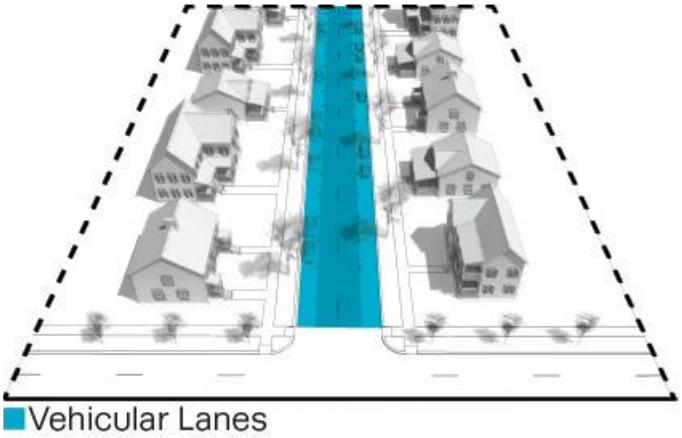
Utility Pumping Station: a facility at which water, sewage, or other Utility fluids are pumped from one place to another.

Utility Transmission Line: line used for the movement of high powered electricity or high pressure gas.

Variance: relief granted by the Board of Zoning Appeals from a standard or requirement of this Ordinance, which is specifically provided for in this Ordinance or granted pursuant to the provisions of Article 8 (Administration, Procedure, & Enforcement).

Vehicular Lane: an area of a Thoroughfare or Internal Drive for parked or moving vehicles. See Illustration 9.3.V-1 (Vehicular Lane).

ILLUSTRATION 9.3.V-1 VEHICULAR LANE



Vessel: a Boat, yacht, ship, canoe, kayak, paddle board, paddle board, jet-ski, or recreational or other watercraft.

Veterinary Office, Clinic, or Hospital: premises or an establishment offering Veterinary Services for animals.

Veterinary Services: health or medical care provided to animals by a licensed veterinarian.

Wall: a vertical Structure that (1) supports a Structure or (2) encloses or separates an area of land.

Wall Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Warehouse Retail: a Retail establishment that has limited customer amenities and service and sells goods at discounted prices.

Warehousing: the indoor storage of goods, not including storage in Self-Service Storage facilities.

Warehouse: premises used for Warehousing, not including Self-Service Storage facilities.

Warehouse and Freight Movement: Use sub-category of the Industrial Category characterized by the storage or movement of goods.

Not included in this sub-category are bulk storage of flammable liquids (see Heavy Industrial), Self-Storage Facilities, Mini-warehouse, multi-story enclosed storage facility, storage garages (see Self-Service Storage), Solid or liquid waste transfer, or composting (see Waste- Related Service).

Waste-Related Service: Use sub-category of Industrial Use category characterized by Uses that receive solid or liquid wastes from others for transfer to another location and Uses involving collection of sanitary wastes or manufacture or production of goods or energy from the composting of organic material.

Not included in this sub-category are:

Stockpiling of sand, gravel, or other aggregate materials (see Warehouse and Freight Movement).

Water Treatment / Supply Facility: facilities for the treatment and supply of potable, irrigation, or industrial water supply.

Wholesale Sales: the sale, lease, or rent of goods in large quantities primarily to industrial, institutional, and commercial business customers, which goods may or may not be resold at Retail by such customers.

Retail Sales, Personal Service, Repair, Arts, and Artisan Use, in-store sales, lease, or rental of consumer, household, or business goods, Warehousing or Freight Movement (see Warehouse and Freight Movement), and Warehouse or Wholesale Club (see Retail Sales and Service) are not included in Wholesale Sales.

Window Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

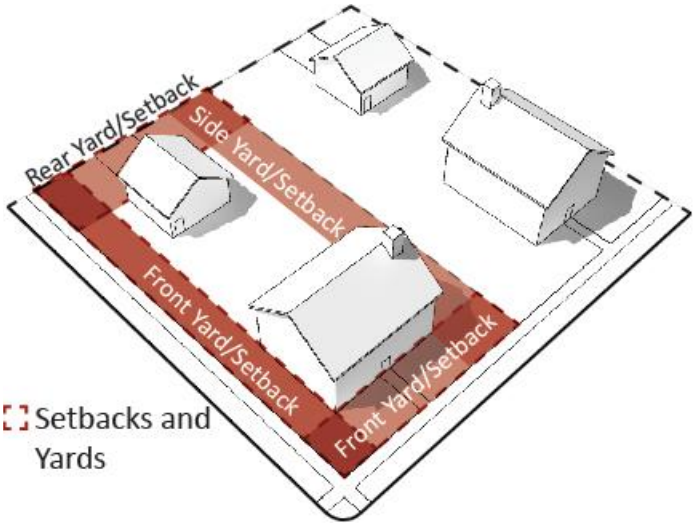
Winery: an establishment which is primarily used for the manufacture of vinous beverages in accordance with applicable state and local regulations.

Wireless Communications Facility: any facility for the receiving or transmitting of wireless signals for commercial purposes. As used herein the term shall include any necessary support structure, connection cables and equipment buildings as well as towers or monopoles.

Woodworking Shop: premises at which wooden articles are made or repaired.

Yard or Setback Area: an open area within a Lot or Building Site on which there is a Building. Setback Areas or Yards are described by their positions within the Lot or Building Site, and their area is calculated as the shortest horizontal distance from a Lot or Building Site Line to the nearest foundation wall supporting Building on the Lot or Building Site. See "Front Setback, Setback Area, or Yard", "Street Setback, Setback Area, or Yard", "Rear Setback, Setback Area, or Yard", and "Side Setback, Setback Area, or Yard". See Illustration 9.3.R-1 (Setback Areas or Yards).

ILLUSTRATION 9.3.R-1 YARD / SETBACK AREAS



Zoning Administrator: the City Planning or other person designated to administer the provisions of Zoning Ordinance as described in Article 8.

Zoning Change: the Effective Date of any applicable Zoning Map Amendment (Rezoning) or of any applicable amendment of this Ordinance.

Zoning District: a Character District, Special District, Planned Unit Development District, or Civic District.

Zoning Map: the map or set of maps, which show the Districts, Thoroughfares and Internal Drives, and Special Requirements if any, of areas subject to, or proposed to be subject to, regulation by this Ordinance. The Zoning Map approved by the City Council, as the same may be amended from time to time, constitutes the Official Zoning Map of the City.

Zoning Permit: a permit required to Develop, construct, reconstruct, Improve, Alter, or use any Structure, Lot or Building Site.

ARTICLE 9:
DEFINITIONS

SECTION 9.1 WORD USAGE. 2
SECTION 9.2 TERMS. 3
SECTION 9.3 DEFINED TERMS. 4

SECTION 9.1 WORD USAGE.

The following shall be applicable to certain words used in this Ordinance and the interpretation of this Ordinance. Unless the context or natural construction of the wording clearly indicates otherwise:

1. All words used in the present tense include the future tense; all words in the plural number include the singular number and all words in the singular number include the plural number.
2. The words "must" and "shall" are mandatory.
3. The words "used" or "occupied" include the words intended, designed, maintained, or arranged to be used or occupied.
4. The particular shall control the general.
5. The word "may" is permissive.
6. In the case of any difference of meaning or implication between the text of this Ordinance and any caption or illustration, the text shall control. Where in conflict, numerical metrics shall take precedence over graphical metrics.
7. The word "permitted" or words "permitted as of right," whether or not capitalized, means permitted without meeting the requirements for a Conditional Use Permit or compliance with limited use standards.
8. The words "conditionally permitted" or "permitted by Conditional Use Permit" mean permitted subject to the requirements for Conditional Use by special permit pursuant to Section 4.3.9.D, of this Ordinance, and all other applicable provisions.
9. The words "Permitted Subject to Limited Use Standards" means permitted subject to compliance with the applicable limited use standards pursuant to Section 4.3.9.D and all other applicable provisions of this Ordinance.
10. The word "applicant" includes any authorized agent of the applicant.
11. The phrase "used for " shall include the phrases "arranged for", "designed for", intended for", maintained for", and "occupied for".
12. Unless the context clearly indicates to the contrary, conjunctions shall be interpreted as follows:
13. "and" indicates that all connected items, conditions, provisions or events shall apply.
14. "or" indicates that any of the connected items, provisions, or events shall apply.
15. "either . . . or" indicates that the connected items, conditions, provisions, or events shall apply singly but not in combination.
16. Unless expressly provided otherwise, all public officials, bodies, and agencies to which reference is made are those of the City.

SECTION 9.2 TERMS.

A. Capitalized Terms.

Certain capitalized terms used in this Ordinance are defined below or elsewhere in this Ordinance and shall be given such meanings unless the context clearly indicates or requires a different meaning.

B. Undefined Terms.

Undefined terms used in this Ordinance shall have the meanings customarily assigned to them.

SECTION 9.3 DEFINED TERMS.

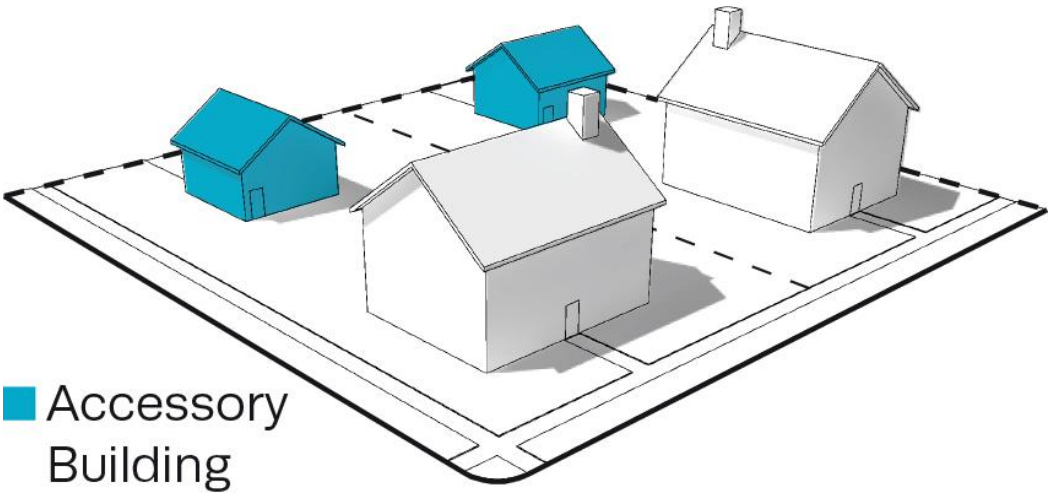
For purposes of this Ordinance, the following terms shall have the meanings set forth below unless the context clearly indicates or requires a different meaning:

Abut/Abutting: to share or sharing a common property line. For the purposes of this definition, properties across an intervening right-of-way shall not be considered abutting.

Access: as a noun, a legal and physical means of entering premises, whether by Adjacency, Easement, or otherwise; as a verb, the act of entering premises.

Accessory Building: a Building that shares a Lot or Building Site with a Principal Building and that is customarily and clearly incidental and subordinate to the Principal Building. An Accessory Building may or may not have an Accessory Unit or be occupied or devoted to one or more Accessory Uses. An Accessory Building may or may not be attached to the Principal Building. See Illustration 9.3.A-1 (Principal Building & Accessory Building).

ILLUSTRATION 9.3.A-1 ACCESSORY BUILDING



Accessory Dwelling:

A residential living unit on the same parcel as a single-family dwelling. The Accessory Dwelling provides complete non-transient independent living facilities for one or more persons while remaining physically subordinate and accessory to the principal residence. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled primary dwelling.

~~a Dwelling Unit having habitable space not greater than 600 square feet, which shares ownership and utility connections with a Principal Building; it may or may not be within an Accessory Building. An Accessory Dwelling Unit may not be used for Transient accommodations or as a Short-Term Rental Unit.~~

Accessory Use: a Use that is customarily and clearly incidental and subordinate to a Principal Use of land or a Structure and located on the same parcel of land, Lot, or Building Site as such Principal Use.

Accommodations / Lodging Uses: a Commercial Use sub-category characterized by premises available for daily or weekly renting of bedrooms or suites for periods of less than 30 days, including without limitation Bed and Breakfast, Inn, Hotel, and Motel. A Short-Term Rental Unit is not an Accommodations / Lodging Use. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses).

Private campground, hunting/fishing camp, and dude ranch, shelter for the homeless, and Recreational vehicle (RV) park are not included in Accommodations / Lodging Uses.

Actual Construction or Development: the excavation of a site and/or the systematic placement of building materials in conjunction with the Development of land or construction of a Building or other Structure.

Addition: with respect to an existing Building, any walled and roofed new construction expansion to the perimeter of a Building in which the addition is connected by a common load - bearing wall other than a fire wall or is separated by independent perimeter load – bearing walls.

Adult Day Care: as defined in the Rules of Tennessee Department of Human Services Community and Social Services.

Address Sign: a Sign type, described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Adjacent/Adjoin: having any distance of real property boundary in common with another property, or being separated from the other property boundary by a right- of-way, Thoroughfare, Internal Drive, Alley, Easement, or Civic Space. Not synonymous with Abutting.

Administrative Adjustment: administrative relief from a standard or requirement of this Ordinance, granted pursuant to the provisions of Article 8 (Administration, Procedure, & Enforcement) by the Zoning Administrator or other staff as specifically authorized by this Ordinance.

Adult Arcade: any place to which the public is permitted or invited wherein coin – operated or slug – operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors or other image – producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting of Specified Sexual Activities or Specified Anatomical Areas.

Adult Bookstore or Adult Video Store: an establishment having as its principal Business purpose the sale or rental of books, magazines, slides, films, video cassettes, video discs, or any other form of media, which are distinguished or characterized by their emphasis on matter depicting, describing or relating to Specific Sexual Activities or Specific Anatomical Areas.

Adult Care Home: a single family residence licensed pursuant to TSA Title 68, Chapter 11, Part 2, in which twenty-four-hour residential care, including assistance with activities of daily living, is provided in a homelike environment to no more than five (5) adults who are elderly or have a disability, as defined in TSA section 68- 11-201.

Adult Day Care Facility: premises at which care, supervision, or guidance is provided for one or more adults, whether or not the facility is operated for profit and whether or not the facility charges for services offered by it. Notwithstanding the foregoing, Adult Day Care Facility does not include:

(1) Facilities for disabled or mentally ill Persons;

(2) Facilities owned and operated by a local church congregation or an established religious denomination or a religious college or university which does not receive State or federal financial assistance for adult care services.

Adult Entertainment: any conduct that presents material by books, films, slides, video cassettes, video discs, or any other media or by live presentation, or services to the patron of an establishment, which material or services are distinguished or characterized by an emphasis on matters depicting, describing engaging in, or relating to Specified Sexual Activities or Specified Anatomical Areas.

Adult Motion Picture Theater: a Building regularly used for presenting material having as a dominant theme or presenting material distinguished or characterized by an emphasis on matter depicting,

describing or relating to Specified Sexual Activities or Specified Anatomical Areas, for observation by patrons therein.

Adult-Oriented Entertainment: Use whereby premises to which the public or members of the public are invited or admitted and which are so physically arranged as to provide booths, cubicles, rooms, compartments or stalls separate from the common areas of the premises for the purpose of viewing Adult – Oriented Motion Pictures, or wherein an entertainer provides Adult Entertainment to a member of the public, a patron or a member, when such Adult Entertainment is held, conducted, operated or maintained for a profit, direct or indirect, including without limitation, Adult Bookstores or Adult Video Stores, Adult Motion Picture Theaters, Adult Arcades, Adult Theaters or Cabarets. any Adult Entertainment studio or any premises physically arranged and used as such, whether advertised or represented as an adult entertainment studio, rap studio, exotic dance studio, encounter studio, sensitivity studio, modeling studio or any other term of like import.

Agricultural Uses: sub-category of Agricultural and Extractive Use category characterized by Uses that create or preserve areas intended primarily for the raising of animals and crops, and the secondary industries associated with agricultural production.

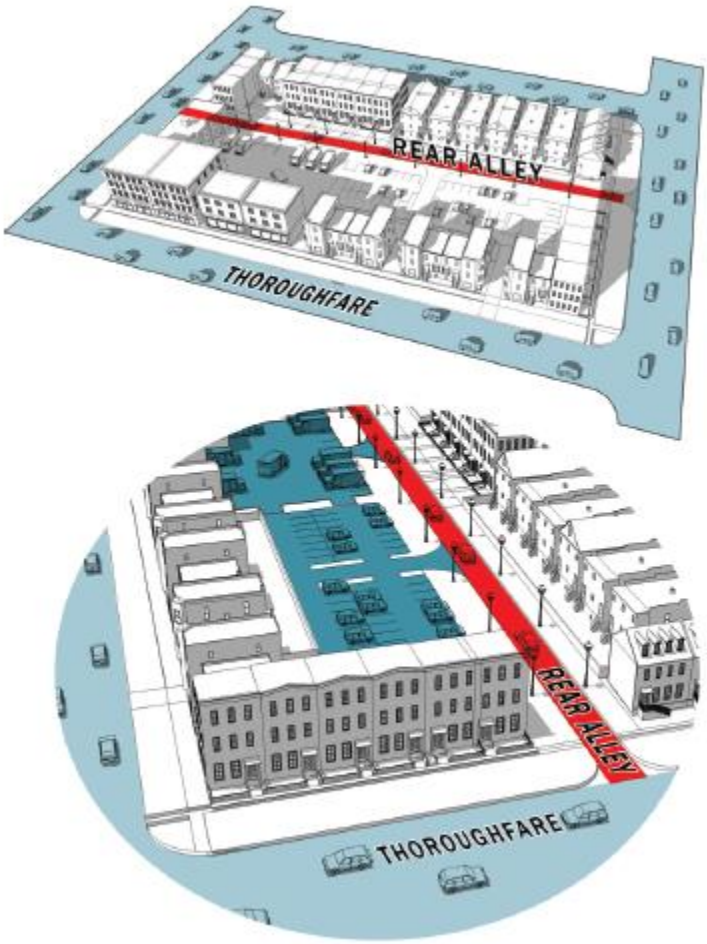
Agricultural and Extractive Uses: (1) collectively, Agricultural Uses and Extractive Uses; (2) a collective reference to Uses in the following sub- Categories: Agricultural Uses and Extractive Uses, as listed in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses) Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-1 (Building, Lot & Building Site Temporary Uses).

Alcoholic Beverage: any fermented liquor, such as wine, beer, or distilled spirit, which contains ethyl alcohol (ethanol) as an intoxicating agent.

Alcoholic Beverage Retail Sales: an establishment engaged in the Retail sale of Alcoholic Beverages for off- premises consumption.

Alley: generally, a vehicular way, which is not intended for general traffic circulation, which affords secondary access to Abutting property, and which may or may not be dedicated to public use. An Alley is not a Thoroughfare or an Internal Drive. See Illustration 9.3.A-2 (Alley). See also Rear Alley.

ILLUSTRATION 9.3.A-2 ALLEY



Alteration / Alter: as applied to a Structure, an Addition or a change, rearrangement, or modification in the structural members or elements or the exit facilities, or in any element of the Private Frontage, the Facade or any other exterior architectural feature, including without limitation erection, construction, reconstruction, or removal; any diminution; any enlargement, whether by extending on a side or by increasing in height; moving from one location or position to another; increasing the Floor Area; expending an amount more than 50% of the fair market value; or increasing the fair market value by more than 50%. Alteration does not include Ordinary Maintenance or Repair. The term Alter, in its various modes and tenses and its participial form, refers to the making of an Alteration.

Alternative Tower Structure: as related to Wireless Communication Facilities, trees, clock towers, bell steeples, light poles, water tanks and similar alternative – design mounting structures that camouflage or conceal the presence of antennas or towers.

Antenna: any exterior apparatus designed for telephonic, radio or television communications through the sending and/or receiving of electromagnetic waves.

Applicant: the owner, lessee, or contract vendee of the subject premises, or other person or entity authorized to make application to a Decision-Making Authority or administrative Person pursuant to this Ordinance.

Arcade: a Private Frontage type, which is conventional for Retail / Personal Service / Repair / Artistic / Artisan Use, wherein a colonnade supporting habitable space in one or more upper levels overlaps the Sidewalk, while the Façade at the first level remains at the Frontage Line. See Table 4.3.7.A (Private Frontage Types).

Area of Special Flood Hazard: as defined in Section 6.12.2. Also may be referred to as "Special Flood Hazard Area".

Artisan Establishment: any Structure, premises, or establishment in or on which articles of artistic quality or effect or handmade workmanship are produced with or without Retail sales of such articles. Examples of activities that may be conducted in an Artisan Establishment are candle making, furniture making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and tailoring.

Art or Photography Studio: premises accommodating the creation of works of art or photography, with or with the exhibition or sale of such works.

Artist Studio Space: space used for the creation, production, rehearsal, or teaching of any performance, visual, or literary art or craft, including but not limited to painting, drawing, graphic design, photography, video, film, sculpture, pottery, written works of fiction or nonfiction, whether for live or recorded, including music, dance, and theater, and accessory sales of such art.

Assisted Living Apartment: multiple unit Residential premises for elderly, infirm, or disabled residents, in which housekeeping, meals, and other assistance are available to residents.

Attached: an enclosure having continuing walls, roof and floor.

Attached Dwelling: Residential premises characterized by two or more Dwelling Units being incorporated into a single Structure or attached Structures, specifically being Apartments, the Residence portion of a

Live/Work Building, Mixed Use Building,or Flex Building, Multifamily Dwellings, Two-Family Dwellings, Duplexes, Rowhouses, Large Multi-family Buildings and Small Multi-Family Buildings.

Attic: the interior part of a Building contained within a pitched roof structure. See Illustration 9.3.A-3(Attic).

ILLUSTRATION 9.3.A-3 ATTIC



Avenue (AV): a Thoroughfare or Internal Drive of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and sometimes equipped with a landscaped median, described as such in Table 4.3.8.A (Thoroughfare Types - Summary) and Table 4.3.8.B (Thoroughfare Assemblies and Standards).

Awning Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Bakery: premises at which cakes, cookies, bread, pastries, tarts, and/or other baked goods are made, whether or not such items are sold at Retail.

Band Sign: the Sign Type described as such in Tables 7.1.2.B-1 (Sign Types - Summary) and 7.1.2.B-2 (sign Types - Specific Standards).

Bar or Tavern: an establishment serving Alcoholic Beverages to be consumed on the premises.

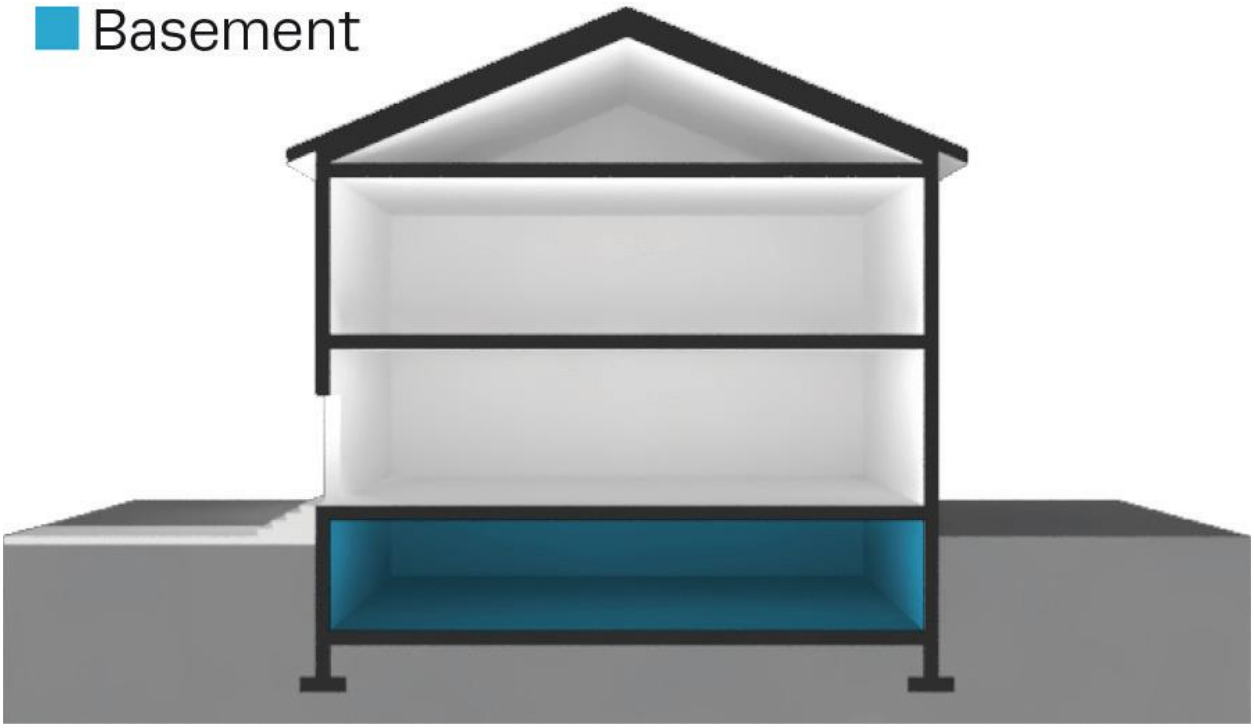
Base: The structural elements, design features, and materials associated with the part of a building that meets the ground and visually differentiates it from the Middle, typically a Knee Wall or Foundation Cladding.



Base Flood Elevation: as defined in Section 6.12.2.

Basement: a portion of a Building having more than half (1/2) of its clear floor- to- ceiling height below the average finished grade of the ground. See Illustration 9.3.B-1 (Basement).

ILLUSTRATION 9.3.B-1 BASEMENT



Bed and Breakfast: an Accommodations / Lodging Use characterized by 1 to 5 bedrooms of an owner-occupied Building or Accessory Building being offered to paying guests for overnight Lodging with breakfast. A Short- Term Rental Unit is not a Bed and Breakfast.

Bicycle Lane (BL): a dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping. See Table 5.2.4.B (Bikeway Types).

Bicycle Locker: A fully enclosed space for one bicycle, accessible only to the owner or operator of the bicycle. It protects the entire bicycle, its components and accessories from theft and inclement weather. Bicycle lockers may be pre-manufactured or may be designed for individual sites.

Bicycle Rack: A stationary object to which the bicycle user can lock the frame and one or both wheels of a bicycle with a user-provided U-shaped lock or cable, and which is either anchored to an immovable surface or is heavy enough that it cannot be easily moved.

Bicycle Route (BR): a Thoroughfare that is suitable for the shared use of bicycles and automobiles moving at low speeds. See Table 5.2.4.B (Bikeway Types).

Bikeway Stub: A nonpermanent, dead-end Bikeway within a public right-of-way or a public access easement which extends to the boundary of an Adjacent property. Stubs allow the continuation of Bikeways in conjunction with development on adjacent property.

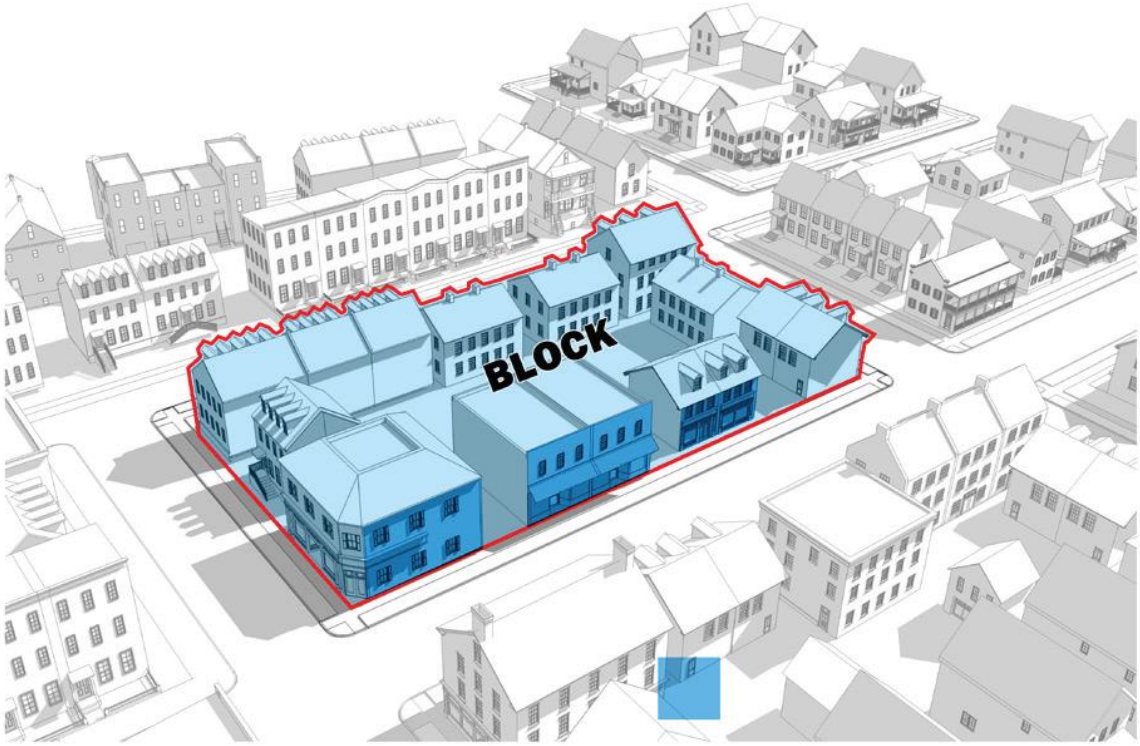
Bicycle Trail (BT): a bicycle way running independently of a vehicular Thoroughfare. See Table 5.2.4.B (Bikeway Types).

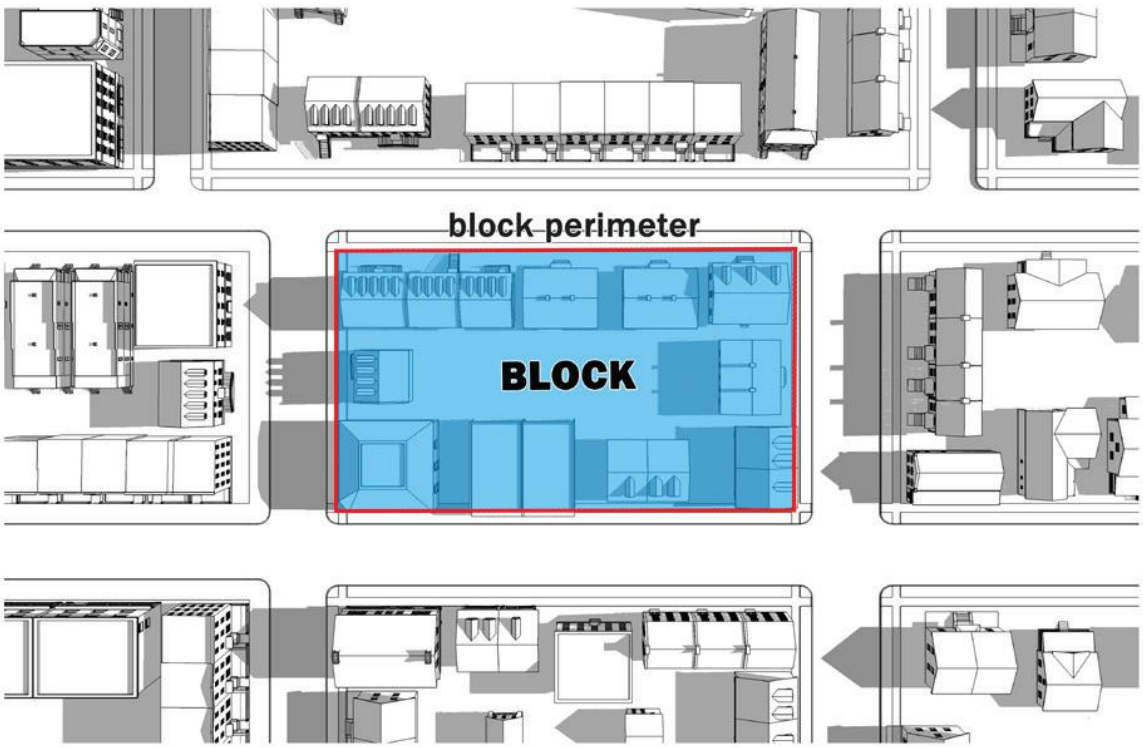
Billboard: a Sign intended for viewing from extended distances, which is mounted on one or two poles. A Pylon Sign is not a Billboard.

Blade Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Block: the aggregate of Lots, Building Sites, Passages, Civic Spaces and Rear Alleys, circumscribed by Thoroughfares or Internal Drives, or where applicable, circumscribed by Thoroughfares, Internal Drives, Civic Space, and/or waterbodies. See Illustration 9.3.B-2 (Block).

ILLUSTRATION 9.3.B-2 BLOCK





325

326 **Block Face:** the aggregate of all Building Facades on one side of a Block.

Board or Board of Appeals: the Board of Zoning Appeals of the City.

Boat - Related Uses: the term referring collectively to Boat Body Shop, Maintenance, Repair, or Cleaning, Boat Dock, Boat Sales, Rental, Leasing, or Chartering, Boat Ramp, Boat Rack, Boat Slip, Boat Slip Sales or Leasing, and Boat Storage.

Boat Body Shop, Maintenance, Repair, Cleaning, or Service: a Structure, premises, or establishment in or on which watercraft are maintained, repaired, serviced, and/ or cleaned, including without limitation, incidental storage for fewer than sixty (60) days of watercraft that are being maintained, repaired, serviced, and/or cleaned. This term does not include boat building or Boat Storage.

Boat Dock: a Structure extending into or upon a waterway or water feature, which provides access to the water for the launching and retrieving of watercraft.

Boat Rack: a storage slip for a boat in a dry stack storage facility.

Boat Ramp: an inclined area providing access to the water for the launching and retrieving of watercraft.

Boat Sales, Rental, Leasing, or Chartering: a Structure, premises, or establishment in, on, or from which watercraft are available for sale, rental, leasing, or chartering.

Boat Slip: a docking space alongside a pier, wharf or mooring dolphins in which a waterborne boat may be moored. For purposes of this Ordinance and in the absence of an authorized quantity of Boat Slips by State or federal regulating agencies, a Boat Slip shall be a minimum length of 25 feet for side mooring and 15 feet for stern moorings.

~~**Boat Slip Sales or Leasing:** a Structure, premises, or establishment in, on, or from which watercraft are available for sale or leasing, or chartering.~~

Boat Storage: a Structure, premises, or establishment in or on which watercraft are stored. This term does not include boat building or Boat Body Shop, Maintenance, Repair or Cleaning.

Breakaway Wall: as defined in Section 6.12.2.

Brewery: an establishment that is primarily used for the manufacture of beer. Such establishment may sell beer for on-site consumption or for off- site distribution in accordance with applicable state and local regulations.

Brewpub: a Use or establishment that is primarily engaged in the sale and service of food for on- premises consumption and that also brews beer for on-site consumption in accordance with applicable state and local regulations.

Buffer: a specified land area, located parallel to and within the outer perimeter of a Lot, Building Site, or parcel of land and extending to the Lot, Building Site, or parcel boundary line, together with the planting and landscaping required on the land. A Buffer may also contain, or be required to contain, a barrier such as a fence or wall, or combination thereof, where additional Screening is necessary to achieve the desired level of buffering between various Uses. The term "Buffer" is not synonymous with the term "Setback Area or Yard" or the term "Stormwater Management Area."

Building: any Structure, other than a Parking Structure, having a roof supported by columns or by Walls and intended for the shelter, housing, enclosure, or storage of Persons or property.

Building Element: any component or part of a Building.

Building Official: the City Chief Building Official or designee.

Building Site: a parcel of land that has not been subdivided as a separate Lot, but which is designated by an applicant as a Building Site to be separately built on in a Development Plan or Master PUD Development Plan, site plan, permit application, or plat, and which accommodates, or is available to accommodate, a Principal Building. See Illustration 9.3.L-4 (Lot / Building Site). See also "Lot", "Lot or Building Site of Record", and "Zoning Lot or Building Site".

Building Systems Business: establishment that installs, services, maintains, and/or repairs Building systems, such as heating, ventilation, air conditioning, electrical, and plumbing contractors.

Business: operation of or engagement in for-profit activities and endeavors, including without limitation Commercial and Industrial activities and endeavors.

Business Office: premises available for any function of a Business. Examples are advertising office, Business management, consulting, data processing, collection agency, real estate or insurance agent, sales office, travel agency, Business incubator, TV or radio studio, Utility office, and conference center.

Business, Trade, or Vocational School: an Education Use providing education or training in Business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a Home Occupation, College, or University.

Canopy Tree: a tree that has an expected height at maturity greater than 40 feet and which produces significant shade because it has a crown that is oval, round, vase-shaped, or umbrella-shaped.

Canteen Truck: A Mobile Vending Apparatus used to serve pre-cooked products to workers at various locations where other food service options are unavailable or impractical (e.g. construction site). Service is often from the Right-of-Way.

Cap: The structural elements, design features, and materials associated with the top floor or top edge of the building to differentiate it from the middle and create a visual end to the building, typically a parapet, cornice or eaves line.



Catering Service: an establishment that prepares and provides food and related services to off-premises locations.

Catering Events Establishment: any non-Residential room, place, or space where food and beverages are available for consumption, that is regularly leased or hired out for functions, occasions, or events, to which the general public is not invited or admitted and wherein music or entertainment may be provided.

Cemetery: land used or intended to be used for the burial of the dead and dedicated for purposes of containing graves, tombs, and funeral urns, including when located or operated in conjunction with and within the boundaries of the Cemetery, columbariums, crematoriums, mausoleums, and mortuaries.

Central Sewage Collection and Treatment System: a wastewater collection and/or treatment system owned and operated by a public or quasi – public organization and approved by all appropriate licensing and oversight agencies. This term shall not be construed to include any type of privately owned and operated individual disposal system such as private septic or other similar systems.

Certificate of Appropriateness: a certificate issued by the Historic Zoning Commission indicating its approval of plans for Alteration, Construction, removal, or demolition of a Historic Structure or Structure within a Historic District or Historic Landmark District.

Certificate of Completion: a certificate issued with respect to a submission pursuant to this Ordinance, which certifies that such submission is complete in accordance with the applicable requirements under this Ordinance.

Certificate of Compliance: a certificate issued with respect to a submission pursuant to this Ordinance, which certifies that such submission complies with the applicable requirements under this Ordinance.

Certificate of Economic Hardship: a certificate issued pursuant to Section 8.5.14, which evidences a determination that an Economic Hardship exists with respect to remedying a Condition of Neglect related to a Historic Property, which certificate authorizes such Alteration, Construction, removal, or demolition even though a Certificate of Appropriateness therefor has previously been denied.

Certificate of Occupancy: a written permit, which is required before occupying or commencing to use any Building, Lot, Building Site, or other parcel of land.

Character District: one of several areas on a Zoning Map to which certain Character District Development, Lot or Building Site, Building, Development Parcel standards are applied. See Tables 4.3.1-A - 4.3.1.G (District Standards Character Districts).

Child Care Facility: premises at which care, supervision, or guidance is provided for a minor child who is not related by blood, marriage, or adoption to the owner or operator of the facility, whether or not the facility is operated for profit and whether or not the facility charges for services offered by it. Notwithstanding the foregoing, Childcare Facility does not include:

(1) An educational facility, whether private or public, which operates solely for educational purposes in Grades K or above;
(2) Kindergarten programs for five-year-olds;
(3) Children's Day Camps;
(4) School vacation or school holiday day camps for children operating in distinct sessions running less than three weeks per session;
(5) Summer resident camps for children;
(6) Bible schools normally conducted during vacation periods;
(7) Facilities for disabled or mentally ill Persons;
(8) Facilities owned and operated by a local church congregation or an established religious denomination or a religious college or university which does not receive State or federal financial assistance for childcare services.

Children's Day Camp: premises at which activities are offered to school-aged children in a social setting and the children return home in the evenings.

City: the City of Columbia, Tennessee.

City Code: the municipal code of the City, as the same may be amended and in effect from time to time.

City Council: the City Council of the City.

Civic Uses: (1) not-for-profit Uses dedicated to arts, charitable, philanthropic, culture, Education or Recreation, government, transit, or Parking purposes;

(2) a collective reference to the Uses listed under the heading "Civic Uses" in Table 4.3.9.1-A (Building, Lot, & Building Site Principal Use), Table 4.3.9.1-B (Building, Lot, & Building Site Accessory Use), and Table 4.3.9.1- C (Building, Lot, & Building Site Temporary Use).

Civic Building: a medium- to large-sized attached or detached Principal Building type, which is operated by a not-for-profit organization or governmental entity, is dedicated to Civic activities, and is designed to stand apart from its surroundings due to the specialized nature of its Civic purpose. Examples include but are not limited to Auditoriums, Conference / Convention / Exhibition Centers, Libraries, Places of Assembly, Courthouses, centers of government, Performing Arts Venues, and Museums. Civic Buildings are often the most prominently sited and architecturally significant Buildings in a community. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Civic Space: an outdoor area dedicated for Civic Use, which meets the applicable standards of this Ordinance. See Table 5.3.3-A (Civic Space Types - Summary) and Table 5.3.3-B (Civic Space Types -Specific Standards).

Civic District: an area on the Official Zoning Map designated for Civic Building(s) and/or Civic Space(s).

Civil Support: Use category collectively referring to the Uses listed as such in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses).

Clinic: a Medical Clinic or Dental Clinic.

College or University: an educational institution that offers courses of general or specialized study leading to a degree.

Commercial Uses: the Use category, which is a collective reference to the Uses in the following Use sub-Categories, as listed in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses):

Accommodations / Lodging, Day Care (non-Civic), Educational Facilities (non-Civic), Indoor Recreation, (Commercial), Group Assembly, Outdoor Recreation (Commercial), Commercial Parking (Commercial), Restaurant, Retail / Personal Service / Repair / Art /Artisan, Self-Service Storage, Boat-Related Uses, Motor Vehicle-Related Uses, Manufactured Home Sales, and Wholesale Sales.

Commercial Building: a small- to medium-sized attached or detached non-Residential Building Type, typically designed to facilitate pedestrian-oriented Retail/ Personal Service / Repair / Art / Artisan Uses and Office Uses. See Table 4.3.8.A (Principal Building Types Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Commercial Indoor Athletic Training Facility: Business establishment providing indoor facilities designed and used for active participatory athletic activities or training, including but not limited to personal strength and fitness training, gymnasiums, skating rinks, swimming pools, and tennis courts. Specifically excluded are Health Clubs, Day Spas, and Sports Venues.

Commercial Parking: a Parking Lot or Parking Structure operated as a for-profit endeavor.

~~**Commercial Street:** a Thoroughfare or Internal Drive designed for moderate to high vehicular capacity and slow speed, traversing an Urbanized area, described as such in Table 4.3.8.A (Thoroughfare Types - Summary) and Table 4.3.8.B (Thoroughfare Assemblies and Standards). The Public Frontage has raised Curbs drained by inlets and very wide Sidewalks along both sides, separated from the vehicular lanes by separate Tree wells with grates and parking on both sides. The landscaping consists of a single Tree species aligned with regular spacing where possible, which clears the storefront entrances.~~

Common Destination: an area of focused community activity, usually defining the approximate center of a Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, or a transit station, and may act as the social center of a neighborhood.

Common Open Space: a parcel or parcels of land and/or an area of water within a Development site designated, designed, and intended for use or enjoyment of the occupants of the Development site. Common Open Space may contain such complementary Structures and Improvements as are necessary and appropriate for the benefit and enjoyment of the occupants of such Development site~~. Common Open Space must meet the applicable Civic Space standards of this Ordinance.~~

Common Yard: a planted Frontage wherein the Facade is set back substantially from the Frontage Line, and the Front Yard so created remains unfenced and is visually continuous with Abutting yards, supporting a common landscape. See Table 4.3.7.A (Private Frontage Types).

Communications Equipment: equipment used for communication, transmission or reception by Business, governmental, or other public or quasi-public users, including without limitation cellular towers. This does not include communication equipment for amateur radio operators licensed by the Federal Communications Commission that are exempt from local zoning restrictions.

Communication Services: an establishment primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms, including without limitation, Radio or Television Broadcasting Studio, News Syndicates, Video or Audio Studio, Telecommunication Service Center, and Telegraph Service Center.

Communications Tower: a tower of any size that supports Communications Equipment, transmission or reception by Commercial, governmental, or other public or quasi- public users, including without limitation cellular towers. This does not include communication towers for amateur radio operators licensed by the Federal Communications Commission that are exempt from local zoning restrictions or communications towers under 100 feet in height used solely for educational communications purposes.

Community Garden: a private or public Civic Space type for the cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family, described as such in Table 5.3.3.A (Civic Space Types- Summary) and Table 5.3.3.B (Civic Space - Specific Standards).

~~Conference / Convention / Exhibition Centers, Places of Worship, Places of Assembly, , Performing Arts Venues, and.~~

Community Service: sub-category of the Civic Uses category, being Uses of a public, non-profit, or charitable nature providing ongoing education, training, or counseling to the general public on a regular basis, without a Residential component, including without limitation, Civic Building, club or lodge (Civic), food distribution center (Civic), gallery (Civic), Parking Lot or Parking Structure (Civic), Philanthropic Institution, Place of Assembly, post office, neighborhood arts center (Civic), recreation facility (Civic), Senior Center (Civic), Sports Venue (Civic), transit shelter, transit station, transit terminal with or without vehicle storage or maintenance, and union hall.

Completely Enclosed: refers to a Building or other Structure having a roof, separated on all sides from adjacent open areas, by exterior walls or Party Walls, pierced only by windows or entrance and exit doors normally provided for persons, goods or vehicles.

Comprehensive Plan: The general plan of the City of Columbia as adopted according to T.C.A. § 13-4-201 through 203, also referred to as Connect Columbia. The Comprehensive Plan includes all text and maps of Connect Columbia as well as any ancillary special area plans.

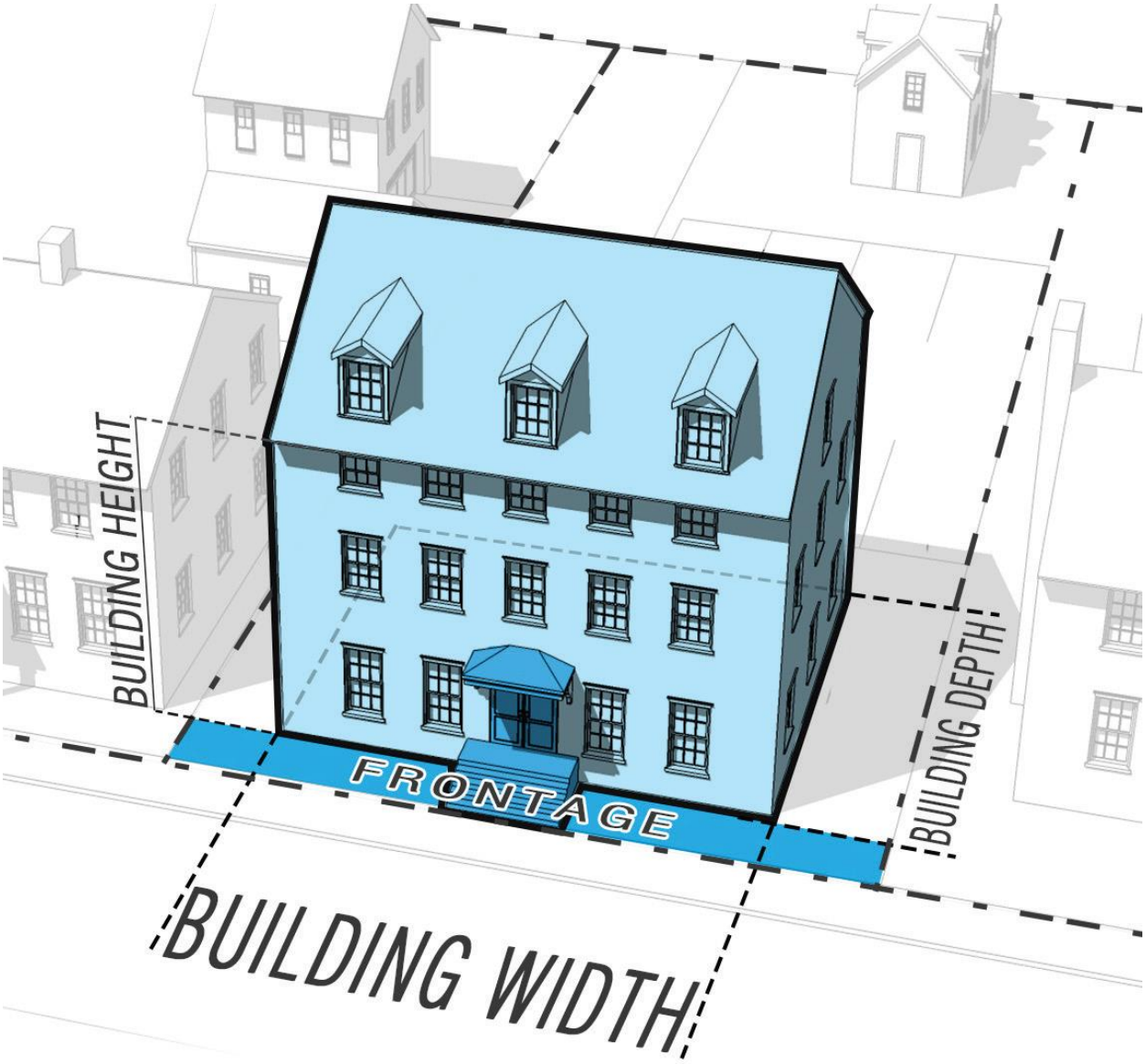
Conditional Use: a Use that would not be appropriate generally or without restriction throughout the applicable District, but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare. Conditional Uses are subject to all such controls and to approval by the Board of Zoning Appeals. For purposes of the administration of this Ordinance, Conditional Uses shall be construed as synonymous with special exceptions, as controlled by TCA Section 13 – 7 – 206.

Conditional Use Permit: a permit issued pursuant to Section 8.5.16.C.

Conditions of Neglect: as defined in Section 8.5.14.C.1.

Configuration: with respect to a Building, its form, including its Massing, Private Frontage, Width, and Height. See Illustration 9.3.C-1 (Configuration).

ILLUSTRATION 9.3.C-1 CONFIGURATION



Conference / Convention / Exhibition Center: premises that accommodate conferences, exhibitions, meetings, seminars, training sessions, and other similar gatherings.

Construction: the act of adding an Addition to an existing Structure or the erection of a new Structure.

Construction Business: an establishment engaged in any Business involving activities generally referred to general contracting, construction trades, building, or Development.

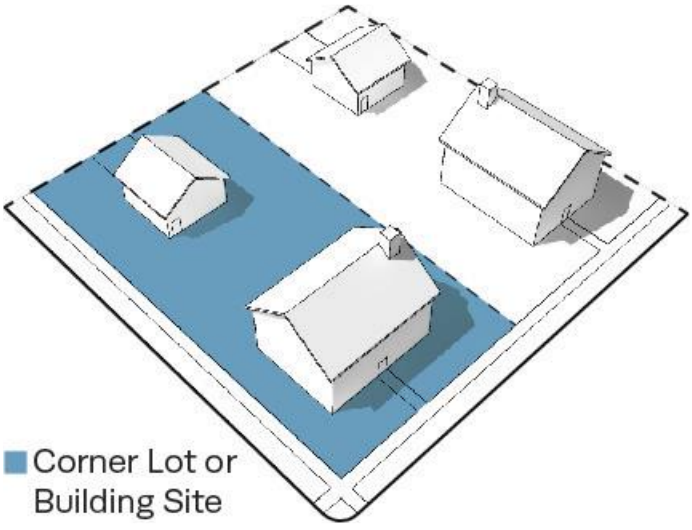
Continuum of Care Facility: a facility providing one or any combination of assisted living, nursing home, or skilled nursing for the elderly or other individuals incapacitated in some manner for medical reasons, as determined and licensed and/or certified by the Tennessee Department of Health, Board of Licensing Health Care Facilities. Included in this definition are homes for the aged, as defined by TCA Sections 68-11-201. Continuum of Care Facilities may include a small amount of age-restricted independent living as part of the overall continuum of care.

Contractor Materials Sales: the sale of building materials at wholesale without Outdoor Storage.

Convenience Store: an establishment primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, newspapers, and limited household supplies, to customers who generally purchase only a few items. Convenience stores shall not include fuel pumps or the selling of fuel for motor vehicles.

Corner Lot or Building Site: a Lot or Building Site type of which at least two Abutting sides Abut Thoroughfares, Internal Drives, Pedestrian Ways, Civic Spaces, or other public places. See Illustration 9.3.C-2 (Corner Lot or Building Site).

ILLUSTRATION 9.3.C-2 CORNER LOT OR BUILDING SITE



Corridor: a lineal geographic system incorporating a Thoroughfare, Internal Drive, Greenway, or other Civic Space.

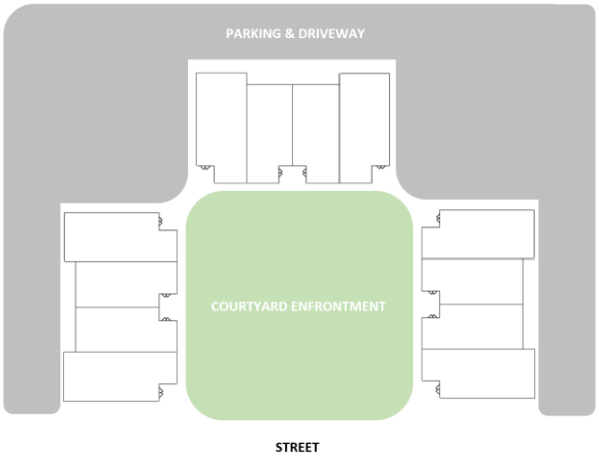
Cosmetic Reconditioning: incidental repair and refinishing of a vehicle, limited to plastic and trim parts, including bumpers, moldings, mirrors, headlight lenses, and the restoration of alloy wheels. Vehicle side panels may also be refinished when a bumper scrape carries onto a fender. Cosmetic Reconditioning shall not include painting of a complete vehicle, or use of traditional collision repair equipment, such as a frame machine, weld, or unibody straightening machine.

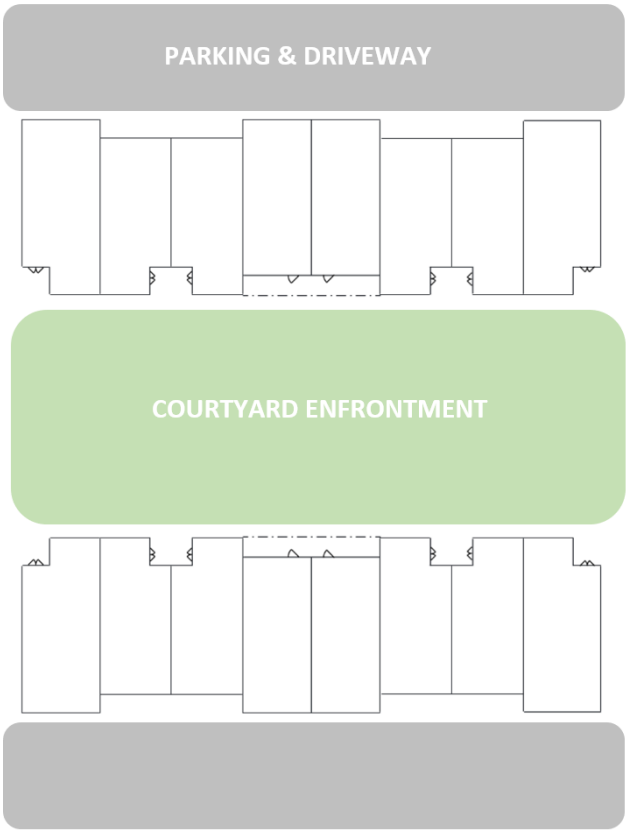
Counseling Service: an establishment providing counseling, guidance, or similar services to persons requiring rehabilitative or vocational assistance. This term includes job training and placement services.

Court: an open unoccupied space, other than a Setback Area or Yard, on the same Lot or Building Site with a Building or group of Buildings, which is bounded on two or more sides by such Building or Buildings.

Courthouse: a Building in which courts of law are held.

Courtyard Enfrontment: Where permitted in Table 4.3.1, the arrangement of buildings, typically Townhomes, facing a parklike area that enfronts a Thoroughfare or Internal Drive on at least one side with a minimum frontage width of fifty (50) feet.





Crisis Counseling Center: premises from which Persons who have experienced a traumatic event are provided short-term counseling to assist in coping with the event.

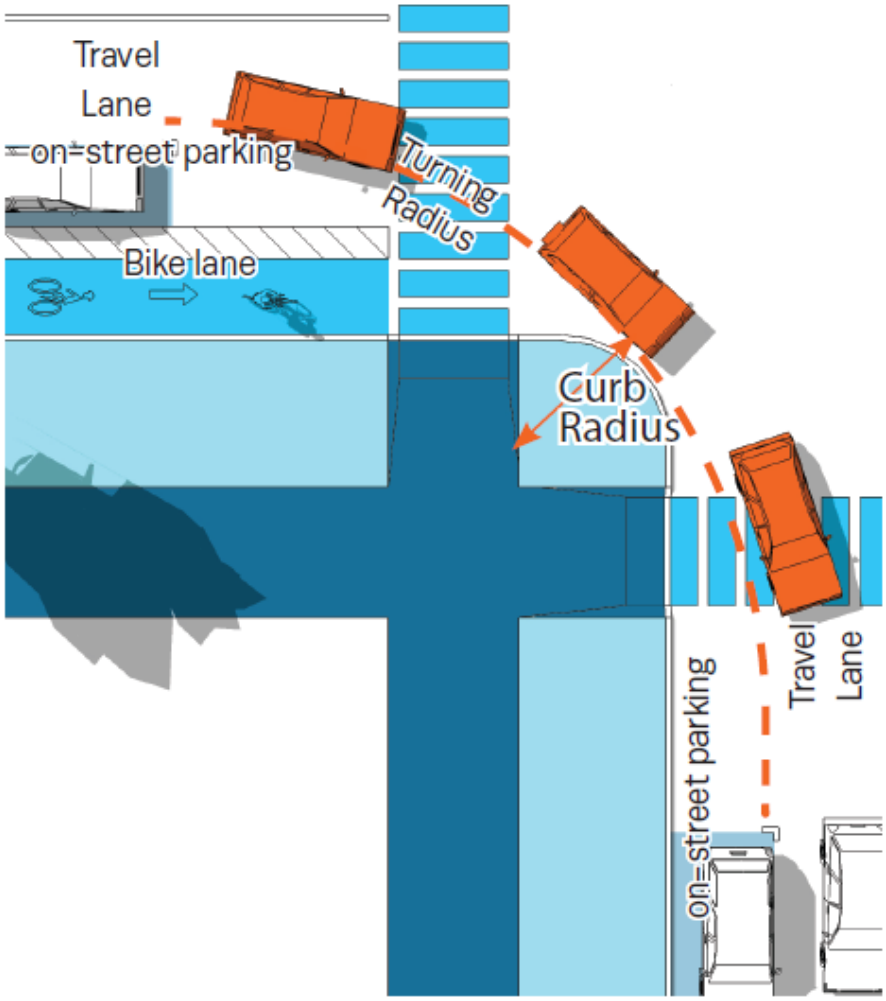
Critical Root Zone: with respect to a tree, a circular area measured outward from the tree trunk, representing the essential area of the roots that must be maintained for the tree's survival. The Critical Root Zone is measured one foot of radial distance for every inch of tree at diameter at breast height, with a minimum of ten feet.

Cross Block Passage: a minimum 10 foot wide pedestrian access reserved between Buildings.

Curb: the edge of the vehicular pavement that may be either raised or flush with a Swale to the extent allowed by this Ordinance. It usually incorporates or is associated with the drainage system. See Table 4.3.8.A (Thoroughfare Types - Summary) and Table 4.3.8.B (Thoroughfare Assemblies and Standards).

Curb Radius: the radius of the curb at an intersection. See Illustration 9.3.C-3 (Curb Radius).

ILLUSTRATION 9.3.C-3 CURB RADIUS



Data Processing or Storage Services: establishments primarily involved in the compiling, storage, and maintenance of documents, records, and other types of information in digital form utilizing a main frame computer.

Day Care Center or Facility: a place other than an occupied Dwelling, which for a payment, fee, or grant provides care, protection, and supervision for more than 5 children or adults on a regular basis away from their primary Residence for fewer than 18 hours each day (although the facility may be open 24 hours each day), with no overnight accommodations. Those receiving care are not all related to each other by blood or marriage and are not legal wards or foster children of the attendant adults. A Day Care Center or Facility must meet all applicable State and County requirements for standards, licensing, and inspections.

Examples are Adult Day Care program, Child Care Center, Nursery School, Preschool, and Latch-key Program.

Decision-Making Authority: any City administrative Person, legislative or quasi-legislative body, or appellate body authorized to make decisions under this Ordinance, including without limitation, the Zoning Administrator, the Planning Commission, the Board of Zoning Appeals and the City Council.

Deck: a covered or uncovered horizontal, platform-like Structure similar to a floor, which is constructed outdoors of wood, composite wood, or vinyl material, is capable of supporting weight, and may be connected or unconnected to a Building.

Demolition: any act or process that destroys in part or in whole a Historic Structure or a landmark or a Structure within a Historic District or Historic Landmark District.

Demolition by Neglect: the existence of any one or more Conditions of Neglect with respect to a Historic Property.

Density: the intensity of Development within a standard measure of land area. The maximum Density established for a District is not a guarantee that such Density may be obtained, nor shall the inability of a Development to achieve the stated maximum Density be considered sufficient justification for a Variance or Administrative Adjustment or otherwise adjusting other Density or other requirements.

Dental Office / Dental Clinic: an Office or other premises for the private practice of dental care professionals licensed by the State, wherein a majority of patient encounters involve dental examination, diagnosis, treatment, surgical procedures, preventive care, restorative care, cosmetic care, and/or emergency care on an outpatient basis.

Dental Lab or Laboratory: premises or establishment at which products to assist in the provision of oral health care by a licensed dentist are made, such as crowns, bridges, dentures, dental implants, and therapeutic and orthodontic devices.

Design Guideline: as related to a Historic District, Historic Landmark District, or Structure in a Historic District or Historic Landmark District, a standard of appropriate activity that will preserve the historic and architectural character of such Structure or district.

Designed for Residential Use: a Building or part thereof which was originally designed for Residential Use.

Develop/Development: (1) commencing, making or planning for man-made changes to land, Structures, or other real property, including without limitation, re-development, clearing, excavation, grading, filling, Construction, re-Construction, Alteration, demolition, modification, subdivision or re-subdivision, installation of infrastructure, mining, dredging, paving, drilling, and storage of materials, whether such changes are horizontal, vertical, or subterranean, but excluding agricultural and gardening activities and Ordinary Maintenance and Repair;

(2) the resulting changes to such land, Structures, or other real property; and (3) with respect to a specific plan of

development or development project, such development or project.

Development Parcel: a parcel of land:

(1) which, either alone or together with one or more other parcels under a common Development scheme, program or plan, is ten (10) or more gross acres;

(2) with respect to the Development of which any new Thoroughfare, Internal Drive, or extension or change of the design of any existing Thoroughfare or Internal Drive is required or will be made or proposed; or

(3) with respect to which any District assignment or any Thoroughfare or Internal Drive or alignment thereof is proposed to be made or changed by a Zoning Map or Zoning Map amendment.

Development Area Per Dwelling Unit: the measurement of Density for Residential Development, which term refers to the number of Dwelling Units per unit of land area, subject to adjustment for Lot or Building Site Area Remainder as follows:

if an amount of Lot or Building Site Area not allocated to a Dwelling Unit is less than that required for one such Dwelling, the remaining Lot or Building Site Area may be used to satisfy Lot or Building Site Area

requirements if it represents at least 75% of the total area required for a Dwelling Unit; provided, however, that the project shall comply with all other applicable regulations including without limitation access, Setbacks, Setback Areas, and Yards.

Development Plan: a Site Development Plan or Sketch Development Plan, as described in Section 8.5.6. See also "Master PUD Development Plan".

Development Permit: any permit or approval issued or granted pursuant to this Ordinance.

Deviation: Alternative Compliance with design standards, Alternative Performance, the customized standards of a Planned Unit Development, ~~an~~ Administrative Adjustment, or a Variance.

Directory Sign: the Sign type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Distillery: an establishment which is primarily used for the manufacture of alcoholic spirits in accordance with applicable state and local regulations.

Distribution: the movement of goods including the storage of goods awaiting movement.

Distribution Facility: premises used for Distribution.

District: a Character District, Special District, PUD District, or Civic District; when capitalized and not accompanied by the word "Historic", the word "District" specifically excludes any Local Historic Districts. See also "Zoning District".

Dooryard: a Private Frontage type intended for ground floor Residential Use, wherein the Façade is set back a small distance and the Frontage Line is defined by a low Wall, decorative Fence or hedge, creating a small raised, sunken, or at-grade Dooryard consisting of a front garden or patio. The Dooryard shall not be used for public circulation along a Thoroughfare. See Table 4.3.7.A (Private Frontage Types).

Double-Wide Manufactured Home: (1) A single detached dwelling constructed primarily off-site, designed to be transported on a flat-bed truck or Trailer in 2 or more sections to be attached on site. As used in this Ordinance, Double-Wide Manufactured Home does not include Manufactured Homes constructed as a single self- contained unit and mounted on a single chassis.

(2) A Double-Wide Manufactured Home, shall be considered a Single-Family Dwelling and shall be subject to all standards and regulations applicable to Single- Family Dwellings, as provided by this Ordinance.

Drive: a Thoroughfare or Internal Drive along the boundary between an urbanized and a natural condition, usually along a waterfront, Park, or promontory, with one side having the urban character of a Street, with Sidewalk and Buildings, and the other having the qualities of a Road or Parkway with naturalistic planting and rural details. See Table 5.3.3.F (Thoroughfare / Internal Drives Types – Summary) and Table 5.3.3.G (Thoroughfare / Internal Drive Assemblies and Standards).

Drive Aisle: a vehicular accessway that serves and is within a Parking Area, Parking Lot, or Parking Structure. A Drive Aisle is not a Thoroughfare, Internal Drive, or Driveway.

Drive-Through: any accommodation designed or used for the transaction of Business wherein the patrons may avail themselves of the services or products of an establishment while remaining in their vehicles, whether or not patrons are also able to obtain services or products inside of a Structure.

Driveway: For Houses, Duplexes, and Townhomes, an area for parking and vehicular access conforming to the standards of Table 4.3.1. For all other Lots and Building Sites, a vehicular accessway within a Lot or Building Site to provide access only from a Thoroughfare or Internal Drive to a Parking Area, Parking Lot, Garage, Parking Structure, or Building entrance, but not designed to provide space within the First Layer or Second Layer for vehicular Parking additional to the minimum space required for such access.

Duplex: a small- to medium- sized Building, other than a Manufactured Home, situated on a single or two Abutting small- to medium- sized Lot(s) or Building Site(s) with an Edgeyard or Sideyard, which either is (a) attached to another Building of the same type, each of which consists of a separate Dwelling Unit with a separate entrance or (b) contains two Dwelling Units, each of which has a separate entrance. In each case, the entrance of at least one of the Dwelling Units must face a Thoroughfare, Internal Drive, or Civic Space. Dwelling Units may be side-by-side, front- to-back, or over-and-under. See Table 4.3.8.A (Principal Building Types Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Dwelling / Dwelling Unit: a Building or portion thereof designed or used exclusively as Residential quarters for one or more Families living independently of each other, which includes separate complete sleeping, cooking, eating, and sanitation facilities for each such Family, and occupied for a monthly or longer basis. The term shall not be deemed to include Hotel, Extended Stay Hotel, Motel, Boarding or Rooming House, or any Transient living accommodations.

Easement: a privilege or right of use, access or enjoyment granted on, above, under or across a particular tract of land by the landowner to another Person.

Economic Hardship: an economic burden imposed upon the owner, which is unduly excessive and prevents a realization of a reasonable rate of return upon the value of his property.

Edgeyard: a Yard type that results from a Building being set back from its Lot or Building Site boundaries at the front, rear, and both sides.

Education or Educational: a Use category characterized by the process of receiving or giving instruction. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use).

Educational Facility: public and private (including charter or religious) schools at the pre-school, kindergarten, primary, intermediate, or secondary school levels; colleges, universities, community colleges, graduate and professional schools, nursing, dental, and medical schools, seminaries, and other post-secondary institutions of higher learning that offer courses of general or specialized study leading to a degree, usually in a campus setting. The following are not Educational Facilities: dance, art, music, or photographic studios or classrooms (see Retail Sales and Personal Service), driving schools other than truck driving schools (see Retail Sales and Personal Service), and Martial Arts schools (see Retail Sales and Service).

Effective Date: the date on which this Ordinance was adopted by the city Council.

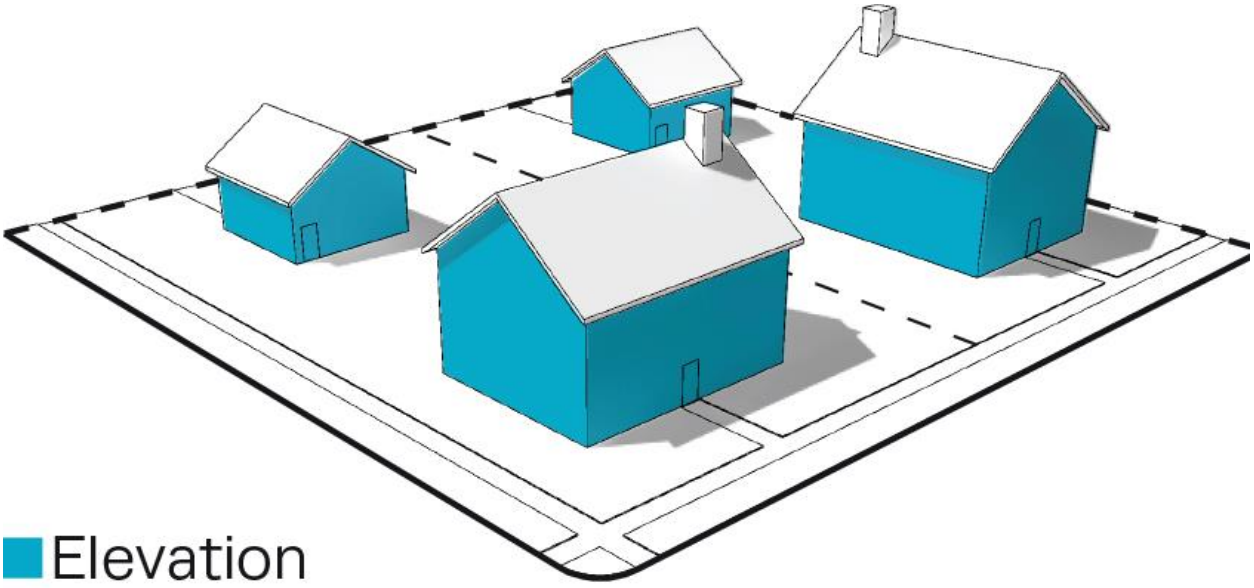
Effective Turning Radius: the measurement of the inside Turning Radius, taking parked cars into account.

Electronic Message Board: a panel or screen with the capability to display electronically programmed variable messages.

Elementary School: a public, private or parochial school offering instruction between Kindergarten and Grade 4 in the branches of learning and study required to be taught in the public schools of Tennessee.

Elevation: as related to the exterior walls of a Building, one that is not along a Frontage Line; when not capitalized, "elevation" means the height above a given level or a drawing or design that represents an object or Structure as being projected geometrically on a vertical plane parallel to one of its sides, as the context indicates. See also Facade. See Illustration 9.3.F-5 (Frontage and Lot or Building Site Lines) and Illustration 9.3.E-1 (Elevation).

ILLUSTRATION 9.3.E-1 ELEVATION



Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, Setback Area, or Yard or into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, Setback Area, or Yard or into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in "porches Enfront the Thoroughfare."

Exempt Wireless Communications Tower: communication tower used by amateur radio operators licensed by the FCC that are exempt from local zoning restrictions or communications towers under 100 feet in height used solely for educational communications purposes.

Exempt Sign: a Sign listed in Section 7.1.10 that does not require a Sign Permit.

Existing Local Codes: all City laws, codes, and ordinances in effect on the Effective Date.

Extended Stay Hotel: a Building or part of a Building, containing six (6) or more guest rooms or suites, offering temporary residence for compensation and specifically constructed, licensed, and/or maintained, all or in part, for non-Transient extended stays and/or stays longer than 30 days, regardless of the presence of leases for shorter periods of time. An Extended Stay Hotel is not a Hotel, Motel, Bed and Breakfast, Inn or Short-Term Rental Unit.

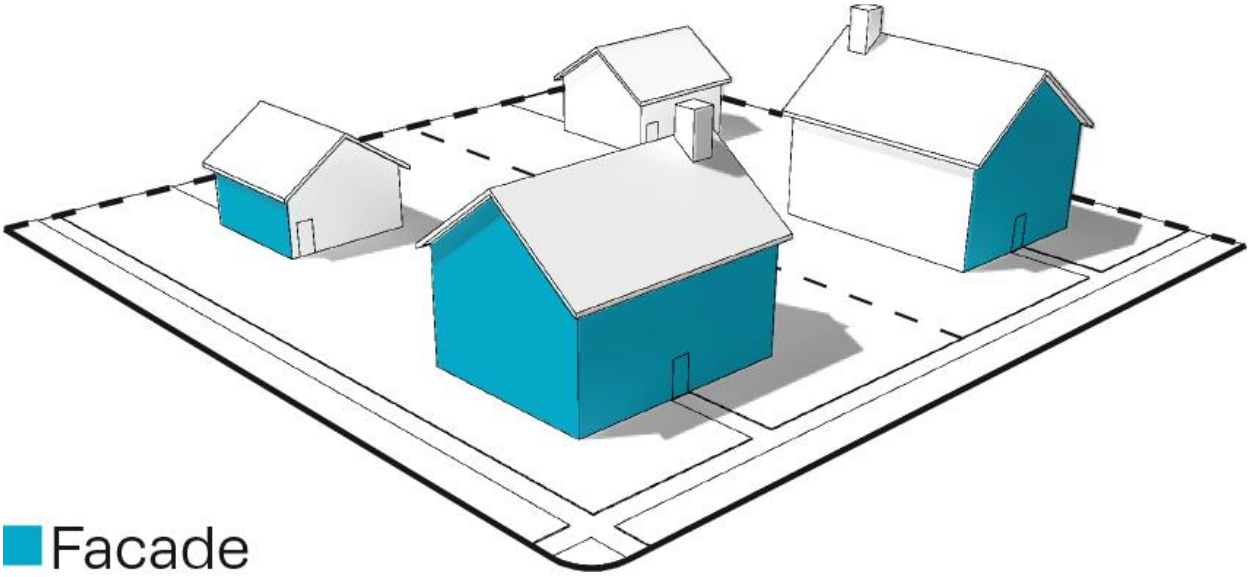
Exterior Architectural Appearance: the architectural character and general composition of the exterior of a Structure, including but not limited to the kind, color, and texture of the building materials and the type, design, and character of all windows, doors, light fixtures, Signs, and appurtenant elements.

Extractive Uses: sub-category of Agricultural and Extractive Uses Category characterized by Uses in which minerals or other solids or liquids are extracted from the earth, including without limitation, chemical fertilizer and non-metallic mineral mining, clay, ceramic, and refectory mineral mining, coal mining, crude petroleum and natural gas production field, metal ore and mineral mining, sand, stone, and gravel quarrying.

FAA: Federal Aviation Administration.

Facade: the exterior Wall of a Building that is set along a Frontage Line. See Illustration 9.3.F-1 (Facade). See also “Elevation”.

ILLUSTRATION 9.3.F-1 FACADE



Family: (1) one or two Persons and their children by birth, adoption, foster care, or guardianship or (2) any number of related or unrelated Persons living together in a single, more or less permanent and stable rather than Transient living arrangement as a not-for-profit housekeeping unit, which is the functional and factual equivalent of a traditional family, including without limitation a group headed by a householder caring for a reasonable number of children as one would be likely to find in a traditional family; provided that the criteria "stable rather than Transient living arrangement" shall not be applied in cases where handicapped persons are affected.

Family Day Care: a facility which provides day care and supervision services for up to 18 hours per day for no more than 12 recipients at any one time, without overnight accommodations, by a provider of such services who is not related to such recipients, which provider has received and maintains in full force and effect all necessary State approvals and licenses. Those receiving care are not all related to each other by blood or marriage and are not legal wards or foster children of the attendants.

Farm and Construction Equipment: equipment used in the conduct of farming or construction activities.

Farmer's Market: an open air area, without or without a Structure, used for the Retail sale of fresh fruits, vegetables, nuts, grains, eggs, flowers, herbs, or plants. A Roadside Stand is not a Farmer's Market.

FCC: Federal Communication Commission.

Fence:

(1) as a Private Frontage type, a Frontage wherein the Facade is set back from the Frontage Line, and the Front Setback Area, Front Yard, or Street Yard so created is separated from the Public Frontage by a Fence. See Table 4.3.7.A (Private Frontage Types);

(2) as a Structure, a device erected to serve as an architectural element, landscape element, Screen, Streetscreen, or physical barrier.

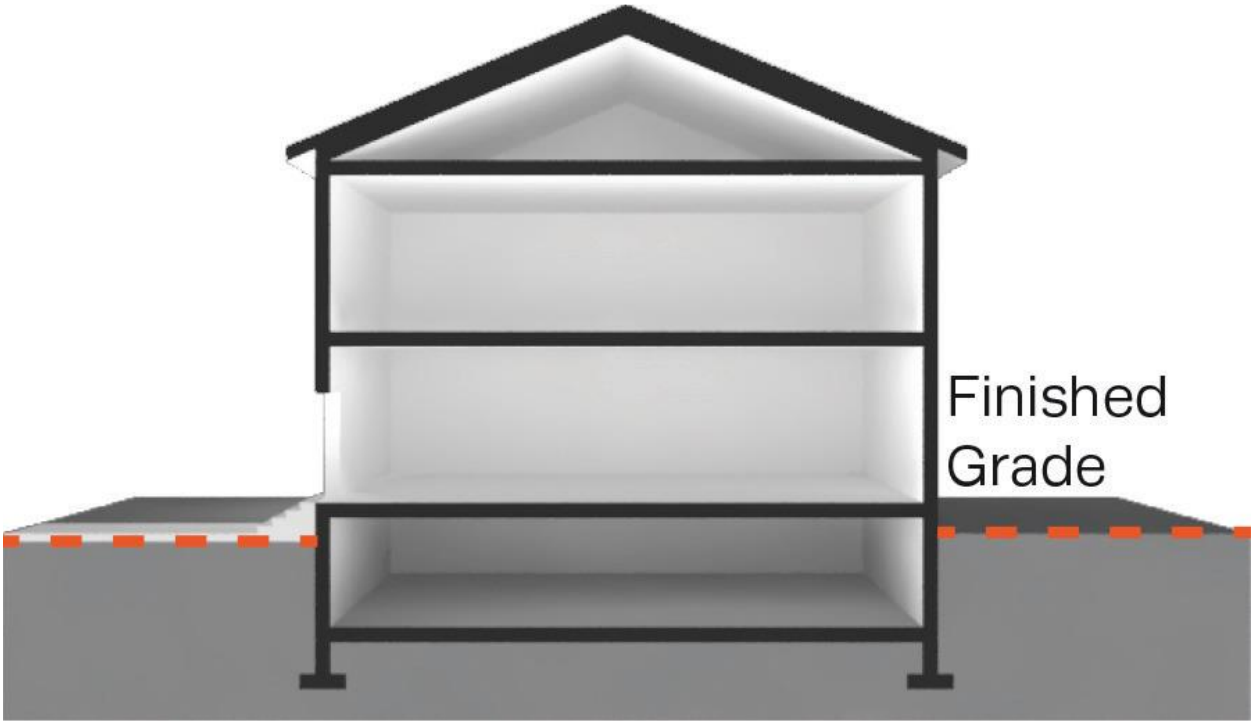
Final Plat: as defined in City Subdivision Regulation Section 2.3.

Financial Institution: an establishment that is regulated by the Federal Deposit Insurance Corporation (FDIC) and/ or Tennessee Department of Financial Institutions and provides a variety of financial services, generally including banks, credit unions, and mortgage companies.

Financial Services: a Business, other than a Financial Institution or Non-Banking Financial Institution, characterized by the provision of financial, investment, and/or similar services.

Finished Grade: the elevation of the completed surfaces of lawns, walks and Thoroughfares and Internal Drives Adjoining a Building wall at that point along such wall. See Illustration 9.3.F-3 (Finished Grade).

ILLUSTRATION 9.3.F-3 FINISHED GRADE



Fire / EMS Station: premises accommodating operations of fire-fighting and emergency medical personnel and other members of staff.

First Layer: See "Layer".

Flex Building: a large footprint Principal Building type designed to accommodate either a single Use or a vertical or horizontal mix of Uses. See Table 4.3.8.A (Principal Building Types- Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Flood: as defined in Section 6.12.2.

Floodplain: as defined in Section 6.12.2.

Flood Fringe Overlay District: an area designated as such on the Official Zoning Map.

Floodplain District: as defined in Section 6.12.2.

Floodway Overlay District: an area designated as such on the Official Zoning Map.

Floor Area: the total of the gross horizontal areas of all floors, including usable Basements and cellars, below the roof and within the outer surface of the main walls of Buildings or the center lines of Party Walls separating such Buildings or portions thereof, or within lines drawn parallel to and two feet within the roof line of any Building or portion thereof without walls, but excluding the following:

(1) Areas used for off – street Parking spaces or loading berths and Driveways and maneuvering relating thereto where required by this Ordinance

(2) In the case of Non-Residential facilities: arcades, porticoes, and similar open areas which are accessible to the general public, and which are not designed or used as sales, display, storage, service, or production areas.

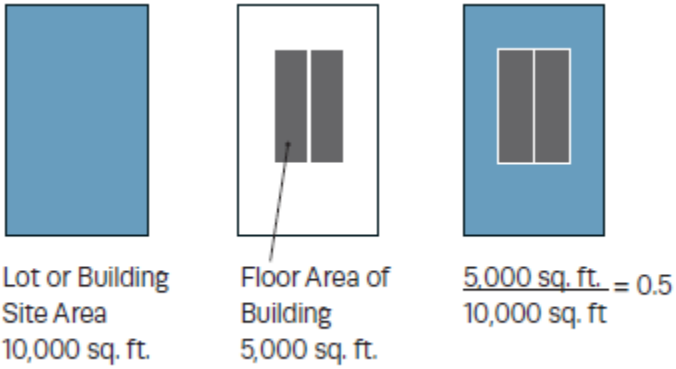
Floor Area Ratio ("FAR") or Floor-to-Area Ratio: a measurement of Non-Residential land use intensity, being the ratio of Building Floor Area- to -Lot or Building Site Area. FAR is determined by dividing (1) the aggregate Floor Area of the several floors and mezzanine areas of all Buildings on a Lot or Building Site by (2) the Lot or Building Site Area, as follows:

$$\frac{\text{Aggregate Floor Area}}{\text{Lot or Building Site Area}} = \text{Floor Area Ratio}$$

For example:

(1) a Building containing 20,000 square feet of Floor Area on a Lot or Building Site that has a Lot or Building Site Area of 10,000 square feet has a Floor Area Ratio of 2.0; and

(2) similarly, a Floor Area Ratio of .5:1 would mean that the Floor Area of the Building is 50% of the Lot or Building Site Area of the Lot or Building Site on which the Building is located.



Food Distribution Center: premises operated for Civic purposes, with or without a Structure, from which edible goods are distributed to the public, with or without compensation.

Food Processing: Use characterized by processing and packaging of edible goods and beverages for consumption off of the premises.

Food Truck: A Mobile Vending Apparatus which qualifies as a vehicle or tow-behind trailer under TCA § 55-1-101-126 from which edible food products and beverage are cooked, prepared, assembled and offered for sale to the general public for immediate consumption. A food truck is not a Mobile Kitchen.

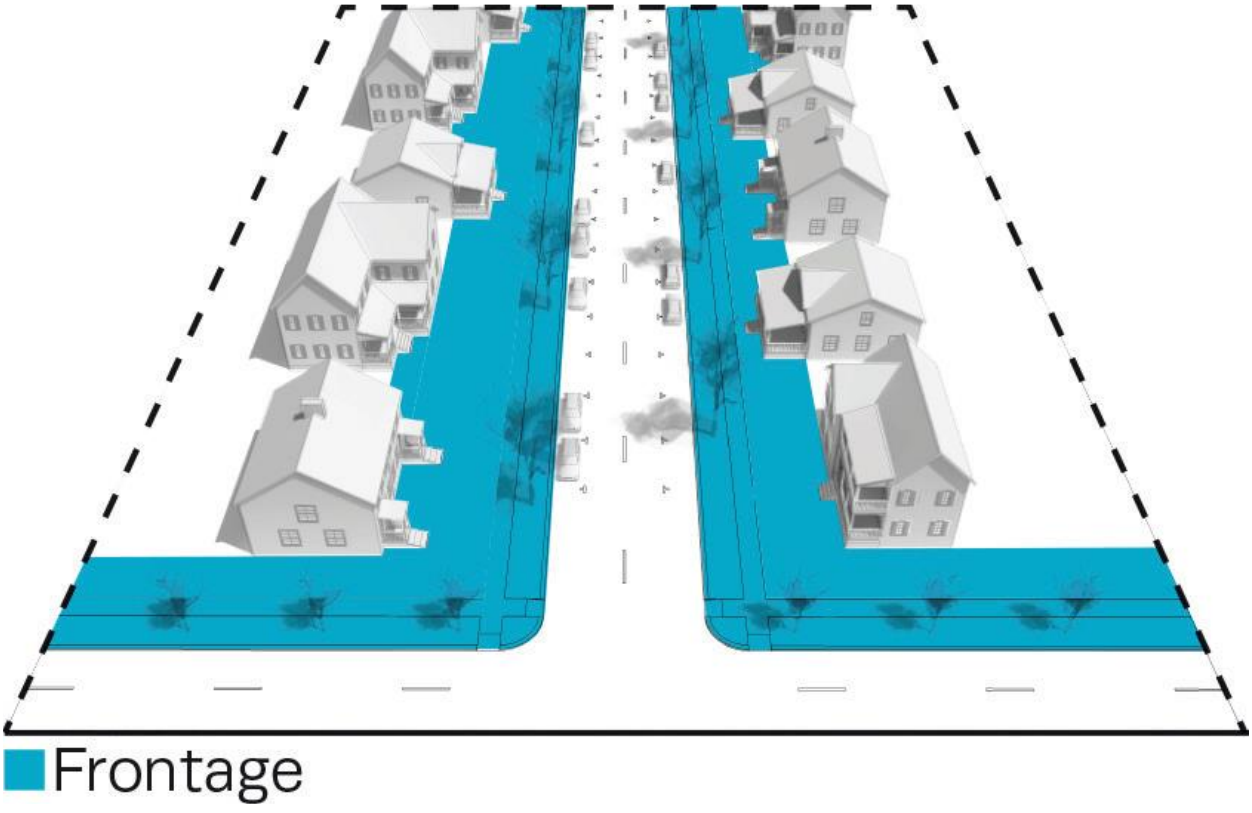
Food Truck Court: A parcel of land where two or more Mobile Vendors congregate to offer food and beverage for sale to the public as the principal use of the site, where permitted by Table 4.3.9.A-1. This definition shall not be interpreted to include a congregation of mobile food vendors as an accessory use or temporary use, where permitted by Table 4.3.9.A-2 and 4.3.9.A-3.

Forecourt: a Private Frontage type wherein a portion of the Facade is close to the Frontage Line and the central portion is set back, creating an gathering space for residents or additional shopping or restaurant seating area within Retail / Personal Service / Repair / Art / Artisan Use areas. This type should be used sparingly and may be used in conjunction with other Private Frontage types. See Table 4.3.7.A (Private Frontage Types).

Freestanding Sign: any Sign supported by Structures or supports that are anchored in the ground and that are independent of any Building or other Structure.

Frontage: the area between a Building Facade and a Path, Passage, waterbody, Civic Space, or the curb (or if there is no curb, the edge) of the Vehicular Lanes of a Thoroughfare or Internal Drive having Vehicular Lanes, inclusive of the built and planted components of such area. Frontage is divided into Private Frontage and Public Frontage. See Illustration 9.3.F-5 (Frontages and Lot or Building Site Lines), Table 5.2.2.G-1 (Thoroughfare & Internal Drive Assemblies and Standards), and Table 4.3.7.A (Private Frontage Types). Corner Lots and Building Sites have two Frontages, a Principal Frontage and a Secondary Frontage. See Illustration 9.3.F-4 (Principal Frontage and Secondary Frontage).

ILLUSTRATION 9.3.F-4 PRINCIPAL FRONTAGE AND SECONDARY FRONTAGE

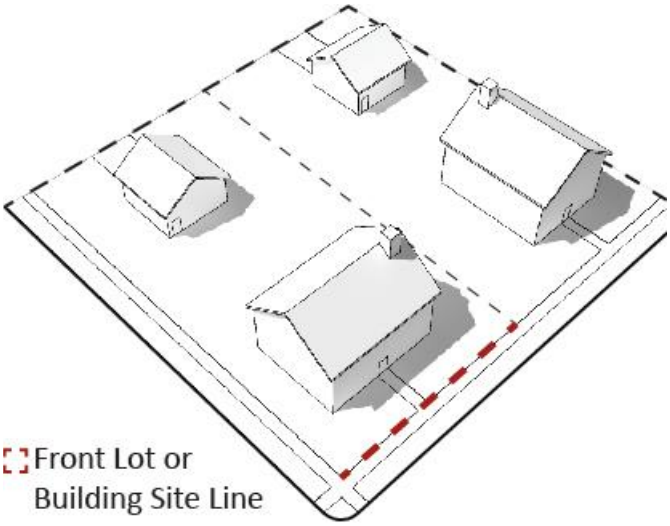


Frontage Line: the common line that separates the Private Frontage from the Public Frontage, typically at the Front Lot or Building Site Line in cases where the entire Public Frontage is with the public right-of-way.

See Illustration 9.3.F-5 (Frontages and Lot or Building Site Lines). On a Corner Lot or Building Site, there are two Frontage Lines.

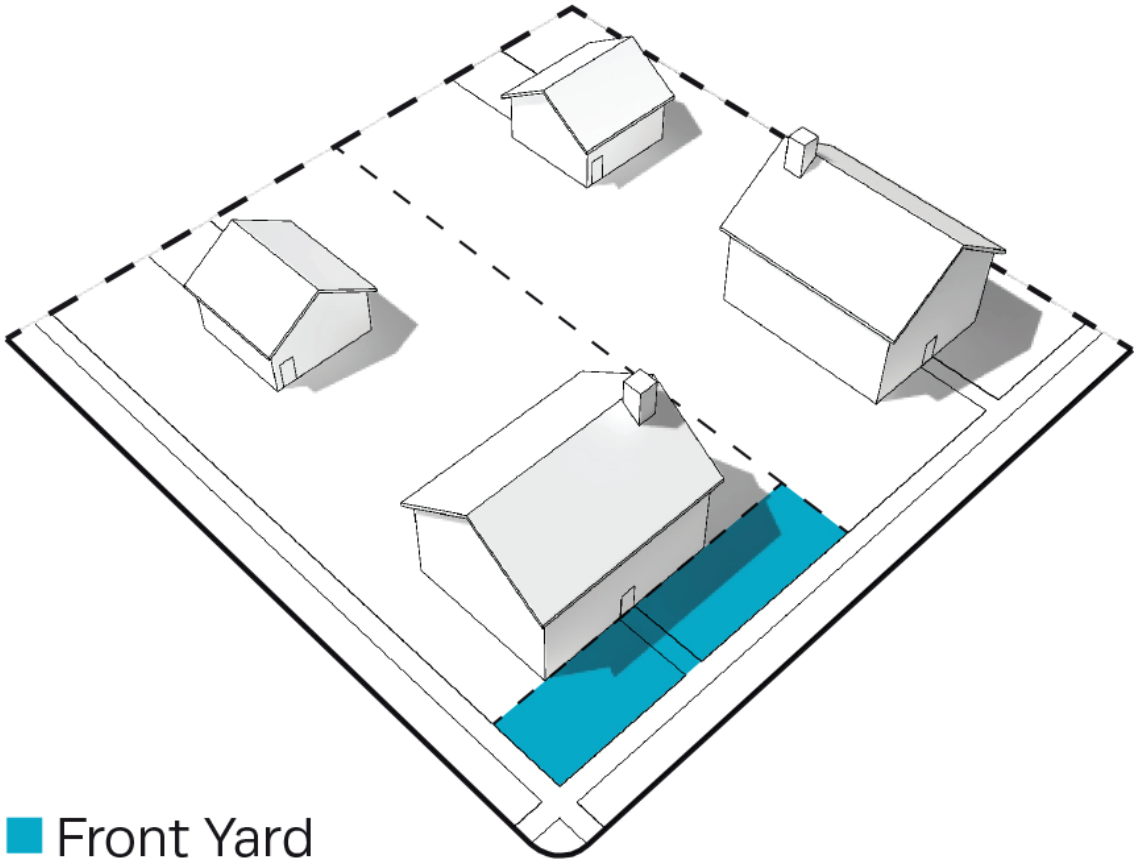
Front Lot or Building Site Line: the boundary at the front of a Lot or Building Site along the Thoroughfare right-of- way or Internal Drive. See Illustration 9.3.F-5 (Frontages and Lot or Building Site Lines).

ILLUSTRATION 9.3.F-5 FRONTAGES AND LOT OR BUILDING SITE LINES



Front Setback Area or Yard: a portion of a Lot or Building Site that is situated between (1) the nearest roofed portion of the Principal Building or of any Accessory Building on the Lot or Building Site and (2) the Front Lot or Building Site Line, extending the full width of the Lot or Building Site, from Side Lot or Building Site Line to Side Lot or Building Site Line. See Illustration 9.3.F-6 (Front Yard). Sometimes referred to as "Street Yard".

ILLUSTRATION 9.3.F-6 FRONT (STREET) SETBACK AREA OR YARD



Full Value: with respect to a Nonconforming Structure or a Structure used for a Nonconforming Use, the Full Value of a Structure shall be determined by subtracting

(1) the estimated value of the foundation as provided by the owner's engineer and approved by the City Engineer from (2) the current assessed value of the Structure.

$$\textit{Current Assessed Value of Structure} - \textit{Estimated Value of Foundation} = \textit{Full Value}$$

Functional Classification: The categorization of Thoroughfares and Internal Drives within the transportation element of Connect Columbia and the Access Management Ordinance which represents the progressive trade-off between access and movement within the regional transportation system. The rubric includes Principal Arterials, Minor Arterials, Collectors, Major Local Streets, and Minor Local Streets.

Funeral Services: a Use characterized by an establishment engaged in undertaking services such as preparing the human or animal dead for burial and arranging and managing funerals, including without limitation, Funeral Home, Mortuary, Cemetery, and Crematorium.

Future Land Use Character Area: The general classification of land identified in the future land use element of Connect Columbia, the comprehensive plan. The comprehensive plan indicates the community's preference for general land use categories and desirable intensity of development corresponding to each future land use character area. Connect Columbia also describes the typical aesthetic and material qualities which provide distinctive character to each area. Each future land use character area corresponds to one or more Character Areas or Special Districts as provided in Article 3. The use, bulk, and design standards of this ordinance, when applied to specific properties, implement the general future land use character area designations. The Planning Commission shall determine the pace of implementation through the process of zoning map amendments (rezoning) described in Article 8.

Gallery: (1) with respect to the Frontage, the Private Frontage type conventional for Retail / Personal Service/ Repair / Art / Artisan Use, wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk (see Table 4.3.7.A (Private Frontage Types);

(2) with respect to the Use of premises or part thereof, the collection and/or exhibition, and often the sale, of works of art, photography, objects of permanent value, or artisan or cultural items.

Garage: an enclosed, detached Building, or an enclosed extension of a Principal Building, used for the storage of one or more motor vehicles on a Lot or Building Site as an Accessory Use, provided that no Business, occupation or service is conducted for profit therein.

~~**General Plan:** the City Comprehensive Plan.~~

Governmental Facility: Governmental Offices and storage and other facilities for the operation of local, state, or federal government. Examples are Courthouses, correctional facilities, jails, prisons, emergency services, paramedic, fire department, and law enforcement facilities, and post offices. Educational Facility, Maintenance Facility, Civic Spaces and Open Areas, solid or liquid waste transfer or composting and Utility Facilities are not Governmental Facilities.

Green: a type of Civic Space for unstructured recreation, spatially defined by landscaping rather than Buildings, described as such in Table 5.3.3.A (Civic Space Types

- Summary) and Table 5.3.3.B (Civic Space - Specific Standards).

Gross: as related to an area of land, that which is inclusive of all land uses, Thoroughfares, Internal Drives, and other public areas located within a Development site.

Ground Floor Elevation: the distance between the top of the fronting Sidewalk and the top of the finished ground floor.

Group Assembly: sub-category of the Commercial Use category, characterized by people congregating regularly for participation in or holding meetings, workshops, lectures, civic activities, religious services, performances, and other similar activities, including Buildings, facilities, and venues in which such functions and activities are held.

Group Care Home or Family Boarding Home: a Group Care Home or a Family Boarding Home, as those terms are defined under the Rules of the Tennessee Department of Children's Services Social Service Division, Chapter 0250-4-2, which is licensed by the State under 0250-4- 2-.01 of said Chapter.

Group Care Facility: shared living quarters (without separate kitchen or bathroom facilities for each room or unit) for nine (9) or more persons with physical or mental impairments that substantially limit one or more of such person's major life activities, provided that such arrangements do not meet the definition of Household Living. A Group Care Facility is not a Group Home for Persons with Disabilities.

Group Day Care: synonymous with Family Day Care.

Group Home for Persons with Disabilities: any home in which eight (8) or fewer unrelated "persons with disabilities" as defined in TSA section 13-24-101 reside, which may include three (3) additional 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 the home.

Group Living: sub-category within the Residential Uses category, characterized by Residential occupancy of a Structure by a group of people, which does not meet the definition of Household Living. Tenancy is usually arranged on a monthly or longer basis. Generally, Structures for Group Living have a common eating area for Residents, and the Residents may receive care, training, or treatment. Examples include

but are not limited to Adult Care Home, Group Home for Persons with Disabilities, and Group Care Home or Family Boarding Home.

Health Care Institution: subcategory within the Institutional Use category, characterized by an establishment providing medical or surgical care to patients. Some uses may offer overnight care.

Nursing or medical schools not accessory to a Hospital (see Educational Facilities) and Urgent Care or Emergency Medical Clinic Offices (see Offices) are not Health Care Institutions.

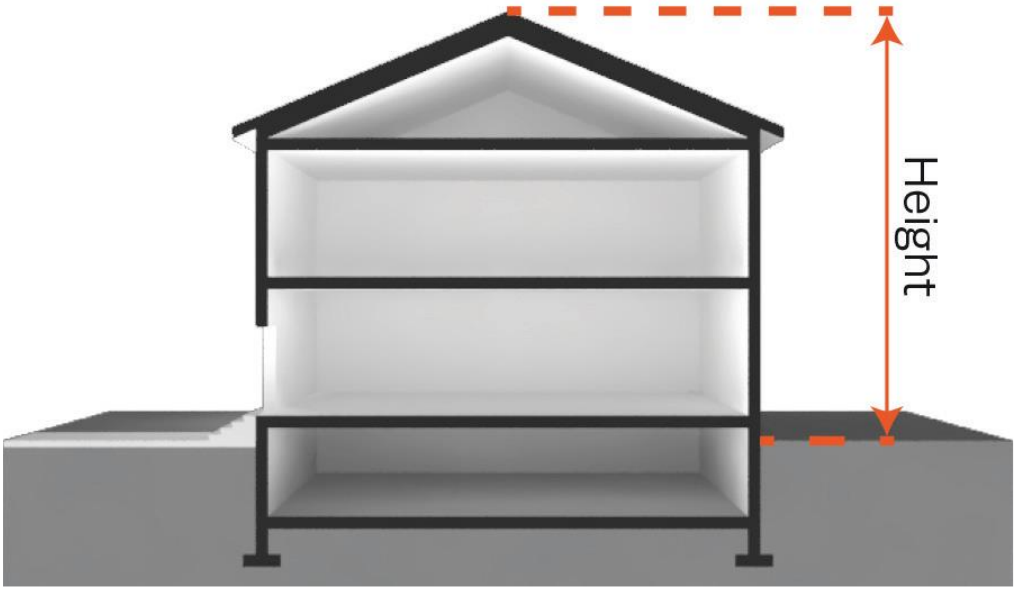
Health Club: premises that contain one or more of the following types of athletic facilities: swimming pool, racquetball courts, squash courts, exercise rooms, weight rooms, gymnasium or similar facilities available exclusively to members and their guests.

Heavy Industrial: the sub-category of Industrial Uses characterized by and collectively referring to factory production and industrial yards; research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities; Industrial Businesses, the sale of heavy equipment, Uses involving storage or use of highly flammable, toxic matter or explosive materials, or of Hazardous Materials; Uses that generate pollution, dust, odor, heat, glare, or vibration beyond the walls of such enclosed Building or any light or glare beyond the boundaries of the land on which the Building is situated; any activity or Use that (1) is detrimental to the environment, (2) poses any danger or hazard of fire or explosion or other physical hazard, (3) causes, disseminates, or discharges any material, dust, smoke, gas, fumes, odor, noise, vibration beyond the Lot or Building Site on which the Building is situated, (4) involves any Outside Storage, (5) results in any unusual traffic hazard or congestion, or (6) for which any water, air, or other environmental or pollution license or permit is required; as more specifically listed under such sub- category in Table 4.3.9.1-A (Building, Lot, & Building Site Principal Use).

Not included in this sub-category are animal waste processing (see Waste-Related Service); Repair and service of Motor Vehicles, motorcycles, Recreational Vehicles, boats, or light and medium trucks (see Vehicle Sales and Service); in-store sales, lease, or rental of consumer, household, or business goods (see Retail Sales and Service).

Height: (1) as related to a Structure other than a Tower, the vertical dimension of the Structure, described as applicable, (a) in number of Stories of the Structure or (b) by the distance between (i) the average Finished Grade, as measured at the outside corners of the Structure, and (ii) the highest point of such Structure on the roof surface; excluding in each case (i) Attics under 14 feet in height at their tallest point; (ii) raised Basements; and (iii) masts, belfries, clock towers, spires, steeples, chimneys, chimney flues, flagpoles, silos, water tanks, elevator or stair bulkheads, water tanks, cooling towers, Exempt Communications Towers, or parapet walls not more than four feet (4') high. See Illustration 9.3.H-1 (Height- Building).

ILLUSTRATION 9.3.H-1 HEIGHT - BUILDING



(2) as related to a Tower, the distance measured from ground level to the highest point on the Tower, even if said highest point is an Antenna.

Heritage Tree: a tree of any species listed under "Canopy Trees" in Table 4.3.16.D-1 (Native Plants of the Tennessee Valley) having with a trunk caliper of 24" or greater, measured 3 feet from the base of the trunk.

High School: premises at which education is provided for students from Grade 9 through Grade 12.

Highway: a rural or suburban Thoroughfare or Internal Drive of high vehicular speed and capacity, described as such in Table 5.3.3.F (Thoroughfare / Internal Drives Types – Summary) and Table 5.3.3.G (Thoroughfare / Internal Drive Assemblies and Standards).

Historic District: a geographically definable area which possesses a significant individual Structure or a concentration, linkage or continuity of sites, Buildings, Structures, or objects which are united by past events or aesthetically by plan or physical development, which meets one (1) or more of the following criteria:

(1) It is associated with an event which has made a significant contribution to local, state or national history;

(2) It includes Structures associated with the lives of persons significant in local, state or national history;

(3) It contains Structures or groups of Structures which embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

(4) It has yielded or may be likely to yield archaeological information important in history or prehistory; or

(5) It is listed in the National Register of Historic Places.

Historic Landmark: a property, Building, district, object, site, or Structure that has outstanding historical significance and is designated as such pursuant to this Ordinance.

Historic Property: the term used as a collective reference to designated Historic Structures, Historic Landmarks, and Historic Districts, together with properties therein identified as "contributing" or "pivotal" in a designated Historic District.

Historic Structure: any Structure that is:

(1) listed individually in the National Register of Historic Places maintained by the Department of the 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 historical district or a district preliminary determined by the Secretary to qualify as a registered Historic District;

(3) individually listed on the state 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 a local inventory of historic places and determined as eligible by communities with historic preservation programs which have been certified either:

(a) by an approved state program as determined by the Secretary of the Interior; or

(b) directly by the Secretary of the Interior.

Home Occupation: any gainful occupation conducted entirely within a Dwelling solely by the owners- or tenant- residents thereof as an Accessory Use, which does not change the character of the Structure as a Residence; provided that (1) said activity shall not occupy more than 50% of the Floor Area of the Dwelling, (2) there shall be no external evidence other than an Identification Sign, (3) no goods shall be kept, and (4) no mechanical or electrical equipment shall be used except customary household equipment; and provided further that the following are not allowed as Home Occupations: Clinic, Hospital, Home Professional Office, barbershop, beauty shop, Restaurant,

Kennel, antique dealer, Retail sales on the premises, or loading of ammunition.

Horticulture and Landscaping Services: landscaping, tree, plant, lawn, and/or other landscape material installation, care, maintenance, and removal, and other similar services, together with associated equipment and machinery directed toward the care of trees, plants, or lawns.

Hospice: the provision of palliative care and emotional support to the terminally ill so that quality of life is maintained and family members may be active participants in care.

Hospital: premises used for the diagnosis, medical treatment, or similar care of human ailments including without limitation: the term “Hospital” shall be deemed to include (1) psychiatric and substance abuse facilities, ambulatory care, outpatient services, diagnostic and treatment centers, Clinics, Rehabilitation Facilities, Medical Laboratories, Hospices, teaching facilities, and meeting areas associated with and on the same premises as the Hospital, and (2) Accessory Uses such as dining and housing for patients’ Families and guests, staff members, nurses, interns, resident physicians and their immediate families, and maintenance, service and parking facilities. The term “Hospital” shall not be deemed to include (3) Offices of doctors, dentists, chiropractors, or nurse practitioners, sanitariums, Nursing Homes, Long Term premises used for the diagnosis, medical treatment, or similar care of human ailments including without limitation: the term “Hospital” shall be deemed to include (1) psychiatric and substance abuse facilities,

ambulatory care, outpatient services, diagnostic and treatment centers, Clinics, Rehabilitation Facilities, Medical Laboratories, Hospices, teaching facilities, and meeting areas associated with and on the same premises as the Hospital, and (2) Accessory Uses such as dining and housing for patients' Families and guests, staff members, nurses, interns, resident physicians and their immediate families, and maintenance, service and parking facilities. The term "Hospital" shall not be deemed to include (3) Offices of doctors, dentists, chiropractors, or nurse practitioners, sanitariums, Nursing Homes, Long Term Care Facilities, Rehabilitation Facilities, psychiatric and substance abuse facilities, ambulatory care, outpatient services, diagnostic and treatment centers, Clinics, Rehabilitation Facilities, Medical Laboratories, Hospices, teaching facilities, or meeting areas not associated with and on the same premises as the Hospital, or (2) Accessory Uses such as dining and housing for patients' families and guests, staff members, nurses, interns, resident physicians and their immediate families, and maintenance, service and parking facilities not on the same premises and associated with Hospital.

Hostel: an establishment that provides inexpensive food and lodging for a specific group of people, such as students, workers, or travelers.

Hotel: a Business that offers to Transients, on a daily or weekly basis for compensation, sleeping accommodations accessible from interior hallways, whether or not such Business also includes dining facilities. Not synonymous with Motel, motor court, tourist court, auto court, motor lodge, or similar facilities. Neither a Hotel nor a room therein is a Short-Term Rental Unit.

House: a Building Type that was designed as a Single- Family Detached Dwelling on a medium or large Lot or Building Site with an Edgeyard, often shared with an Accessory Building in the rear, described as such in Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Household Living: the sub-Category of Uses designated as such in Table 4.3.9.1-A (Building, Lot, & Building Site Principal Uses), characterized by permanent, non- Transient Residential activities that involve the occupancy of a Residential Dwelling Unit. A Short-Term Rental Unit is not a Household Living Use.

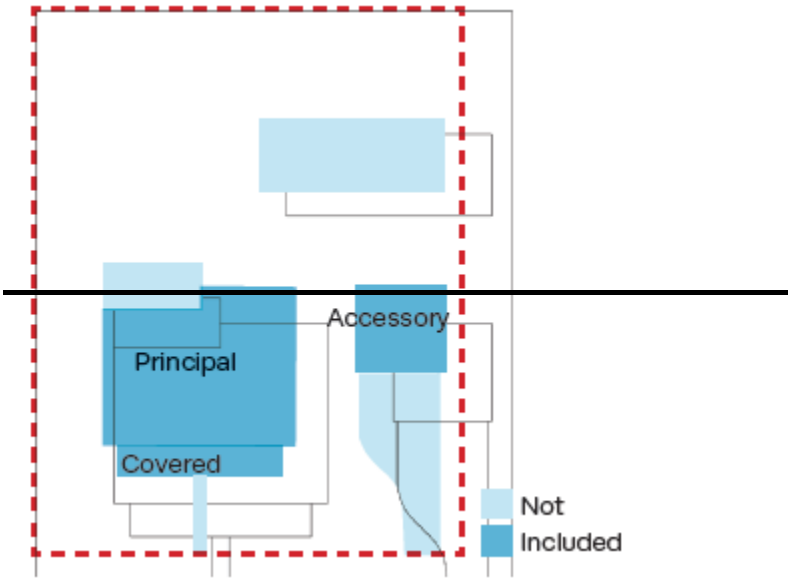
House Trailer: any Trailer designed to be used for living purposes with its wheels, roller or skids in place.

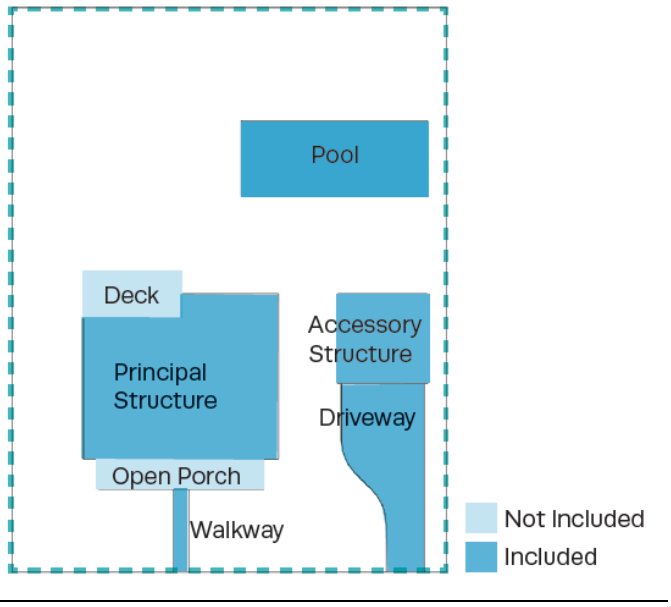
Ice Cream Truck: are motorized vehicles from which the operator vends only pre-packaged frozen dairy or frozen water based food products. Service is often from the Right-of-Way.

Identification Sign: a Sign that directs attention to a Business, profession, or Building with Multi-Family Residential Dwelling Units, which is conducted upon the same Lot, Building Site, or Development Site where such Sign is located.

Impervious Surface Coverage: that portion of a Lot, Building Site, or Development site, as applicable, covered with Buildings, asphalt, or concrete paving or hard-packed, prepared, graveled surfaces that prevent or restrict absorption of rain or surface water into the ground. If a Lot, Building Site, or Development site, as applicable, is located in more than one District, the Impervious Surface Coverage shall be separately computed for each District and no Impervious Surface Coverage may be transferred between Districts. See Illustration 9.3.I-1 Impervious Surface Coverage.

ILLUSTRATION 9.3.I-1 IMPERVIOUS SURFACE COVERAGE





Impound Yard: a facility that provides temporary outdoor storage for: (1) mechanically operable/drivable, licensed vehicles that are to be claimed by titleholders or their agents; and/or (2) wrecked motor vehicles awaiting insurance adjustments and transport to repair shops. This term excludes: Scrap and Salvage Yards / Services; Junkyard; Towing Facilities; Motor Vehicle Storage; or accessory storage of inoperable vehicles.

Improvement: any man-made change of land, a Lot, a Building Site, or Development site, or a change to or creation of a Structure.

Independent Living Apartment: a multiple Dwelling Unit accommodation that provides Residential quarters for Persons over a specified age who do not require skilled nursing care, health care, or assistance with daily activities, such as assistance with eating, dressing, ambulation, medication, bathing, or toileting.

Indoor Recreation: Use characterized by generally Commercial, for-profit Uses, varying in size, providing daily or regularly scheduled entertainment-oriented activities in an indoor setting, including without limitation bowling alley, game arcade, pool hall, skating rink, gymnastic facility, indoor sports academy, Indoor firing range, membership club or lodge, and movie or other theater, but excluding Adult-Oriented Entertainment, Bar, Tavern, Nightclub, athletic, tennis, swim or Health Club (see Retail Sales and Service) and outdoor entertainment (see Outdoor Recreation).

Industrial Uses: (1) a Use category characterized by manufacturing, re-manufacturing, processing, fabricating, creating, producing, packaging, converting, altering, assembling, handling, storing, stockpiling, sorting, recycling, treating, disposing of, wholesaling, warehousing, and distributing materials, products, or information, research and development, trucking, shipping, and transportation Business, repairing and maintaining commercial machinery or equipment, and waste management;

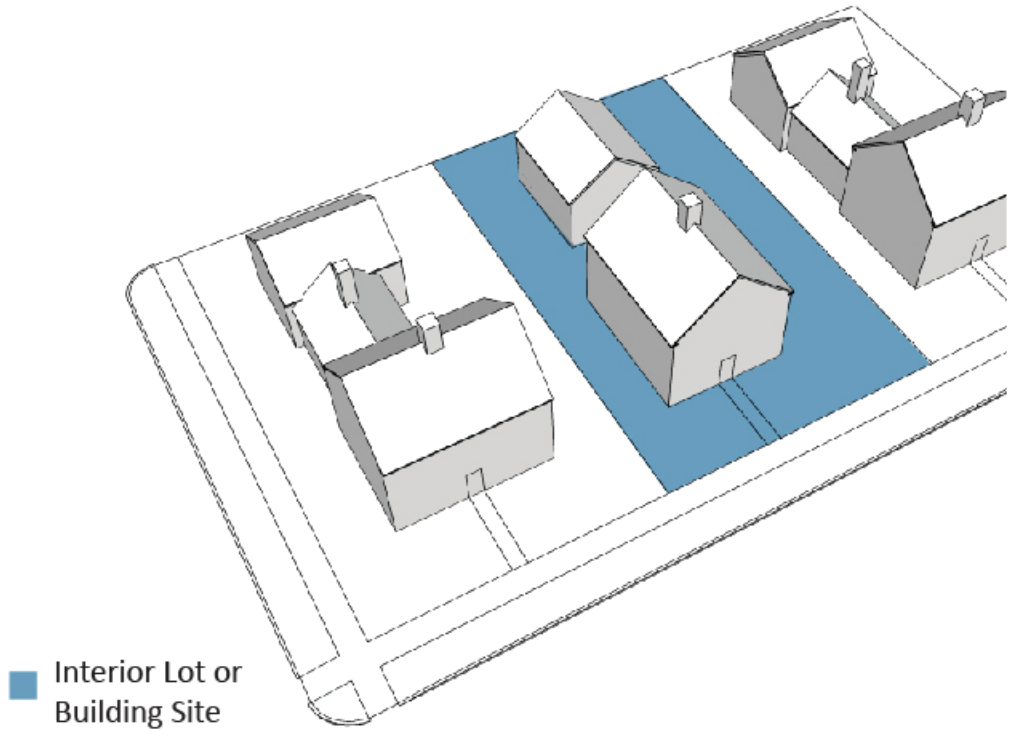
(2) Industrial Uses is the Use category, which is a collective reference to Uses in the following Use sub-Categories, as listed in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses) Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Temporary Uses): Heavy Industrial, Light Industrial, Warehouse and Freight Movement, and Waste-Related Service.

Information Services: enterprises and organizations whose purpose is to produce and process information and to develop the infrastructure and delivery mechanisms to distribute information.

Inn: an owner-occupied Lodging Use, offering 6 to 12 bedrooms, which may serve breakfast to guests. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses). Neither a Bed and Breakfast nor a Short-Term Rental Unit is an Inn.

Interior Lot or Building Site: a Lot or Building Site type other than a Corner Lot or Building Site. See Illustration 9.3.I-2 (Interior Lot or Building Site).

ILLUSTRATION 9.3.I-2 INTERIOR LOT OR BUILDING SITE



Kennel: any Structure or premises on which four (4) or more dogs, cats and/or other household pets over four (4) months of age are kept for boarding, breeding, selling, grooming, or training, excluding, however, any Structure or premises on which such animals are kept solely for Retail sale.

Kindergarten: premises accommodating a program that prepares children for first grade.

Knee Wall: As used in the Façade standards of this Ordinance, a low-wall that is incorporated into the Façade of a building beginning at grade and extending upward at least twelve (12) inches but not more than twenty-four (24) inches. Glazing is typically located above the Knee Wall.

Internal Drive: a curbed pedestrian and vehicular access way, for commerical and industiral land uses within a Lot, Building Site, or Development Parcel that connects to a Thoroughfare or another Internal Drive, and provides access and circulation to or through such Lot, Building Site, or Development Parcel and the Building(s) and Parking accommodations thereon. An Internal Drive is required to meet the Thoroughfare and Internal Drive assemblies and standards for the applicable District.

Inverted Crown: surface shaping of an Alley, Thoroughfare, or Internal Drive having the low point in the middle, causing surface runoff to flow down the center.

Junk Vehicle: a vehicle which does not lawfully display a current license plate and which is partially dismantled or wrecked, or cannot operate under its own power.

Junkyard: any land or Structure or part thereof used for the collection, storage or sale of wastepaper, rags, scrap metal or other scrap or discarded material or for the collecting, dismantling, storage or salvage of machinery or vehicles not in running condition or for the sale of the parts thereof.

Laboratory: a place where scientific studies are conducted, including testing, research, or analysis of a medical, chemical, physical, biological, mechanical, or electronic nature.

Landholder: the legal or beneficial owner or owners of all the land proposed to be included in a Planned Unit Development. The holder of an option or contract to purchase, a lessee having a remaining term of not less than 50 years in duration, or other person having an enforceable proprietary interest may be considered a "landholder" for the purpose of this Ordinance.

Landscaping: (1) live materials such as grass, ground cover, shrubs, vines, hedges and trees, or durable natural material such as crushed stone, wood chips, rock and weathered wood; or (2) the activity of installing or maintaining such materials.

Land Use Plans: as defined in Section 8.5.20.A.

Large Multi-Family Building: Principal Building type that incorporates seven (7) or more side-by-side and/or horizontally stacked Dwelling Units, typically with one or more shared entries. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Large Projecting Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Laundromat: an establishment with machines for the washing and drying of clothes and garments.

Layer: a range of depth of a Lot or Building Site within which certain elements are permitted. There are three Layers within each Lot or Building Site, as follows:

(1) First Layer: that portion of a Lot or Building Site bounded by

(a) the Side Lot or Building Site Lines,

(b) the Frontage Line, and

(c) the Facade of the Principal Structure, or, on a Secondary Frontage, a Building Elevation.~~Front Setback line or the line of the Setback Area or Street Yard furthest from the Frontage Line.~~

(2) Second Layer: that portion of a Lot or Building Site directly behind the First Layer and extending twenty (20) feet into the lot parallel to the Principal Frontage.~~bounded by~~

~~(a) the Side Lot or Building Site Lines,~~

~~(b) the Front Setback line, and~~

~~(c) a line which is 20 feet from and parallel to the Front Setback line or the line of the Setback Area or Street Yard furthest from the Frontage Line.~~

~~(3) Third Layer:~~ that ~~portion of a Lot or Building Site bounded by~~

(3) Third Layer: that portion of a Lot or Building Site that is not within the First and Second Layer and is least visible from the Thoroughfare.

~~(a) the Side Lot or Building Site Lines,~~

~~(b) the Rear Lot or Building Site Line, and~~

~~(c) the line of the Second Layer as described in paragraph 2.c. of this definition. See Illustration 9.3.L-5 (Layers).~~

ILLUSTRATION 9.3.L-5 LAYERS



Library: a Building or part thereof containing collections of books, periodicals, and/or other media for Persons to read, borrow, or refer to.

Light Industrial: the sub-category of the Industrial Uses Category characterized by and collectively referring to fabrication, creation, processing, production, packaging, converting, altering, assembling, handling, storage, treatment, distribution, disposal, creation, assemblage, processing, or production, and/or treating, designing, fitting, compounding, repairing, assembling, testing, storing, warehousing, selling at wholesale, distributing or transferring, and/or repair, of or from natural, man- made, products or other goods, raw, secondary, partially completed or completed materials, components, products, by-products, goods, materials, or information, and wholesaling of industrial, Business, or consumer machinery, equipment, which activity is:

(1) conducted solely within an enclosed Building,

(2) is not detrimental to the environment;

(3) does not pose any danger or hazard of fire or explosion or other physical hazard;

(4) does not generate, cause, disseminate, or discharge any pollution, material, dust, smoke, gas, fumes, odor, noise, heat, light, glare, or vibration beyond the Building Site on which the Building is situated;

(5) does not involve any Outside Storage;

(6) will not result in any unusual traffic hazard or congestion;

(7) does not require any water, air, or other environmental or pollution license or permit is required; and

(8) does not involve storage or use of highly flammable, toxic matter or explosive materials, or of Hazardous Materials;

Not included in the Light Industrial Uses sub-category are:

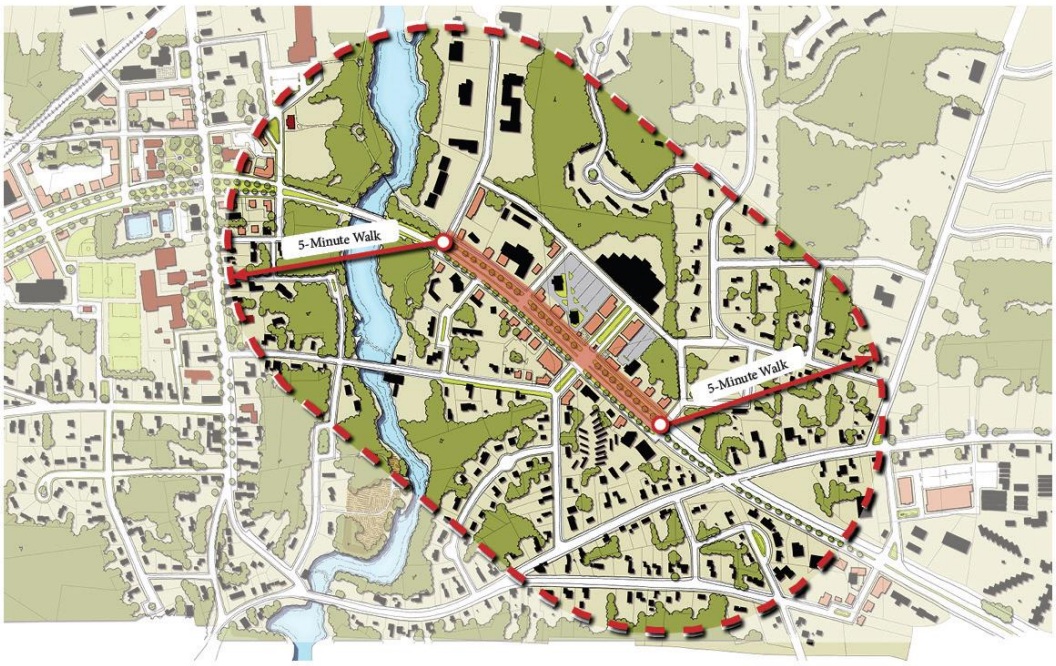
- (1)Heavy Industrial Uses;
- (2)Manufacture and production of goods from composting organic material (see Waste-Related Service);
- (3)Outdoor storage yard (see Warehousing and Freight Movement);
- (4)Sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures (see Wholesale Sales); or
- (5)Small-scale catering establishments (see Restaurants).

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses).

Lightwell: a Private Frontage type that is a below-grade entrance or recess designed to allow light into basements. See Table 4.3.7.A (Private Frontage Types).

Linear Pedestrian Shed: a Pedestrian Shed that is elongated along an important Corridor. A Linear Pedestrian Shed extends approximately 1/4 mile from each side of the Corridor. The resulting area is oblong. See Illustration **9.3.L-1 (Linear Pedestrian Shed).**

ILLUSTRATION 9.3.L-1 LINEAR PEDESTRIAN SHED



Liner Building: a Building that is a least 20 feet deep measured from the Façade, which masks a Parking Area, Parking Lot, or a Parking Structure from the Frontage. See Illustration 9.3.L-2 (Liner Building).

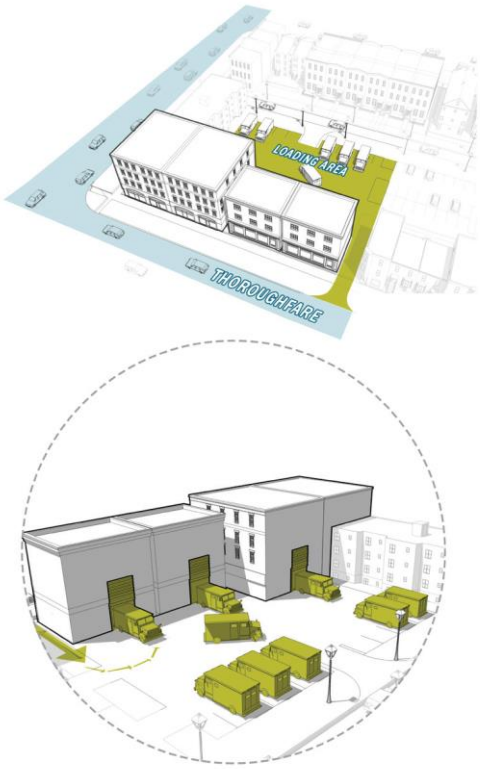
ILLUSTRATION 9.3.L-2 LINER BUILDING

Live / Work Building: a small- to medium-sized attached or detached Principal Building type, which includes a flexible space for Commercial Use and an internally connected Residential Dwelling Unit above and/or behind the flexible space. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Living Room: a room designed for general living purposes in a Dwelling Unit. Every Dwelling Unit shall be deemed to have a Living Room.

Loading Area: an area on a Lot or rear Building Site with a Building or along the Thoroughfare or Internal Drive Abutting such Lot or rear Building Site, used for temporary parking of Commercial vehicles while loading or unloading goods. See Illustration 9.3.L-3 (Loading Area).

ILLUSTRATION 9.3.L-3 LOADING AREA



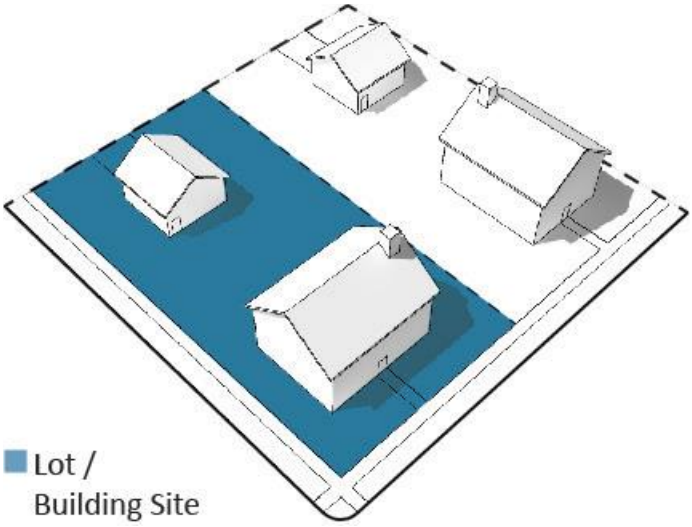
Loading Space: a space within a Loading Area that meets the design and dimensional requirements of Section 4.3.14.

Long Term Care Facility: premises at which living accommodations, bed care, boarding, in-patient service, and/or nursing or other medical care are provided for aged, infirm, disabled persons, persons or who are afflicted with or convalescing from any disease or ailment, or other persons requiring regular medical attention.

Long Term Care Facility does not include Rehabilitation Centers, Assisted Living Apartments, or facilities that provide surgical or emergency medical services, care for alcoholism, drug addiction, substance abuse, mental disease other than dementia, or communicable disease.

Lot: a parcel, plot, tract, or piece of land identified on and established by plat, subdivision, or as otherwise permitted by law, and recorded in the official records of the Maury County Register of Deeds, to be separately owned, used, Developed, or built on. See Illustration 9.3.L-4 (Lot / Building Site). See also "Building Site", "Lot or Building Site of Record" and "Zoning Lot or Building Site".

ILLUSTRATION 9.3.L-4 LOT / BUILDING SITE

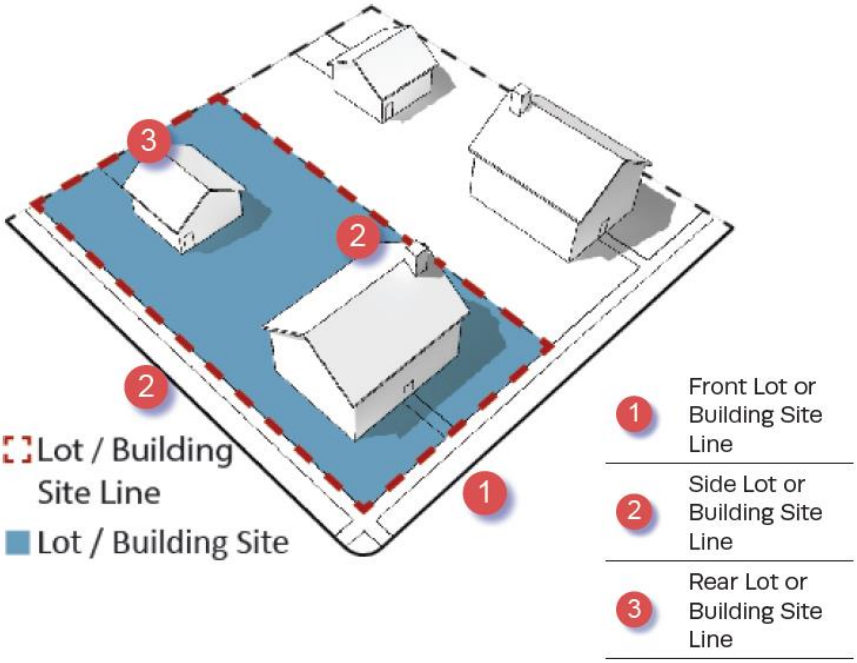


Lot or Building Site Area: the total horizontal area included within the Lot or Building Site Lines.

Lot or Building Site Depth: the shortest horizontal distance between the Front Lot or Building Site Line and Rear Lot or Building Site Line of a Lot or Building Site.

Lot or Building Site Line: any boundary line of a Lot or Building Site. See Illustration 9.3.L-6 (Lot or Building Site Line).

ILLUSTRATION 9.3.L-6 LOT OR BUILDING SITE LINE



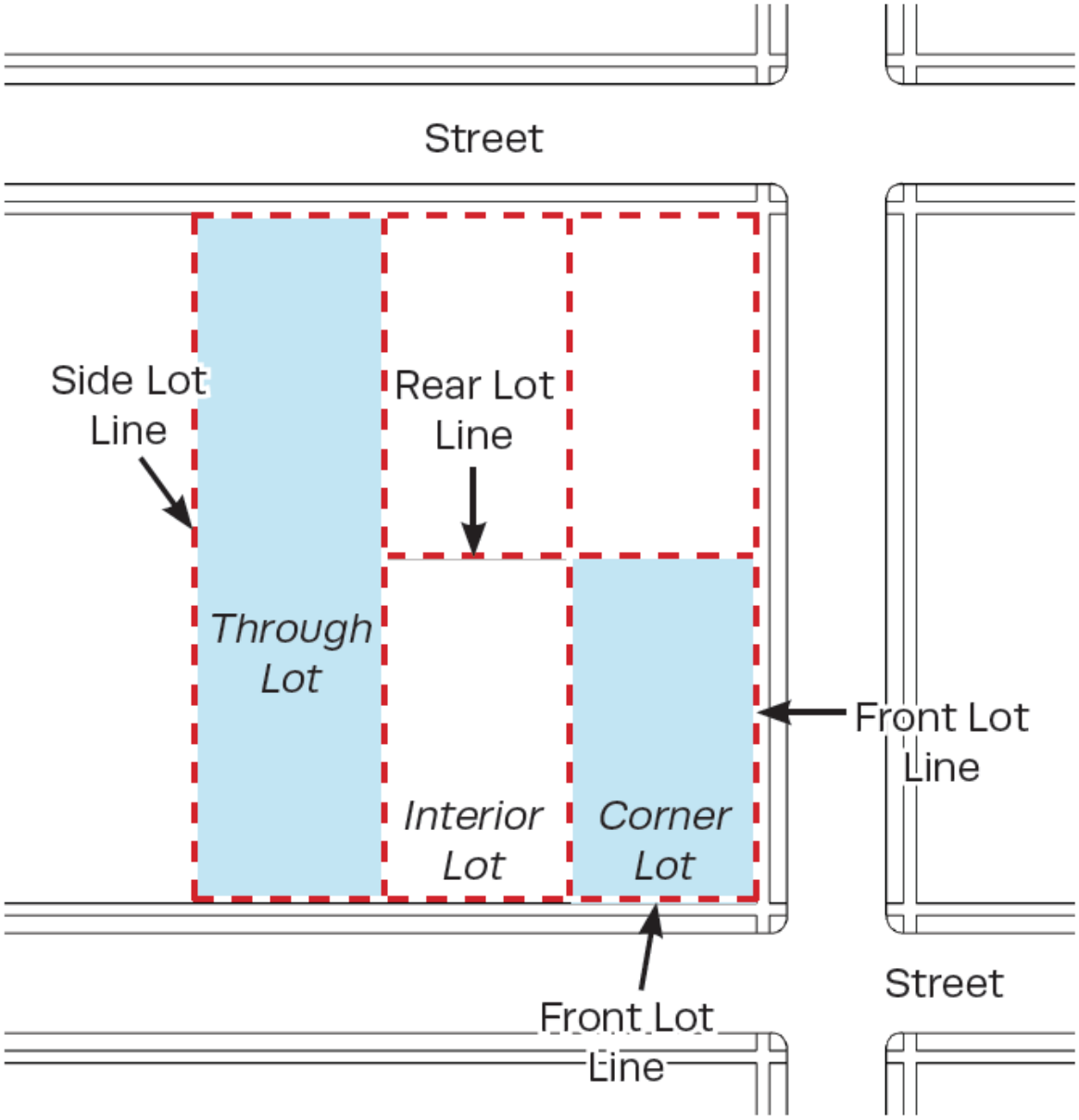
Lot or Building Site Width: the length of the Principal Frontage Line of a Lot or Building Site.

~~**Machine Shop:** premises at which mechanical items are made or repaired using machinery or equipment.~~

Lot or Building Site of Record: a Lot or Building Site, as applicable, which is part of a subdivision or other plat recorded in the office of the Maury County Register of Deeds, or a Lot or parcel described by metes and bounds, the description of which has been so recorded.

Lot or Building Site Type: the classification of a Lot or Building Site , as shown in the following diagram:

ILLUSTRATION 9.3.L-7 LOT OR BUILDING SITE TYPES



Machine Shop: premises at which mechanical items are made or repaired using machinery or equipment.

Main Civic Space: the primary outdoor gathering place within a Development Parcel. The Main Civic Space may be associated with an important Civic Building.

Manufactured Home: a detached one family dwelling constructed as a single self contained unit and mounted on a single chassis transportable after fabrication on its own wheels or detachable wheels with all the following characteristics as prescribed in Section 68-126-202, (4), (6) and (7) of TCA:

(1) Designed for long term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems.
(2) Arriving at the site where it is to be occupied as a dwelling complete, including major appliances and furniture, and ready for occupancy except for minor and incidental unpacking and assembly operations, location of foundation supports, connections to utilities and the like.
(3) Manufactured Home dwellings do not include camping Trailers, commercial mobile Structures, motor homes, recreational vehicles, travel Trailers, truck campers or similar units designed to provide temporary living quarters.

Manufactured Home- Class A: a Structure manufactured before June 15, 1976, that is not constructed in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, as amended (42 U.S.C. § 5401 et seq.). It is a Structure that is transportable in one or more sections that in the traveling mode is eight body-feet or more in width and 40 body-feet or more in length, or, when erected on site, is 320 or more square feet and that is built on a chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes any associated plumbing, heating, air conditioning and electrical systems.

Manufactured Home Park or Subdivision: an area, tract, site, or parcel (or contiguous parcels) of land divided into two or more Manufactured Home Sites for rent or sale and associated Lots or Building Sites and Buildings necessary to support the Residential occupancy of Manufactured Homes.

Manufactured Home Sales: a subcategory of the Commercial Use category, characterized by the offer for sale or lease and the sale or lease of Manufactured Homes.

Manufactured Home Site: a designated area within a Manufactured Home Park for the exclusive use of the occupants of a single home.

Manufactured Home Stand: that part of an individual Manufactured Home Site which has been reserved for the placement of the Manufactured Home.

Marina: any of the following: (1) lock harbor facility; (2) any facility which provides fueling, pump-out, maintenance or repair services; or (3) any facility which has permanent docking space for three (3) or more Boat Slips (4) any water area with a Structure that is used for docking or otherwise mooring Vessels and constructed to provide temporary or permanent docking space for more than ten Vessels; or (5) a dry stack facility.

Marquee Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Massage Studio: an establishment at which manual manipulation of muscle, connective tissue, tendons, and/or ligaments is provided to enhance a Person's health and well-being.

Massing: the overall shape or arrangement of the Bulk or volume of a Building.

Medical Office / Medical Clinic / Outpatient Clinic / Dental Office: an Office or other premises for the private practice of health care or dental professionals licensed by the State, wherein a majority of patient encounters involve examination, diagnose is, treatment, or surgical procedures on an outpatient basis not extending beyond a 24 hour period.

Medical Laboratory: a facility where testing or observation of clinical specimens from which information about the health of a patient can be obtained in order to provide diagnosis, treatment , and/or prevention of disease.

Meeting Hall: a Building that provides accommodations as a Place of Assembly.

Middle: As used in the Façade standards of this Ordinance, all of the Façade which is visually defined by the Base and Cap of the building.

Middle School: premises at which Education is provided for children from Grade 5 through Grade 8.

Mid-Rise Building: an attached or detached Principal Building Type of 4 Stories, which may provide a vertical and/or horizontal mix of Uses, typically designed to facilitate pedestrian-oriented Retail / Personal Service/ Repair / Art / Artisan, Accommodation / Lodging, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Mixed Use: multiple Uses within the same Building or on the same Lot or Building Site through superimposition or Adjacency, or in multiple Buildings or on multiple Lots or Building Sites by Adjacency or proximity.

Mixed-Use Building: a typically attached Principal Building Type, which provides a vertical and/or horizontal mix of Uses typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair / Art / Artisan, Accommodations / Lodging, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Mobile Vending: any temporary activity which includes preparation, assembly, or display of items with the intent to sell such items to the general public (excluding produce stands).

Mobile Vending Apparatus: Any vehicle, trailer, cart, table, tent or other equipment utilized for Mobile Vending.

Monument Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-1 (Sign Types - Specific Standards).

Motel: an establishment where short-term Accommodation / Lodging in guest rooms is offered for compensation and one or more rooms are accessed by exterior doors opening directly to exterior Parking accommodations, passageways, or the outdoors. Neither a Hotel, Extended Stay Hotel, or unit therein, nor a Short- Term Rental Unit is a Motel.

Motor Vehicle: every vehicle that is self-propelled by a motor, which can be licensed and registered to be driven on public streets, roads or rights-of-ways, and every vehicle that is propelled by electric power obtained from overhead trolley wires, but not operated upon rails.

Examples are passenger vehicles, trucks, motorcycles and other consumer motor vehicles, and motorized Recreational Vehicles.

This term does not include Boats or other watercraft, non-motorized Recreational Vehicles, Manufactured Homes, or Farm and Construction Equipment.

Motor Vehicle Body Shop: premises or a portion of premises used for the adjustment, painting, replacement of parts, or body repair of Motor Vehicles.

Motor Vehicle Maintenance, Repair, Fuel Sales, Service, or Cleaning: a Structure, premises, or establishment in or on which Motor Vehicles are maintained, repaired, serviced, re-fueled, and/or cleaned, including without limitation, incidental storage for fewer than sixty (60) days of Motor Vehicles that are being maintained, repaired, serviced, and/or cleaned.

Examples are car wash, full vehicle service including alignment shop, auto upholstery shop, towing service, limited vehicle service including auto detailing, auto repair, battery sales and installation, fuel sales, quick lubrication facilities, and tire services.

This term does not include Parking Lots, Parking Structures, Motor Vehicle Storage, Motor Vehicle Body Shop, Motor Vehicle Parts Sales, or Convenience Store with Gasoline Sales (see Retail Sales and Service).

Motor Vehicle Parts Sales: a Structure, premises, or establishment in, from, or on which Motor Vehicle parts other than tires are sold, either at Retail or Wholesale.

Motor Vehicle - Related Sales and Service: Motor Vehicle Body Shop, Motor Vehicle Maintenance, Repair, Service, Fuel Sales, or Cleaning, Motor Vehicle Parts Sales, Motor Vehicle Sales, Rental, or Leasing, and Motor Vehicle Storage.

Motor Vehicle - Related Uses: the term collectively referring to Motor Vehicle Body Shop, Motor Vehicle Maintenance, Repair, Fuel Sales, Service, or Cleaning, Motor Vehicle Parts Sales, Motor Vehicle Sales, Rental, or Leasing, and Motor Vehicle Storage. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses).

Motor Vehicle Sales, Rental, or Leasing: a Structure, premises, or establishment in or on which Motor Vehicles are sold, rented, leased, or chartered, including incidental storage, maintenance, and servicing as an Accessory Use.

Motor Vehicle Storage: long or short term storage of operating Motor Vehicles. This term excludes Parking Lots, Parking Structures, Impound Yards, Towing Facilities, and any dismantling, Scrap and Salvage Yards/Service, or Junkyards.

Multi-Family Building: a Large Multi-Family Building or a Small Multi-Family Building. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Multi-Family Dwelling: a Building containing three(3) or more Dwelling Units, including without limitation Residential condominiums, cooperatives, Independent Living Apartments and other Apartments, Large Multi- Family Buildings, and Small Multi-Family Buildings.

Museum: a Use characterized by the display, preservation, collection, curation, and/or exhibit of objects of community and cultural interest in one or more of the arts and sciences.

Neighborhood Street: the Thoroughfare or Internal Drive type described as such in Table 5.3.3.F (Thoroughfare/ Internal Drives Types – Summary) and Table 5.3.3.G (Thoroughfare / Internal Drive Assemblies and Standards).

Neon Tube Illuminated Sign: a Sign with a light source supplied by a neon tube, which is bent to form letters, symbols or other shapes.

Net Site Area: all developable land within a site including Thoroughfares and Internal Drives, but excluding land allocated as Civic Space or Civic District.

Nightclub: an establishment for nighttime entertainment, typically serving Alcoholic Beverages for consumption on site and offering music, dancing, or other entertainment. Adult-Oriented Entertainment is excluded from the term “Nightclub”.

Non-Banking Financial Institution: a Financial Institution that is not regulated by the Federal Deposit Insurance Corporation (FDIC) and is governed by T.C.A Title 45 Chapters 15, 17, and 18, including without limitation, Pawn Shops, title loan lenders, cash advance Lenders, and check cashing establishments and other Short-Term Lenders.

Nonconforming Improvement: any Improvement, or part thereof, that legally existed at the Effective Date of this Ordinance or any amendment of this Ordinance or the Zoning Map affecting such Improvement, but upon such Effective Date does not conform to this Ordinance;

Nonconforming Lot or Building Site: any Lot or Building Site, or part thereof, that legally existed at the Effective Date of this Ordinance or any amendment of this Ordinance or the Zoning Map affecting such Lot or Building Site, but upon such Effective Date does not conform to this Ordinance.

Nonconforming Sign: a Sign that legally existed at the Effective Date of this Ordinance or any amendment of this Ordinance or the Zoning Map affecting such Sign but upon such Effective Date does not conform to this Ordinance.

Nonconforming Structure: a Structure that legally existed at the Effective Date of this Ordinance or any amendment of this Ordinance or the Zoning Map affecting such Structure, but upon such Effective Date does not conform to this Ordinance.

Nonconforming Use: any Use of land, of a Structure, or of an Improvement, or part thereof, that legally existed at the Effective Date of this Ordinance or any amendment of this Ordinance or the Zoning Map affecting such Use, but upon such Effective Date does not conform to this Ordinance.

Nonconformity: a Nonconforming Lot or Building Site, Nonconforming Structure, Nonconforming Sign, Nonconforming Improvement, or Nonconforming Use.

Non-Hazardous Waste Treatment or Disposal: facilities for receiving, sorting, treatment, or disposal of nonhazardous solid waste, including waste transfer stations, compost dumps, and combustors, incinerators, and cogeneration plants, and the collection and hauling of nonhazardous waste incidental to the treatment or disposal operations.

Non-Motor Vehicle or –Boat Body Shop Maintenance/ Cleaning / Repair / Service: a Structure, premises, or establishment in or on which goods other than Motor Vehicles or Boats are maintained, repaired, serviced, and/ or cleaned. This term does not include Parking or Outdoor Storage.

Non-Motor Vehicle or –Boat Rental / Leasing: a Structure, premises, or establishment in or on which goods other than Motor Vehicles or Boats are rented or leased. This term does not include Parking or Outdoor Storage.

Non-Profit Office: premises available for any function of a not-for-profit organization.

Nursery School: see "Pre-School".

Occupancy: the Principal Use of a Lot, Building Site, or Structure for the performance of a function or operation by a Person.

Office Uses: (1) a Use category characterized by premises available for the transaction of Commercial, governmental, professional, medical, dental, not-for profit, or financial services, but excluding Retail / Personal Service / Repair/ Art / Artisan Uses, Light Industrial Uses, and Heavy Industrial Uses.

(2) Office Uses is the Use category, which is a collective reference to Uses in the following Use sub-Categories, as listed in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses) 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses):

Business / Government / Non-Profit Offices (excluding Civic Uses), Medical / Dental Offices, Professional Offices, and Other Offices Not Listed;

Office Building: a Building in which space is made available for Office Use. Office Building is not a Building Type.

Officefront: a Private Frontage type wherein the Facade is aligned close to or at the Frontage Line with the Building entrance at or above Sidewalk grade. This type is conventional for Office Use. It may have a substantial glazing on the Facade. See Table 4.3.7.A (Private Frontage Types).

Off-Premises Sign: a Sign the owner or lessee of which is not the owner or lessee of the premises on which such Sign is located.

Open Air Market: a Farmer's Market, a Roadside Stand, or an Outdoor Market.

Open Space: Use characterized by large expanses of land.

Ordinance or Zoning Ordinance: this City of Columbia, Tennessee Zoning Ordinance, as the same may be amended and in effect from time to time.

Ordinary Maintenance and Repair: (1) keeping a Lot or Building Site , parcel, or Structure in good condition through ongoing minor intervention, undertaken from time to time, in a manner that does not change its external appearance except through the elimination of the usual and expected effects of weathering; (2) strengthening or restoring any portion of a Structure or Improvement to a safe condition, provided no material enlargement results; (3) repairing or replacing interior walls, fixtures, wiring or plumbing; or (4) repaving Driveways, private Thoroughfares, Internal Drives, and Parking and loading accommodations, (5) replacing exterior windows and siding, and (6) painting exterior Structures and fixtures. Ordinary Maintenance and Repair does not constitute Development, Construction or building for the purposes of this Ordinance.

Outbuilding: synonymous with "Accessory Building".

Outdoor Display Case: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Outdoor Market: an open air area, without or without a Structure, used for the Retail sale of goods other than fresh fruits, vegetables, nuts, grains, eggs, flowers, herbs, or plants.

Outdoor Recreation: Commercial uses, varying in size, providing daily or regularly scheduled recreation or entertainment-oriented activities. Such activities may take place outdoors or within a Structure.

Athletic, tennis, swim, or Health Club (see Retail Sales and Service), botanical garden, nature preserve (see Parks and Open Areas), and Indoor Recreational Facility (see Indoor Recreation) are excluded from Outdoor Recreation.

Outdoor Storage: one or more assemblages, collections, stacks, or stockpiles of vehicles, equipment, goods, materials, tanks, or other items in any area other than within a Building, including without limitation, parked operative or non-operative vehicles or equipment.

~~**Outer Court:** any open area, other than a Setback or Yard or portion thereof, which is unobstructed from its lowest level to the sky and which, except for one opening upon:~~

~~(1) A Front Lot or Building Site line;~~

~~(2) A Front Setback Area Yard (Street Yard);~~

~~(3) A Rear Setback Area or Yard; or~~

~~(4) Any open area along a Rear Lot or Building Site line or along a Side Lot or Building Site line having a width or depth of at least thirty (30) feet, and which open area extends along the entire length of such Rear or Side Lot or Building Site line, is bounded by either:~~

~~(a) Building walls; or~~

~~(b) Building walls and one or more Lot or Building Site lines other than a Front Lot or Building Site line.~~

Parcel Services: providing for-profit package and message routing, distribution, and delivery services.

Park: as a noun, a Civic Space type that is a natural preserve available for unstructured recreation, described as such in Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards); as a verb, to stop and disengage a Motor Vehicle and leave it unoccupied.

Parking: (1) an accommodation designed for the of stopping and disengagement of a Motor Vehicle and leaving it unoccupied; or (2) the act of stopping and disengaging a Motor Vehicle and leaving it unoccupied.

Parking Area: an off-street, ground-level open area within a Lot or Building Site for Parking vehicles as an Accessory Use incidental to a Principal Use of a Lot or Building Site or a Principal Building on a Lot or Building Site. Not synonymous with Parking Lot.

Parking Lot: an off-street, ground-level open area within a Lot or Building Site for Parking vehicles as a Principal Use for which a fee may or may not be charged. Not synonymous with Parking Area. Parking Lot does not include Bus barn (see Warehouse and Freight Movement) or sale or servicing of vehicles (see Vehicle Sales and Service).

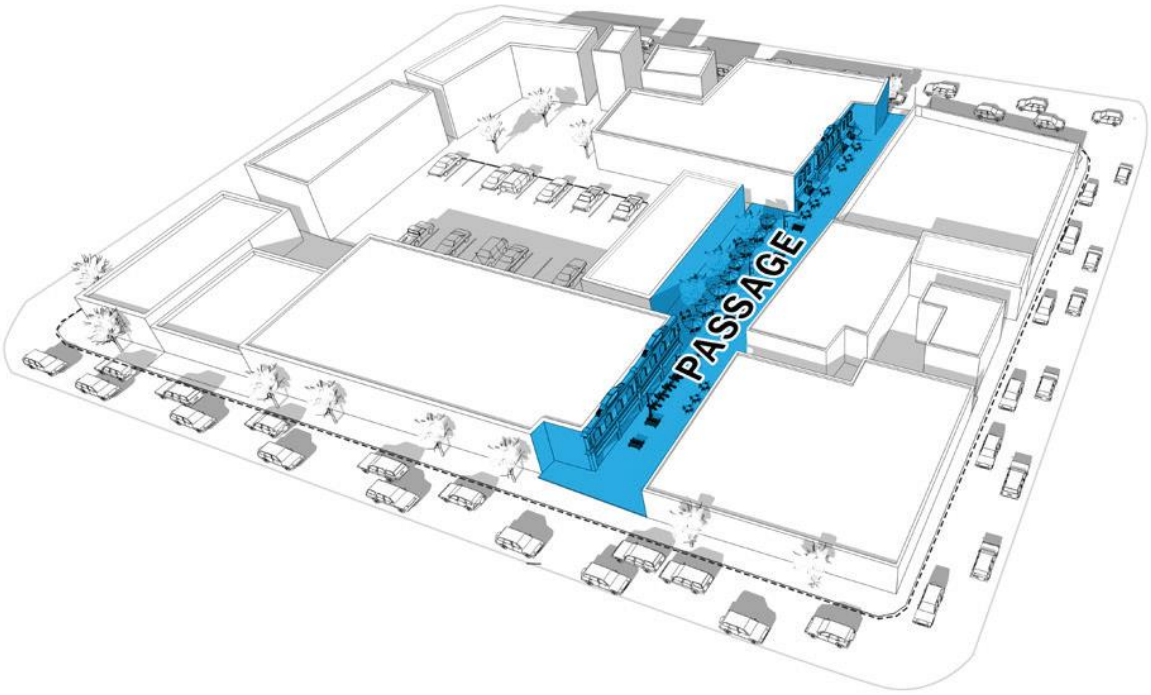
Parking Space: an area required or provided for Parking a vehicle, meeting the requirements of Section 4.3.12.

Parking Structure: a vertical or vertical and subterranean Improvement other than a Garage, containing one or more levels of vehicular Parking above grade. A Parking Structure may not be used for Motor Vehicle Body Shop, Maintenance Repair, Service or Cleaning.

Party Wall: a Wall on an Interior Lot or Building Site Line, used or adopted for joint service between two or more Buildings; such walls shall fully comply with fire and all other provisions and standards established for such walls in the Standard Building Code.

Passage (PS): a pedestrian connector, open or roofed, that passes between Buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages. See Illustration 9.3.P-1 (Passage).

ILLUSTRATION 9.3.P-1 PASSAGE



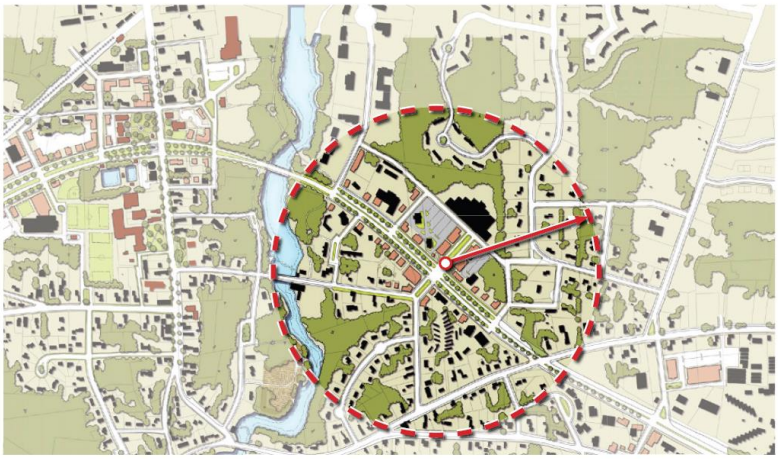
Passive Recreation: outdoor recreational activities, such as nature observation, hiking, and canoeing or kayaking, which require a minimum of facilities or Development and which have minimal environmental impact on the recreational site.

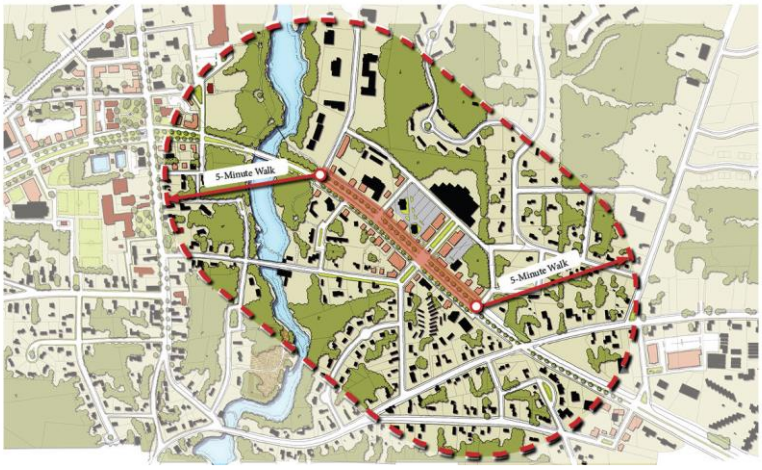
Path (PT): a pedestrian way traversing an open greenspace with a minimum area of 5,000 square feet ~~Park~~, with landscape matching ~~the~~ contiguous Civic Space, ~~ideally~~ connecting directly with the ~~urban~~ Sidewalk network.

Pawnshop: a Business that lends money based upon the security of pledged goods left in pawn, or that is in the Business of purchasing tangible personal property to be left in pawn on the condition that it may redeemed or repurchased by the seller for a fixed price within a fixed period of time. See also, Short-Term Lender.

Pedestrian Shed: an area of a size approximately equal to the average distance comfortably walked by pedestrians and approximately centered on a Common Destination. There are two types of Pedestrian Sheds: Standard Pedestrian Sheds and Linear Pedestrian Sheds. See “Standard Pedestrian Shed” or “Linear Pedestrian Shed”. See Illustration 9.3.P-2 (Pedestrian Sheds).

ILLUSTRATION 9.3.P-2 PEDESTRIAN SHEDS





Performance Guarantee: as defined in Section 1.26.

Performing Arts Venue: a site, with or without a Structure, intended for the presentation of performing arts, such as dance, music, and theatre.

Performing Arts Studio: an establishment that provides instruction in one or more of the performance arts, such as dance, music, and theatre.

Person: an individual, firm, partnership, corporation, company, association, organization, joint stock association, proprietorship, trust, body politic, or other legal entity, or and includes a trustee, receiver, assignee, administrator, executor, guardian, or other representative.

Plot plan: A graphic depiction, drawn to an appropriate scale, indicating the dimensions of the lot or parcel which is the subject of an application for a zoning district amendment or special use permit including a legal description of such lot or parcel and the location of the lot or parcel in relation to adjacent street right-of-way.

Day Care / Personal Care Facilities (Civic): Civic Use sub-category characterized by non-Residential care for adults, children, or families, which does not meet the definition of Household Living or Group Living.

Day Care / Personal Care Facilities (Commercial): Commercial Use sub-category characterized by non-Residential care for adults, children, or families, which does not meet the definition of Household Living or Group Living.

Personal Improvement Education: an establishment primarily engaged in the provision of information or instruction relating to a particular subject or hobby.

Personal Services: Uses in which a service is provided to or for a customer for compensation, in which the Person providing such service deals directly with the consumer, which Uses may or may not include the Retail sale of goods related to the services provided.

Excluded from Personal Services are Motor Vehicle - Related Uses, services provided by a medical or dental professional, and Adult-Oriented Entertainment.

Pharmacy: an establishment having a primary function of dispensing prescription drugs and medications and whose stock-in-trade may or may not include other merchandise.

Place of Assembly: a Building, room, or space that is occupied or arranged for occupation by the public for recreational, amusement, social, sports, or similar purposes.

Place of Worship: a Building, room, or space that is occupied or arranged for occupation for religious. spiritual, recreational, or similar purposes.

Placement: with respect to a Building, the manner in which the Building is situated on the Lot or Building Site. See "Layers", Illustration 9.3.L-5 (Layers); see also "Setback", and "Yard" and Illustration 9.3.S-2 (Setbacks and Yards).

Plan: a Development Plan, Master PUD Development Plan, site plan, Landscape Plan, Sign Plan, or any other plan submitted or prepared pursuant to this Ordinance.

Planned Unit Development: See Section 8.5.21.

Planned Unit Development District: one of the several Districts listed as such in Section 3.7.C. See also Section 8.5.21.

Planning Commission: the Planning Commission of the City.

Planning Director: the City Director of Planning and Development.

Planter: the element of the Public Frontage that accommodates trees along Thoroughfares and Internal Drives, whether continuous or individual.

Plaque Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Playground: a Civic Space type, described as such in Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards).

Plaza: a Civic Space type described as such in Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards).

Police Station: premises accommodating operations of law enforcement officers and other members of staff.

Porch: a Private Frontage type, having a planted Frontage, the Facade is set back from the Frontage Line, and an attached exterior covered area large enough to accommodate outdoor furniture and/or gathering, which is permitted to Encroach into the Front Setback, Setback Area, or Street Yard. This may be used with or without a Fence to maintain Thoroughfare spatial definition. A Stoop is not a Porch. See Table 4.3.7.A (Private Frontage Types).

Porch Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Portable Sign: a Sign the principal supporting Structure of which is intended, by design and construction, to be used by resting upon the ground for support and may be easily moved or relocated. Portable Signs include, but are not limited to, Signs mounted on a Trailer, wheeled carrier, or other non-motorized mobile structure, with wheels or with wheels removed.

Post Office: premises operated by or under contract for the United States Postal Service at which letters, parcels, packages or other mail may be received, deposited, processed, sorted, and/or handled and/or postage may be purchased.

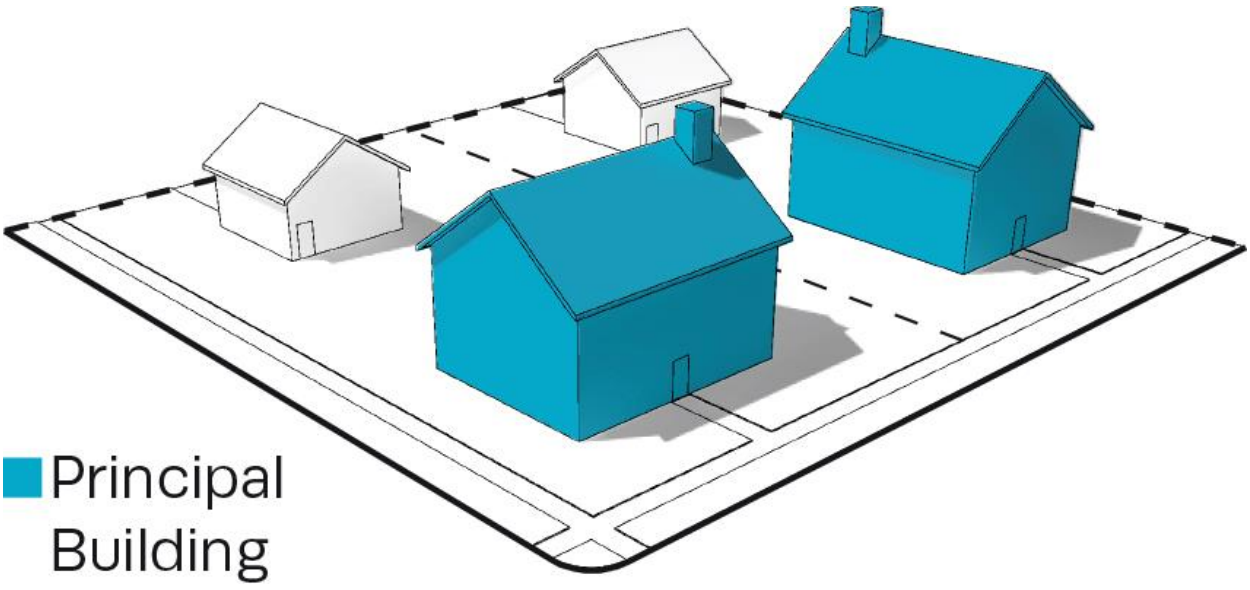
Post Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards)

Pre-School: a school, licensed by the State, with an accredited training program and staffed with certified teachers, providing day time care or instruction for two (2) or more children between the ages of two (2) and five (5) years old. Synonymous with Nursery School.

Preliminary Plat: as defined in City Subdivision Regulation Section 2.2.

Principal Building: the main Building on a Lot or Building Site, located toward the Frontage, in which is conducted a Principal Use of such Lot or Building Site. See Illustration 9.3.P-3 (Principal Building).

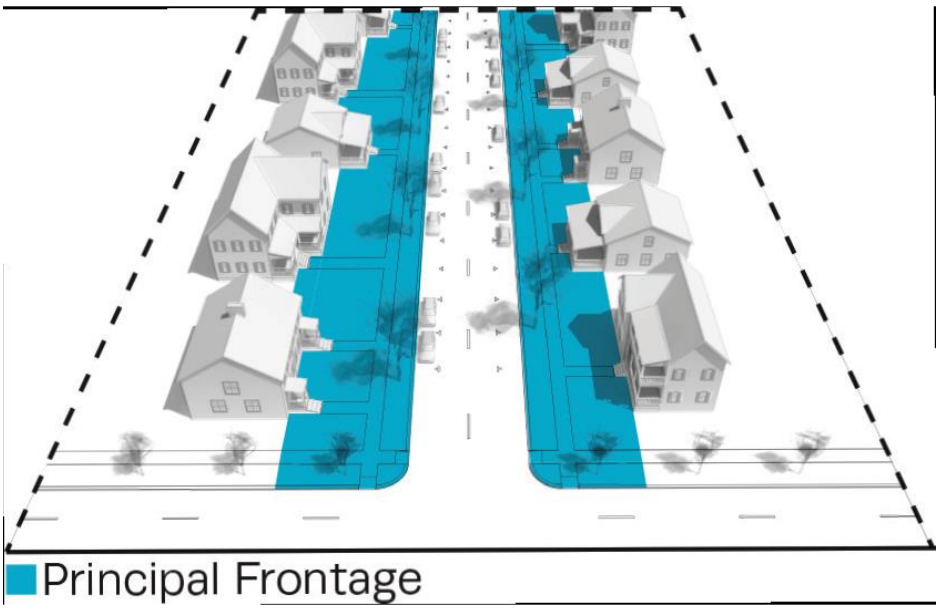
ILLUSTRATION 9.3.P-3 PRINCIPAL BUILDING



Principal Entrance: the main point of access for pedestrians into a Building; the Main Entrance. A building may have more than one Principal Entrance.

Principal Frontage: with respect to: (a) Corner Lots or Building Sites, the Frontage designated to bear the address and Principal Entrance to the Building, and the measure of minimum Lot or Building Site Width; and (b) non-Corner Lots or Building Sites, the Frontage. See "Frontage". See Illustration 9.3.P-4 (Principal Frontage).

ILLUSTRATION 9.3.P-4 PRINCIPAL FRONTAGE

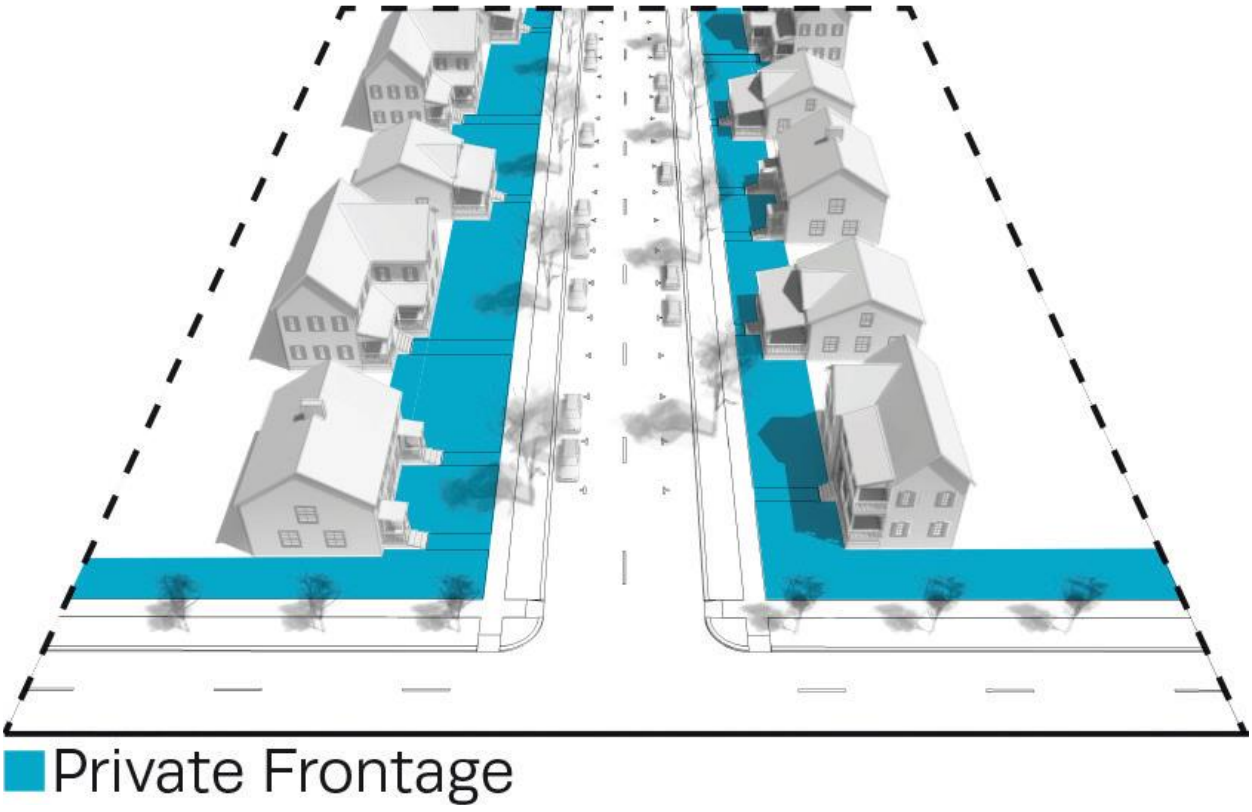


Principal Use: the primary or predominant Use of a Lot, Building Site, or Structure.

Printing Services Shop: Retail premises in which photocopying, scanning, short-run printing, and related services are provided.

Private Frontage: the privately held area between the Frontage Line and the Facade of the Principal Building. See Illustration 9.3.P-5 (Private Frontage); see also Table 4.3.7.A (Private Frontage Types), and Illustration 9.3.F-5 (Frontage & Lot or Building Site Lines).

ILLUSTRATION 9.3.P-5 PRIVATE FRONTAGE



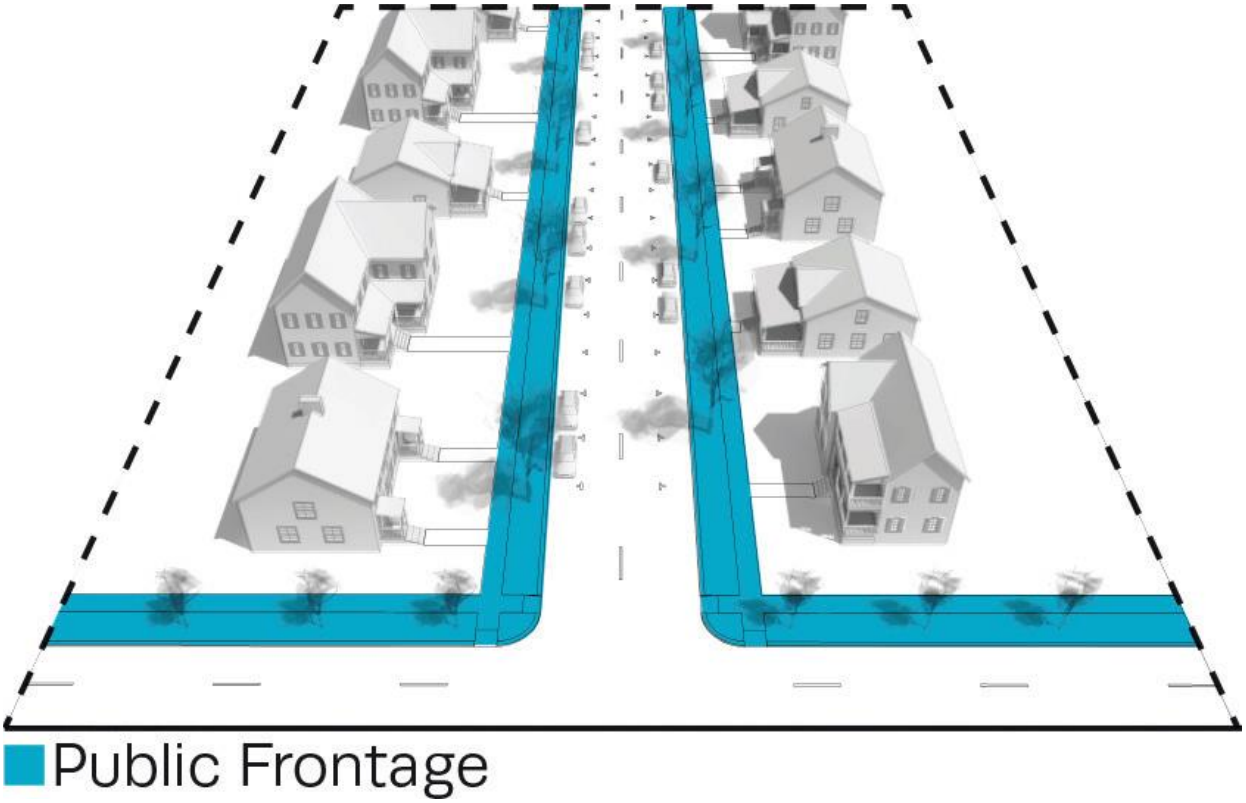
Public Frontage: the area between the Frontage Line and:

(1) the curb (or if there is no curb, the edge) of the Vehicular Lanes in the case of a Lot or Building Site that Enfronts a Thoroughfare or Internal Drive having Vehicular Lanes, or

(2) the Enfronting Civic Space, Path, Passage, waterbody, or Driveway in the case of a Lot or Building Site that Enfronts a Civic Space, Path, Passage, waterbody, or Driveway.

See Illustration 9.3.P-6 (Public Frontage); see also Table 5.2.2.G-1 (Thoroughfare Assemblies & Standards); and Illustration 9.3.F-5 (Frontage & Lot or Building Site Lines)

ILLUSTRATION 9.3.P-6 PUBLIC FRONTAGE



Pushcart: A mobile vending apparatus which may be moved without assistance of a motor from which merchandise or food is stored and prepared with the intent to sell to the public.

Professional Office: Use sub-category of Office Uses category characterized by premises in or from which professional or consulting services in the fields of law, architecture, planning, design, engineering, accounting, bookkeeping, and similar professions are conducted. This term does not include "Medical Office", "Dental Office", or "Clinic".

Project Boundary Buffer: a Buffer located along the boundary of a development.

Public Art: art in any media that has been planned and executed with the intention of being staged in or viewed from the physical public domain, usually outside and accessible to all.

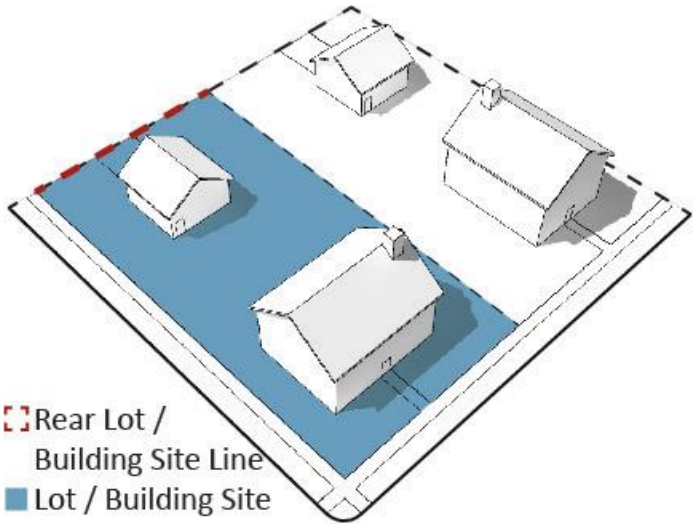
Public Meeting: a duly convened meeting of a Decision- Making Authority as contemplated under applicable state law, including public meetings, public hearings, workshops, and site visits.

Publishing: the Business of issuing software, Internet content, or newspapers, books, or other printed textual or graphical material for sale or distribution to the public.

Pylon Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-1 (Sign Types - Specific Standards).

Rear Setback Area or Yard: a portion of a Lot or Building Site that is situated between (1) the nearest roofed portion of the Principal Building or of any Accessory Building on the Lot or Building Site and (2) the Rear Lot or Building Site Line, extending the full width of the Lot or Building Site, from Side Lot or Building Site Line to Side Lot or Building Site Line. See Illustration 9.3.R-2 (Rear Setback Area or Yard).

ILLUSTRATION 9.3.R-2 REAR SETBACK AREA OR REAR YARD

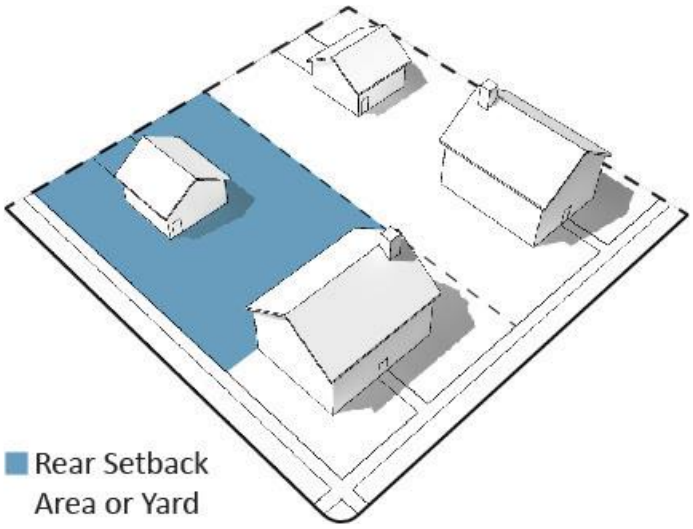


Rail Equipment Storage / Repair: Use involving premises for storing or repairing locomotives, rail cars, or other rail vehicles.

~~**Rear Alley:** See "Alley".~~

Rear Lot or Building Site Line: the Lot or Building Site Line opposite the Front Lot or Building Site Line. See Illustration 9.3.R-1 (Rear Lot or Building Site Line).

ILLUSTRATION 9.3.R-1 REAR LOT OR BUILDING SITE LINE



Recreation: Use characterized by activities for personal enjoyment or entertainment during a Person's discretionary time.

Recreation Facility: premises accommodating Indoor Recreation and/or Entertainment and/or Outdoor Recreation and/or Entertainment. A Recreation Facility may be Civic or non-Civic.

Recreational Vehicle: a vehicle which is:

(1) built on a single chassis;

(2) four hundred (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: and

(4) designed primarily for use as a non – permanent dwelling but as temporary living quarters for recreational, camping, vacation, travel, or seasonal use. The term includes camping Trailer, motor home, travel Trailer, and truck campers.

Recreational Vehicle does not include Manufactured Homes.

Recreation and Entertainment, Indoor: participatory and spectator-oriented Recreation activities conducted within an enclosed Building, including without limitation billiard rooms, bowling centers, ice or roller skating rinks, Shooting Ranges, Theater, and arcades.

Recreation and Entertainment, Outdoor: participatory and spectator-oriented Recreation activities conducted in open, partially enclosed, or screened facilities, including without limitation amusement parks, fairgrounds, golf courses and driving ranges, and go-cart tracks.

Recycling Collection Facility: a facility used for the collection and transfer, but not the actual processing, of any of the following recyclable materials: glass, paper, plastic, cans, or other source-separated, non-decayable materials. Recyclable materials at a Recycling Collection Facility must not include motor oil, chemicals, household appliances, tires, automobiles, automobile parts, or decayable materials.

Rehabilitation Facility: a facility operated for the primary purpose of assisting in the rehabilitation of individuals through an integrated program of medical, psychological, physical, occupational, substance, social, or vocational evaluation and services under competent professional supervision.

Religious Facilities: facilities used by a non-profit group or institution for organized religious services, meetings, assembly, practice, activities, and supporting uses.

Examples are Places of Worship, church, mosque, synagogue, temple, monastery, convent, retreat center or any permanent or temporary Structure providing regular, organized religious worship of any denomination and religious education incidental thereto. A property tax exemption for a religious group

or institution obtained pursuant to state law shall constitute prima facie evidence of a Religious Facilities Use.

Athletic, tennis, swim or Health Club (see Retail Sales and Service), Educational Uses, Day Care facilities, for distribution or production of products, including printed matter, for groups other than immediate membership, public neighborhood arts center or similar community facility (see Community Service), community center, revival or gospel tent, senior center (see Community Service), Social service facility (see Social Service Institution), and Treatment center, transient lodging, or shelter for the homeless (see Social Service Institutions) are not included in this Use Category.

Required Yard or Setback Area: a Yard or Setback Area required by this Ordinance, which is open and unobstructed from 30 inches above the general ground level of the graded lot upward to the sky except as permitted in Section 4.3.10 and no part of which is included as part of a Setback, Setback Area, or Yard for any other Building.

Research Laboratory: premises that contain research, development, and testing laboratories that do not involve the mass manufacture, fabrication, processing, or sale of products Such Uses must not be detrimental to the environment through the release of dust, smoke, fumes, odor, noise, or vibration and must not create an unsafe risk of fire or explosion given the location of the use, the Building in which it is located, and the nature of the surrounding Uses and Structures.

Residence: a Building or part of a Building containing one or more Dwelling Units or Rooming Units, including Single – Family or Two – Family Dwellings, Multi-Family Dwellings, Boarding Houses, Rooming Houses, or residence- apartment hotels. Residences shall not include:

(1) Transient accommodations, such as Transient hotels, Motels, or similar establishments;

(2) Dormitories, fraternity or sorority houses, monasteries, or convents, or similar establishments containing Group Living or sleeping accommodations;

(3) Nurses' residences, sanitariums, nursing homes, convalescent homes, rest homes, or other sleeping or living accommodations in community facility buildings or portions of buildings used for community facilities; or

(4) In any Building with a mix of Uses, the part of the Building used for any Non-Residential Uses, except Uses accessory to Residential Uses.

Residential: pertaining to premises available for long- term, non-Transient human habitation.

Residential Building: any Building or part thereof utilized solely for Residential Use and Accessory Uses.

Residential Uses: (1) a Use category characterized by premises available for long-term non-Transient human habitation; (2) Residential Uses is the Use category, which is a collective reference to the following Use sub-Categories, as listed in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses): Household Living and Group Living.

Restaurant: an establishment engaged in preparing, serving, and selling food at Retail for on- or off-premises consumption. Bars, Taverns, and Nightclubs are not Restaurants.

Restricted-Access Bicycle Enclosure: A locked area containing within it one bicycle rack space for each bicycle to be accommodated, and accessible only to the owners or operators of the bicycles parked within it.

Retail: Use characterized by selling, renting, or leasing new or used goods in person , on-line, or by mail-in transactions dealing directly with the consumer of such goods.

Retail / Personal Service / Repair / Arts / Artisan:

Use sub-category of the Commercial Uses category characterized by selling, renting, or leasing new or used goods in person, on-line, or by mail-in transactions dealing directly with the consumer of such goods, providing personal services or repair services to the general public, and art- related and artisan-related establishments. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses).

Examples of Retail Uses included in the Retail / Personal Service / Repair / Arts / Artisan sub-category are Convenience Store (with or without petroleum sales), selling, renting or leasing Alcoholic Beverages, antiques, appliances, art supplies, baked goods, bicycles, books, cameras, carpet and floor coverings, crafts, clothing, computers, dry goods, electronic equipment, fabric, flowers, furniture, garden supplies,

gasoline, gifts, groceries, hardware, home improvement goods, household products, jewelry, medical supplies, musical instruments, Open Air Market, outdoor farmers market, pets, pet supplies, pharmaceuticals, picture frames, plants, printed materials, produce, sporting goods, stationery, tobacco and related products, vehicle parts, and videos, and Brewpubs, Tasting Rooms, Retail Food Sales with or without on-premises preparation or processing, Retail Membership Clubs, and Warehouse Retail.

Examples of Personal Service Uses included in the Retail

/ Personal Service / Repair / Arts / Artisan sub-category are art, music, dance, or photographic gallery or studio, athletic, tennis, swim or Health Club, mailing or package delivery service, dry-cleaning or laundry drop-off facility, Laundromat, funeral home or mortuary, hair, nail, tanning, massage therapy and personal care service, photocopy, blueprint, and quick-sign service, photo finishing psychic or medium, security service, tailor, milliner, upholsterer, taxi or ride-share dispatch center, taxidermist, veterinary clinic, animal hospital, or Kennel, and urgent care or emergency medical office.

Examples of Repair Uses included in the Retail / Personal

Service / Repair / Arts / Artisan sub-category are appliance, bicycle, canvas, clock, computer, gun, jewelry, musical instrument, office equipment, radio, shoe, television or watch repair, and locksmith.

Examples of Arts-Related Uses included in the Retail / Personal Service / Repair / Arts / Artisan sub-category are the non-Residential portion of Artist Live/Work Space, Artist Studio Space, arts-related educational facility, crafts-related retail store, non-Civic art museum/gallery, sale of art and art supplies.

Examples of Artisan-Related Uses included in the Retail / Personal Service / Repair / Arts / Artisan sub-category are Artisan Establishments, candle making, furniture making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and tailoring.

The following are excluded from the Retail / Personal Service / Repair / Arts / Artisan sub-category :

Adult Video Stores (see Indoor Recreation), any Use that is potentially dangerous, noxious or offensive to neighboring Uses or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television reception, radiation or any other likely cause (see Heavy Industrial), Motor Vehicle- and Boat- Related Uses, Crematorium (see Light Industrial), Large-scale catering (see Light Industrial), laundry or dry-cleaning plant (see Light Industrial), Restaurant (see Restaurants), Sale,lease, or rental of machinery, Farm

and Construction Equipment, or other equipment, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures (see Wholesale Trade).

Retail Food Sales: the sale of food for off-premises consumption, excluding Restaurants.

Retail Membership Club: a discount Retail establishment that sells merchandise to its members.

Rezoning: A change in the district boundaries or district classifications of the zoning map pursuant to Section 8.5.19. For the purposes of this Ordinance, rezoning also includes the initial zoning of a property that occurs with annexation.
~~reassignment of the District applicable to land pursuant to Section 8.5.19.~~

Right-of-Way Line: a line contiguous with a Lot or Building Site Line, dividing a Lot or Building Site from an Abutting Thoroughfare or Internal Drive.

Road (RD): a local, rural and suburban Thoroughfare or Internal Drive of low-to-moderate vehicular speed and capacity, described as such in Table 5.3.3.F (Thoroughfare / Internal Drives Types – Summary) and Table 5.3.3.G (Thoroughfare / Internal Drive Assemblies and Standards).

Roadside Stand: a small open air Structure for the Retail sale of produce or other goods grown or produced on the property where the Roadside Stand is located. Roadside Stand does not include Farmer's Markets or Outdoor Markets.

Rooming House: a Residential type in a private Dwelling in which at least three (3) but not more than six (6) rooms are offered for rent, payable in money and/ or other consideration, whether or not table board is furnished to roomers, and in which no Transient guests are accommodated and no Restaurant is maintained for service to any Persons who are not residents of the Rooming House.

Rooming Unit: a unit of Residential occupancy.

Rowhouse: a ~~Building in a collection of very narrow- to medium-sized attached Buildings on contiguous Lot or Building Sites with a Rearyard (and Sideyard if an end unit), which collection consists of side-by-side Dwelling Units with individual entries facing a Thoroughfare or Internal Drive. Each Building and any~~

~~Side Setback Area or Side Yard or occupy the full Frontage Line of its Lot or Building Site and shares at least one Party Wall with another Building of the same type. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).~~Townhouse Building Type described as such in **Table 4.3.8.B (Principal Building Types)**.

School: Business or Trade School, College / University, High School, Middle School, Pre-School or Nursery School, Primary or Elementary School, or Secondary School.

School, Primary or Elementary: See "Primary or Elementary School".

School, Secondary: See "Secondary School".

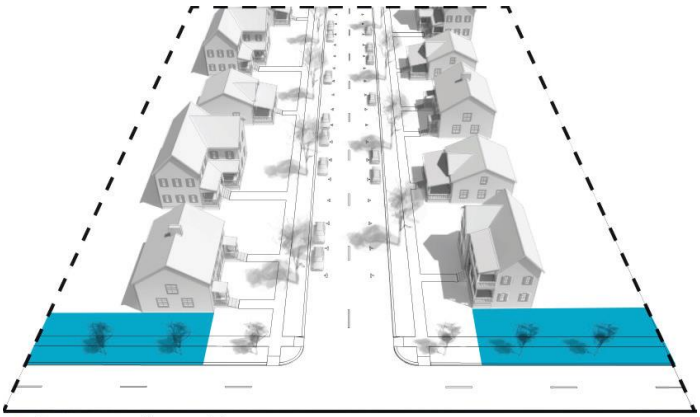
Scrap or Salvage Yard / Service: a Use, other than an Impound Yard or Towing Facility, in which an establishment is engaged primarily in the sale, storage, assembling, dismantling, sorting, distributing, or other processing of scrap, used equipment, mechanical components, or waste materials, including a Junkyard.

Screen/Screening: (1) used as a verb, to block an item or condition from view from a vantage point in accordance with the requirements of this Ordinance by interposition of a Building, Building Element, Wall or Fence constructed of an opaque material, or an evergreen hedge; or

(2) used as a noun, a Building, Building Element, Wall or Fence constructed of an opaque material or an evergreen hedge, which blocks an item or condition from view from a vantage point, as required by this Ordinance. Not synonymous with Streetscreen.

Secondary Frontage: on Corner Lots or Building Sites, the Frontage that is not the Principal Frontage. See Illustration 9.3.S-1 (Secondary Frontage).

ILLUSTRATION 9.3.S-1 SECONDARY FRONTAGE



Second Layer: See "Layer".

Secondary School: a public, private, or parochial school offering instruction at the Middle School and /or High School levels in the branches of learning and study required to be taught in the public schools of the state.

Self-Service Storage Facility: premises at which customers rent separate storage units within a Building designed to allow private access by the customer for storing or removing personal property.

Examples are mini-warehouse, multi-story enclosed storage facility, and storage garage.

The following are not Self-Service Storage Facilities:

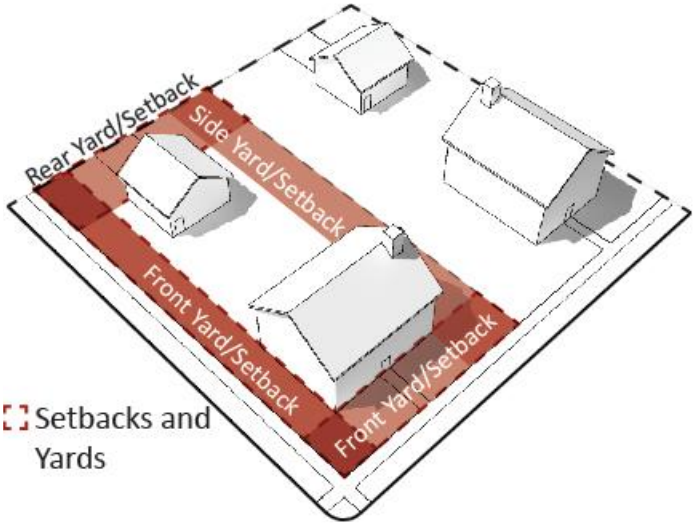
Rental of light or medium trucks, storage area used for Manufacturing use, storage area used for sales, service, and repair operations, and transfer and storage Business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred.

Septic Equipment Installation, Service, or Cleaning: establishments that install, pump, or service septic tanks and cesspools, or that rent or service portable toilets.

Setback or Setback Area: the portion of a Lot or Building Site measured from a Lot or Building Site Line to a Building Facade or Elevation, which area is maintained clear of permanent Structures, with the exception

of permitted Encroachments allowed pursuant to Tables 4.3.1-A -4.3.1.U (District Standards). See Illustration 9.3.S-2 (Setbacks). See also, "Yard".

ILLUSTRATION 9.3.S-2 SETBACKS AND YARDS



Sewage Lines: lines for the movement, distribution, or collection of sewage.

Sewage Facility: utility facilities for the movement, receipt, treatment, and disposal of sewage.

Shared Parking: Parking spaces shared by two or more uses that are in proximity to one another and the parking area, and that have different operational characteristics such that utilization of the parking spaces by one use will not generally overlap with the utilization of the parking spaces by the other use(s). Shared parking on private property must be supported by binding agreement.

~~Parking spaces that are available for two or more Principal Uses.~~

Shared Parking Factor: an accounting for Parking spaces that are available to more than one Principal Use. See Table 4.3.12.B-2 (Shared Parking Factor).

Shooting or Firing Range: a specialized facility within a Building, which accommodates firearms training, practice, and qualification.

Shopfront: a Private Frontage Type conventional for Retail / Personal Service / Repair / Art / Artisan Use, wherein the Facade is aligned close to or at the Frontage

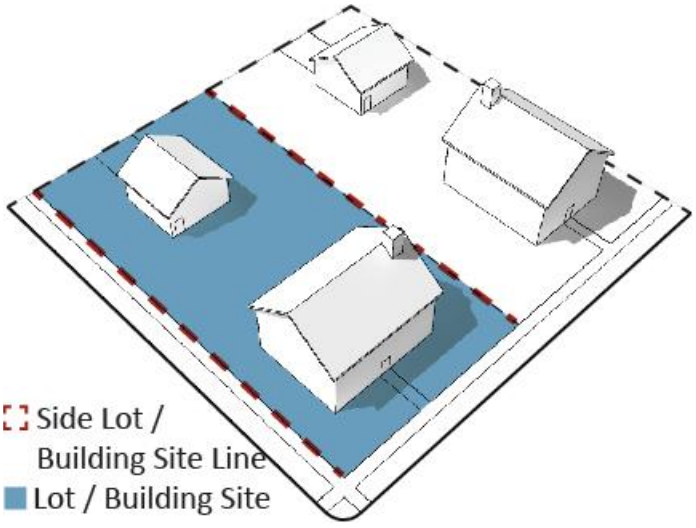
Line with the Building entrance at Sidewalk grade. This Frontage has substantial glazing at the Sidewalk level and may include an awning overlapping the Sidewalk. See Table 4.3.7.A (Private Frontage Types).

Short-Term Lender: a Business or Use that regularly (1) accepts checks from a borrower drawn on the borrower's account to be presented for payment at a later date and that charges a fee for the service or (2) extends short- term non-purchase money loans secured by titles to motor vehicles. The term does not include Financial Institutions. See also, Non-Banking Financial Institution.

Short-Term Rental Unit: a Dwelling Unit in a Building originally used or designed to be used as an abode or home of a person, family, or household in either a portion of a single-family house, or an individual Dwelling Unit in a two-family Dwelling, townhouse, or multi-family Building having no more than 6 Dwelling Units, which Short-Term Rental Unit is rented wholly or partially for a period of less than thirty (30) continuous days occupancy for a fee; specifically excluding however a "hotel" as defined in TSA section 68-14-302 or a "bed and breakfast establishment" or a "bed and breakfast homestay" as those terms are defined in TSA section 68-14-502, all as contemplated in TSA section 13-7-602. A Hotel, Extended Stay Hotel, Motel, Bed and Breakfast, or Inn is not a Short-Term Rental Unit.

Side Lot or Building Site Line: any Lot or Building Site Line that is not a Front Lot or Building Site Line or a Rear Lot or Building Site Line. See Illustration 9.3.S-3 (Side Lot Line).

ILLUSTRATION 9.3.S-3 SIDE LOT OR BUILDING SITE LINE

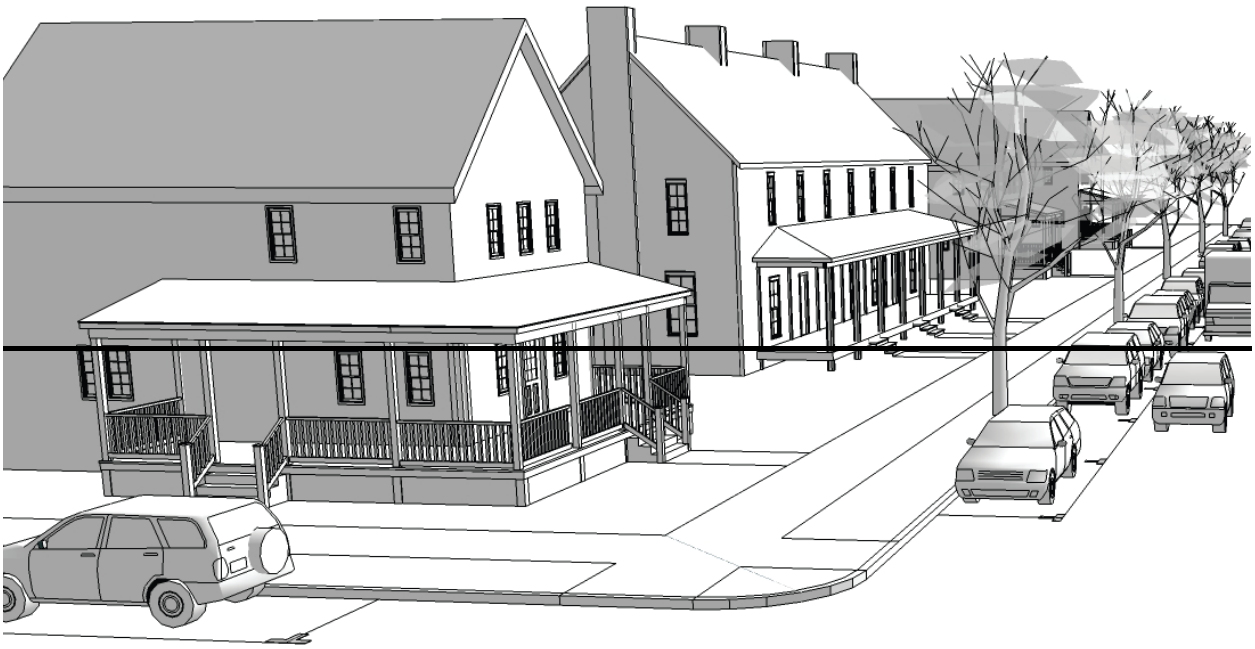


Side Setback, Setback Area or Yard: the portion of a Lot or Building Site that is situated between (1) the nearest roofed portion of the Building or of any Accessory Building on a Lot or Building Site and (2) the Side Lot or Building Site Line, and extending through from the Front Setback Area or Yard or from the Front Lot or Building Site Line where no Front Setback Area or Yard exists to the Rear Setback Area or Yard or to the Rear Lot or Building Site Line where no Rear Setback Area or Yard exists. See Illustration 9.1.S-2 (Setbacks and Yards).

Side Setback Area or Yard Width: the dimension of a Side Setback Area or Yard, measured in such a manner that the Yard is a strip of the minimum width required by the applicable District standards, with its inner edge parallel with the Side Lot or Building Site Line.

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity. See Illustration 9.3.S-4 (Sidewalk).

ILLUSTRATION 9.3.S-4 SIDEWALK



Sidewalk Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Sign: any name, number, symbol, identification, description, direction, declaration, demonstration, display, representation, illustration, insignia, instruction, directive, information, illustration, object, graphic, device, display, visual communication, material, Structure or device, or part thereof, in view of the general public, whether permanent, temporary, portable, or affixed, composed of lettered, or pictorial, or graphical matter or upon which lettered or pictorial, or graphical matter is used, that announces, directs attention to, names, gives notice of, informs, advertises, or promotes an ideology, position, interest, cause, object, project, product, place, activity, person, institution, organization, or Business; provided that the term "Sign" shall not be deemed to include any badge or insignia of any government agency or any civic, charitable, religious, patriotic, fraternal or similar organization, Public Art, or any directional sign erected and maintained pursuant to law.

Single-Family Detached Dwelling: a Dwelling Unit, other than a Manufactured Housing Unit, for exclusive occupancy for one only Family, situated on a Lot or Building Site with no other Dwelling Units and not attached to any other Dwelling Unit.

Single - Family Dwelling: a Dwelling Unit shall be considered a Single-Family Dwelling only if permanent occupants are limited to one of the following categories:

(1) One individual or

(2) Any number of persons constituting a "Family".

For purposes of this definition, the following are not considered to be Single-Family Residences:

(1) Boarding Houses.

(2) Apartment houses.

(3) Dwelling Units in which more than two rooms are rented to unrelated tenants.

(4) Structures or portions of Structures which are designed or constructed for any of the above purposes; and such Structures and Uses of Structures are explicitly prohibited in each Residential District unless otherwise specifically permitted. Notwithstanding the foregoing, "Single-Family

Residence" may include a Dwelling Unit which includes separate quarters for persons who are related by blood, marriage or adoption to the primary occupants, provided such quarters are connected by interior passageways to the other portions of the dwelling unit, and are not rented to any unrelated tenants or otherwise used in violation of this Ordinance If more than one meter is installed for the same type of household utility service, it will be presumed that Structure is not being used as a Single- Family Residence.

Notwithstanding any other provisions to the contrary, subject to the City Manager's approval, and for such periods of time as the City Manager deems reasonable and necessary, a Single-Family Residence may include, on a temporary basis, one or more persons, not related to the primary occupants, who have been dislocated from their permanent residence due to an officially recognized local, regional or national emergency. A report shall be provided to advise the City Council, Planning Commission, and Development Services Department of any such situations approved by the City Manager.

Single Ownership: a proprietary interest of a Landholder as defined herein.

Site Development Plan: a map required by Section 8.5.6.H, which indicates the intended Development of a parcel of land and which meets the standards and requirements of, and is prepared in accordance with, Section 8.5.6.H and other applicable provisions of this Ordinance.

Small Multi-Family Building: Principal Building type that incorporates between three (3) and six (6) side-by-side and/or horizontally stacked Dwelling Units, typically with one or more shared entries. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Social or Civic Club or Lodge: a Use characterized by a Structure and/or land owned by or leased to one or more Social or Civic Organizations for meeting, recreational, or social purposes primarily by their members and their guests.

Social or Civic Organization: a private non-profit group, association, organization, club, establishment, brotherhood, membership, or other similar group providing meeting, recreational, social, fraternal, youth, or similar activities or facilities primarily for its members and guests; excluding, however any type of Residential facility such as fraternity or sorority houses.

Solid Waste Facility: premises, appurtenances and Improvements used for treating, storing, or disposing of solid waste, whether publicly or privately owned or operated. A Solid Waste Facility may consist of

several treatment, storage, or disposal operational units, including, but not limited to, one or more landfills, surface impoundments, or combination thereof.

Special District: an area which, due to its intrinsic size, Use, Configuration, cannot conform to the requirements and standards of one or more of the applicable Character Districts or Civic District as specified in this Ordinance.

Special Exception: synonymous with Conditional Use.

Special Requirements: provisions of Section 2.2 and Section 5.7 and/or the associated designations on the Zoning Map for those provisions.

Specified Anatomical Areas: less than completely and opaquely covered human genitals, pubic region, buttock, and female breast below a point immediately above the top of the areola. Also, human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities: human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse or sodomy; fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

Specimen Tree: any Canopy Tree with a diameter of 24 inches or greater measured at diameter breast height (DBH) 4.5 ft.

Sports Field: a Civic Space type that accommodates the play of athletic endeavors, described as such in Table

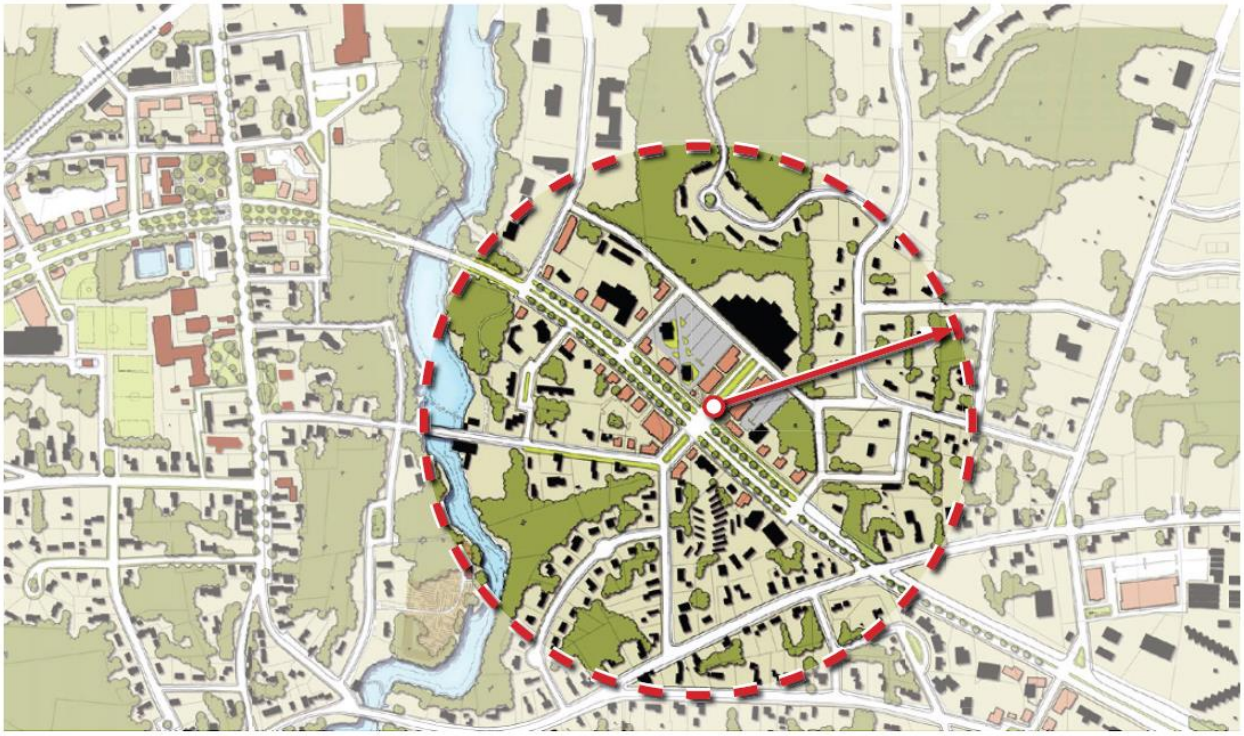
5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards); excluding Sports Venues. May include associated Structures.

Sports Venue: premises at which athletic events are presented.

Square: a Civic Space type described as such in Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards).

Standard Pedestrian Shed: a Pedestrian Shed that is an average 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. See "Pedestrian Shed". See Illustration 9.3.S-5 (Standard Pedestrian Shed).

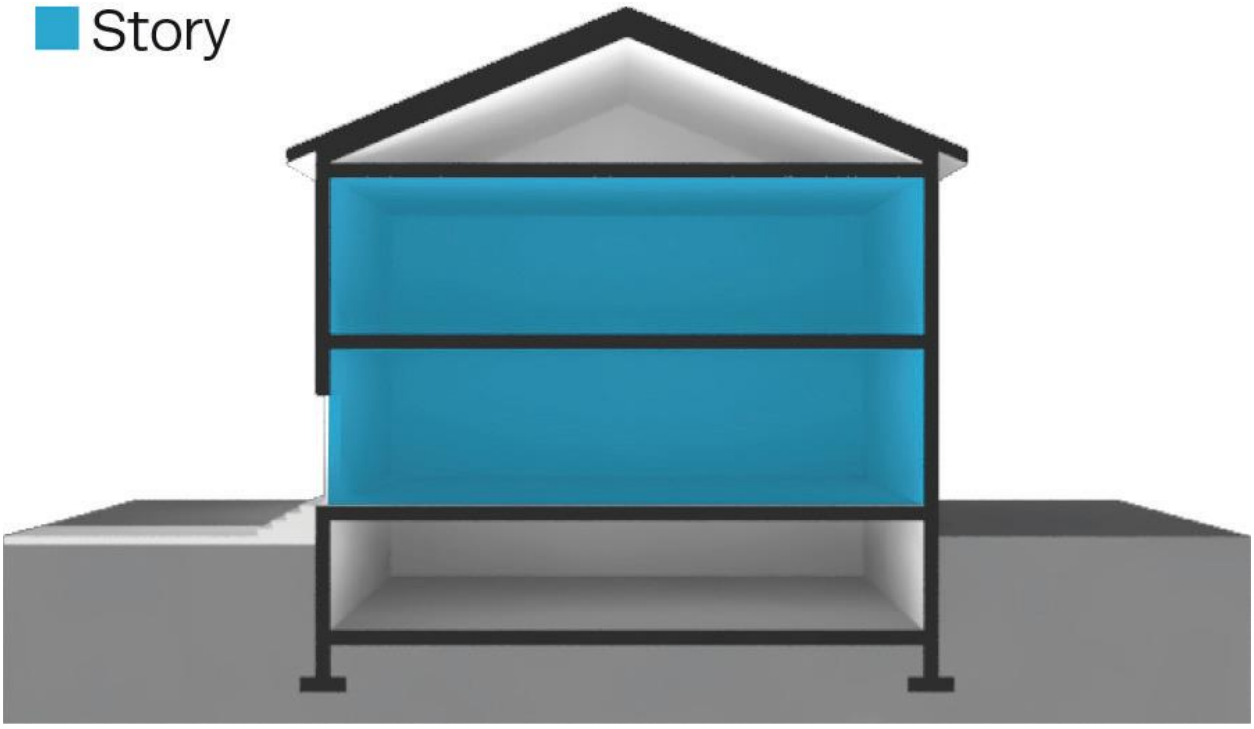
ILLUSTRATION 9.3.S-5 STANDARD PEDESTRIAN SHED



Stoop: a Private Frontage type wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy. An exterior stair and landing provides access to the entrance. This type is recommended for ground-floor Residential Use. See Table 4.3.7.A (Private Frontage Types).

Story: a habitable level within a Building, being that portion included between the surface of any floor and the surface of the floor next above it; if there is no floor above it, then the space between the floor and the ceiling next above it; excluding an Attic or a raised Basement. See Illustration 9.3.S-6 (Story).

ILLUSTRATION 9.3.S-6 STORY



Street (ST): a local urban Thoroughfare or Internal Drive of low speed and capacity, which meets the standards and requirements for such Thoroughfare type as set forth in and as described as such Table 5.3.3.F (Thoroughfare / Internal Drive Types - Summary) and Table 5.3.3.G (Thoroughfare / Internal Drive Assemblies & Standards). When not capitalized, the term "street" means any public way not within a Lot or Building Site on which vehicles travel.

Streetscape: street lights, trees, planting accommodations and Sidewalk along a Thoroughfare or Internal Drive.

Streetscreen: a type of Screen situated along a Frontage Line, or along the same plane as a Façade, and consisting of a planted evergreen hedge or freestanding Wall constructed of brick or stucco over masonry, which blocks the view of Parking, equipment, or other item or condition from the Frontage, provides privacy to a Side Yard, or strengthens the spatial definition of the public realm.

Street Setback, Setback Area, or Yard: synonymous with Front Setback, Setback Area, or Yard.

Street Setback, Setback Area, or Yard Depth: the dimension of a Street Setback, Setback Area, or Yard that is measured as follows:

The depth of a Street Setback, Setback Area, or Yard shall be measured at right angles to a straight line joining the foremost points of the Side Lot or Building Site Lines; provided that in the case of rounded property corners at Thoroughfare or Internal Drive intersections, the foremost point of the Side Lot or Building Site Lines shall be the point at which the Side Lot or Building Site Lines and Front Lot or Building Site Lines would have met without such rounding.

Synonymous with Front Setback, Setback, or Yard Depth.

Structure: anything constructed, installed, or erected, the use of which requires a permanent location on the ground or attachment to something having a permanent location on the ground, regardless whether the same is horizontal or vertical. The word "Structure" includes Buildings and other Improvements and all parts thereof.

Swimming Pool: a constructed basin or Structure for swimming and aquatic recreation, excluding plastic, canvas or rubber pools temporarily erected upon the ground and holding less than 300 gallons of water.

Tasting Room: an establishment or portion of an establishment that allows customers to taste samples of beer, alcoholic spirits, or vinous beverages. In addition to such products, a Tasting Room may include the Retail sale of related items, marketing events, special events, entertainment, and/or food sales.

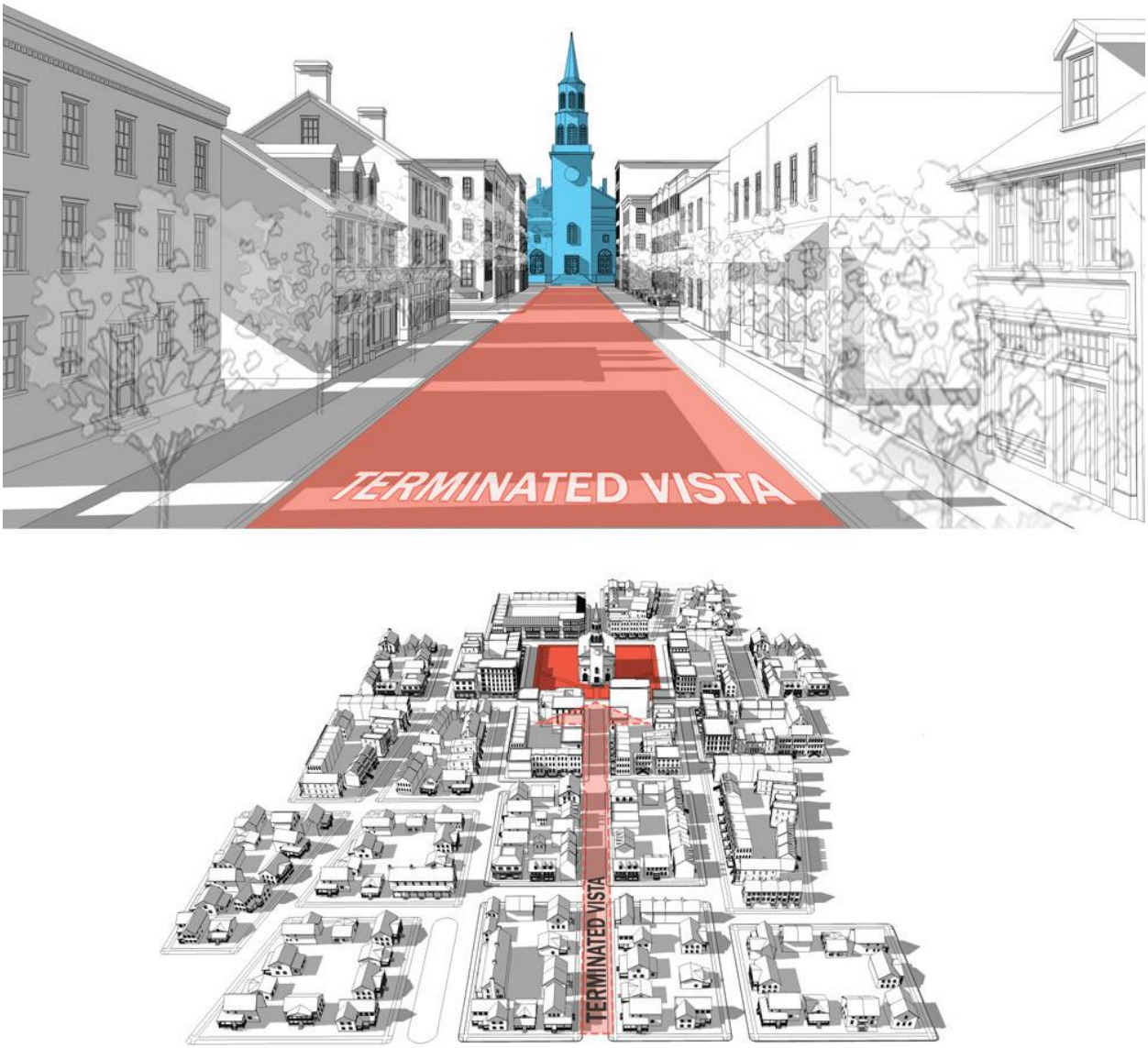
TCA: Tennessee Code Annotated.

Temporary Sign: any Sign which is not permanently installed, mounted, or placed. Signs of the types described in Table 7.1.2.B-1 (Summary of Sign Types) and Table 7.1.2.B-2 (Sign Types - Specific Standards) are not Temporary Signs.

Temporary Use: Use of premises for fewer than 60 days or such other period as may be specifically provided in this Ordinance, and permitted by right, by conditional use, or subject to limited use standards under Section 4.3.9G in accordance with Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses), for which a Temporary Use Permit has been issued and is in effect.

Terminated Vista: a location at the axial conclusion of a Thoroughfare or Internal Drive. A Building located at a Terminated Vista location designated on a Zoning Map is required to be designed in response to the axis. See Illustration 9.3.T-1 (Terminated Vista).

ILLUSTRATION 9.3.T-1 TERMINATED VISTA



Terrace/Lightwell: a Private Frontage type wherein the Facade is set back from the Frontage Line by an elevated landing and a sunken Lightwell. This type buffers Residential Uses from urban Sidewalks with the first Story elevated from the Sidewalk for privacy, and may allow for activation of space below grade. An exterior stair and landing provides access to the entrance. This type is recommended for ground-floor Residential Use. See Table 4.3.7.A (Private Frontage Types).

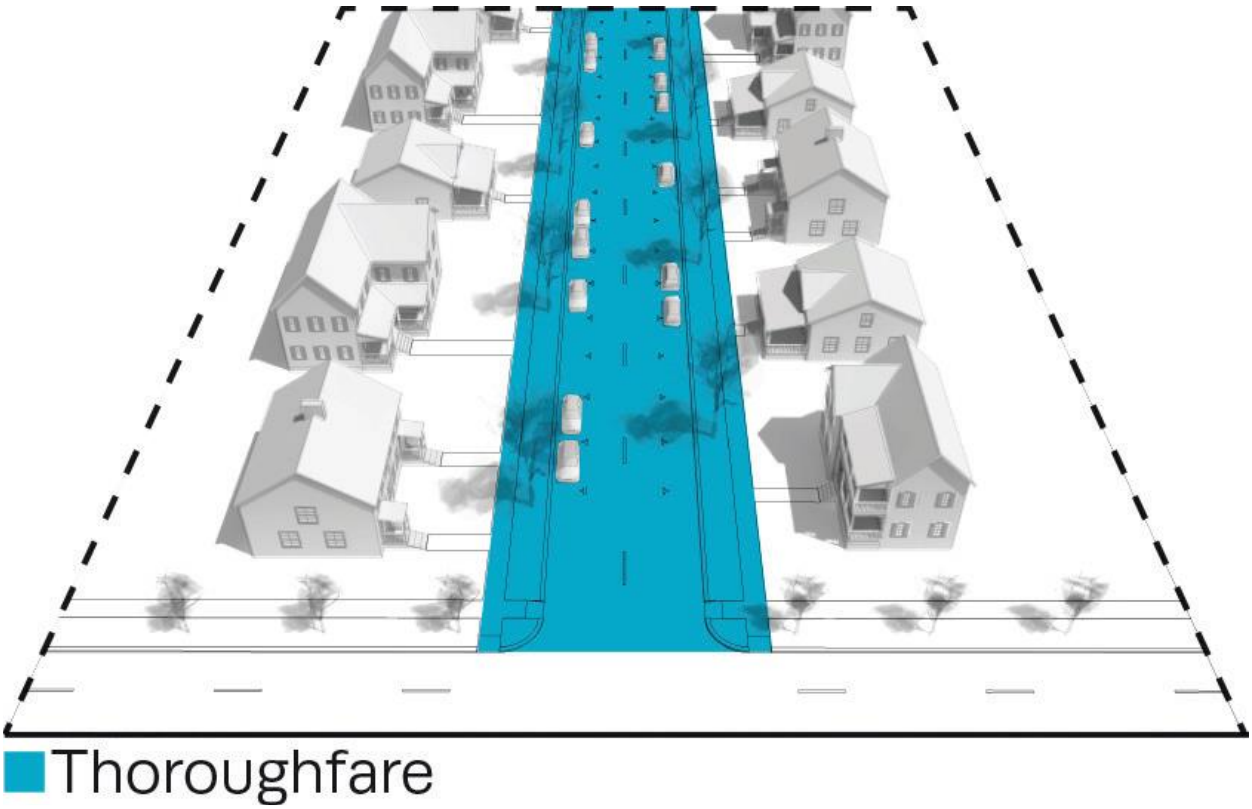
Theater: a Building or part of a Building devoted to the showing of motion pictures, or theatrical or performing arts productions, as a Principal Use.

Third Layer: See "Layer".

Thoroughfare: a way, whether public or private, open for common and general use by vehicular and/or pedestrian traffic and to provide access to Lots or Building Sites and Civic Spaces, consisting of Vehicular Lanes and the Public

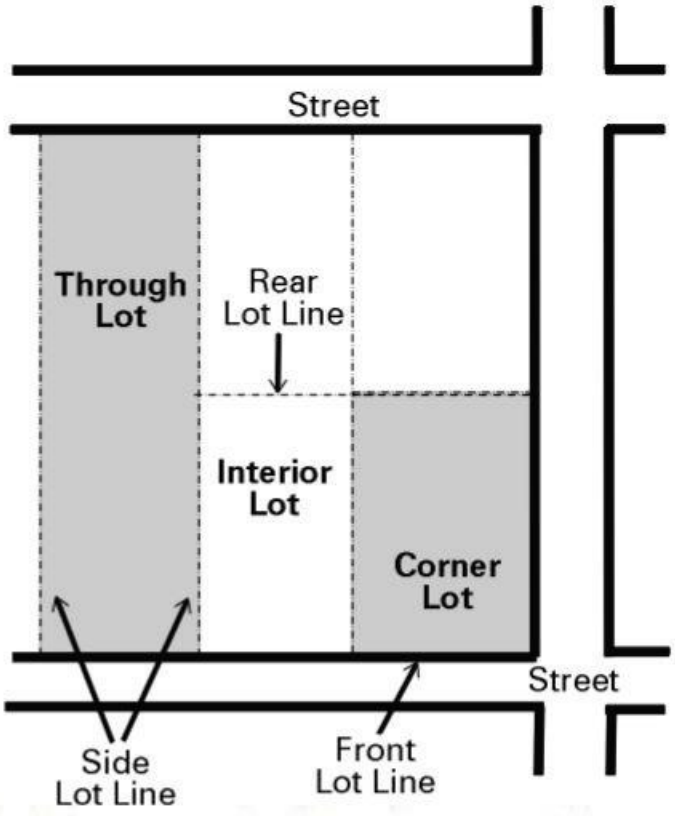
Frontage. See Illustration 9.3.T-2 (Thoroughfare). See also Table 5.3.3.F (Thoroughfare / Internal Drive Types Summary) and Table 5.3.3.G-1 (Thoroughfare / Internal Drive Assemblies and Standards). See also "Internal Drive".

ILLUSTRATION 9.3.T-2 THOROUGHFARE



Through Lot or Building Site: a Lot or Building Site type that extends through from Thoroughfare or Internal Drive to Thoroughfare or Internal Drive.

ILLUSTRATION 9.3.T-3 THROUGH LOT / BUILDING SITE



Tire Sales: a Structure, premises, or establishment in or on which tires are sold, installed, and/or repaired.

Tower: with respect to communications equipment, any Structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self – supporting lattice towers, guy towers or monopole towers. The term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, alternative tower structures and the like.

Towing Facility: an establishment that provides vehicle towing services and accessory temporary outdoor storage for the vehicles it tows, which shall only include: (1) mechanically operable/drivable, licensed vehicles that are to be claimed by titleholders or their agents; and/or (2) wrecked motor vehicles awaiting insurance adjustments and transport to repair shops.

The term "Towing Facility" excludes: automotive services that have a tow truck on-site; Salvage or Scrap Yard / Service; Junkyards, Impound Yards; Motor Vehicle storage; and storage of inoperable vehicles.

Townhouse: the Building Type described as such in Table 4.3.8.B (Principal Building Types).

Trailer: an unpowered, portable, or mobile vehicle designed to be designed to be towed by a Motor Vehicle.

Transient: as a noun, a Person who is staying in a place for fewer than thirty (30) days; as an adjective or adverb, a duration of fewer than thirty (30) days.

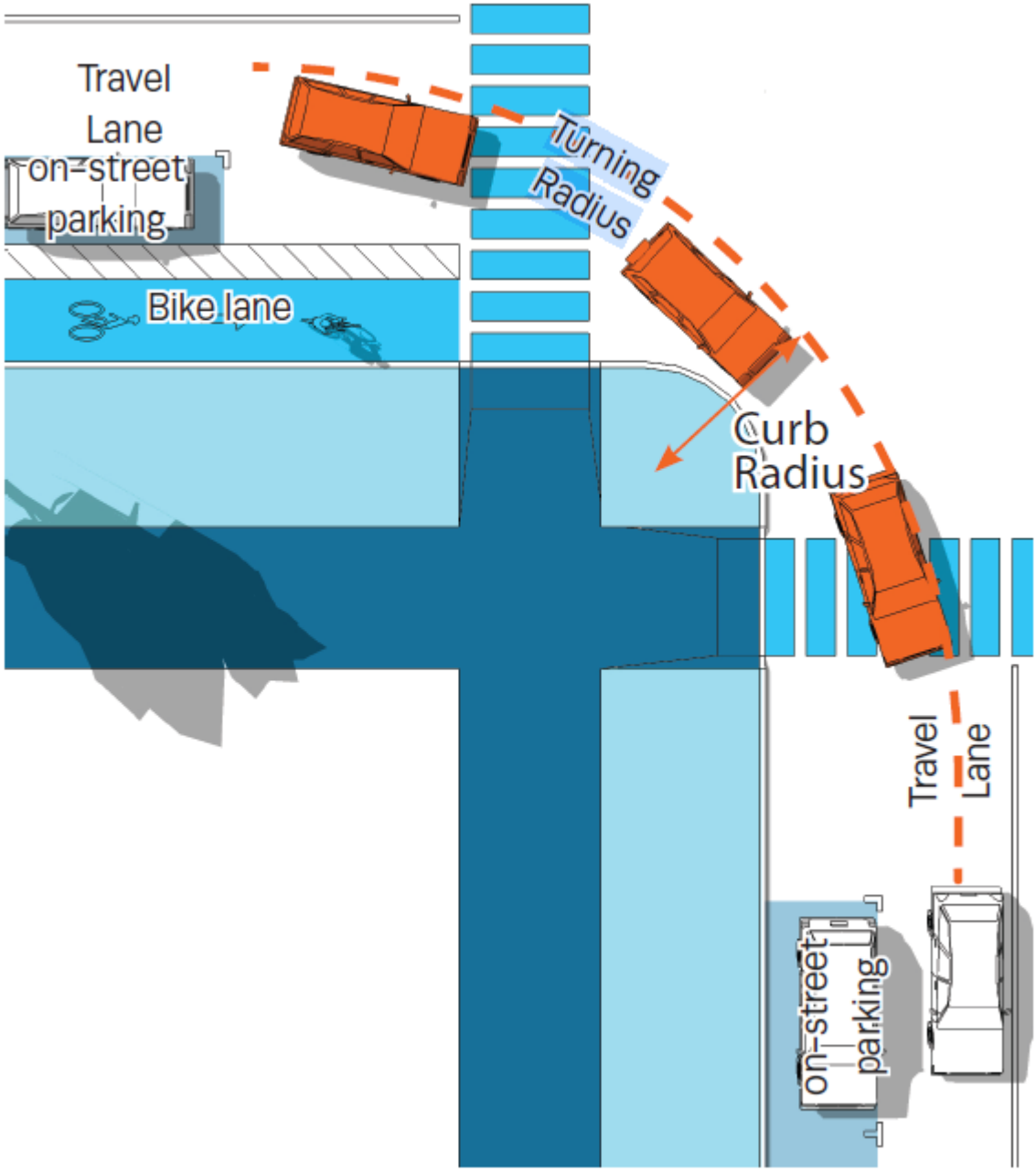
Transit Shelter: accommodation providing shelter from the elements for waiting transit riders, excluding a Transit Station or Terminal.

Transit Station or Terminal: a facility or area at which train, rapid transit, light rail, bus, or other mass transit modality service regularly stops to load or unload passengers.

Tree Removal: cutting down, digging up, destroying, clearing, or otherwise taking a tree from the location in which it is growing; inflicting damage to the root system; girdling; storing materials, soil compaction, changing the natural grade above or below the root system or around the trunk; inflicting damage that permits fungus infection or pest infestation; excessive pruning; excessive thinning; excessive paving with conrete, asphalt or other impervious material in such proximity as to be harmful to the tree; excessive grading; or any act of intentional or reckless damage to a tree. Without limiting the foregoing, excessive pruning or thinning shall include pruning or thinning more than 25% of the leaf surface on both the lateral branch and the overall foliage of a mature tree and and pruning or thinning that does not allow 1/2 of the foliage of a mature tree to remain evenly distributed in the lower 2/3rds of the crown and individual limbs; and excessive paving or grading shall include paving or grading over any part of the Critical Root Zone of a tree.

Turning Radius: the inside radius of the Vehicular Lanes available for a vehicle to make a turn, accounting for the presence of parking, bike lanes, medians or other features. See Illustration 9.3.C-3 (Curb Radius). Table 5.2.2.G-1 (Thoroughfare Assemblies & Standards) and Illustration 9.3.T-4 (Turning Radius). See also Curb Radius.

ILLUSTRATION 9.3.T-4 TURNING RADIUS



2625

2626 **Usable Floor Area:** the Floor Area within a Building, less the area of space used for utilities or storage.

Floor Area Within Building	**-**	***Space Used For Utilities or Storage***	**=**	***Useable Floor Area***

2627

2628

Utility(ies): (1) as a Uses category under this Ordinance, the Uses category involving uses, activities, and equipment involved with the providing electricity, gas, water, sewage, telephone, cable, or other similar publicly regulated service, such category of Uses including without limitation Utility Lines, Utility Distribution / Substation / Switching Facility, and Utility Pumping Station (See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use); (2) as a service, electricity, gas, water, sewage, telephone, cable, wireless communications, or other similar publicly regulated service provided by a Utility Provider.

Two-Family Detached Dwelling: separate Residential premises for only two Families within a Building, whether both Dwelling Units are on a single Lot or Building Site or Abutting Lots or Building Sites. A Duplex is a specific Building Type that may accommodate a Two-Family Detached Dwelling, but the terms are not synonymous.

Unified Control of a Landholder: with respect to a Planned Unit Development, control by a single Person of all land to be developed within the overall Planned Unit Development site.

Use: a specific function, activity, or purpose accommodated by or intended to be accommodated by land, a Lot, Building Site, or a Structure, or for which land, Lot, Building Site, or Structure is designed, arranged, intended, occupied or maintained. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use) and Table 4.3.9.A-2 Building, Lot & Building Site Accessory Uses).

Utility Distribution / Substation / Switching Facility: facility used for Utility distribution, including systems, and equipment used for such purposes.

Utility Facility: premises used by a Utility Provider relative to providing a Utility service, including without limitation a Utility Pumping Station, a Utility Distribution / Substation/ Switching Facility, a water tower or tank, a Water Treatment / Supply Facility, a water or wastewater pump station, a water reclamation facility, a Sewage Facility, a Utility Generation Facility, a Wireless Communications Facility, a Communications Tower, or other facility used to provide a Utility service, excluding, however, Utility Lines.

Maintenance yard or Building (see Light Industrial Service), Utility office (see Office), TV and radio studio (see Office), and Reservoir or water supply (see Civic Space and Open Space) are not included in this Use Category.

Utility Generation Facility: facility used for electric or gas power generation (except hydroelectric and nuclear), control and transmission. This definition includes systems that facilitate the sale of gas or electricity via power distribution systems operated by others, and gas or electric power transmission systems such as transmission towers, pipes or lines, and transformer stations, but does not include Utility Distribution / Substations / Switching Facilities.

Utility Line: a line used in providing a Utility service.

Utility Provider: a public or private entity or other Person engaged in generating, transmitting, distributing, or providing a Utility service.

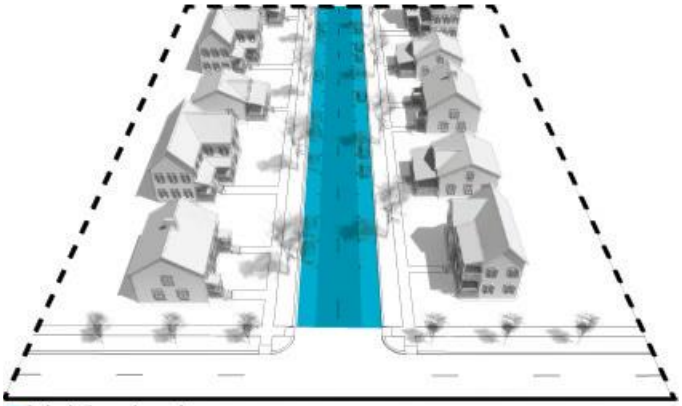
Utility Pumping Station: a facility at which water, sewage, or other Utility fluids are pumped from one place to another.

Utility Transmission Line: line used for the movement of high powered electricity or high pressure gas.

Variance: relief granted by the Board of Zoning Appeals from a standard or requirement of this Ordinance, which is specifically provided for in this Ordinance or granted pursuant to the provisions of Article 8 (Administration, Procedure, & Enforcement).

Vehicular Lane: an area of a Thoroughfare or Internal Drive for parked or moving vehicles. See Illustration 9.3.V-1 (Vehicular Lane).

ILLUSTRATION 9.3.V-1 VEHICULAR LANE



Vessel: a Boat, yacht, ship, canoe, kayak, paddle board, paddle board, jet-ski, or recreational or other watercraft.

Veterinary Office, Clinic, or Hospital: premises or an establishment offering Veterinary Services for animals.

Veterinary Services: health or medical care provided to animals by a licensed veterinarian.

Wall: a vertical Structure that (1) supports a Structure or (2) encloses or separates an area of land.

Wall Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Warehouse Retail: a Retail establishment that has limited customer amenities and service and sells goods at discounted prices.

Warehousing: the indoor storage of goods, not including storage in Self-Service Storage facilities.

Warehouse: premises used for Warehousing, not including Self-Service Storage facilities.

Warehouse and Freight Movement: Use sub-category of the Industrial Category characterized by the storage or movement of goods.

Not included in this sub-category are bulk storage of flammable liquids (see Heavy Industrial), Self-Storage Facilities, Mini-warehouse, multi-story enclosed storage facility, storage garages (see Self-Service Storage), Solid or liquid waste transfer, or composting (see Waste- Related Service).

Waste-Related Service: Use sub-category of Industrial Use category characterized by Uses that receive solid or liquid wastes from others for transfer to another location and Uses involving collection of sanitary wastes or manufacture or production of goods or energy from the composting of organic material.

Not included in this sub-category are:

Stockpiling of sand, gravel, or other aggregate materials (see Warehouse and Freight Movement).

Water Treatment / Supply Facility: facilities for the treatment and supply of potable, irrigation, or industrial water supply.

Wholesale Sales: the sale, lease, or rent of goods in large quantities primarily to industrial, institutional, and commercial business customers, which goods may or may not be resold at Retail by such customers.

Retail Sales, Personal Service, Repair, Arts, and Artisan Use, in-store sales, lease, or rental of consumer, household, or business goods, Warehousing or Freight Movement (see Warehouse and Freight Movement), and Warehouse or Wholesale Club (see Retail Sales and Service) are not included in Wholesale Sales.

Window Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

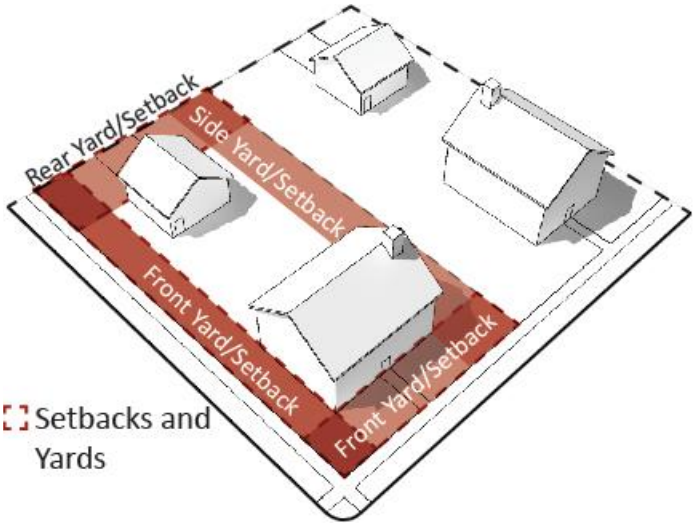
Winery: an establishment which is primarily used for the manufacture of vinous beverages in accordance with applicable state and local regulations.

Wireless Communications Facility: any facility for the receiving or transmitting of wireless signals for commercial purposes. As used herein the term shall include any necessary support structure, connection cables and equipment buildings as well as towers or monopoles.

Woodworking Shop: premises at which wooden articles are made or repaired.

Yard or Setback Area: an open area within a Lot or Building Site on which there is a Building. Setback Areas or Yards are described by their positions within the Lot or Building Site, and their area is calculated as the shortest horizontal distance from a Lot or Building Site Line to the nearest foundation wall supporting Building on the Lot or Building Site. See "Front Setback, Setback Area, or Yard", "Street Setback, Setback Area, or Yard", "Rear Setback, Setback Area, or Yard", and "Side Setback, Setback Area, or Yard". See Illustration 9.3.R-1 (Setback Areas or Yards).

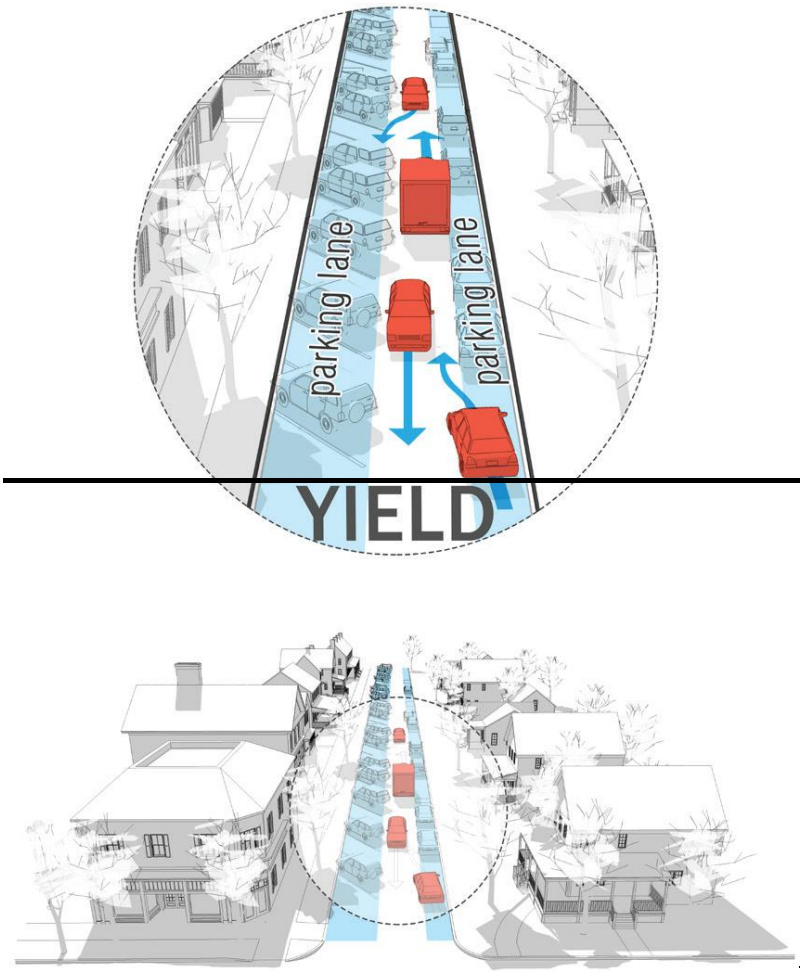
ILLUSTRATION 9.3.R-1 YARD / SETBACK AREAS



~~**Yield:** characterizing a Thoroughfare or Internal Drive that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation.~~

~~Also, characterizing Parking accommodations on such a Thoroughfare or Internal Drive. See Illustration 9.3.Y-1 (Yield).~~

~~**ILLUSTRATION 9.3.Y-1 YIELD**~~



Zoning Administrator: the City Planning ~~Director~~or other person designated to administer the provisions of Zoning Ordinance as described in Article 8.

Zoning Change: the Effective Date of any applicable Zoning Map Amendment (Rezoning) or of any applicable amendment of this Ordinance.

Zoning District: a Character District, Special District, Planned Unit Development District, or Civic District.

Zoning Map: the map or set of maps, which show the Districts, Thoroughfares and Internal Drives, and Special Requirements if any, of areas subject to, or proposed to be subject to, regulation by this Ordinance.

The Zoning Map approved by the City Council, as the same may be amended from time to time, constitutes the Official Zoning Map of the City.

Zoning Permit: a permit required to Develop, construct, reconstruct, Improve, Alter, or use any Structure, Lot or Building Site.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 1ST CONSIDERATION ON ORDINANCE NO. 4524 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT E. 13TH AND E. 14TH STREETS, BEING TAX MAP 100L GROUP F PARCELS 21, 8, 9, 9.01, 10 AND 11 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) AND CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 2.

RECOMMENDATION: Approve Ordinance 4524 on first consideration.

INFORMATION: The applicant is requesting to rezone the properties for future development reflecting townhomes on the southern properties with currently no proposed changes on the north property at E. 13th Street per the concept plan provided. This request was reviewed and recommended by the Planning Commission at the August 14, 2024 meeting with a vote of seven to zero.

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Ordinance 4524, Exhibit A, Exhibit B, DS Staff Report, Concept Plan.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT E. 13TH AND E. 14TH STREETS, BEING TAX MAP 100L GROUP F PARCELS 21, 8, 9, 9.01, 10 AND 11 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) AND CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT)

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the properties herein described from SD-LI (Light Industrial Special District) and CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).

Section 2: Said properties to be rezoned, being Tax Map 100L Group F Parcels 21, 8, 9, 9.01, 10, and 11, off E. 13th and E. 14th Streets, are located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from SD-LI (Light Industrial Special District) and CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval on the 14th day of August, 2024, and after a public hearing held on the 12th day of September, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;
B. It has been determined that the legal purposes for which zoning exists are not contravened; and
C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 10th day of October, 2024.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____
ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration:_____

PARCEL 21.00
LEGAL DESCRIPTION

PARCEL 21.00 LEGAL DESCRIPTION (E. 13TH STREET)

BEGINNING at the northwest corner of Map 100L, Group F, Parcel 21.00 on the south side of E. 13th Street ROW;

THENCE BEGINNING SOUTH 82 DEGREES 49 MINUTES 49 SECONDS EAST – 239.66 FEET; THENCE SOUTH 7 DEGREES 08 MINUTES 24 SECONDS WEST – 179.63 FEET; THENCE NORTH 82 DEGREES 41 MINUTES 39 SECONDS WEST – 250.00 FEET; THENCE NORTH 10 DEGREES 26 MINUTES 35 SECONDS EAST – 179.33 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 43,908.7 SQFT (1.01 AC).

PARCEL 11.00
LEGAL DESCRIPTION

The following is a legal description of lot 16 (105 E 14th Street, Columbia, TN), Tax Map 100L, Group F, Parcel 11.00, Deed Book R2767, Page 1346, Plat Book 1, Page 163), 9th Civil District of Maury County, Tennessee. Being more particularly described as follows:

Beginning at an iron pin (found) in the North margin of E 14th Street (50' ROW), point being the Southeast corner of this described property and the Southwest corner of the LNR Capital LLC (Tax Map 100L, Group F, Parcel 10.00, Deed Book R2767, Page 163, Plat Book 1, Page 163, lot 17, R.O.M.C.), point also being 200' East of the intersection of E 14th St. and Main St.; thence with the North N82°22'49"W a distance of 55.19' to an iron pin (found),point being the Southwest corner of this described property and the Southeast corner of the Yu Chen property (Tax Map 100L, Group F, Parcel 12.00, Deed Book R2159, Page 192, Plat Book 1, Page 163, R.O.M.C.); thence leaving the North margin of E 14th St. and following Chen's East line N12°50'30"E a distance of 58.06' to an iron pin (found); thence following Chen's North line N82°22'11"W a distance of 17.20' to an iron pin (set) in the East line of the Phyllis J. Scribner property (Tax Map 100L, Group F, Parcel 14.00, Deed Book R2913, Page 842, Plat Book 1, Page 163, R.O.M.C.); thence leaving Chen's North line and following Scribner's East lien N12°18'52"E a distance of 68.88' to an iron pin (set) in the South line of the James l. & Sondra J. Stofel property (Tax Map 100L, Group F, Parcel 15.00, Deed Book R1465, Page 849, Plat Book 1, Page 163, R.O.M.C.), point being the Northwest corner of this described property; thence leaving Scribner's East line and following Stofel's South line S82°22'11"E a distance of 17.20' to an iron pin (found); thence S12°18'52"W a distance of 6.00' to an iron pin (found); thence S81°50'01"E a distance of 44.67' to an iron pin (found) in the West line of the LNR Capital LLC property, point being the Northeast corner of this described property; thence leaving Stofel's South line and following LNR's West line S07°34'43"W a distance of 120.07' to the point of beginning containing 7169.9 square feet, 0.16 acres more or less according to a survey by Tracy K. Seiber, RLS2397, dated 3/17/2023.

This property is subject to any and all easements, recorded and unrecorded which may affect this property.

All bearings and distances are based on the Tennessee NAD-83 Grid Coordinate System.

Tracy Seiber, RLS#2397
102 Avalon Drive
Columbia, TN 38401
Seibersurveying@gmail.com
(931)446-6677

The following is a legal description of lot 17 (107 E 14th Street, Columbia, TN), Tax Map 100L, Group F, Parcel 10.00, Deed Book R2767, Page 1346, Plat Book 1, Page 163), 9th Civil District of Maury County, Tennessee. Being more particularly described as follows:

Beginning at an iron pin (found, WES) in the North margin of E 14th Street (50' ROW), being the Southwest corner of this described property and the Southeast corner of the LNR Capital LLC property (Tax Map 100L, Group F, Parcel 11.00, Deed Book R2767, Page 1346, Plat Book 1, Page 163, R.O.M.C.), point also being 200' East of the intersection of E 14th st. and Main St.; thence with LNR Capital's East line N07°34'43"E a distance of 120.07' to an iron pin (found,WES), point being the LNR Capital's Northeast corner and the Southeast corner of the James L. & Sondra J. Stofel property (Tax Map 100L Group F, Parcel 15.00, Deed Book R1465, Page 849, Plat Book 1, Page 163, R.O.M.C.); thence with Stofel's East line N07°34'43"E a distance of 57.87' to an iron pin (set) in the South line of the Sara W. Farris property (Tax Map 100L, Group F, Parcel 20.00, Deed Book R2457, Page 1313, Plat Book 1, Page 163, R.O.M.C.); thence S82°44'09"E a distance of 50.16' to an iron pin (set) in the South line of the Burchell Properties LLC property (Tax Map 100L, Group F, Parcel 21.00, Deed Book R2897, Page 254, Plat Book 1, Page 163, R.O.M.C.); thence with the West line of lot 18 S06°03'29"W a distance of 178.24' to an iron pin (found,WES) in the North margin of E 14th St.; thence with the North margin of E 14th St. N82°27'46"W a distance of 54.89' to the point of beginning containing 9353.1 square feet, 0.21 acres more or less according to a survey by Tracy K. Seiber, RLS2397, dated 3/17/2023.

This property is subject to any and all easements, recorded and unrecorded which may affect this property.

All bearings and distances are based on the Tennessee NAD-83 Grid Coordinate System.

Tracy Seiber, RLS#2397
102 Avalon Drive
Columbia, TN 38401
Seibersurveying@gmail.com
(931)446-6677

PARCEL 10.00
LEGAL DESCRIPTION

The following is a legal description of lot 18 (109 E 14th Street, Columbia, TN), Tax Map 100L, Group F, Parcel 10.00, Deed Book R2767, Page 1346, Plat Book 1, Page 163), 9th Civil District of Maury County, Tennessee. Being more particularly described as follows:

Beginning at an iron pin (found, WES) in the North margin of E 14th Street (50' ROW), being the Southwest corner of this described property and the Southeast corner of lot 17, point being 254.89' East of the intersection of E 14th St, & Main St.; thence with the east line of lot 17 N06°03'29"E a distance of 178.24' to an iron pin (set) in the South line of the Burchell Properties LLC property (Tax Map 100L, Group F, Parcel 21.00, Deed Book R2897, Page 254, Plat Book 1, Page 163, R.O.M.C.); thence with Burchell's South line S82°44'09"E a distance of 50.61' to an iron pin (found, HFS), said point is the Northeast corner of this described property and the Northwest corner of the James G. Dugger property (Tax Map 100L, Group F, Parcel 9.00, Deed Book R2793, Page 906, Plat Book 1, Page 163, R.O.M.C.); thence with Dugger's West line S06°15'23"W a distance of 178.63' to an iron pin (found) in the North Margin of E 14th St.; thence with the North margin of E 14th St. N82°16'27"W a distance of 50.00' to the point of beginning containing 8974.0 square feet, 0.21 acres more or less according to a survey by Tracy K. Seiber, RLS2397, dated 3/17/2023.

This property is subject to any and all easements, recorded and unrecorded which may affect this property.

All bearings and distances are based on the Tennessee NAD-83 Grid Coordinate System.

Tracy Seiber, RLS#2397
102 Avalon Drive
Columbia, TN 38401
Seibersurveying@gmail.com
(931)446-6677

PARCEL 9.00
LEGAL DESCRIPTION

PARCEL 9.00 LEGAL DESCRIPTION (E 14TH STREET)

BEGINNING at the northwest corner of Map 100L, Group F, Parcel 9.00 at the Southwest corner of said property and Southeast corner of Parcel 10.00;

THENCE NORTH 7 DEGREES 49 MINUTES 25 SECONDS EAST – 178.62 FEET;

THENCE SOUTH 82 DEGREES 54 MINUTES 08 SECONDS EAST – 39.46 FEET;

THENCE SOUTH 7 DEGREES 35 MINTUES 54 SECONDS WEST – 179.45 FEET;

THENCE NORTH 81 DEGREES 42 MINUTES 47 SECONDS WEST – 40.16 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 7,127.3 SQFT (0.16AC).

PARCEL 9.01
LEGAL DESCRIPTION

BK/PG: R2904/431-432
23002440

2 PGS:AL-WARRANTY DEED
NANCY BATCH: 298844 02/28/2023 - 11:20 AM

VALUE	42500.00
MORTGAGE TAX	0.00
TRANSFER TAX	157.25
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	170.25

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Burchell Properties, LLC	Same as New Owner
P O Box 454	
Columbia, TN 38402-0454	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Eric Smith** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Burchell Properties, LLC, a Tennessee limited liability company** *(herein called "Grantee")* the following described property situated and located in Maury County, Tennessee, to wit:

Being a certain tract of land within the limits of the City of Columbia, Maury County, State of Tennessee, described as follows:

Beginning at a capped "Sharondale Nashville" iron pin set in the north margin of East 14th Street located at Tennessee State Plane (NAD 83) Grid Coordinate North 464,265.73, East 1,660,380.98, said iron pin being South 82 degrees 16 minutes 41 second West, 360.00 feet from the point of intersection of the north margin of East 14th Street with the ease margin of South Main Street; thence, North 7 degrees 35 minutes 40 seconds East 179.72 feet to a capped "Sharondale Nashville" iron pin set; thence South 82 degrees 16 minutes 47 seconds East, 50.00 feet to a capped "Sharondale Nashville" iron pin set; thence South 7 degrees 35 minutes 40 seconds West, 179.72 feet to a capped "Sharondale Nashville" iron pin set in the north margin of East 14th Street; thence with the north margin of East 14th Street, North 82 degrees 16 minutes 41 seconds West, 50.00 feet to the point of beginning, containing 8,986 square feet (0.206 acres) according to the boundary survey dated April 13, 2022 by Frank V. Neeley, Tennessee Registered Land Surveyor, License #1493, Sharondale Surveying Inc., 161 Martin Road, Bon Aqua, Tennessee, 37025, Phone: 615-513-0032.

BEING the same property conveyed to Eric Smith by warranty deed from James G. Dugger, Jr. dated May 2, 2022 of record in Book R2839 at page 895 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel #100L-F-9.01

NOTE: The above described real property is UNIMPROVED.

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, of record in the Maury County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

PARCEL 8.00
LEGAL DESCRIPTION

TRACT 1:

SITUATE in the NINTH (9TH) Civil District of Maury County, Tennessee and being more particularly described as follows:

Bounded on the North by Leona Gilbreath and the Elks Club; East by Bridge Street; South by East 9th Street; West by Luther Brittan, and being more particularly described as follows:

Beginning at an existing iron pin in the West margin of Bridge Street (20 feet from center) and in the North margin of East 9th Street (21 feet from center), THENCE with the North margin of East 9th Street North 82 degrees 38' West, 147.29 feet to an iron rod set; thence with Luther Brittan North 08 degrees 05' 40" East, 92.45 feet to an existing iron pin; thence with Leona Gilbreath North 00 degrees 59' 36" East, 7.71 feet to an existing iron pin; thence with the same and with the Elks Club South 82 degrees 38' 36" East, 142.83 feet to an iron rod set in the West margin of Bridge Street (24 feet from center); thence with said margin South 05 degrees 00' West, 100.22 feet to the point of beginning; containing by survey 0.33 acres, more or less.

The above description is taken from a survey plat dated June 5, 2000 made by Everett E. Campbell, Tn RLS #1488.

309 East 9th Street

Tax Parcel # 099H-A-099H-8.00

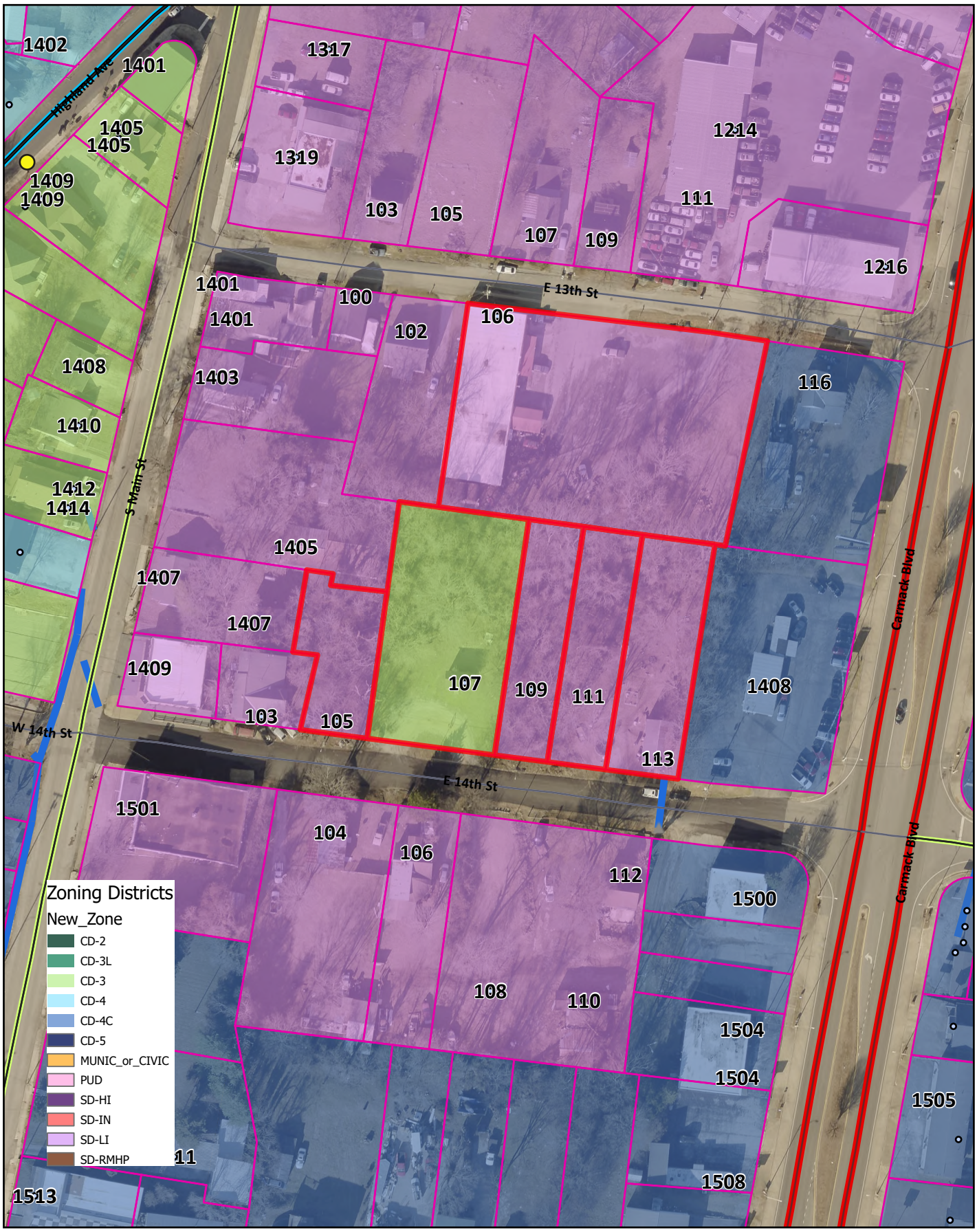
TRACT 2:

SITUATE in the NINTH (9TH) Civil District of Maury County, Tennessee, and in the Third (3rd) Ward of the City of Columbia, and being more particularly described as follows:

Being the Eastern part of Lot 7 of the Johnson's Addition, as shown by a map of record in Plat Book 2 at page 29 in the Maury County, Tennessee Register of Deeds office. Fronting 49 feet on the Southerly side of Midway Avenue and extending back Southwardly between almost parallel lines 120 feet on the East side and 110.5 feet on the West side, more or less and the back line has a length of 42 feet.

624 Midway Avenue

Tax Parcel # 099G-D-099H-26.00



Ordinance No. 4524 - Exhibit B

East 13th & 14th Streets

TM 100L Group F Parcels 8, 9, 9.01, 10, 11, & 21

CITY OF COLUMBIA
Development Services
700 N. Garden St.
Columbia, TN 38401
www.columbiatn.gov
(931) 560-1560

E. 14th Street

Project #:	24-0283	Location:	Map 100L F Parcels 8,9,9.01, 10,11,21
Applicant:	Cole Newton	Case Type(s):	Rezoning
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Townhomes

PROJECT SUMMARY

The applicant requests to rezone a -six properties totaling 2.1 acres between East 13th Street and East 14th Street to CD-4 (General Urban Neighborhood Character District). One property is currently zoned CD-3 (Neighborhood Character District); the balance of the properties are zoned SD-LI (Special District Light Industrial).

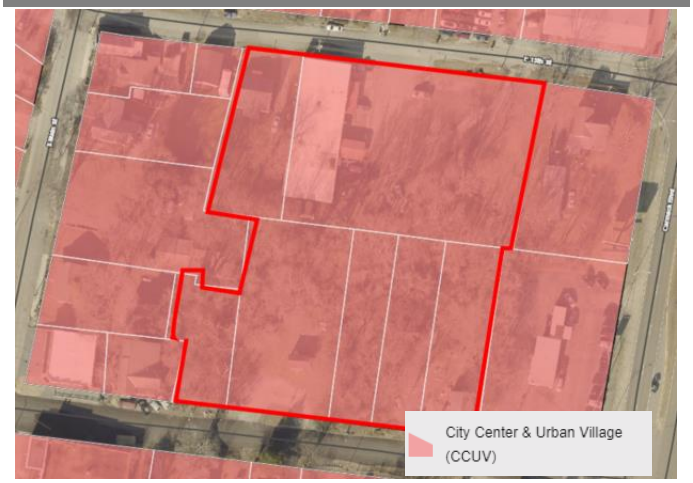
- The requested zoning is consistent with the City Center Urban Village (CCUV) future land use classification in Connect Columbia. It is also within the South Corridor Special Area.
- The applicant has provided a concept plan depicting development of the property fortownhomes on the southern portion of the property with existing improvements to remain on the northern portion of the property.
- Subsequent development and division of the property will require review and approval by the Planning Commission or the Zoning Administrator.
- The Planning Commission is a **recommending body** for rezoning requests; City Council is the decision-making authority.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-3/SD-LI	Commercial	Vacant House/Commercial Building	+/- 2.1 acre



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	CCUV	CD-3/SD-LI	Vacant/Commercial
North	CCUV	SD-LI	Single Family
South	CCUV	SD-LI	Single Family
East	CCUV	SD-LI	Automotive Sales
West	CCUV	CD-4C	Single Family

CONSISTENCY WITH CONNECT COLUMBIA

City Center Urban Village: The requested rezoning is consistent with the future land use map. The future land use of the subject site is CCUV. The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points (Connect Columbia, p. 35). It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. The future land use classification is implemented by the CD-4 and CD-5character districts, as well as CV and PUDs. In some cases, the Planning Commission may determine that CD-3 and CD-4C are also appropriate implementing zones.

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts
Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center – Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD PUD-MU
Civic CV

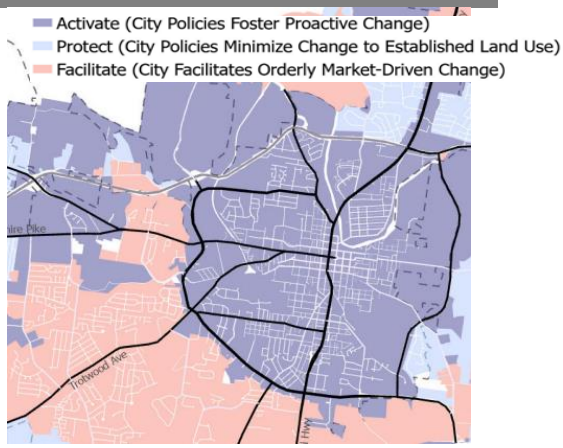
Implementing Standards
General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways





AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *Activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

As required by **§ 8.5.19.F.3** of the Zoning Ordinance, the applicant provided a concept plan (i.e. "Sketch Development Plan"). The current request establishes the applicable standards for future reviews. The concept plan is not a plan of development and approval of the rezoning request does not establish a vested right.

- **The concept demonstrates that it is possible to develop the site in conformity with the bulk and design standard of the Ordinance at Table 4.3.1-D.**
    - The plan depicts development of the southern portion of the property as a 10-unit townhome development.
    - The plan depicts the existing non-conforming buildings remaining on the property.
- Development of the property may require some modification of the concept plan.
- Fire access and turnaround for fire apparatus may require modification to the concept plan.
- If the rezoning is successful and the site develops, Planning staff will perform zoning compliance review to determine conformity with the standards of the Ordinance.

EVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its July 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance. The City Council is the decision-making authority.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;
b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [, are not contravened];

c. *It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
d. *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;*
e. *It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
f. *It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its July 2024 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** directed the applicant to provide a narrative response to criterion at **§ 8.5.19.H.4(e)** explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment.
- Planning asked the applicant to provide complete legal descriptions of the subject property.
- The **Fire Marshal** provided additional advisory comments on the concept plan.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested CD-4 zoning is consistent with Connect Columbia. As discussed above, the subject site's future land use classification is City Center Urban Village (CCUV) and South Corridor Special District The requested district implements the future land uses. The Area of Change Policy for the property is *Activate*, indicating that the City encourages beneficial changes to the land use pattern in the area.

The existing improvements on the northern portion of the site are non-conforming. The existing structures on the property are nonconforming. It is possible to develop the site in conformity with the CD-4 standards in the future. Renovations, casualty, or change of use could require the buildings to come into conformity with the CD-4 standards.

SAMPLE MOTIONS

Recommend to Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning *[, subject to technical comments and other conditions presented by planning staff*].

Recommend to Deny:

Move to recommend denial of the requested rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

REZONING / CONCEPT PLAN
FOR
E. 14TH & E. 13TH STREET

E. 14TH & 13TH STREET
COLUMBIA, TN 38401

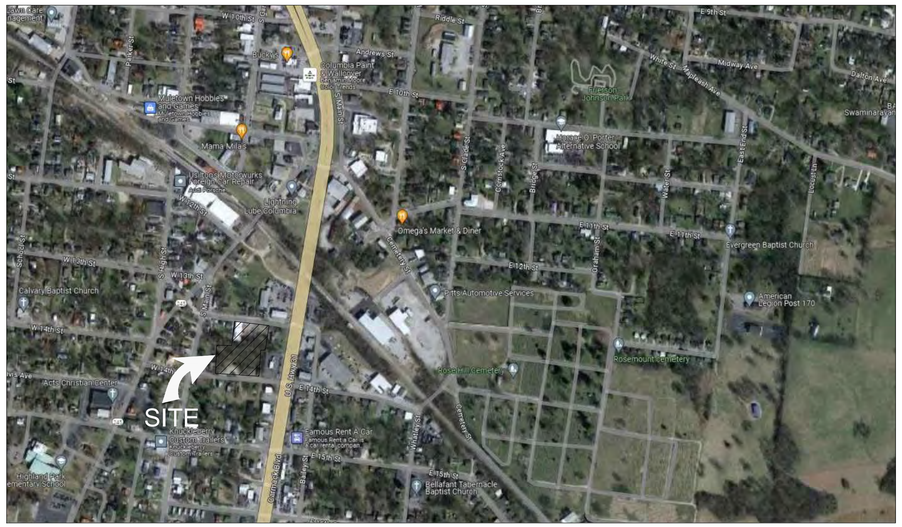
Property Information:
Developer: Burchell Properties LLC
Columbia, Tennessee 38401
Map 100L, Parcel Numbers 8.00, 9.00, 9.01, 10.00, 11.00, & 21.00

Civil Engineer:
TKC ARCHITECTURE AND ENGINEERING LLC
Cole Newton, PE, LEED AP
cole@tkc-ae.com
615.617.7477
www.tkc-ae.com

Surveyor:
CARROLL LAND SURVEYING
Kenneth Carroll
csurvey@bellsouth.net
931.796.1654

Topographic Boundary Survey, including property lines, legal description, existing utilities, site topography with spot elevations, outstanding physical features and existing structure locations was provided by the OWNER / CARROLL LAND SURVEYING. TKC ARCHITECTURE AND ENGINEERING LLC and its associates will not be held responsible for its accuracy or for design errors or emissions resulting from potential survey inaccuracies.

Contractor to contact civil engineer with any discrepancies with these drawings and actual field conditions.



N.T.S.

LOCATION MAP

Total Site Data			
BASE SITE DATA: 2.21 +/- ACRES			
	EXISTING	PROPOSED (E. 13TH)	PROPOSED (E. 14TH)
TOTAL PROPERTY ACREAGE	2.21 AC (TOTAL)	1.01 +/- AC	1.20 +/- AC
PROPERTY USE	TWO BUILDINGS, GRAVEL PARKING & OPEN SPACE	6,770 SQFT BUILDING WITH GRAVEL PARKING LOT	10 TOWNHOMES
ZONING	SD-LI & CD-3	CD-4	CD-4
SETBACKS			
FRONT	25' (CD-3) & 40' (SD-LI)	6' MIN. 20' MAX	6' MIN. 20' MAX
SIDE	8' (CD-3) & 10' (SD-LI)	6' MIN.	6' MIN.
REAR	25' (CD-3) & 20' (SD-LI)	3' MIN.	3' MIN.

Sheet Schedule

C-0.0 Cover Sheet
C-1.0 Existing Conditions
C-2.0 Concept Plan

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ARCHITECTURE
INTERIORS
CIVIL SITE
2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
EAST 14th & 13th STREET REZONE
14TH & 13TH STREET EAST
COLUMBIA, TN 38401

PRELIMINARY DRAWINGS

Revision		
No.	Date	Description

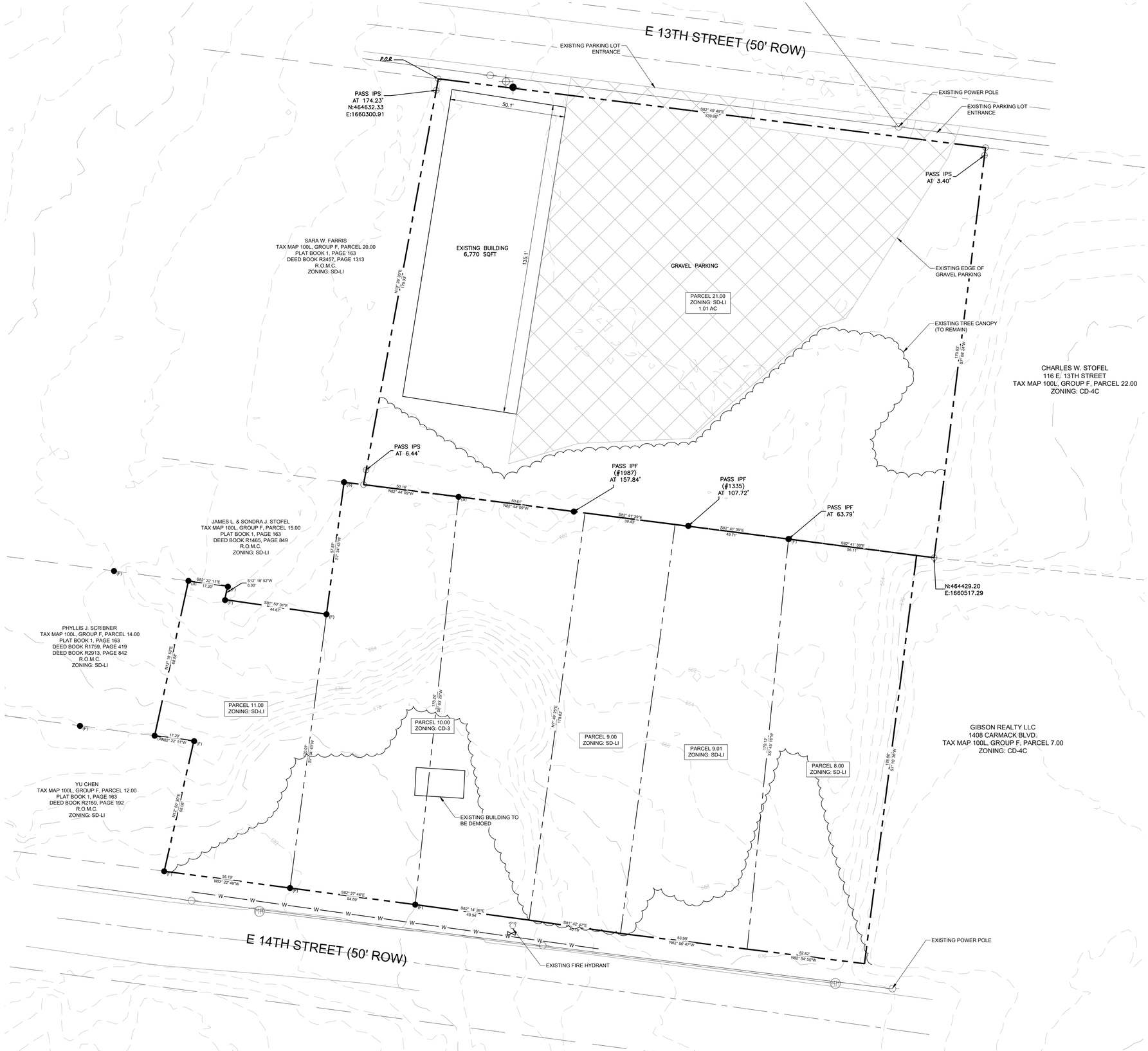
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NOT FOR CONSTRUCTION

SHEET TITLE:
COVER SHEET

Rezone
DATE: 10/19/2023
DRAWN BY: RT
PROJECT NO.: 2347

SHEET NO.:
C - 0.0



GRAPHIC SCALE

(IN FEET)

0 10 20 40

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE CANOPY
- GRAVEL PARKING AREA

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CONSULTANTS:

PROJECT TITLE:
EAST 14th & 13th STREET REZONE

14TH & 13TH STREET EAST
COLUMBIA, TN 38401

PRELIMINARY DRAWINGS

Revision		
No.	Date	Description

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SHEET TITLE:
EXISTING CONDITIONS

Rezone

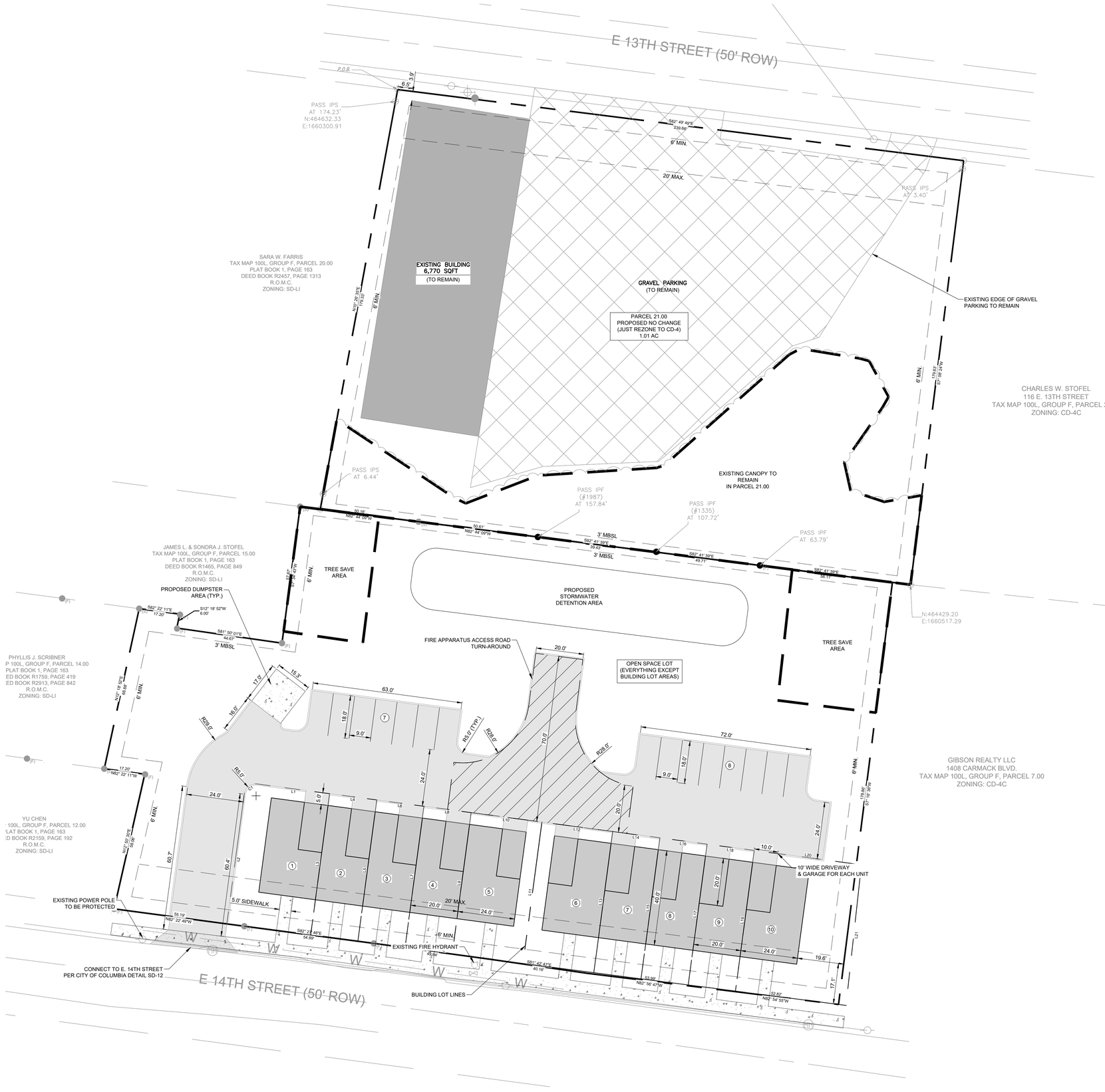
DATE: 10/19/2023

DRAWN BY: RT

PROJECT NO.: 2347

SHEET NO.:

C - 1.0



N

GRAPHIC SCALE

(IN FEET)

0 10 20 40

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- TREE SAVE AREA (MIN. OF 0.093 AC)
- BUILDING LOT LINES

SITE DATA		
SITE	E. 13th STREET	E. 14th STREET
ACREAGE	1.01 ACRES	1.20 ACRES
EXISTING ZONING	SD-LI	SD-LI (PARCEL 11.00, 9.00, 9.01 & 8.00) CD-3 (PARCEL 10.00)
PROPOSED ZONING	CD-4 (GENERAL URBAN CHARACTER DISTRICT)	CD-4 (GENERAL URBAN CHARACTER DISTRICT)
SETBACKS		
FRONT	6' MIN., 20' MAX.	6' MIN., 20' MAX.
SIDE	6' MIN.	6' MIN.
REAR	3' MIN.	3' MIN.
BUILDING HEIGHT	3 STORIES MAX.	3 STORIES MAX.
PARKING REQUIRED	1 PER 1,000 SQ. FT. OF USABLE SPACE (7 SPACES)	1.5 SPACES PER DWELLING UNIT (15 SPACES)
PARKING PROPOSED	NO CHANGE FROM EXISTING	26 SPACES (10 GARAGE SPACES - 16 NORMAL SPACES)
TREE SAVE	EXISTING 0.25 AC OF TREES (NO CHANGE TO EXISTING CANOPY)	EXISTING 0.93 AC OF TREES 10% TOTAL TO BE SAVED: MIN. OF 0.093 AC (0.094 AC SAVED)
TOWNHOME DENSITY	N/A	8.33 UNITS/AC < 12 UNITS/AC (MAX.)
IMPERVIOUS SURFACE	NO CHANAGE	40.5% < 80% (MAX.)

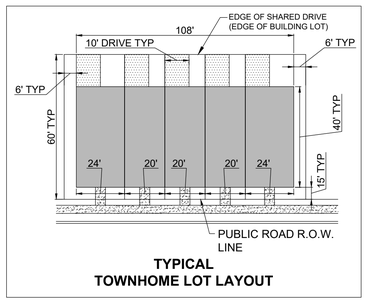
NOTES:

1. UNDER 10 ACRES - NO CIVIC SPACE REQUIRED
2. EACH GARAGE SHALL BE A MIN. OF 10' X 20' (INTERIOR DIMENSIONS)
3. OFF-STREET PARKING SURFACE SHALL BE ASPHALT OR CONCRETE.
4. NO CHANGE TO E. 13TH STREET PROPERTY (PARCEL 21.00) JUST PROPOSING REZONING

Parcel Line Table		
Line #	Length	Direction
L1	30.50	N82° 22' 30.76"W
L2	55.00	S7° 37' 29.24"W
L3	59.96	N7° 37' 29.24"E
L4	20.00	N82° 22' 30.76"W
L5	59.93	N7° 37' 29.24"E
L6	20.00	N82° 22' 30.76"W
L7	59.93	N7° 37' 29.24"E
L8	20.00	N82° 22' 30.76"W
L9	59.97	N7° 37' 29.24"E
L10	30.00	N82° 22' 30.76"W
L11	59.97	N7° 37' 29.24"E

Parcel Line Table		
Line #	Length	Direction
L12	30.00	N82° 22' 30.76"W
L13	59.86	N7° 37' 29.24"E
L14	20.00	N82° 22' 30.76"W
L15	59.78	N7° 37' 29.24"E
L16	20.00	N82° 22' 30.76"W
L17	59.71	N7° 37' 29.24"E
L18	20.00	N82° 22' 30.76"W
L19	59.63	N7° 37' 29.24"E
L20	45.43	S82° 22' 30.76"E
L21	59.45	S6° 15' 22.84"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.85	5.00	90.00	S52° 37' 29"W	7.07



TYPICAL TOWNHOME LOT LAYOUT

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CONSULTANTS:

PROJECT TITLE:
EAST 14th & 13th STREET REZONE
14TH & 13TH STREET EAST
COLUMBIA, TN 38401

PRELIMINARY DRAWINGS

Revision		
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NOT FOR CONSTRUCTION

SHEET TITLE:
CONCEPT PLAN

Rezone
DATE: 10/19/2023
DRAWN BY: RT
PROJECT NO.: 2347

SHEET NO.:
C - 2.0

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 1ST CONSIDERATION ON ORDINANCE NO. 4525 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE HONEY FARM PUD MASTER PLAN AT TAX MAP 51 PARCEL 58.00 LOCATED OFF NASHVILLE HIGHWAY AND HONEY FARM WAY - WARD 5.

RECOMMENDATION: Forward the applicant's request to approve Ordinance 4525 on first consideration.

INFORMATION: The applicant is requesting approval for a Preliminary PUD Master Plan that consists of 174 townhome units with 9 additional lots for open and/or civic spaces with supporting infrastructure off Honey Farm Way for a 25.9 acre portion of property at Tax Map 51 Parcel 58. The proposal was reviewed by the Planning Commission at the August 14, 2024 meeting and was given a recommendation of denial with a vote of seven to zero.

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Ordinance No. 4525, Exhibit A, Exhibit B, DS Staff Report, Applicant Presentation.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE HONEY FARM PUD MASTER PLAN AT TAX MAP 51 PARCEL 58.00 LOCATED OFF NASHVILLE HIGHWAY AND HONEY FARM WAY.

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by revising the Honey Farm PUD Master Plan for property off Nashville Highway and Honey Farm Way, at Tax Map 51 Parcel 58.00.

Section 2: Said revised Planned Unit Development Master Plan is located in the Third Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia. The PUD Master Plan, which is attached hereto and incorporated herein by reference, is identified as Exhibit "A". The façade elevations for the PUD Master Plan, which are attached hereto and incorporated herein by reference, are identified as Exhibit "B".

Section 3 This Ordinance is passed after review by the Columbia Municipal Planning Commission with a recommendation of denial on the 14th day of August, 2024, and after a public hearing held on the 12th day of September, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following findings:

a. The proposed PUD Master Plan is in agreement with the Comprehensive plan and any applicable local area plans;

b. It has been determined that the legal purposes for which zoning exists have not been contravened;

c. The proposed PUD Master Plan will have no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

.

Section 5: That ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF THE CITY OF COLUMBIA, TENNESSEE, This the 10th day of October, 2024.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____
ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration:_____

24-0205 PLANNED UNIT DEVELOPMENT

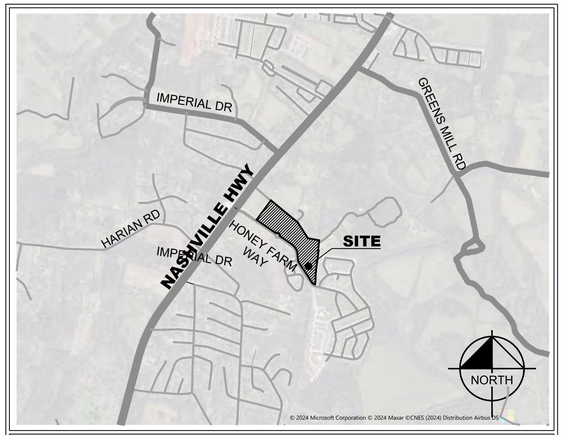
HONEY FARM CROSSING

2248 NASHVILLE HIGHWAY
COLUMBIA, TN

INITIAL SUBMITTAL: MAY 20, 2024
RESUBMITTAL: JUNE 21, 2024
RESUBMITTAL: JULY 15, 2024
RESUBMITTAL: JULY 26, 2024

SITE DATA TABLE		
SITE ADDRESS	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401	
TAX MAP	MAP 051 PARCEL 058.00	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	25.9 AC	25.9 AC
DISTURBED AREA	N/A	25.0 AC
DEDICATED R.O.W. AREA	N/A	6.8 AC
IMPERVIOUS AREA	0 AC	18.7 AC
PERVIOUS AREA	25.9 AC	7.2 AC
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT: NORTH	N/A	15 FT
REAR: SOUTH	N/A	20 FT
SIDE: EAST	N/A	7.5 FT
SIDE: WEST	N/A	7.5 FT

EXISTING PROPERTY SUMMARY	
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN
MAP AND PARCEL ID:	MAP 051, PARCEL 058.00
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Number	Title
C0-00	COVER
C0-02	SURVEY BY GEOSURVEY
C0-03	SURVEY BY GEOSURVEY
C2-00	SITE LAYOUT - OVERALL
C2-10	SITE LAYOUT - ENLARGEMENT
C2-11	SITE LAYOUT - ENLARGEMENT
C2-12	TABULAR DATA
C2-50	PARKING EXHIBIT
C2-51	PARKING EXHIBIT
C4-00	GRADING AND DRAINAGE PLAN - OVERALL
C4-10	SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT
C4-11	SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT
C4-12	RETAINING WALL - ENLARGEMENT
C4-13	RETAINING WALL - ENLARGEMENT
C4-14	FIRE ACCESS PLAN
C4-15	FIRE ACCESS PLAN
C4-50	ELEVATION EXHIBIT
C4-51	ELEVATION EXHIBIT
C5-00	UTILITY PLAN - OVERALL
C5-10	UTILITY PLAN - ENLARGEMENT
C5-20	UTILITY PLAN - ENLARGEMENT
C6-00	PUD VARIANCE EXHIBIT
L0-00	TREE CANOPY EXHIBIT
L1-00	LANDSCAPE PLAN
L1-10	LANDSCAPE PLAN - ENLARGEMENT
L1-11	LANDSCAPE PLAN - ENLARGEMENT
L1-20	FOUNDATION PLANTING PLAN
L1-21	FOUNDATION PLANTING PLAN
L1-50	LANDSCAPE DETAILS
A1-00	ARCHITECTURAL PERSPECTIVE - FRONT
A1-01	ARCHITECTURAL FLOOR PLAN - MITCHELL
A1-02	ARCHITECTURAL FLOOR PLAN - PORTSMOUTH
A1-03	ARCHITECTURAL ELEVATION - FRONT
A1-04	ARCHITECTURAL ELEVATIONS - SIDE & REAR
A1-05	ARCHITECTURAL ELEVATION EXHIBIT

PUD VARIANCE REQUEST

Variance Request 1

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R, Setback/Yards, Side Setback/Yard, 10 ft. min., 24' max.

Proposed Variance: Side Setback/Yard, 7.5 ft. min., 24' max.

Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 6 ft. min. setback, the requested reduction to a 7.5 ft. min. side setback allows for adequate spacing between project buildings while also accomplishing the desired street frontage character.

Variance Request 2

Ordinance Requirement: Table 4.3.11.H.-1 Lot/Building Site/Parcel Buffer, PUD-R / 75' Buffer Width, Min. 90% opacity 3 ft. from ground and up; Evergreen plants > 2.5 in. caliper measured 3 ft from ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted < 10 ft. o.c.

Proposed Variance: Buildings shall be placed no closer than 90' to the property line where the 75' buffer is required. Site improvements including retaining walls, sidewalks, trash enclosures, and alley/driveway paving may encroach into the outside 20' of the buffer. Utility easements are allowed in the buffer area. Landscaping for the buffer may consist of the existing preserved trees along the property line and intermittently spaced clusters of evergreen tree plantings in project open space and civic space areas.

Justification: A minimum 75' buffer to project buildings is provided. The proposed variance accomplishes the intent of the ordinance buffer requirement by placing buildings proposed for the development more than 100' from the property line along the buffer frontage, by situating the development at a lower elevation from the surrounding properties, and by providing a layered vegetative buffer incorporating the existing trees along the property line and the planting of evergreen tress in the open space and civic spaces fronting the buffer area.

Variance Request 3

Ordinance Requirement: 5.2.2.E. Thoroughfares and Internal Drive Standards, Network/Connections, Thoroughfares and Internal Drives shall terminate at other Thoroughfares or Internal Drives.

Proposed Variance: Alley E is allowed to terminate with a dead end condition at the Honey Farm Way frontage.

Justification: The connection of the alley to Honey Farm Way would create an unsafe and undesirable traffic pattern. Access to the alley is provided on the opposite side of the building adjacent to Honey Farm Way.

Variance Request 4

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R, Setback/Yards, Rear Setback, 10 ft. min.

Proposed Variance: Rear Setback, 5 ft. min.

Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 3 ft. min. rear setback, the requested reduction to a 5 ft. min. rear setback allows for adequate separation from the alley while also accomplishing the desired street frontage character.

Variance Request 5

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R; Building Standards, Building Composition, Finished Floor Level Min. 18 in. above finished grade at Façade.

Façade, Façade window sill height, 5 ft. min. above average grade at Façade.

Proposed Variance: Finished Floor Level Min. 12 in. above finished grade at Façade, façade window sill height, 4 ft. min. above average grade at facade.

Justification: The proposed town home product construction type is slab on grade which is limited to a maximum 12 in. turn down at the front grade elevation making the finished floor level 12 in. above finished grade min/max. Common window sill height for residential construction is 36" making the total proposed height from finished grade to window sill 4 ft.

Variance Request 6

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R; Private Landscaping and Fencing Standards, Walls & Fencing (not including screens), Height 3.5-4 ft. at frontage; otherwise, 6' max; height measured from avg. undisturbed grade of adjacent property at property line.

Proposed Variance: At Building frontage Max Height of 6.5 ft., Retaining wall max height of 9.5 ft.

Justification: Due to topography on site the max retaining wall heights need to be increased to achieve building frontage requirements to public thoroughfares.

PROJECT DESIGN TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TENNESSEE 37067
CONTACT: GRAY HARRISON, P.E.
PHONE: (615) 564-2701

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TENNESSEE 37067
CONTACT: JOSH ROWLAND, P.E.
PHONE: (615) 564-2701

SURVEY
GEOSURVEY
1660 BARNES MILL ROAD
MARIETTA, GEORGIA
CONTACT: TRENTON D. TURK
PHONE: (770) 795-9900

DEVELOPER
FORESTAR GROUP
402 BNA DRIVE, SUITE 409
NASHVILLE, TENNESSEE 37217
CONTACT: TYLER STAMM
PHONE: (615) 603-8702

DEVELOPER

FORESTAR

FORESTAR GROUP
402 BNA DRIVE, SUITE 409
NASHVILLE, TN 37217

PLANS PREPARED BY

Kimley»Horn

4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TENNESSEE 37067
Main: (615) 564-2701 | www.kimley-horn.com

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PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118621000	C0-00	35

ENGINEER'S SEAL



811 Know what's below. Call before you dig.

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C0-00 COVER.dwg C0-00 COVER Jul 26, 2024 12:50pm by: william.irby

Honey Farm Crossing - 021 project phase

C0-02 - SURVEY BY GEOSURVEY
DATED 06/23/2022 - N.T.S.

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 47119C0190E, AND THE DATE OF SAID MAP IS 4/16/2007. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE "VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)–STATE PLANE COORDINATE SYSTEM OF TENNESSEE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "RM1–PUD" (HIGH DENSITY RESIDENTIAL & COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICTS) AS SHOWN ON THE ZONING MAP OF CITY OF COLUMBIA.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

A SUBDIVISION PLAT IS REQUIRED FOR THIS SITE.

SURVEY REFERENCES

1> PLAT OF SURVEY FOR FIRST FARMERS AND MERCHANTS NATIONAL BANK (TRUST DEPARTMENT) OF GLEN H. STEVENSON, ESTATE, PREPARED BY EVERETT E. CAMPBELL, RLS #455, AND RECORDED IN PLAT BOOK 16, PAGE 251, MAURY COUNTY RECORDS, MAY 6, 2006.

2> HONEY FARM PHASE 1, SECTION 1, PREPARED BY WEBB ENGINEERING, RLS #2671, AND RECORDED IN PLAT BOOK 18, PAGE 191, MAURY COUNTY RECORDS, NOVEMBER 25, 2008.

3> HONEY FARM PHASE 1, SECTION 2, PREPARED BY O'LEARY & ASSOCIATES LAND SURVEYING, RLS #1987, AND RECORDED IN PLAT BOOK 20, PAGE 157, MAURY COUNTY RECORDS, AUGUST 8, 2014.

4> HONEY FARM PHASE 1, SECTION 3, PREPARED BY WEBB ENGINEERING, RLS #2671, AND RECORDED IN PLAT BOOK 21, PAGE 109, MAURY COUNTY RECORDS, SEPTEMBER 28, 2016.

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20220763CTN, EFFECTIVE DATE APRIL 12, 2022.

10. Subject to all matters shown on the Plan of record in Plat Book P16, Page 251–252; Plat Book P18, Pages 191–192, Plat Book P20, Page 157–158 and Plat Book P21, Page 109, Register's Office for Maury County, Tennessee.
SAID PLATS ESTABLISH EASTERN PROPERTY LINE AND RIGHT-OF-WAY OF HONEY FARM WAY. NO NEW EASEMENTS OR SETBACKS CREATED BY SAID PLATS.

11. Applications for Greenbelt Assessment – Agricultural of record in Book R2179, Pages 777 and 778, in the Register's Office for Maury County, Tennessee.
NOT A SURVEY MATTER

12. Joint Driveway Agreement of record in Book 1370, Page 694, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT.

13. Grant of Easement of record in Book 1197, Page 481, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN

14. Deed restrictions, easements and rights as set out in Deed of record in Book 747, Page 371, in the Register's Office for Maury County, Tennessee.
MATTERS AFFECTING SITE ARE DEPICTED ON SURVEY

15. Right of Way Easement of record in Book 219, Page 536, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE. BLANKET EASEMENT

16. Right-of-Way or Easement of record in Book R2026, Page 1182, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT

17. Storm Water Detention Agreement of record in Book R2001, Page 247, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE. BLANKET EASEMENT

18. Inspection and Maintenance Agreements of Private Stormwater Management Facilities of record in Book R2033, Page 1413 and Book R2415, Page 1427, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT.

19. Easement(s) as shown in Deed of record in Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

20. Easements of record in Notice of Taking of record in Book 779, Page 508, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

21. Honey Farm Homeowners Association, Inc., Charter of record in Book 1, Page 366, in the Register's Office for Maury County, Tennessee.
NOT A SURVEY MATTER.

22. Any dedication of the Land or part thereof, for cemetery or burial purposes and public or private rights created thereby, including but not limited to the rights of others in and to the cemetery of record in Book 747, Page 371 and Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
CEMETERY AND BURIAL RIGHTS DO NOT AFFECT.

23. Possible encroachment by a "lane" of record in Book 747, Page 371; and rights of others in and to said "lane" as shown in aforesaid Book 747, Page 371 and in Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

PROPERTY DESCRIPTION

RESIDENTIAL TRACT:
All that tract or parcel of land lying and being in the Third Civil District of Maury County, Tennessee, and being more particularly described as follows:

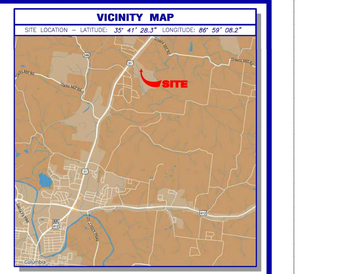
COMMENCING at a 1/2–inch rebar found at the intersection of the southeasterly right–of–way line of Nashville Highway (variable right–of–way) with the northeasterly right–of–way line of Honey Farm Way (variable right–of–way); Thence along said northeasterly right–of–way line of Honey Farm Way South 53 degrees 26 minutes 48 seconds East for a distance of 44.38 feet to a 1/2–inch rebar found; Thence along the arc of a curve to the left an arc length of 55.71 feet, said curve having a radius of 160.00 feet and being subtended by a chord of 55.43 feet bearing South 63 degrees 22 minutes 30 seconds East to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 83.46 feet, said curve having a radius of 240.00 feet and being subtended by a chord of 83.04 feet bearing South 63 degrees 11 minutes 32 seconds East to a 1/2–inch rebar found; Thence South 53 degrees 39 minutes 04 seconds East for a distance of 95.90 feet to a 5/8–inch rebar set; Thence South 51 degrees 43 minutes 09 seconds East for a distance of 152.63 feet to a nail set; Thence South 55 degrees 07 minutes 01 seconds East for a distance of 89.78 feet to a 5/8–inch rebar set, said point being the TRUE POINT OF BEGINNING; Thence departing said right–of–way line North 36 degrees 32 minutes 46 seconds East for a distance of 616.84 feet to a nail set in the center of a paved lane; Thence with the centerline of said lane South 50 degrees 28 minutes 06 seconds East for a distance of 883.23 feet to a 1/2–inch rebar found to the center of a gravel lane; Thence with the centerline of said lane South 32 degrees 39 minutes 21 seconds East for a distance of 479.97 feet to a 1/2–inch rebar found; Thence South 79 degrees 57 minutes 38 seconds East for a distance of 289.61 feet to a 1/2–inch rebar found; Thence departing said lane South 05 degrees 52 minutes 43 seconds West for a distance of 262.24 feet to a 1/2–inch rebar found; Thence South 82 degrees 33 minutes 59 seconds East for a distance of 14.84 feet to a 5/8–inch rebar set; Thence South 07 degrees 54 minutes 24 seconds West, a distance of 96.17 feet to a 1/2–inch rebar found; Thence South 07 degrees 48 minutes 55 seconds West, a distance of 77.44 feet to a 1/2–inch rebar found; Thence South 07 degrees 42 minutes 38 seconds West for a distance of 107.03 feet to a 1/2–inch rebar found; Thence South 07 degrees 37 minutes 27 seconds West for a distance of 143.40 feet to a 1/2–inch rebar found; Thence South 07 degrees 42 minutes 47 seconds West for a distance of 84.92 feet to a 1/2–inch rebar found; Thence South 05 degrees 44 minutes 16 seconds West for a distance of 41.21 feet to a 1/2–inch rebar found; Thence South 05 degrees 30 minutes 25 seconds West for a distance of 38.38 feet to a 1/2–inch rebar found; Thence South 01 degrees 38 minutes 24 seconds West for a distance of 19.09 feet to a 1/2–inch rebar found; Thence South 01 degrees 27 minutes 54 seconds West for a distance of 105.85 feet to a 5/8–inch rebar set; Thence South 01 degrees 44 minutes 21 seconds West, a distance of 79.62 feet to a 5/8–inch rebar set; Thence South 07 degrees 52 minutes 42 seconds West, a distance of 75.86 feet to a 1/2–inch rebar found on the northeasterly right–of–way line of Honey Farm Way; Thence continuing with said right–of–way line along the arc of a curve to the right an arc length of 30.39 feet, said curve having a radius of 175.00 feet and being subtended by a chord bearing of North 47 degrees 31 minutes 58 seconds West, for a distance of 30.39 feet to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 89.74 feet, with a radius of 175.00 feet, being subtended by a chord bearing of North 47 degrees 59 minutes 16 seconds West, for a distance of 88.76 feet to a 1/2–inch rebar found; Thence North 31 degrees 37 minutes 15 seconds West, a distance of 166.27 feet to a 5/8–inch rebar set; Thence North 33 degrees 22 minutes 49 seconds West, a distance of 409.64 feet to a 1/2–inch rebar found; Thence along a curve to the right having an arc length of 83.44 feet, with a radius of 170.00 feet, being subtended by a chord bearing of North 19 degrees 16 minutes 18 seconds West, for a distance of 82.60 feet to a 1/2–inch rebar found; Thence North 05 degrees 12 minutes 29 seconds West, a distance of 147.31 feet to a 5/8–inch rebar set; Thence along a curve to the left having an arc length of 287.52 feet, with a radius of 350.00 feet, being subtended by a chord bearing of North 30 degrees 10 minutes 23 seconds West, for a distance of 278.51 feet to a 1/2–inch rebar found; Thence North 55 degrees 08 minutes 10 seconds West for a distance of 348.87 feet to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 49.90 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.69 feet bearing North 33 degrees 10 minutes 56 seconds West to a 1/2–inch rebar found; Thence along the arc of a curve to the left an arc length of 102.73 feet, said curve having a radius of 67.00 feet and being subtended by a chord of 92.96 feet bearing North 55 degrees 10 minutes 25 seconds West to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 49.83 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.62 feet bearing North 77 degrees 07 minutes 31 seconds West to a 1/2–inch rebar found; Thence North 55 degrees 07 minutes 01 seconds West for a distance of 564.95 feet to a 5/8–inch rebar set, said point being the TRUE POINT OF BEGINNING.

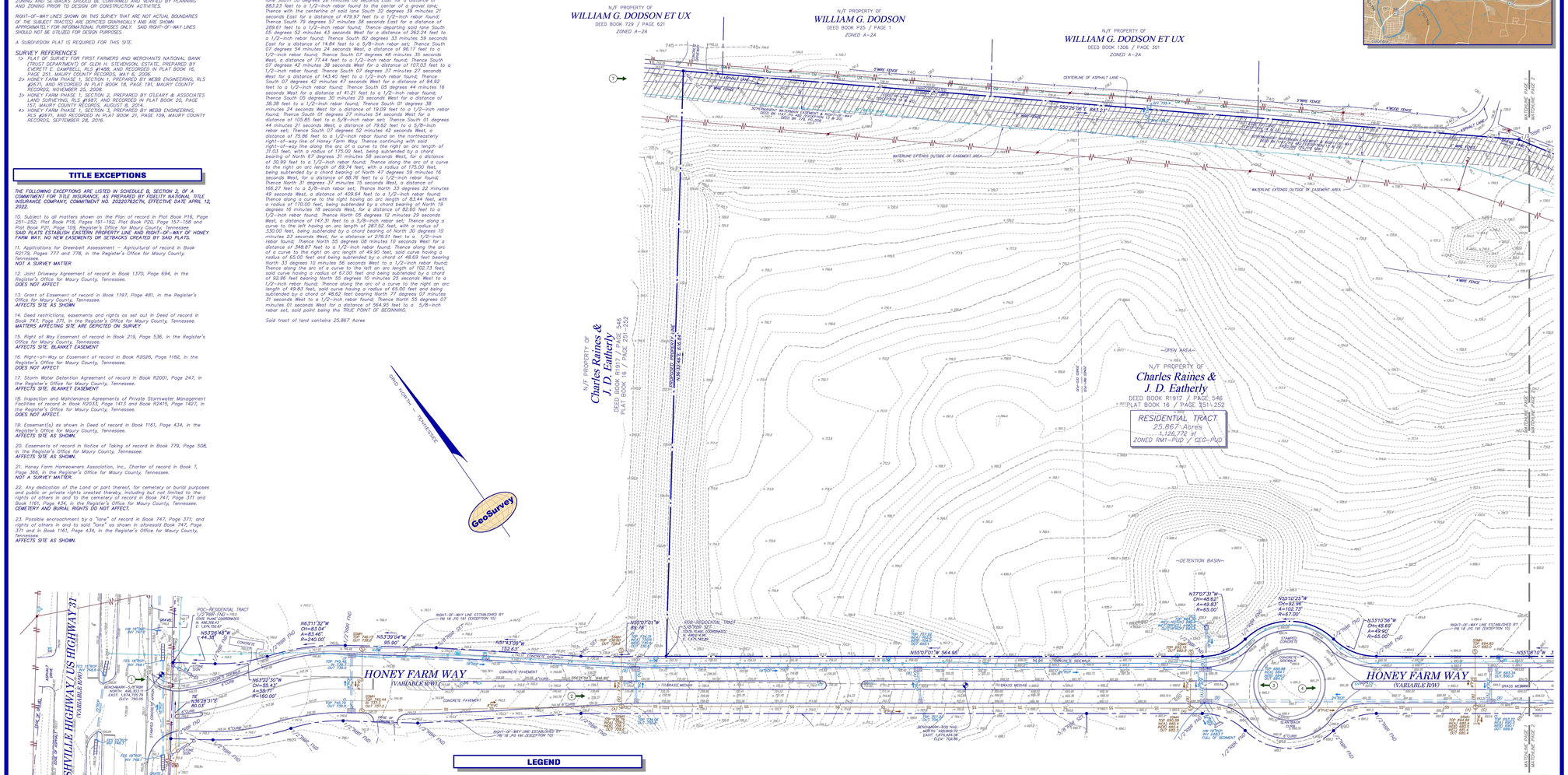
Said tract of land contains 25.867 Acres

SITE PHOTOGRAPHS



VICINITY MAP





CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TRIMBLE "S" SERIES TOTAL STATION AND A TRIMBLE TSC SERIES DATA COLLECTOR. SAID TRAVERSE HAD A FIELD CLOSURE OF ONE FOOT IN 111,254+, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. ADDITIONAL FIELD DATA WAS COLLECTED UTILIZING A CARLSON BRX7–IFP GPS ROVER AND BASE UNIT THAT WAS CALIBRATED AND ORIENTED TO THE FIELD TRAVERSE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 421,103+, FEET. JM, PAT.

IF YOU DIG

811 Know what's **below.** **Call** before you dig. Dial 811 Or Call 800-282-7411

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILITY MARKING, LLC
3042 GALA TRAIL
SNELLVILLE, GA 30036
(678) 357–1946

UTILITY MARKING, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN–SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BOS	BOTTOM OF STRUCTURE
BSL	BUILDING SETBACK LINE
C	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPCD	CAPPED CONCRETE PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PM	POWER METER
PP	POWER POLE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"IRON SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

- OVERHEAD TRAFFIC SIGNAL LIGHT
- POWER POLE
- GUY WIRE
- POWER LINE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- WATER VAULT
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- PHOTO POSITION INDICATOR
- REGULAR PARKING SPACE COUNT
- HANDICAP PARKING SPACE
- TREE POSITION INDICATOR
- SIGN

SURVEYOR CERTIFICATION

To: Equitas Management Group, LLC
Maverick Development Group, INC
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b–1), 8, 9, 10, & 13 of Table A thereof. The field work was completed on June 23, 2022.

Date: June 23, 2022

Trenton D. Turk
Tennessee Registered
Land Surveyor # 1735

SHEET 1 OF 2

GeoSurvey
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795–9900
Fax: (770) 795–8880
www.geosurvey.com
EMAIL: info@geosurvey.com

ALTA/NSPS LAND TITLE SURVEY

Honey Farm Residential

FOR

Equitas Management Group, LLC
Maverick Development Group, INC
Fidelity National Title Insurance Company

GS JOB NO:	20227361	DRAWING SCALE:	1" = 40'
FIELD WORK:	ZM	CITY:	COLUMBIA
PROJ MGR:	JEM	COUNTY:	MAURY
REVIEWED:	TDT	STATE:	TENNESSEE
DWG FILE:	20227361–01.dwg	CML DISTRICT:	3RD

SURVEY DATE: 6–23–2022

REVISIONS (SEE GENERAL NOTES)

No.	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 05/20/2024
KIMLEY-HORN PROJECT NO. 118621000

SURVEY BY GEOSURVEY

SHEET NUMBER
C0-02

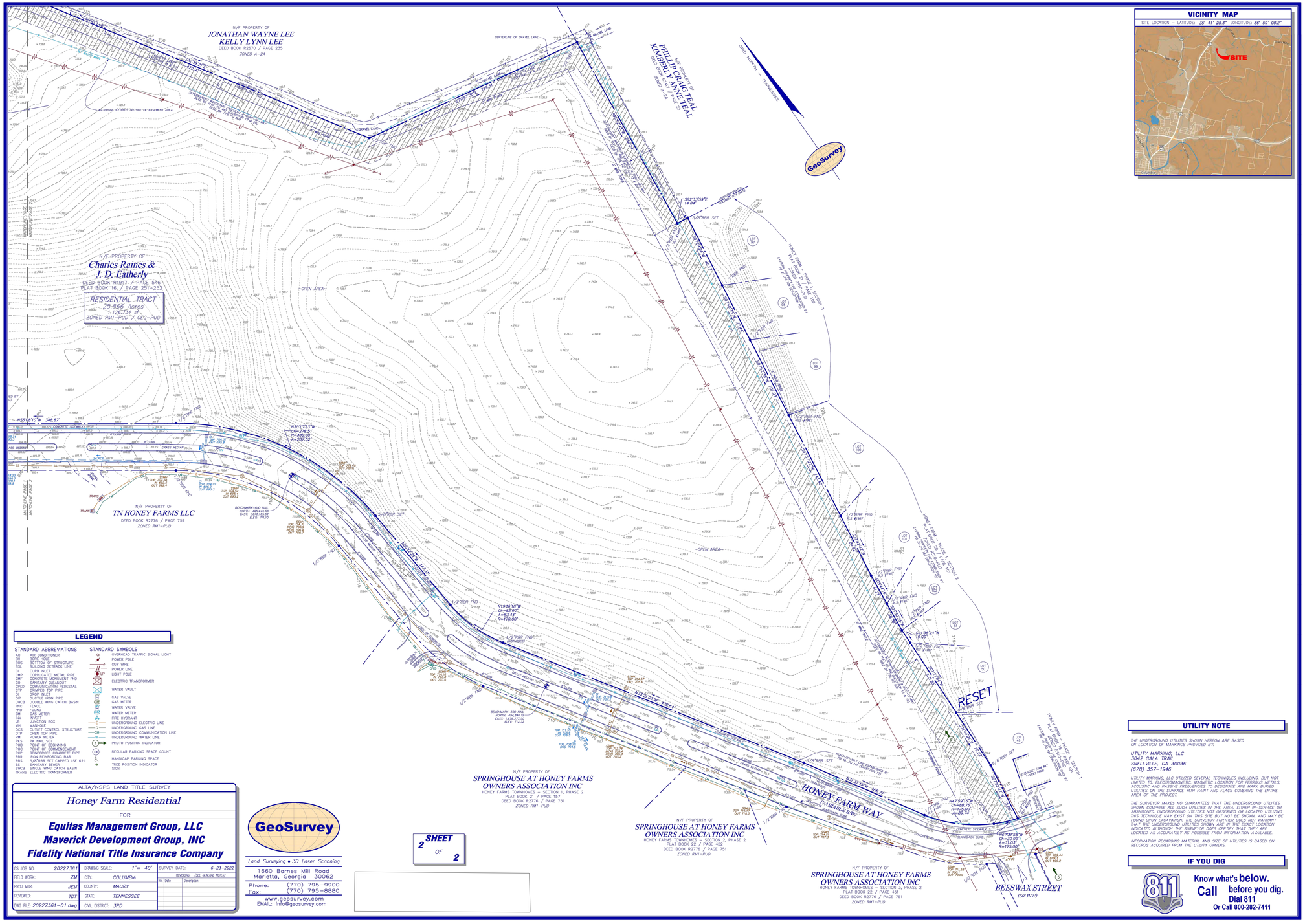
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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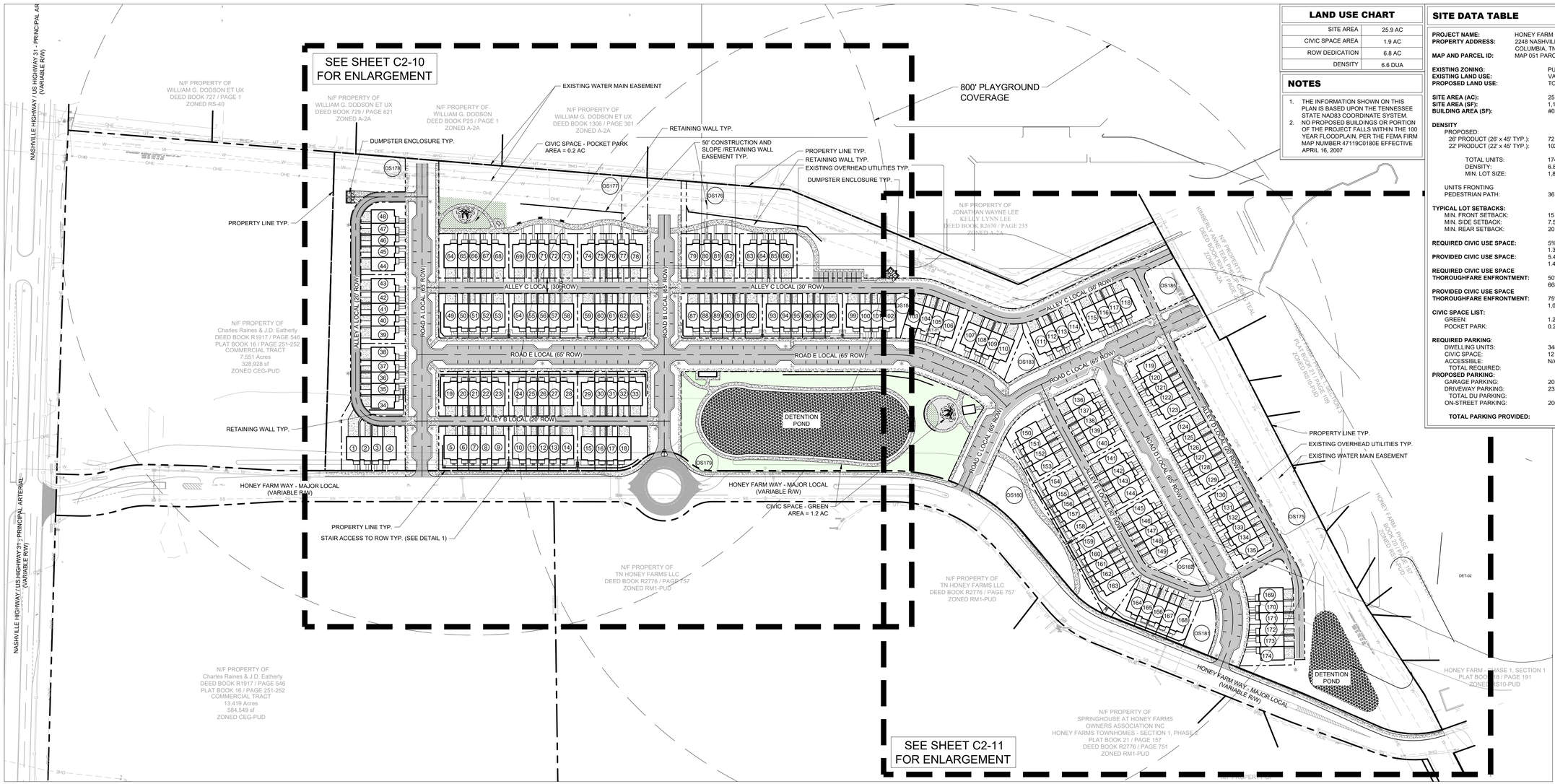
HONEY FARM CROSSING

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C0-02 SURVEY BY GEOSURVEY.dwg C0-02 SURVEY BY GEOSURVEY Jul 26, 2024 12:50pm by: william.irby

C0-03 - SURVEY BY GEOSURVEY
DATED 06/23/2022 - N.T.S.


N/F PROPERTY OF
JONATHAN WAYNE LEE
KELLY LYNN LEE
DEED BOOK R2670 / PAGE 235
ZONED A-2A
N/F PROPERTY OF
PHILLIP CRAIG TEAL
KIMBERLY ANNE TEAL
DEED BOOK R2777 / PAGE 22
ZONED A-2A
N/F PROPERTY OF
Charles Raines &
J. D. Eatherly
DEED BOOK R1917 / PAGE 546
PLAT BOOK 16 / PAGE 251-252
RESIDENTIAL TRACT
25.866 Acres
1,126,734 sf
ZONED RM1-PUD / CEG-PUD
N/F PROPERTY OF
TN HONEY FARMS LLC
DEED BOOK R2776 / PAGE 757
ZONED RM1-PUD
N/F PROPERTY OF
SPRINGHOUSE AT HONEY FARMS OWNERS ASSOCIATION INC
HONEY FARMS TOWNHOMES – SECTION 1, PHASE 2
PLAT BOOK 21 / PAGE 157
DEED BOOK R2776 / PAGE 751
ZONED RM1-PUD
N/F PROPERTY OF
SPRINGHOUSE AT HONEY FARMS OWNERS ASSOCIATION INC
HONEY FARMS TOWNHOMES – SECTION 2, PHASE 2
PLAT BOOK 22 / PAGE 452
DEED BOOK R2776 / PAGE 751
ZONED RM1-PUD
N/F PROPERTY OF
SPRINGHOUSE AT HONEY FARMS OWNERS ASSOCIATION INC
HONEY FARMS TOWNHOMES – SECTION 3, PHASE 2
PLAT BOOK 22 / PAGE 451
DEED BOOK R2776 / PAGE 751
ZONED RM1-PUD
HONEY FARM WAY
(VARIABLE R/W)
BEESWAX STREET
(50' R/W)
GRAVEL LANE
CENTERLINE OF GRAVEL LANE
GRID NORTH – TENNESSEE
GeoSurvey
RESET
5/8"RBR SET
1/2"RBR FND
1/2"PINF FND
N55°58'10"W 348.97'
N20°03'23"W
CH=278.01'
R=330.00'
A=287.52'
N79°26'18"W
CH=83.44'
R=170.00'
N33°03'00"W 409.41'
S82°13'59"E
14.64'
S30°38'24"W
18.69'
N47°59'16"W
CH=66.76'
R=175.00'
A=66.74'
N6°31'56"W
CH=30.99'
A=31.03'
R=175.00'
S33°03'00"E 166.27'
BENCHMARK=600 NAIL
NORTH: 494,848.19'
EAST: 1,676,272.50'
ELEV: 712.35'
BENCHMARK=600 NAIL
NORTH: 495,249.68'
EAST: 1,676,146.53'
ELEV: 711.70'
HONEY FARMS – PHASE 1, SECTION 1
PLAT BOOK 21 / PAGE 157
DEED BOOK R2776 / PAGE 751
EXISTING 20' PERPETUAL SANITARY SEWER EASEMENT BY THIS PLAT
HONEY FARMS – PHASE 1, SECTION 2
PLAT BOOK 21 / PAGE 157
DEED BOOK R2776 / PAGE 751
EXISTING 20' PERPETUAL SANITARY SEWER EASEMENT BY THIS PLAT
HONEY FARMS – PHASE 1, SECTION 3
PLAT BOOK 21 / PAGE 157
DEED BOOK R2776 / PAGE 751
EXISTING 20' PERPETUAL SANITARY SEWER EASEMENT BY THIS PLAT
~OPEN AREA~
~OPEN AREA~
~OPEN AREA~



LAND USE CHART

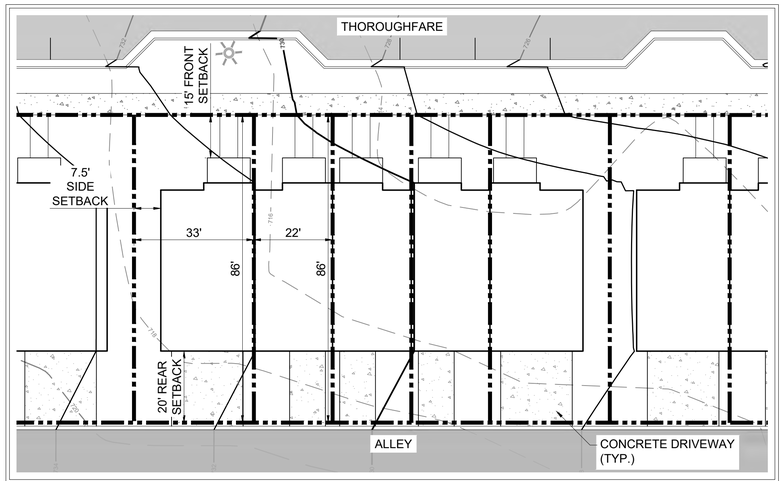
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.6 DUA

NOTES

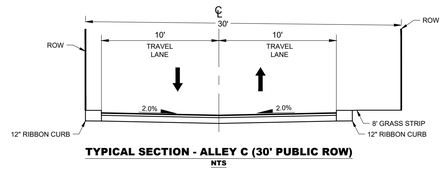
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

SITE DATA TABLE

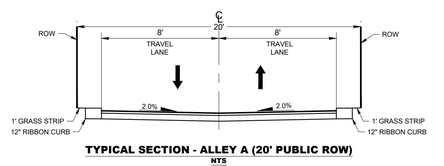
PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**



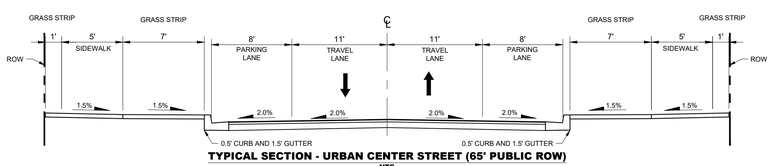
TYPICAL LOT LAYOUTS
SCALE: 1" = 20'



TYPICAL SECTION - ALLEY C (30' PUBLIC ROW)
NTS



TYPICAL SECTION - ALLEY A (20' PUBLIC ROW)
NTS



TYPICAL SECTION - URBAN CENTER STREET (65' PUBLIC ROW)
NTS

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 137919
STATE OF TENNESSEE
05/20/2024

No	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

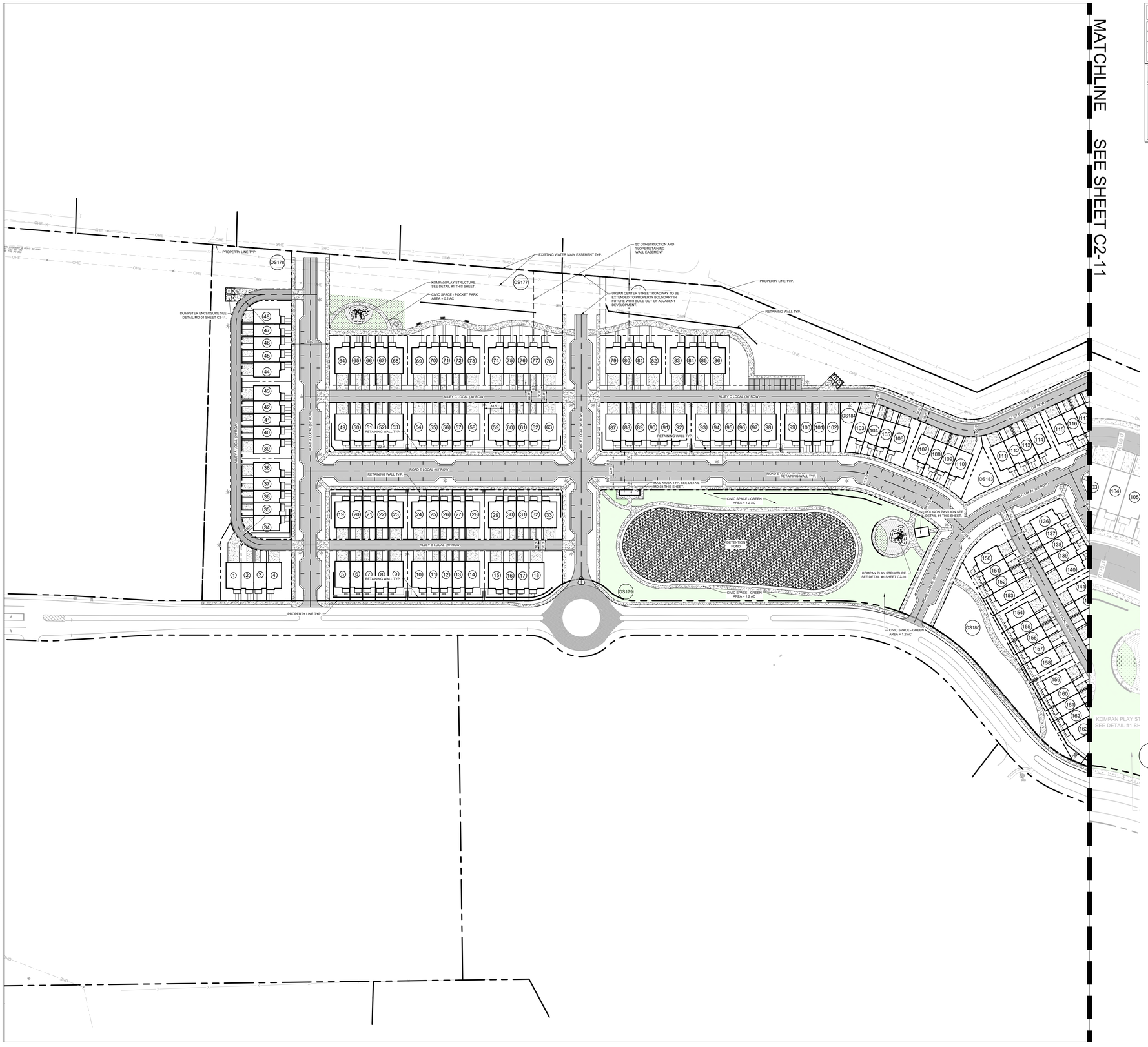
SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

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Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C2-00 SITE LAYOUT - OVERALL.dwg C2-00 SITE LAYOUT - OVERALL Jul 26, 2024 12:51pm by: william.irby

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LAND USE CHART

SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**



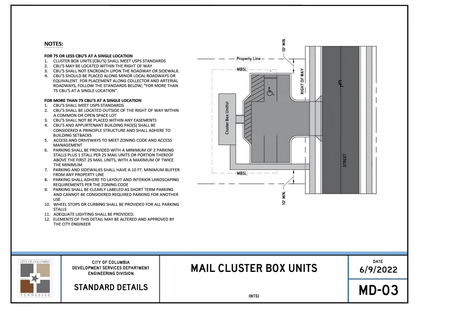
PRODUCT SPECIFICATIONS

MANUFACTURER: **KOMPAN**
PRODUCT: **YELLOWSTONE WITH SHADE**
SIZE: **23'7"X17'10"X15'9"**
COLOR: **TBD**
OPTIONS: **N/A**
DETAIL NOTE: **INSTALL PER MANUFACTURER SPECIFICATIONS**
QUANTITY: **1**

CONTACT: **615.426.8760**
WEBSITE: **https://www.kompan.com/en/us**

1 PLAY STRUCTURE

NTS PO-TBH-WIL-29



NOTES:

FOR 75 OR LESS CBU'S AT A SINGLE LOCATION
1. CBU'S SHALL MEET USPS STANDARDS
2. CBU'S MAY BE LOCATED WITHIN THE RIGHT OF WAY
3. CBU'S SHALL NOT ENCROACH UPON THE ROADWAY OR SIDEWALK.
4. CBU'S SHALL BE PLACED ON A CONCRETE PAD OR OTHER EQUIVALENT FOR PLACEMENT ALONG COLLECTOR AND ARTERIAL ROADWAYS, FOLLOW THE STANDARDS BELOW, "FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION"

FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION
1. CBU'S SHALL MEET USPS STANDARDS
2. CBU'S SHALL BE LOCATED OUTSIDE OF THE RIGHT OF WAY WITHIN A PARKING AREA OR LOT
3. CBU'S SHALL NOT BE PLACED WITHIN ANY EASEMENTS
4. CBU'S AND APPURTENANT BUILDING PADS[] SHALL BE CONSTRUCTED OF DURABLE STRUCTURE AND SHALL ADHERE TO BUILDING SETBACKS
5. ACCESS AND DRIVEWAYS TO MEET ZONING CODE AND ACCESS MANAGEMENT
6. PARKING SHALL BE PROVIDED WITH A MINIMUM OF 2 PARKING STALLS PLUS 1 STALL PER 25 MAIL UNITS OR PORTION THEREOF FOR THE AMOUNT OF MAIL UNITS, WITH A MAXIMUM OF TWICE THE MINIMUM
7. PARKING AND SIDEWALKS SHALL HAVE A 10 FT. MINIMUM BUFFER FROM ANY RESIDENTIAL USE
8. PARKING SHALL ADHERE TO LAYOUT AND INTERIOR LANDSCAPING REQUIREMENTS PER THE ZONING CODE
9. PARKING SHALL BE CLEARLY LABELED AS SHORT TERM PARKING AND CANNOT BE CONSIDERED REQUIRED PARKING FOR ANOTHER USE
10. WHEEL STOPS OR CURBING SHALL BE PROVIDED FOR ALL PARKING STALLS
11. ADEQUATE LIGHTING SHALL BE PROVIDED.
12. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	MAIL CLUSTER BOX UNITS (MTD)	DATE 6/9/2022 MD-03

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-10



MATCHLINE SEE SHEET C2-10

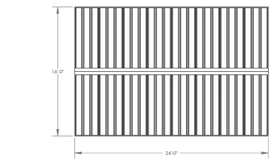
LAND USE CHART	
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

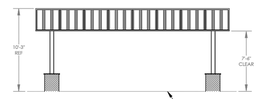
NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

SITE DATA TABLE

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EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
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SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
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22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
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TOTAL PARKING PROVIDED:	**644 SPACES**

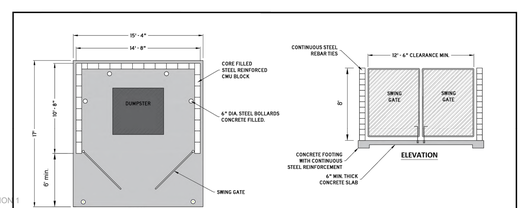




1 POLIGON SHELTER 16' X 24'

NTS

PO-ST5-02



NOTES:

1. MATERIALS, CONSTRUCTION AND QUANTITY CONTROL OF MASONRY SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE (IBC).
2. MATERIALS USED SHOULD BE CONSISTENT WITH THOSE USED IN THE CONSTRUCTION OF AND ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING. SHALL BE COMPLIANT WITH THE ZONING ORDINANCE AND ALL OTHER APPLICABLE REGULATIONS
3. CONCRETE SLAB: MONOLITHIC, MIN. 6" THICKNESS W/IMBEDDED 6"X6"/ 10X10 WELDED WIRE FABRIC (W.W.F.), CLASS A 3000 P.S.I. CONCRETE FILLED CELLS: WITH 1-#5 VERTICAL REBAR TIED TO FOOTER STEEL AT EACH CORNER AND EVERY 4' O.C.
4. BOLLARD: 3'-6" HIGH, 6" DIAMETER STEEL PIPE BOLLARD FILLED WITH CONCRETE, PAINTED TRAFFIC YELLOW
5. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	**DUMPSTER PAD AND ENCLOSURE**	DATE	6/9/2022
STANDARD DETAILS	(NTS)		**MD-01**

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127919 — STATE OF TENNESSEE — 5/20/2024

No	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-11

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LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
1	4231.90	0.10
2	2070.86	0.05
3	1911.87	0.04
4	3739.38	0.09
5	3097.65	0.07
6	1892.09	0.04
7	1892.24	0.04
8	1892.39	0.04
9	2881.06	0.07
10	2881.41	0.07
11	1893.01	0.04
12	1893.16	0.04
13	1893.31	0.04
14	2882.36	0.07
15	2896.94	0.07
16	1893.92	0.04
17	1894.07	0.04
18	4384.90	0.10
19	3094.09	0.07
20	1892.00	0.04

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
21	1892.00	0.04
22	1892.00	0.04
23	2880.17	0.07
24	2880.17	0.07
25	1892.00	0.04
26	1892.00	0.04
27	1892.00	0.04
28	2880.07	0.07
29	2880.07	0.07
30	1892.00	0.04
31	1892.00	0.04
32	1892.00	0.04
33	3091.04	0.07
34	3182.64	0.07
35	1892.00	0.04
36	1892.00	0.04
37	1892.00	0.04
38	2881.00	0.07
39	2879.43	0.07
40	1892.00	0.04

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
41	1892.00	0.04
42	1892.00	0.04
43	2882.56	0.07
44	2879.19	0.07
45	1891.99	0.04
46	1891.99	0.04
47	1891.99	0.04
48	3182.42	0.07
49	3093.11	0.07
50	1892.00	0.04
51	1892.00	0.04
52	1892.00	0.04
53	2880.17	0.07
54	2880.17	0.07
55	1892.00	0.04
56	1892.00	0.04
57	1892.00	0.04
58	2880.07	0.07
59	2880.07	0.07
60	1892.00	0.04

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
61	1892.00	0.04
62	1892.00	0.04
63	3092.03	0.07
64	3095.78	0.07
65	1892.00	0.04
66	1892.00	0.04
67	1892.00	0.04
68	2880.17	0.07
69	2880.17	0.07
70	1892.00	0.04
71	1892.00	0.04
72	1892.00	0.04
73	2880.07	0.07
74	2880.07	0.07
75	1892.00	0.04
76	1892.00	0.04
77	1892.00	0.04
78	3096.22	0.07
79	3094.29	0.07
80	1892.00	0.04

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
81	1891.99	0.04
82	2881.04	0.07
83	2880.98	0.07
84	1892.00	0.04
85	1891.99	0.04
86	2881.21	0.07
87	3092.65	0.07
88	1891.99	0.04
89	1892.00	0.04
90	1892.00	0.04
91	1892.00	0.04
92	2881.03	0.07
93	2881.05	0.07
94	1891.99	0.04
95	1892.00	0.04
96	1892.00	0.04
97	1892.00	0.04
98	2881.03	0.07
99	2881.05	0.07
100	1891.99	0.04

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
101	1892.00	0.04
102	2236.00	0.05
103	2351.08	0.05
104	1963.63	0.05
105	1911.98	0.04
106	3189.40	0.07
107	2984.61	0.07
108	1895.13	0.04
109	1967.62	0.05
110	3688.06	0.08
111	3118.01	0.07
112	1892.00	0.04
113	1891.99	0.04
114	2881.01	0.07
115	2881.07	0.07
116	1892.00	0.04
117	1891.99	0.04
118	3919.44	0.09
119	3196.17	0.07
120	1892.06	0.04

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
121	1892.09	0.04
122	1892.09	0.04
123	2880.91	0.07
124	2873.53	0.07
125	1892.00	0.04
126	1892.00	0.04
127	1892.01	0.04
128	1892.00	0.04
129	2881.00	0.07
130	2880.68	0.07
131	1892.00	0.04
132	1892.30	0.04
133	1892.01	0.04
134	1892.01	0.04
135	2996.16	0.07
136	3272.95	0.08
137	1892.41	0.04
138	1892.00	0.04
139	1892.00	0.04
140	2882.81	0.07

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
141	2880.52	0.07
142	1892.00	0.04
143	1892.00	0.04
144	2880.52	0.07
145	2880.52	0.07
146	1892.00	0.04
147	1892.00	0.04
148	1892.00	0.04
149	3347.91	0.08
150	3952.30	0.09
151	1892.03	0.04
152	1892.00	0.04
153	2881.00	0.07
154	2881.00	0.07
155	1892.00	0.04
156	1892.00	0.04
157	1892.00	0.04
158	2881.40	0.07
159	2880.62	0.07
160	1892.42	0.04

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
161	1892.03	0.04
162	1891.93	0.04
163	4268.68	0.10
164	3235.43	0.07
165	1892.01	0.04
166	1892.00	0.04
167	1892.00	0.04
168	3149.12	0.07
169	6153.48	0.14
170	1912.61	0.04
171	1888.59	0.04
172	1916.11	0.04
173	1996.12	0.05
174	3583.27	0.08
175	98698.27	2.27
176	73618.92	1.69
177	50269.42	1.15
178	30786.87	0.71
179	104602.31	2.40
180	19719.32	0.45

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
181	4352.87	0.10
182	2853.28	0.07
183	2904.66	0.07
184	1828.56	0.04
185	5770.31	0.13

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127819
STATE OF TENNESSEE
05/20/2024

No.	REVISIONS	DATE	BY
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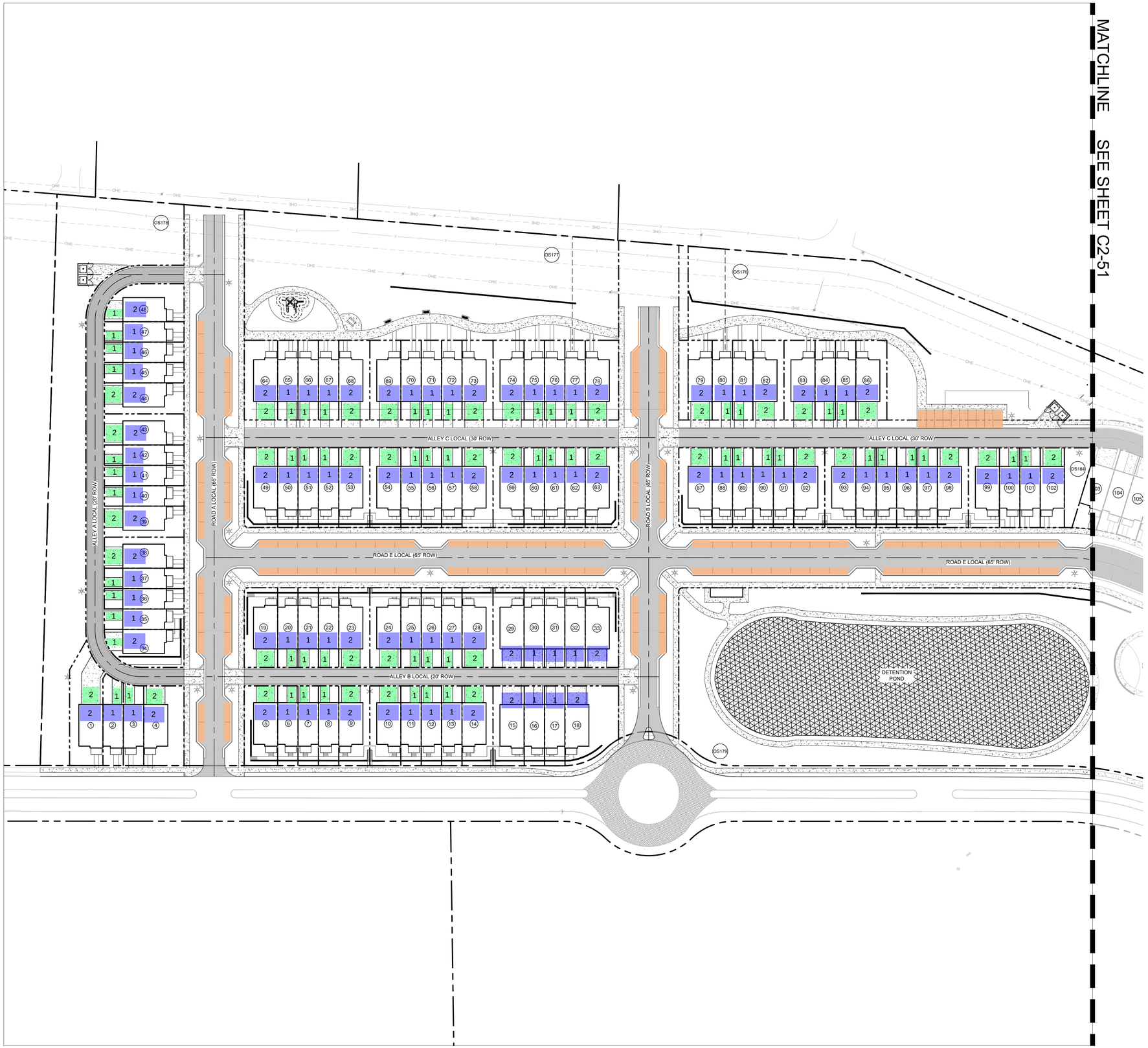
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO.
118621000

TABULAR DATA

SHEET NUMBER
C2-12

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SITE PARKING LEGEND

REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
ON-STREET PARKING:	206 SPACES
TOTAL DU PARKING:	**438 SPACES**
TOTAL PARKING PROVIDED:	**644 SPACES**

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCE
No. 127918
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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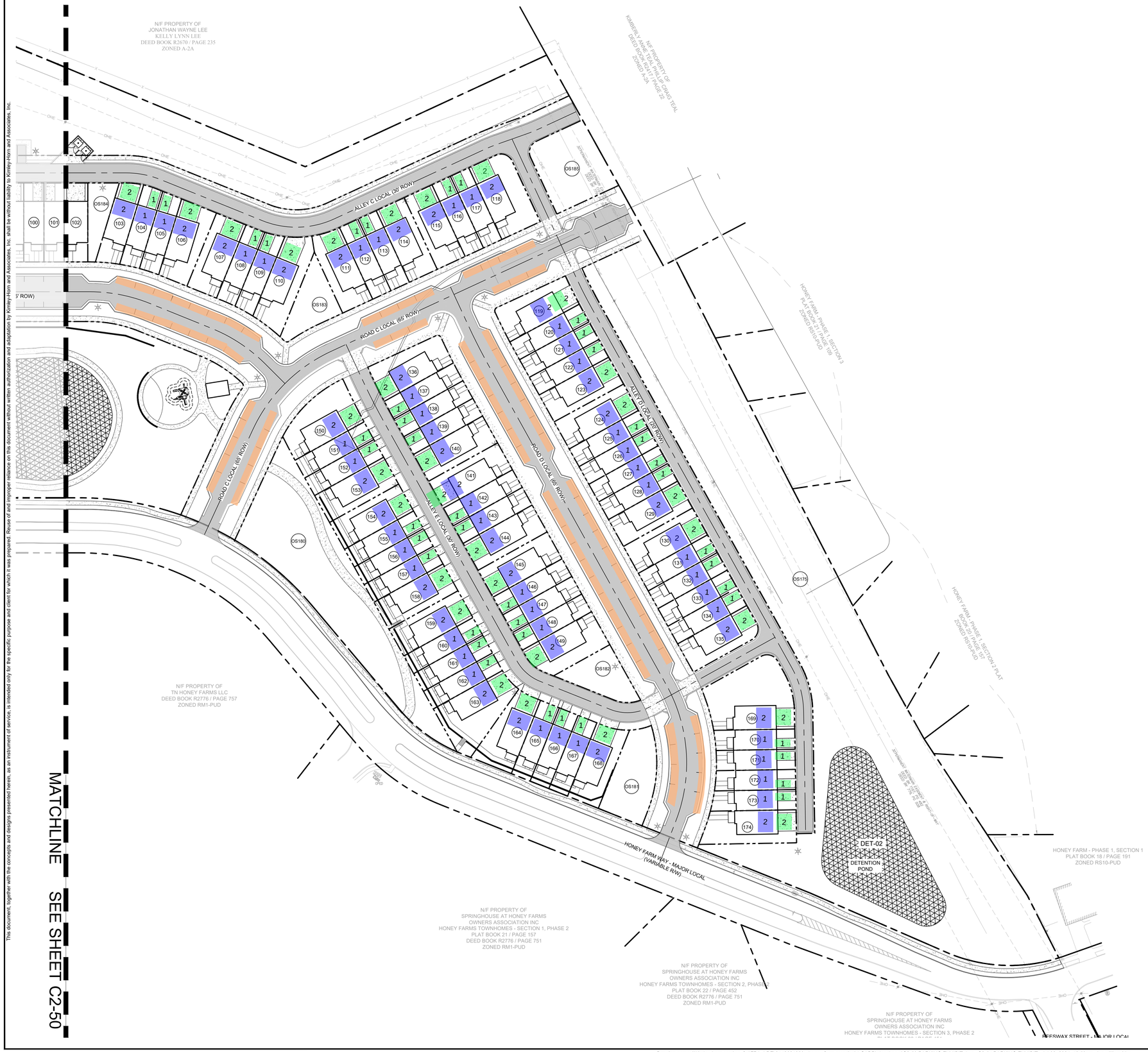
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

PARKING EXHIBIT

SHEET NUMBER
C2-50

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C2-50 PARKING EXHIBIT.dwg C2-50 PARKING EXHIBIT Jul 26, 2024 12:53pm by: william.irby

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SITE PARKING LEGEND

REQUIRED PARKING:

DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**

PROPOSED PARKING:

GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
ON-STREET PARKING:	206 SPACES
TOTAL DU PARKING:	**438 SPACES**
TOTAL PARKING PROVIDED:	**644 SPACES**

MATCHLINE SEE SHEET C2-50

GRAPHIC SCALE IN FEET
0 25 50 100

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137919
STATE OF TENNESSEE
05/20/2024

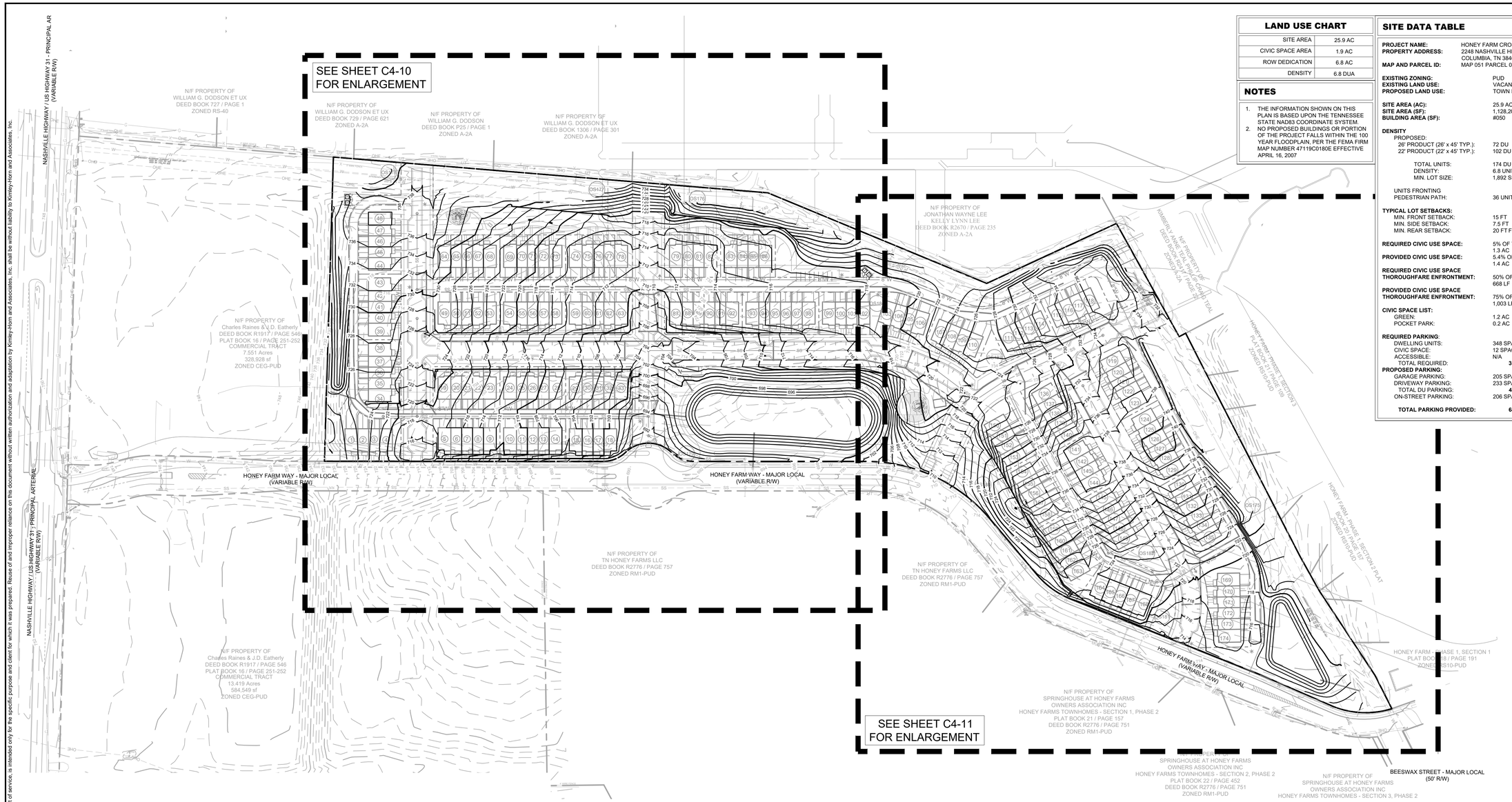
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO.
118621000

PARKING EXHIBIT

SHEET NUMBER
C2-51



LAND USE CHART	
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**

GRAPHIC SCALE IN FEET
0 50 100 200

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE
05/20/2024

No.	REVISIONS	DATE	BY
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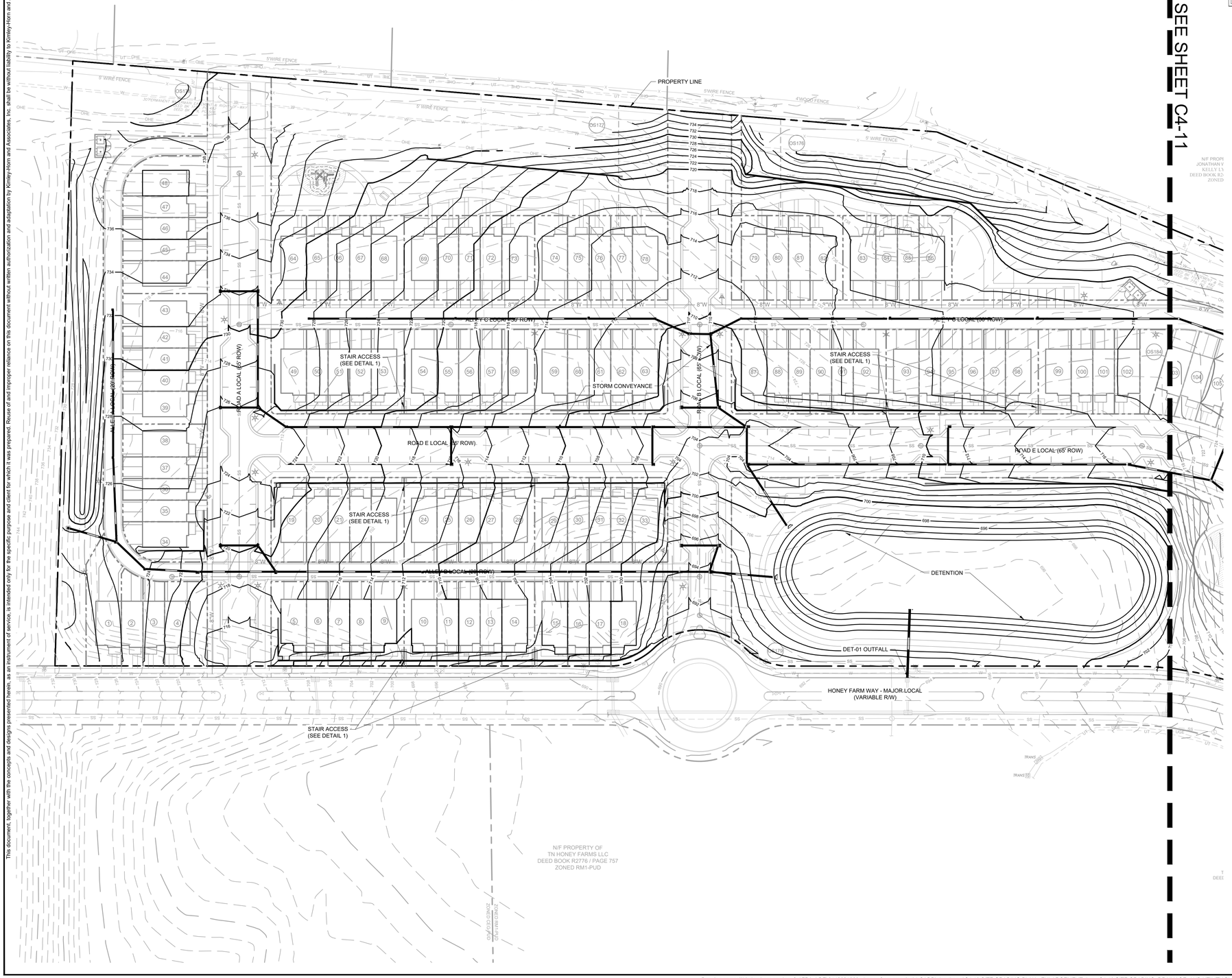
DESIGNED BY:	BFG
DRAWN BY:	BFG
CHECKED BY:	WGH
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
C4-00

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LAND USE CHART

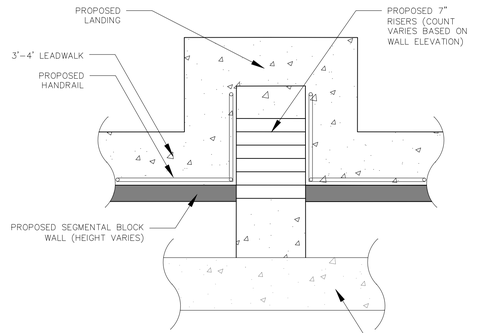
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**



1 STAIR ACCESS DETAIL
NOT TO SCALE

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCE
No. 127919
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 05/20/2024
KIMLEY-HORN PROJECT NO. 118621000

SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

SHEET NUMBER
C4-10

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C4-10 SITE GRADING PLAN - ENLARGEMENT.dwg C4-10 SITE GRADING DRAINAGE AND UTILITY PLAN - ENLARGEMENT Jul 26, 2024 12:54pm by: william.irby

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MATCHLINE SEE SHEET C4-10

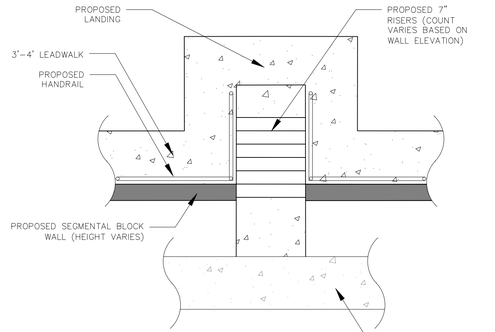
LAND USE CHART	
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

NOTES

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SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
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TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
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UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
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MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
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CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**



1 STAIR ACCESS DETAIL
NOT TO SCALE

GRAPHIC SCALE IN FEET
0 25 50 100

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 137918
STATE OF TENNESSEE
5/20/2024

No.	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

SHEET NUMBER
C4-11

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C4-10 SITE GRADING PLAN - ENLARGEMENT.dwg C4-11 SITE GRADING DRAINAGE AND UTILITY PLAN - ENLARGEMENT Jul 26, 2024 12:54pm by: william.irby

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MATCHLINE SEE SHEET C4-13

GENERAL NOTES

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2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN 10 YEAR FLOODPLAIN, PER FEMA FIRM MAP NUMBER 47119C0280E EFFECTIVE APRIL16, 2007

GRADING PLAN LEGEND

- 476.17 — SPOT ELEVATION (TW TOP OF WALL, BW BOTTOM OF WALL)
- FFE ### — FINISH FLOOR ELEVATION
- PROPOSED RETAINING WALL (4' OR HIGHER)
- PROPOSED RETAINING WALL (3' OR SHORTER)

PROPERTY LINE

RETAINING WALL MAX HEIGHT +/-5'

RETAINING WALL MAX HEIGHT +/-11.5'

RETAINING WALL MAX HEIGHT +/-3'

STORM CONVEYANCE

RETAINING WALL MAX HEIGHT +/-2'

RETAINING WALL MAX HEIGHT +/-3.5'

RETAINING WALL MAX HEIGHT +/-8'

RETAINING WALL MAX HEIGHT +/- 6'

RETAINING WALL MAX HEIGHT +/- 4'

RETAINING WALL MAX HEIGHT +/-9.5'

ALLEY C LOCAL (30' ROW)

ALLEY B LOCAL (20' ROW)

E LOCAL (65' ROW)

ROADS LOCAL (65' ROW)

HONEY FARM WAY - MAJOR LOCAL (VARIABLE R/W)

N/F PROPERTY OF WILLIAM G. DODSON DEED BOOK P25 / PAGE 1 ZONED A-2A

N/F PROPERTY OF WILLIAM G. DODSON ET UX DEED BOOK 1306 / PAGE 301 ZONED A-2A

N/F PROPERTY OF TN HONEY FARMS LLC DEED BOOK R2776 / PAGE 757 ZONED RM1-PUD

GRAPHIC SCALE IN FEET
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HONEY FARM CROSSING

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURAL ENGINEER — No. 137219 — STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

RETAINING WALL - ENLARGEMENT

SHEET NUMBER
C4-12

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C4-12 SITE GRADING PLAN - RETAINING WALL ENLARGEMENT.dwg C4-12 SITE GRADING DRAINAGE AND UTILITY PLAN - ENLARGEMENT Jul 26, 2024 12:55pm by: william.irby

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N/F PROPERTY OF
JONATHAN WAYNE LEE
KELLY LYNN LEE
DEED BOOK R2670 / PAGE 235
ZONED A-2A

N/F PROPERTY OF
KIMBERLY ANN TEAL PHILLIP CRAIG TEAL
DEED BOOK R2417 / PAGE 22
ZONED A-2A

RETAINING WALL
MAX HEIGHT +/-8'

STORM CONVEYANCE

ALLEY C LOCAL (16' ROW)

ROAD C LOCAL (55' ROW)

ALLEY A LOCAL (16' ROW)

ROAD D LOCAL (55' ROW)

ALLEY B LOCAL (16' ROW)

PROPERTY LINE

HONEY FARM, PHASE 1, SECTION 3
PLAT BOOK 19 / PAGE 109
ZONED RS10-PUD

HONEY FARM - PHASE 1, SECTION 2 PLAT
BOOK 20 / PAGE 107
ZONED RS10-PUD

HONEY FARM - PHASE 1, SECTION 1
PLAT BOOK 18 / PAGE 191
ZONED RS10-PUD

N/F PROPERTY OF
TN HONEY FARMS LLC
DEED BOOK R2776 / PAGE 757
ZONED RM1-PUD

N/F PROPERTY OF
SPRINGHOUSE AT HONEY FARMS
OWNERS ASSOCIATION INC
HONEY FARMS TOWNHOMES - SECTION 1, PHASE 2
PLAT BOOK 21 / PAGE 157
DEED BOOK R2776 / PAGE 751
ZONED RM1-PUD

N/F PROPERTY OF
SPRINGHOUSE AT HONEY FARMS
OWNERS ASSOCIATION INC
HONEY FARMS TOWNHOMES - SECTION 2, PHASE 2
PLAT BOOK 22 / PAGE 452
DEED BOOK R2776 / PAGE 751
ZONED RM1-PUD

N/F PROPERTY OF
SPRINGHOUSE AT HONEY FARMS
OWNERS ASSOCIATION INC
HONEY FARMS TOWNHOMES - SECTION 3, PHASE 2

HONEY-FARM WAY - MINOR LOCAL (VARIABLE R/W)

BEESWAX STREET - MAJOR LOCAL

718.79 TW
708.79 BW
716.62 TW
710.48 BW
716.74 TW
718.73 BW
718.02 TW
717.58 BW
716.34 TW
708.21 BW
718.05 TW
717.88 BW
719.99 TW
719.18 BW
732.54 TW
727.59 BW
729.98 TW
726.36 BW
727.41 TW
722.26 BW
725.98 TW
720.37 BW
725.16 TW
720.62 BW
724.65 TW
721.13 BW
724.65 TW
720.40 BW
720.09 TW
714.81 BW
720.06 TW
715.00 BW
720.15 TW
715.34 BW
RETAINING WALL
MAX HEIGHT +/-6'
720.04 TW
719.98 BW
720.47 TW
717.61 BW
720.77 TW
715.86 BW
720.16 TW
715.51 BW

GENERAL NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
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GRADING PLAN LEGEND

- 476.17 — SPOT ELEVATION (TW TOP OF WALL, BW BOTTOM OF WALL)
- FFE ### — FINISH FLOOR ELEVATION
- PROPOSED RETAINING WALL (4' OR HIGHER)
- PROPOSED RETAINING WALL (3' OR SHORTER)

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

MATCHLINE SEE SHEET C4-12

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 137918
STATE OF TENNESSEE
05/20/2024

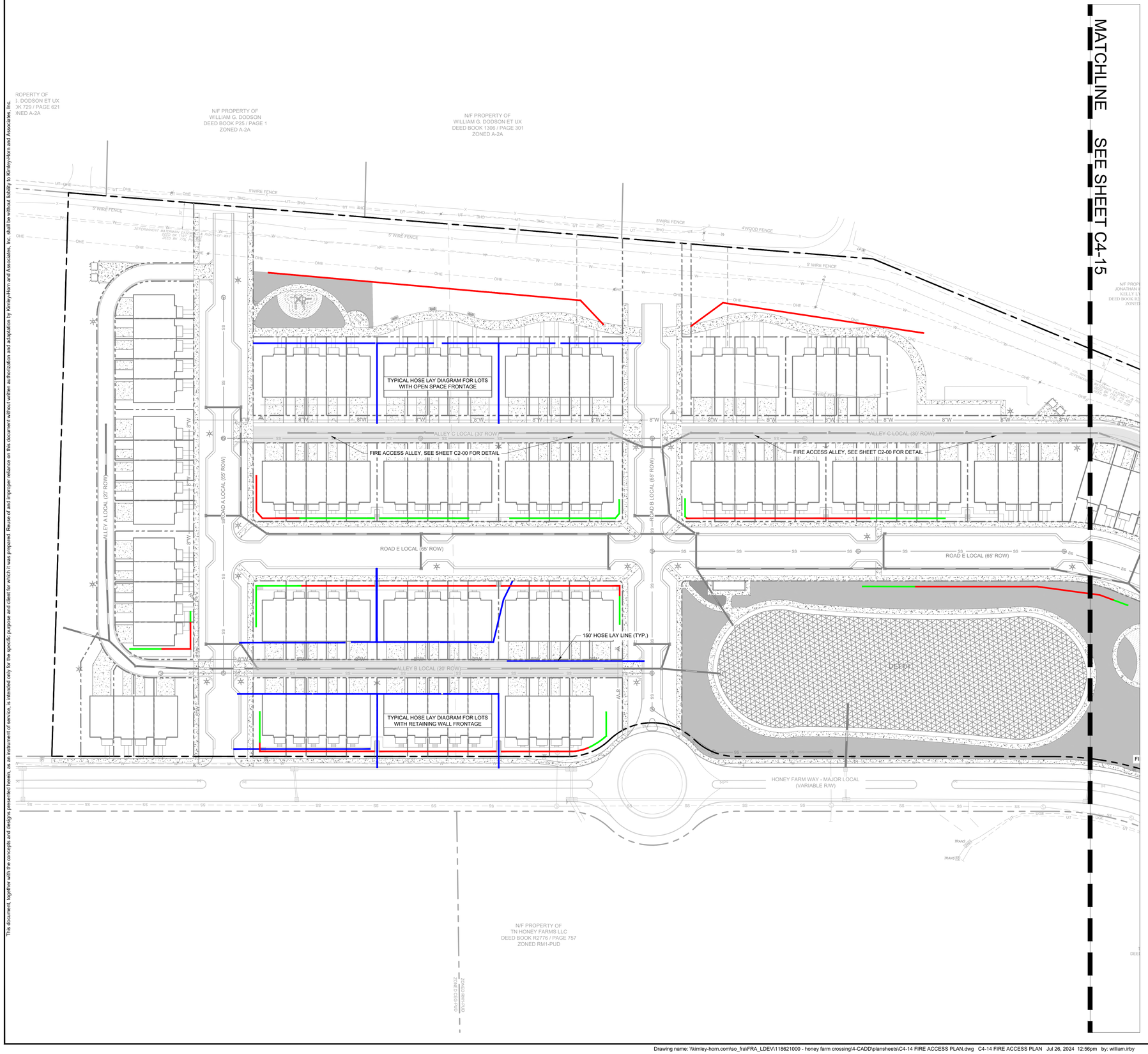
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

RETAINING WALL - ENLARGEMENT

SHEET NUMBER
C4-13

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LINETYPE LEGEND

- FIRE HYDRANT HOSE LAYOUT (MAX 150')
- PROPOSED RETAINING WALL (4' OR HIGHER)
- PROPOSED RETAINING WALL (3' OR SHORTER)

KEYNOTE LEGEND

A	CITY OF FRANKLIN FRONT LOADER GARBAGE TRUCK

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCE
No. 121918
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

FIRE ACCESS PLAN

SHEET NUMBER
C4-14

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C4-14 FIRE ACCESS PLAN.dwg C4-14 FIRE ACCESS PLAN Jul 26, 2024 12:56pm by: william.irby

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GENERAL NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN 10 YEAR FLOODPLAIN, PER FEMA FIRM MAP NUMBER 47119C0280E EFFECTIVE APRIL16, 2007

LINETYPE LEGEND

- FIRE HYDRANT HOSE LAYOUT (MAX 150')
- PROPOSED RETAINING WALL (4' OR HIGHER)
- PROPOSED RETAINING WALL (3' OR SHORTER)

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 137918
STATE OF TENNESSEE
05/20/2024

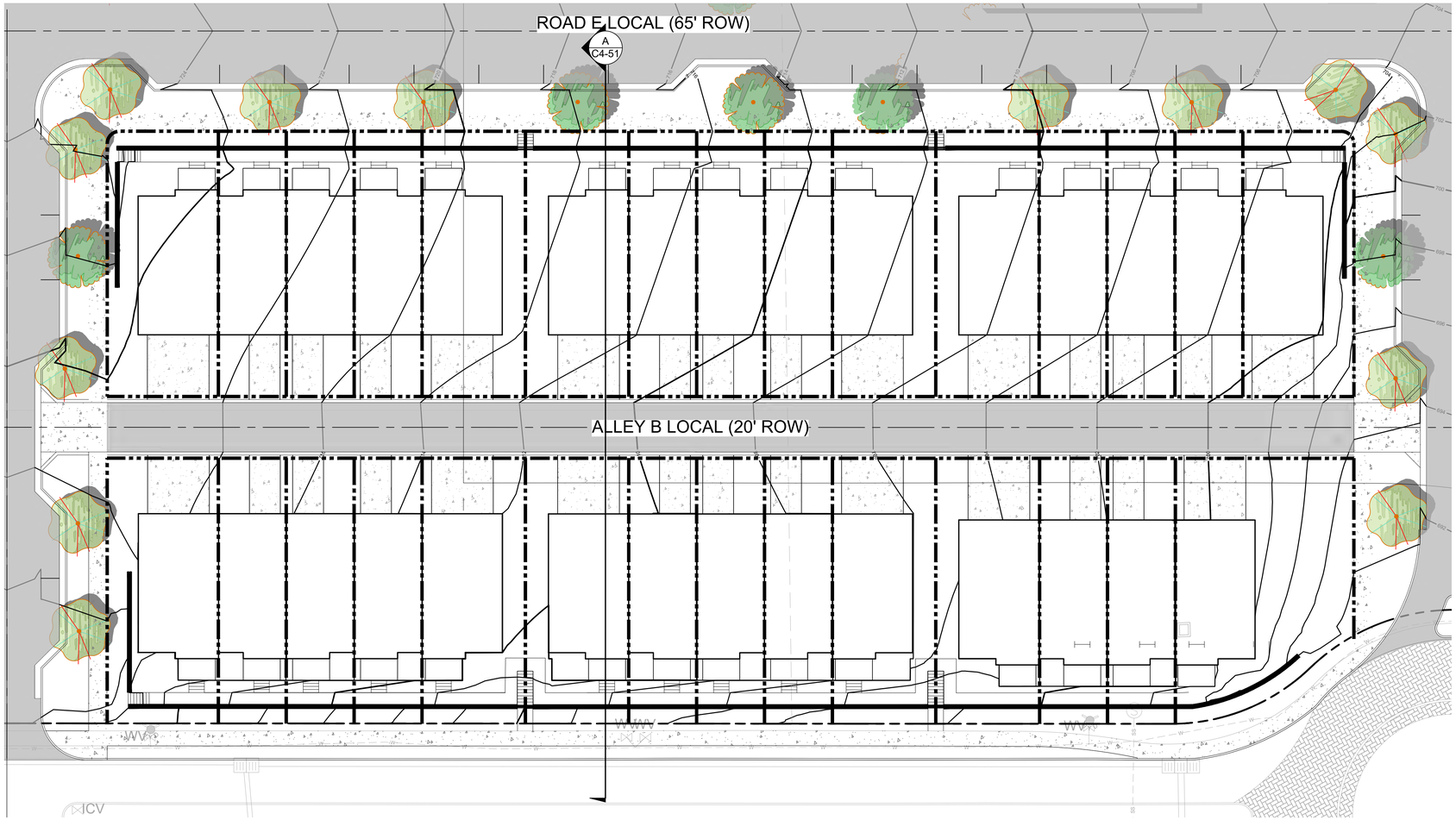
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

FIRE ACCESS PLAN

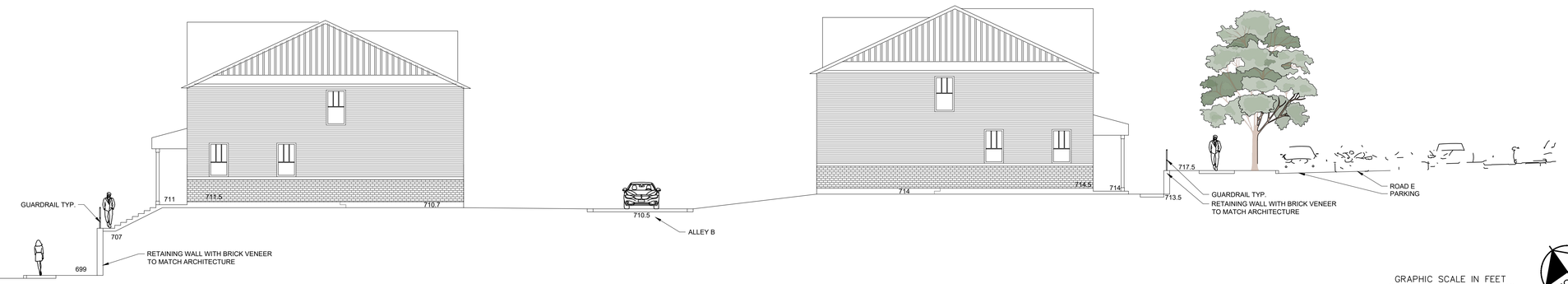
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GRAPHIC SCALE IN FEET
0 5 10 20



SECTION A

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

HONEY FARM CROSSING

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WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE

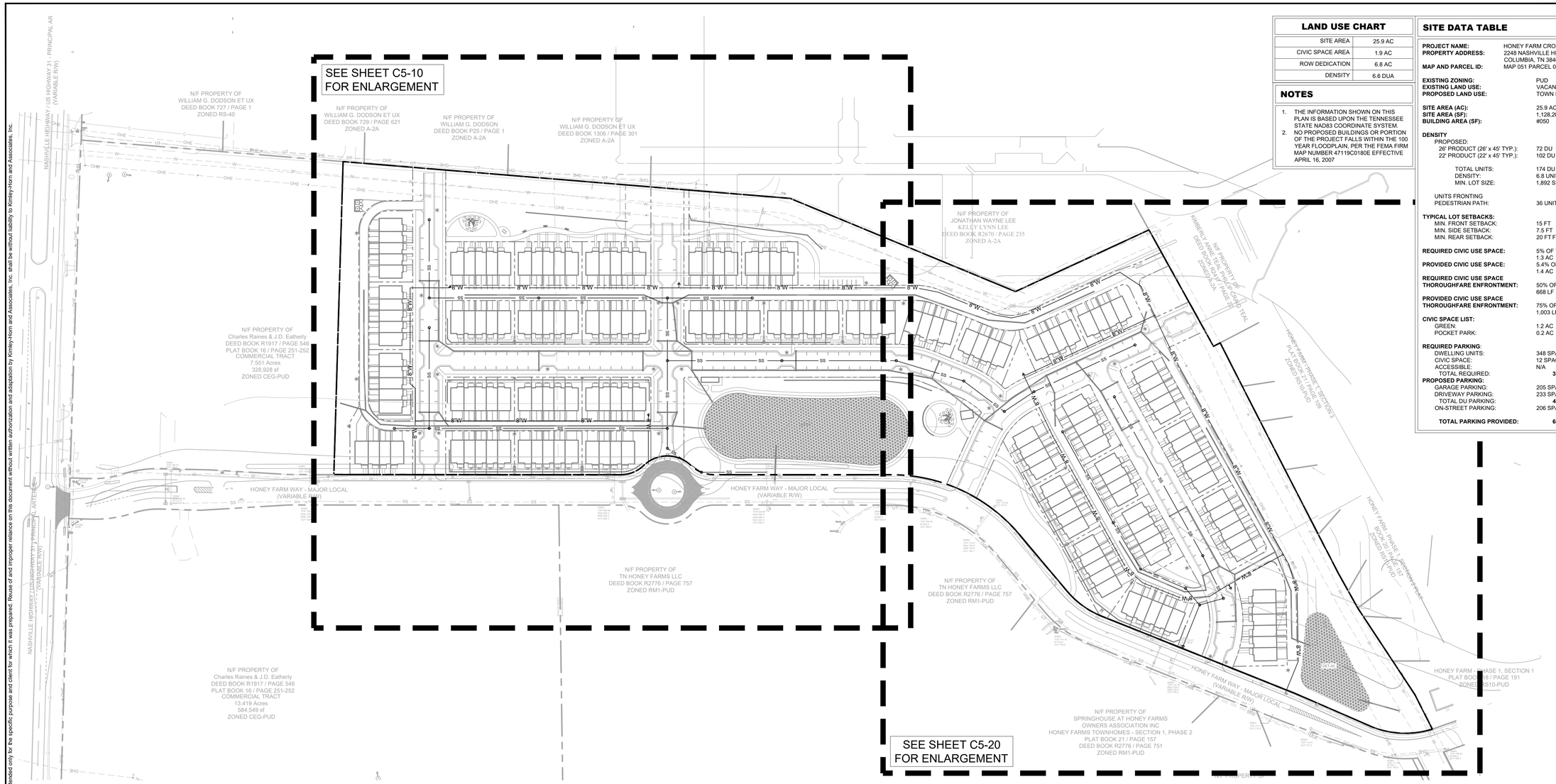
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

ELEVATION EXHIBIT

SHEET NUMBER
C4-50

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C4-50 Elevation Exhibit.dwg C4-50 ELEVATION EXHIBIT Jul 26, 2024 12:57pm by: william.irby



LAND USE CHART

SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.6 DUA

NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137919
STATE OF TENNESSEE
5/20/2024

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DATE: 05/20/2024
KIMLEY-HORN PROJECT NO. 118621000

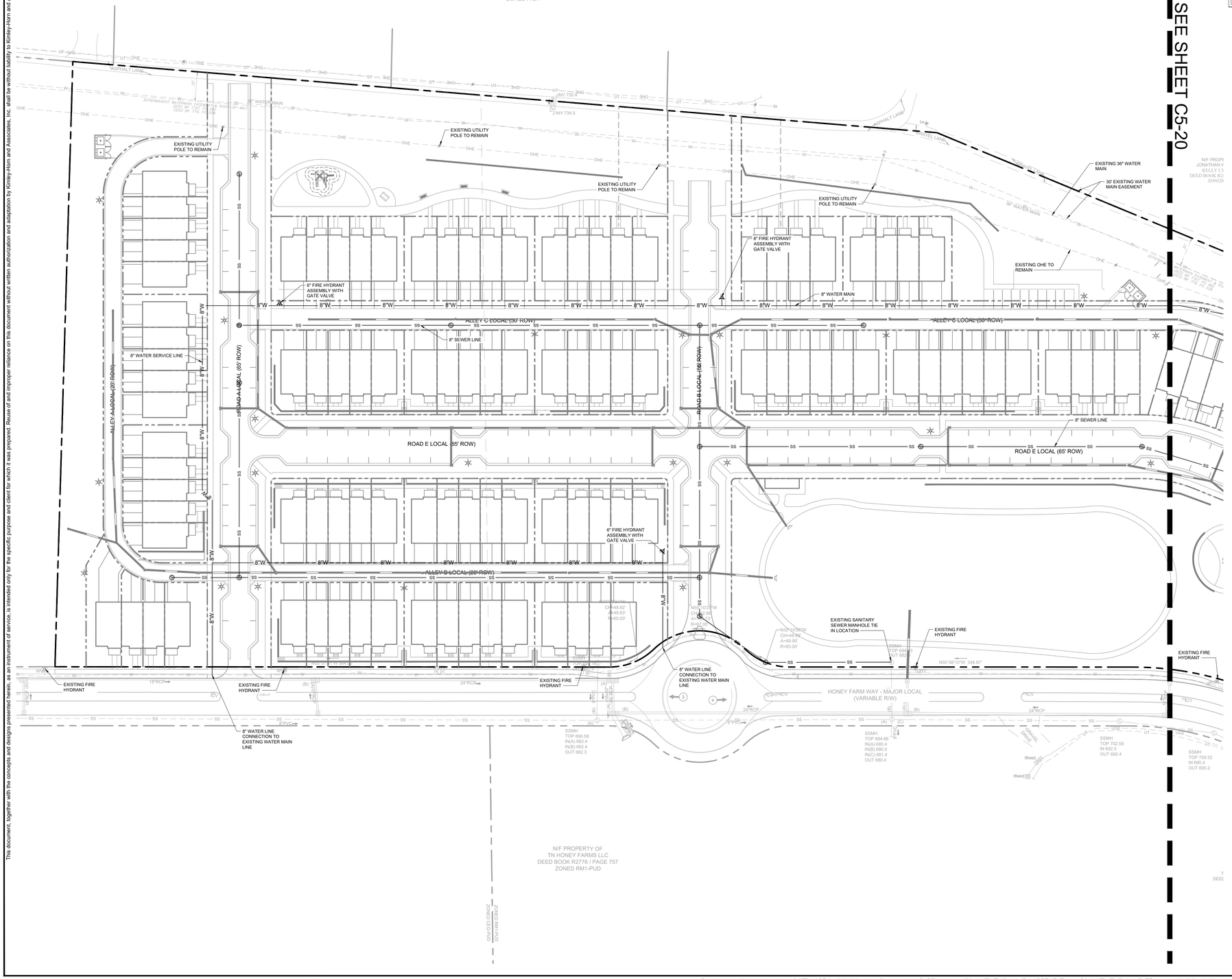
UTILITY PLAN - OVERALL

SHEET NUMBER
C5-00

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Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C6-00 UTILITY PLAN - OVERALL.dwg C6-00 UTILITY PLAN - OVERALL Jul 26, 2024 12:57pm by: william.irby

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LAND USE CHART

SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.6 DUA

NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
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TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURAL COMMERCE — No. 121918 — STATE OF TENNESSEE

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DRAWN BY: ___
CHECKED BY: ___
DATE: 05/20/2024
KIMLEY-HORN PROJECT NO. 118621000

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C5-10



LAND USE CHART

SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.6 DUA

NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
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SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
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REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
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TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**

GRAPHIC SCALE IN FEET
0 25 50 100

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HONEY FARM CROSSING

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 137918
STATE OF TENNESSEE
05/20/2024

No	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO. 118621000

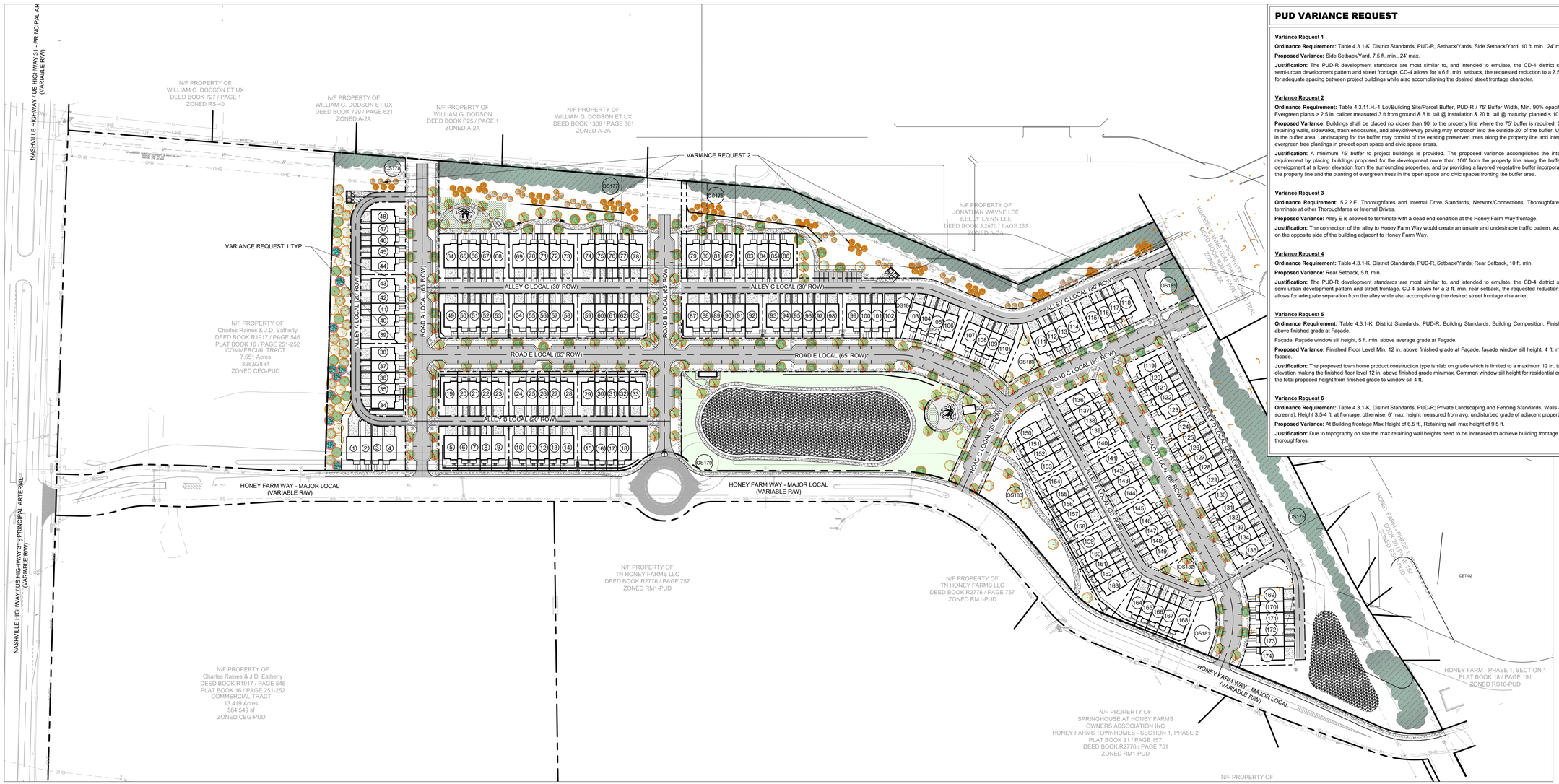
UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C5-20

MATCHLINE SEE SHEET C5-10

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PUD VARIANCE REQUEST

Variance Request 1

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R, Setback/Yards, Side Setback/Yard, 10 ft. min., 24' max.

Proposed Variance: Side Setback/Yard, 7.5 ft. min., 24' max.

Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 6 ft. min. setback, the requested reduction to a 7.5 ft. min. side setback allows for adequate spacing between project buildings while also accomplishing the desired street frontage character.

Variance Request 2

Ordinance Requirement: Table 4.3.11.H.-1 Lot/Building Site/Parcel Buffer, PUD-R / 75' Buffer Width, Min. 90% opacity 3 ft. from ground and up; Evergreen plants > 2.5 in. caliper measured 3 ft from ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted < 10 ft. o.c.

Proposed Variance: Buildings shall be placed no closer than 90' to the property line where the 75' buffer is required. Site improvements including retaining walls, sidewalks, trash enclosures, and alley/driveway paving may encroach into the outside 20' of the buffer. Utility easements are allowed in the buffer area. Landscaping for the buffer may consist of the existing preserved trees along the property line and intermittently spaced clusters of evergreen tree plantings in project open space and civic space areas.

Justification: A minimum 75' buffer to project buildings is provided. The proposed variance accomplishes the intent of the ordinance buffer requirement by placing buildings proposed for the development more than 100' from the property line along the buffer frontage, by situating the development at a lower elevation from the surrounding properties, and by providing a layered vegetative buffer incorporating the existing trees along the property line and the planting of evergreen tress in the open space and civic spaces fronting the buffer area.

Variance Request 3

Ordinance Requirement: 5.2.2.E. Thoroughfares and Internal Drive Standards, Network/Connections, Thoroughfares and Internal Drives shall terminate at other Thoroughfares or Internal Drives.

Proposed Variance: Alley E is allowed to terminate with a dead end condition at the Honey Farm Way frontage.

Justification: The connection of the alley to Honey Farm Way would create an unsafe and undesirable traffic pattern. Access to the alley is provided on the opposite side of the building adjacent to Honey Farm Way.

Variance Request 4

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R, Setback/Yards, Rear Setback, 10 ft. min.

Proposed Variance: Rear Setback, 5 ft. min.

Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 3 ft. min. rear setback, the requested reduction to a 5 ft. min. rear setback allows for adequate separation from the alley while also accomplishing the desired street frontage character.

Variance Request 5

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R; Building Standards, Building Composition, Finished Floor Level Min. 18 in. above finished grade at Façade.

Façade, Façade window sill height, 5 ft. min. above average grade at Façade.

Proposed Variance: Finished Floor Level Min. 12 in. above finished grade at Façade, façade window sill height, 4 ft. min. above average grade at facade.

Justification: The proposed town home product construction type is slab on grade which is limited to a maximum 12 in. turn down at the front grade elevation making the finished floor level 12 in. above finished grade min/max. Common window sill height for residential construction is 36" making the total proposed height from finished grade to window sill 4 ft.

Variance Request 6

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R; Private Landscaping and Fencing Standards, Walls & Fencing (not including screens), Height 3.5-4 ft. at frontage; otherwise, 6' max; height measured from avg. undisturbed grade of adjacent property at property line.

Proposed Variance: At Building frontage Max Height of 6.5 ft., Retaining wall max height of 9.5 ft.

Justification: Due to topography on site the max retaining wall heights need to be increased to achieve building frontage requirements to public thoroughfares.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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HONEY FARM CROSSING

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
07-26-2024

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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

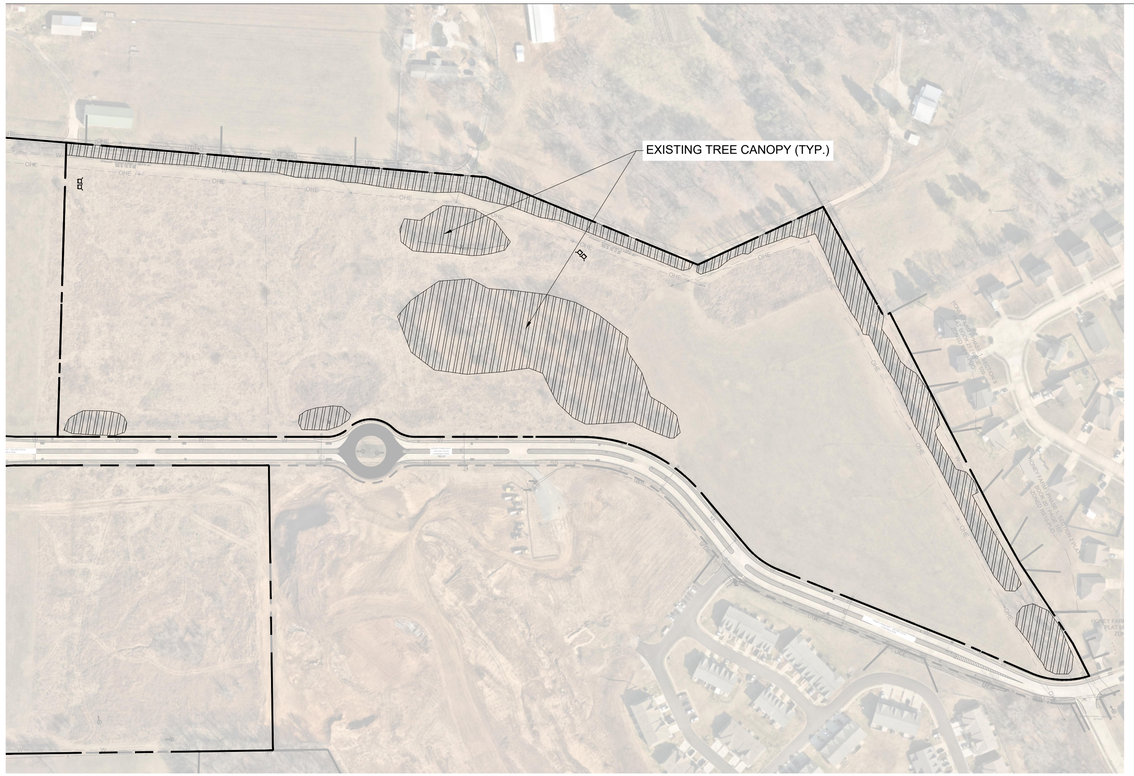
PUD VARIANCE EXHIBIT

SHEET NUMBER
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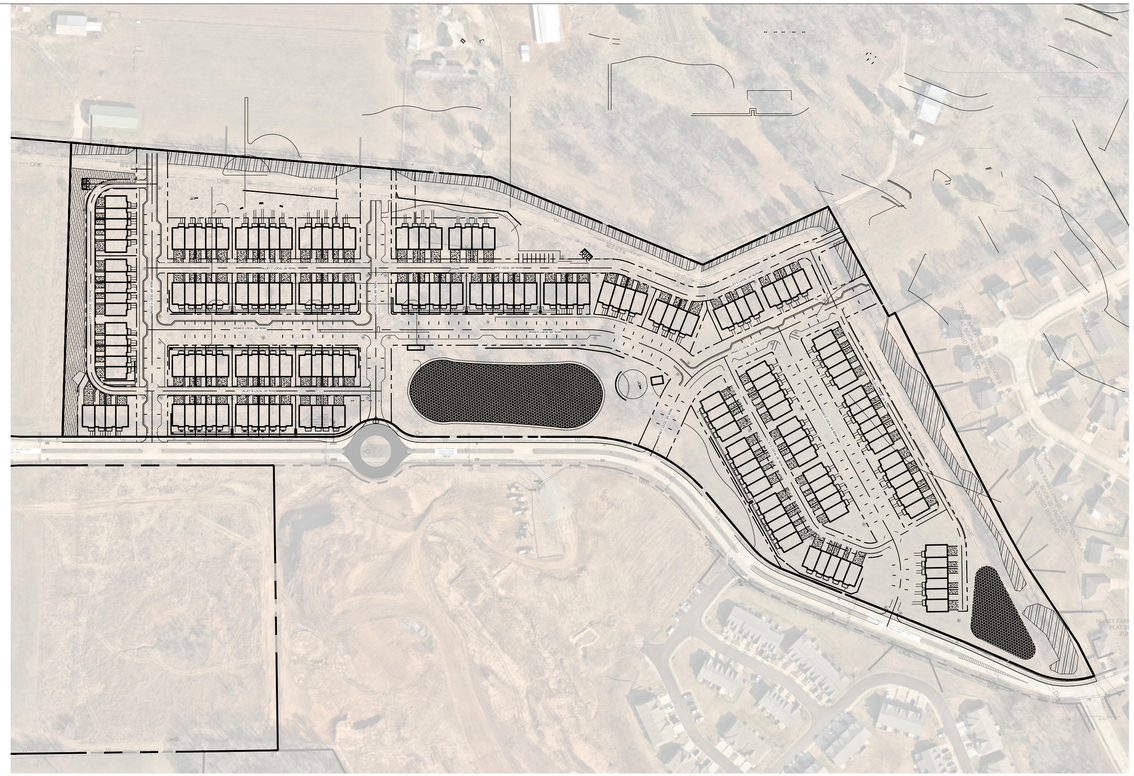
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Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C6-00 PUD VARIANCE.dwg C6-00 PUD VARIANCE EXHIBIT Jul 26, 2024 12:59pm by: william.irby

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EXISTING TREE CANOPY EXHIBIT



PROPOSED TREE CANOPY EXHIBIT

LANDSCAPE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9
BUILDING AREA (SF):	#050
BUILDING PERMIT:	#091
GRADING PERMIT:	#092

TREE CANOPY REQUIREMENTS

SITE AREA (AC):	25.9
EXISTING TREE CANOPY:	5.08 AC
PERCENTAGE OF SITE AREA:	20%
REQUIRED TREE CANOPY TO REMAIN:	48% 2.44 AC
EXISTING TREE CANOPY TO REMAIN:	1.39 AC
TREE CANOPY TO BE PLANTED:	1.05 AC
TOTAL PROPOSED TREE CANOPY:	2.44 AC 48%

TREE PROTECTION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE EXISTING TREES THAT ARE TO REMAIN. HEAVY EQUIPMENT AND/OR MATERIALS SHALL NOT BE PERMITTED TO OPERATE OR BE STORED WITHIN WITHIN THE DRIP-LINES OF THE TREES, OUT SIDE OF THE GRADING.
3. TREE PROTECTION STEPS:
   a. INSTALL TREE PROTECTION FENCING
   b. PLACE FENCE POST AND FENCING AT THE TREE DRIP LINE OR 10 FEET FROM TRUNK, WHICHEVER IS GREATER.
   c. POST TEMPORARY SIGNS - TREE ROOT PROTECTION ZONE
4. FENCING AND SIGNS SHALL REMAIN IN PLACE UNTIL THE SITE HAS BEEN INSPECTED BY THE URBAN FORESTER FOR USE AND OCCUPANCY. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

TREE REMOVAL NOTE

ALL STUMPS FROM TREES REMOVED FROM THE SITE ARE TO BE GRINDED DOWN TO 6 INCHES (MIN.) BELOW GRADE.

TREE PRESERVATION LEGEND

EXISTING TREE CANOPY

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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HONEY FARM CROSSING

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
05/20/2024

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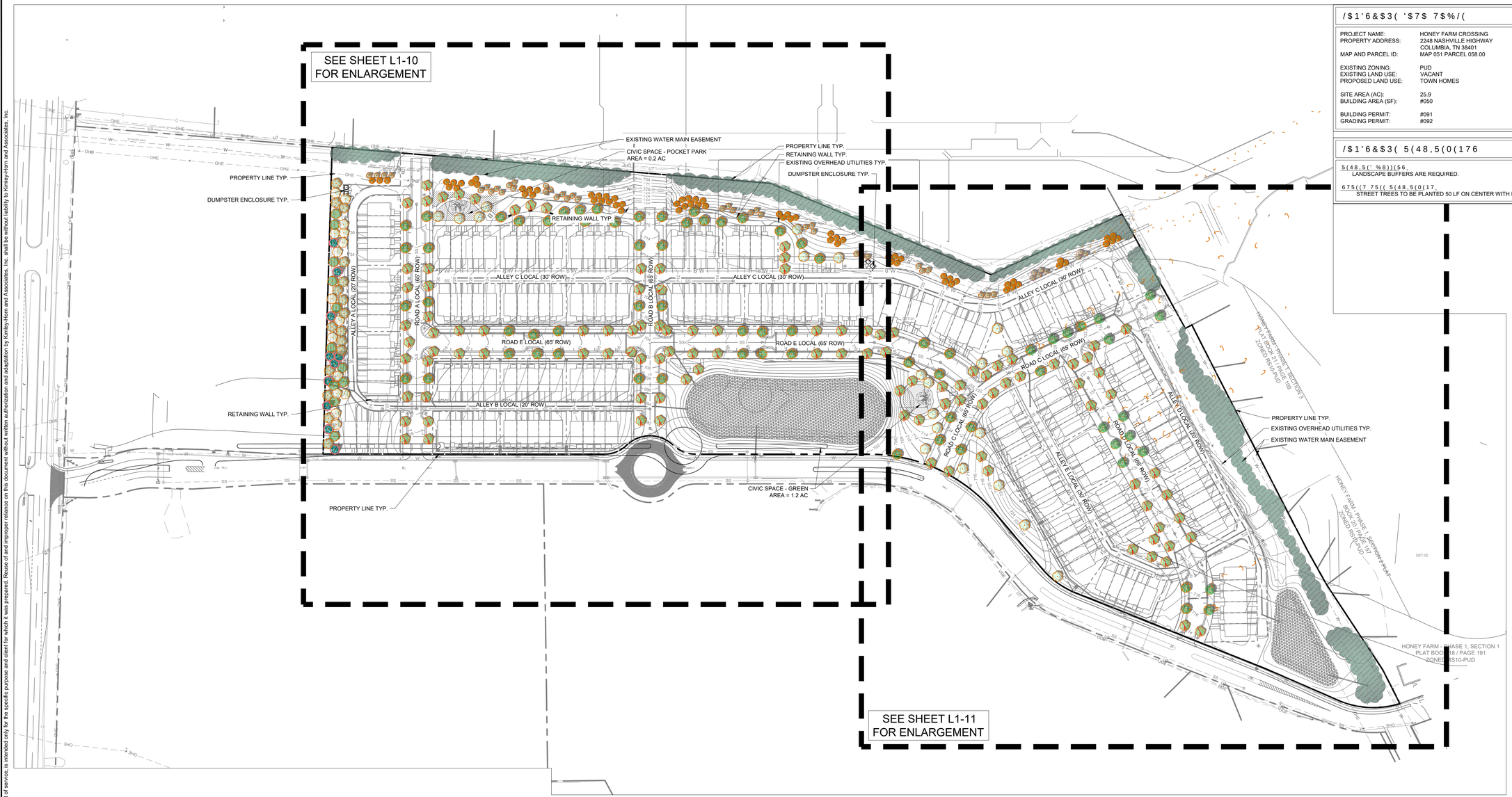
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CHECKED BY:	#098
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KIMLEY-HORN PROJECT NO. 118621000

TREE CANOPY EXHIBIT

SHEET NUMBER
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Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\L0-00 TREE PRESERVATION PLAN.dwg L0-00 TREE CANOPY EXHIBIT Jul 26, 2024 12:42pm by: william.irby



PLANT SCHEDULE

SYMBOL		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
CANOPY TREES							
	15	ACER SACCHARUM	SUGAR MAPLE	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
	20	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
	16	LIRIODENDRON TULIPIFERA	TULIP POPLAR	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
	11	QUERCUS SHUMARDII	SHUMARD OAK	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
EVERGREEN CANOPY TREES							
	69	ILEX OPACA `GREENLEAF`	GREENLEAF AMERICAN HOLLY	AS SHOWN	2" CAL; 6' MIN. HT.	B&B	STRAIGHT CENTRAL LEADER, FULL C
	46	MAGNOLIA GRANDIFLORA `LITTLE GEM`	LITTLE GEM DWARF SOUTHERN MAGNOLIA	10' O.C.	2" CAL; 6' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
	30	PINUS TAEDA	LOBLOLLY PINE	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
STREET TREES							

GRAPHIC SCALE IN FEET
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PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9
BUILDING AREA (SF):	#050
BUILDING PERMIT:	#091
GRADING PERMIT:	#092

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STREET TREES TO BE PLANTED 50 LF ON CENTER WITH EVEN SPACING.

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Main: 615.564.2701 | www.kimley-horn.com
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HONEY FARM CROSSING

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
07-250-*CONCA

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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

LANDSCAPE PLAN

SHEET NUMBER
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LANDSCAPE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
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PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9
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GRADING PERMIT:	#092

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
CANOPY TREES		
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	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
	LIRIODENDRON TULIPIFERA	TULIP POPLAR
	QUERCUS SHUMARDII	SHUMARD OAK
EVERGREEN CANOPY TREES		
	ILEX OPACA `GREENLEAF`	GREENLEAF AMERICAN HOLLY
	MAGNOLIA GRANDIFLORA `LITTLE GEM`	LITTLE GEM DWARF SOUTHERN MAGN
	PINUS TAEDA	LOBLOLLY PINE
STREET TREES		
	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE
	QUERCUS LYRATA 'QLFTB'	HIGHBEAM® OVERCUP OAK

GRAPHIC SCALE IN FEET
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HONEY FARM CROSSING

JOSHUA LEWIS ROWLAND
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE, U.S.A.
LANDSCAPE ARCHITECT
07-7297-0224

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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO.
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LANDSCAPE PLAN - ENLARGEMENT

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Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\L1-10 LANDSCAPE PLAN - ENLARGEMENT.dwg L1-10 LANDSCAPE PLAN - ENLARGEMENT Jul 26, 2024 12:44pm by: william.irby



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LANDSCAPE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
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EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9
BUILDING AREA (SF):	#050
BUILDING PERMIT:	#091
GRADING PERMIT:	#092

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
CANOPY TREES		
	ACER SACCHARUM	SUGAR MAPLE
	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
	LIRIODENDRON TULIPIFERA	TULIP POPLAR
	QUERCUS SHUMARDII	SHUMARD OAK
EVERGREEN CANOPY TREES		
	ILEX OPACA `GREENLEAF`	GREENLEAF AMERICAN HOLLY
	MAGNOLIA GRANDIFLORA `LITTLE GEM`	LITTLE GEM DWARF SOUTHERN MAGNOLIA
	PINUS TAEDA	LOBLOLLY PINE
STREET TREES		
	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE
	QUERCUS LYRATA 'QLFTB'	HIGHBEAM® OVERCUP OAK

GRAPHIC SCALE IN FEET
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HONEY FARM CROSSING

JOSHUA LEWIS ROWLAND
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AGRICULTURE COMMERCE
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05/20/2024

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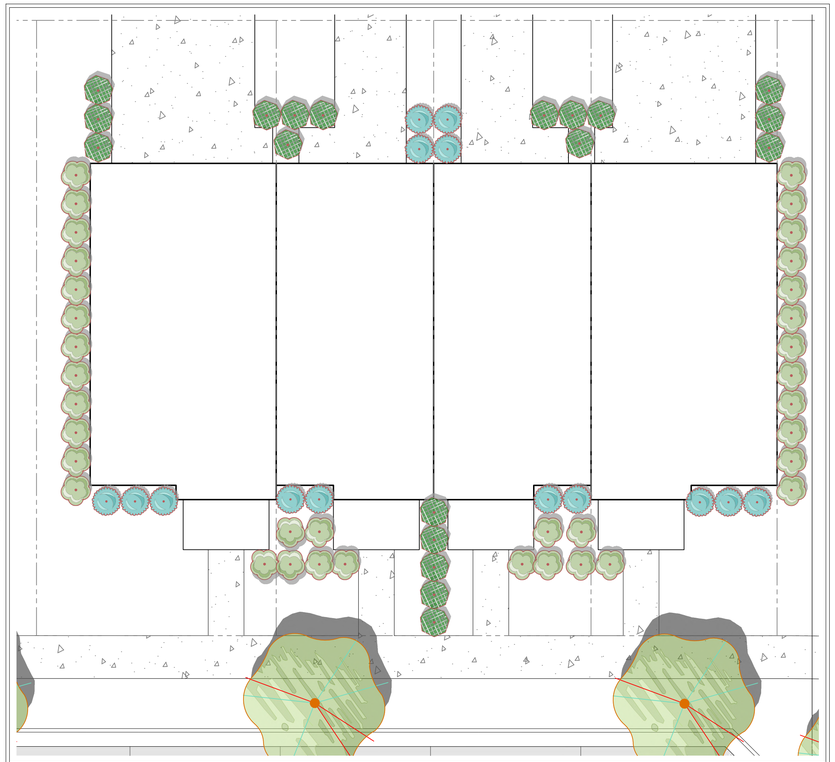
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LANDSCAPE PLAN - ENLARGEMENT

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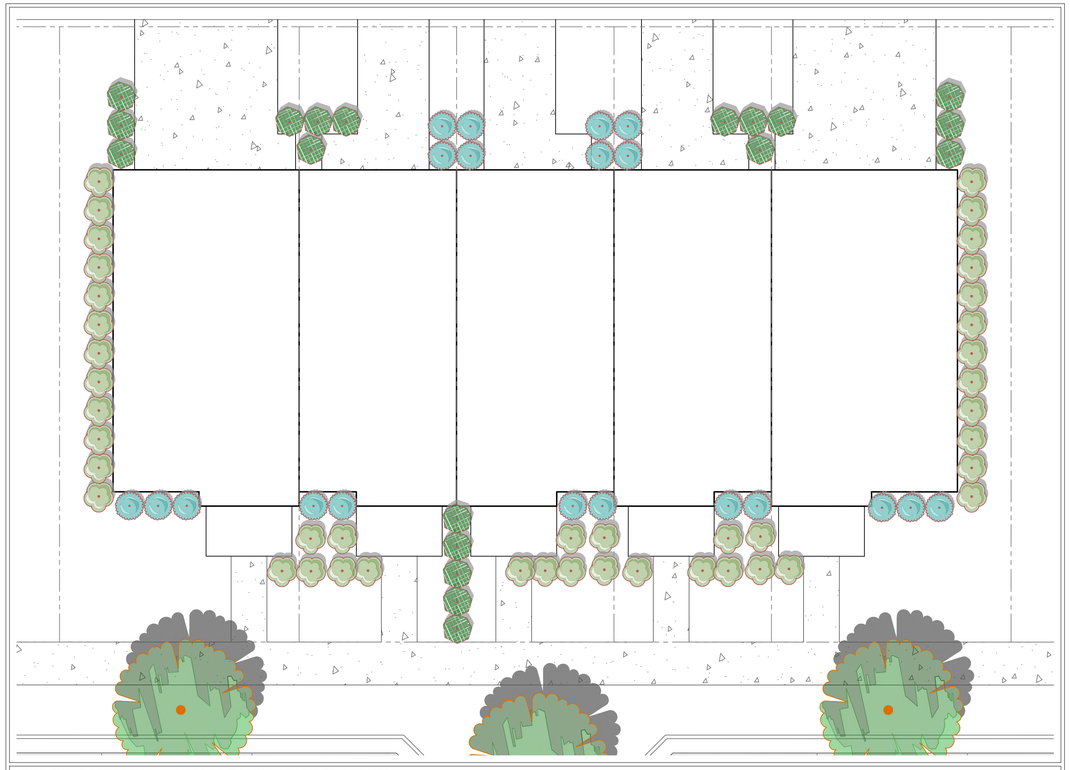
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FOUR UNIT BUILDING - TYPICAL FOUNDATION PLANTING
SCALE: 1" = 10'

PLANT SCHEDULE 4 UNIT BUILDING

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING
EVERGREEN SHRUBS									
	AX	36	AZALEA X 'AMELIA ROSE'	AMELIA ROSE AZALEA	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	BS	19	BUXUS SEMPERVIRENS	COMMON BOXWOOD	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	TD	14	TAXUS CUSPIDATA 'DENSA'	DENSE JAPANESE YEW	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.



FIVE UNIT BUILDING - TYPICAL FOUNDATION PLANTING
SCALE: 1" = 10'

PLANT SCHEDULE 5 UNIT BUILDING

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING
EVERGREEN SHRUBS									
	AX	43	AZALEA X 'AMELIA ROSE'	AMELIA ROSE AZALEA	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	BS	19	BUXUS SEMPERVIRENS	COMMON BOXWOOD	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	TD	20	TAXUS CUSPIDATA 'DENSA'	DENSE JAPANESE YEW	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.

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HONEY FARM CROSSING

JOSHUA LEWIS ROWLAND
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT
03-25-2024

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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

FOUNDATION PLANTING PLAN

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SIX UNIT BUILDING - TYPICAL FOUNDATION PLANTING
SCALE: 1" = 10'

PLANT SCHEDULE 6 UNIT BUILDING

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING
EVERGREEN SHRUBS									
	AX	42	AZALEA X 'AMELIA ROSE'	AMELIA ROSE AZALEA	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	BS	33	BUXUS SEMPERVIRENS	COMMON BOXWOOD	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	TD	19	TAXUS CUSPIDATA 'DENSA'	DENSE JAPANESE YEW	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.

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HONEY FARM CROSSING

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
03-27-2024

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DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

FOUNDATION PLANTING PLAN

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

1.04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ½ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

** WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

** FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36", AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.

2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

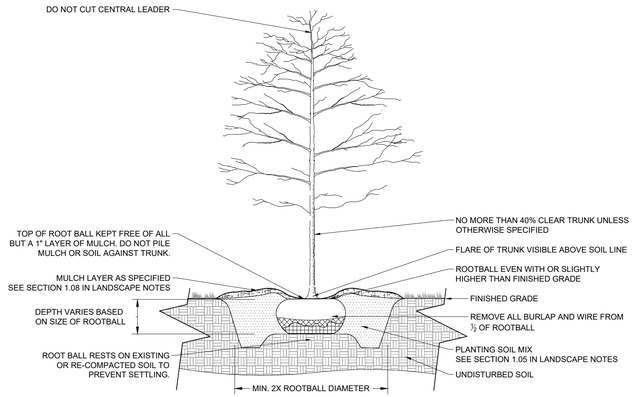
A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

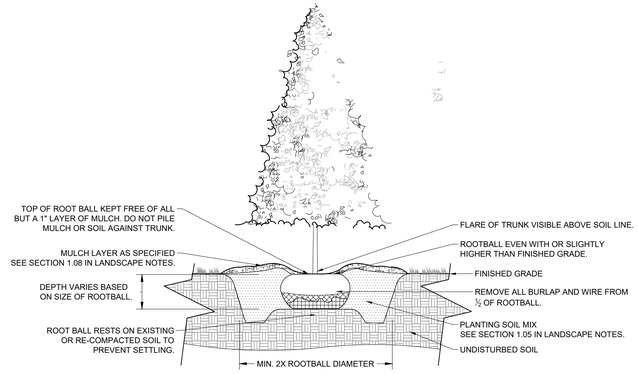
B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.



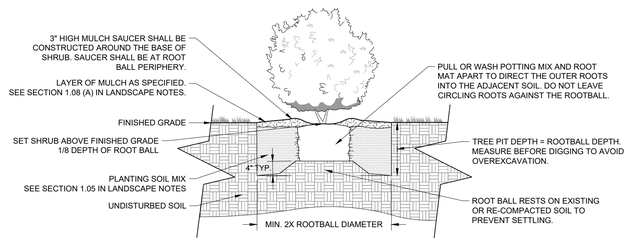
2 B&B TREE PLANTING

NOT TO SCALE



3 EVERGREEN TREE PLANTING

NOT TO SCALE



4 CONTAINER SHRUB PLANTING

NOT TO SCALE

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HONEY FARM CROSSING

JOSHUA LEWIS ROWLAND — 351 REGISTERED — STATE OF TENNESSEE — AGRICULTURE — COMMERCE — LANDSCAPE ARCHITECT — 05/20/2024

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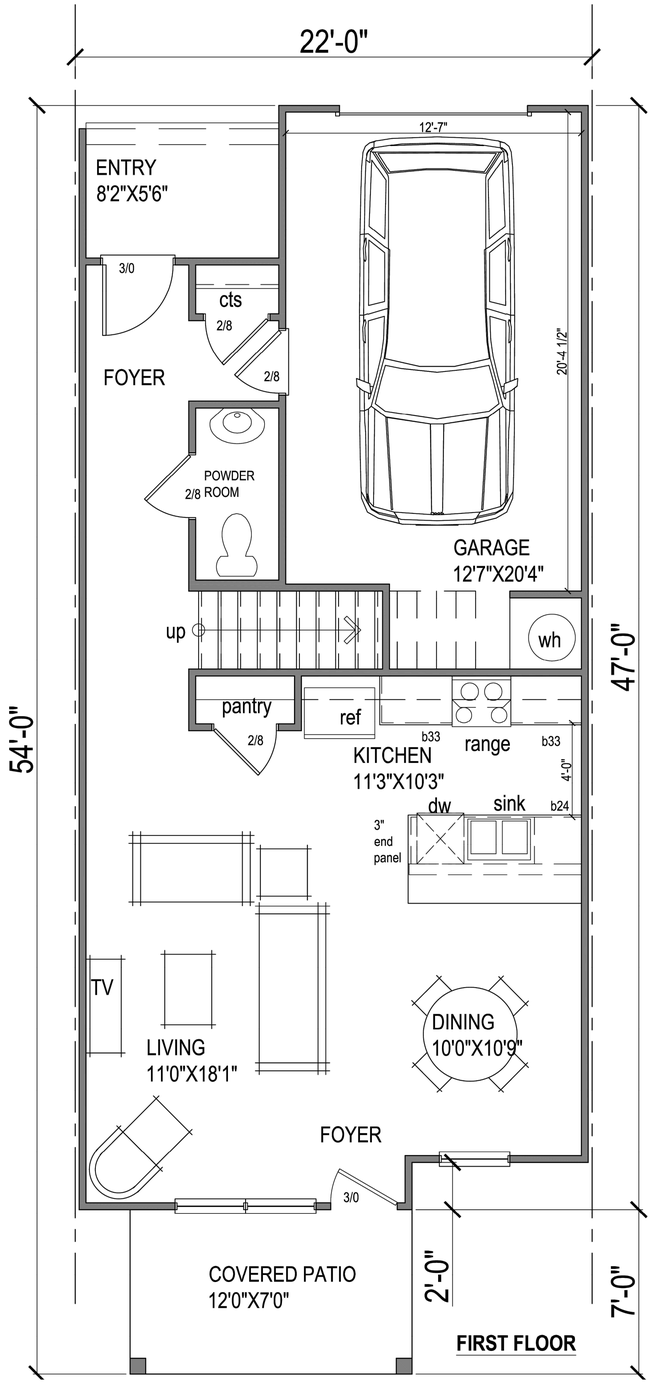
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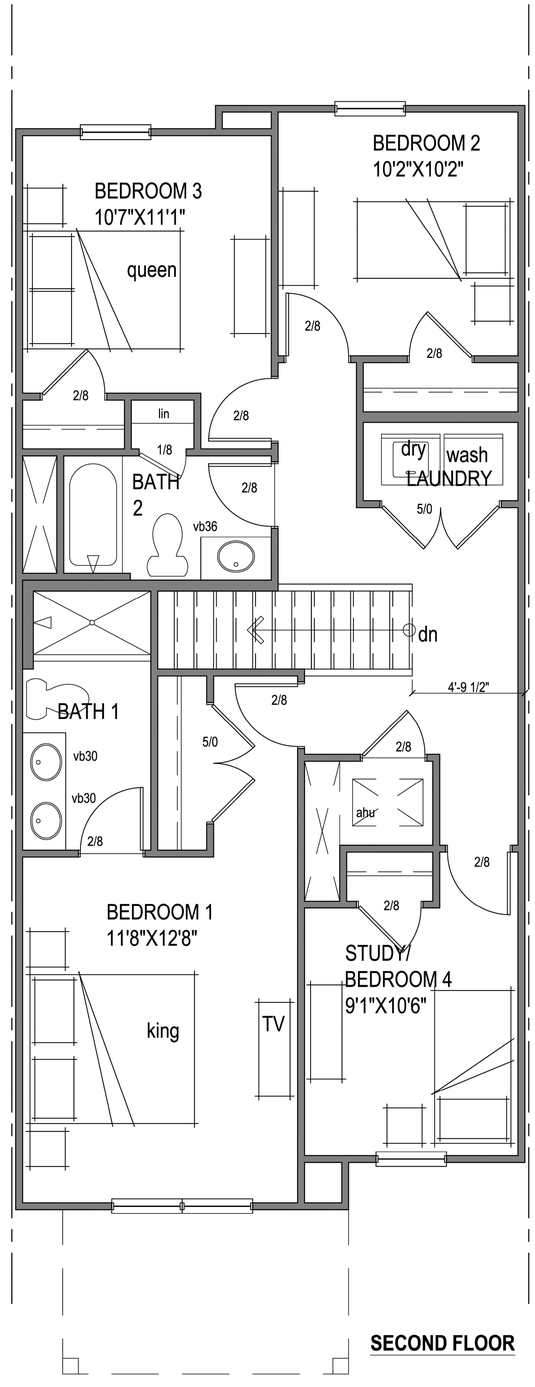
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ARCHITECTURAL PERSPECTIVE - FRONT

SHEET NUMBER
A1-00

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AREA TABS

1ST FLR	663 SF
2ND FLR	974 SF
LIVING TOTAL	1637 SF
GARAGE	299 SF
REAR ENTRY	48 SF
FRONT PORCH	84 SF
TOTAL	2068 SF

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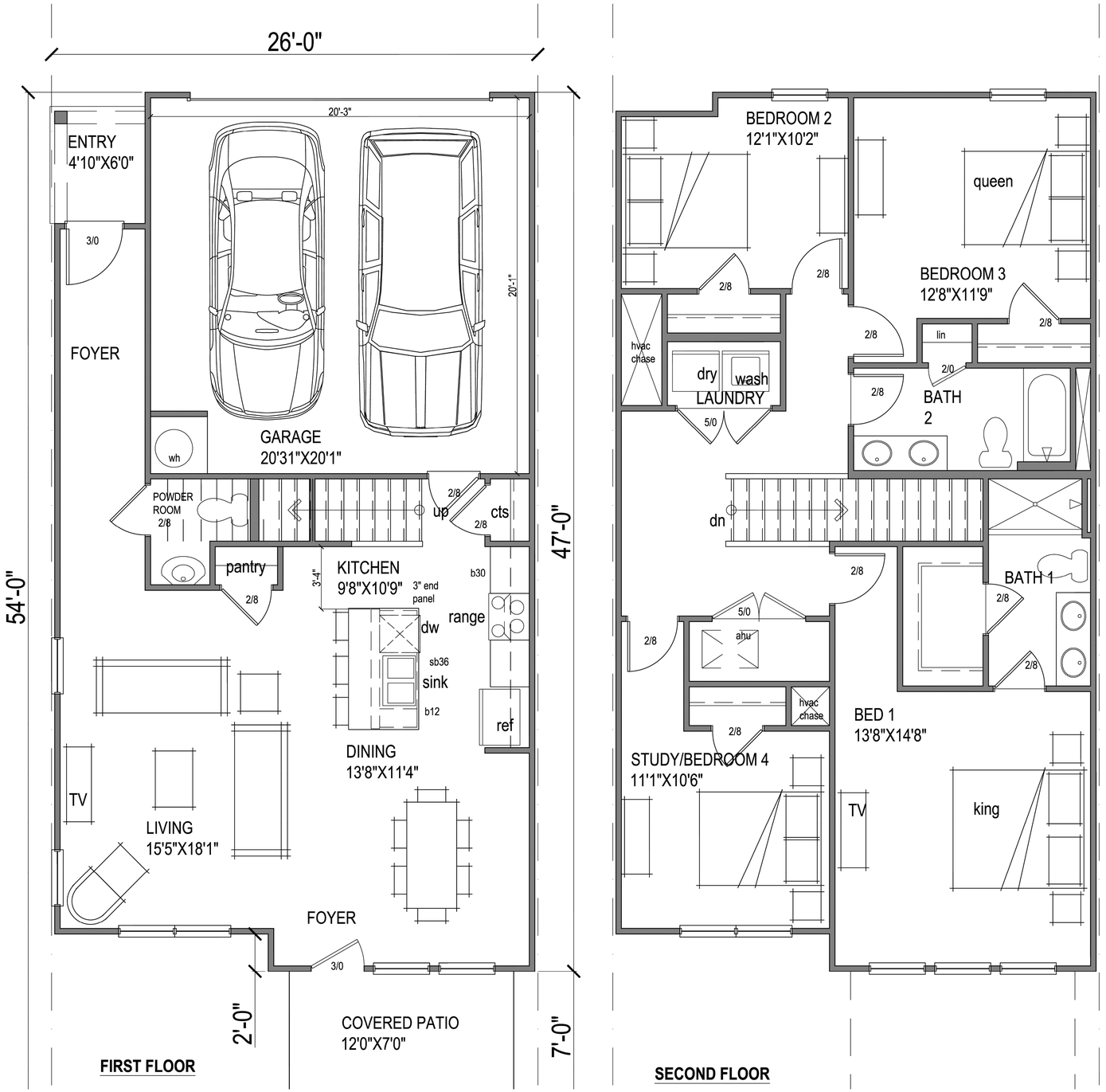
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ARCHITECTURAL FLOOR PLAN - MITCHELL

SHEET NUMBER
A1-01



AREA TABS

1ST FLR	734 SF
2ND FLR	1150 SF
LIVING TOTAL	1884 SF
GARAGE	424 SF
REAR ENTRY	29 SF
FRONT PORCH	84 SF
TOTAL	2421 SF

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ARCHITECTURAL FLOOR PLAN - PORTSMOUTH

SHEET NUMBER
A1-02

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\A1-00 ARCHITECTURAL DRAWINGS.dwg A1-02 ARCHITECTURAL FLOOR PLAN - PORTSMOUTH Jul 26, 2024 12:45pm by: william.irby

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ELEVATION A | ELEVATION B | ELEVATION C | ELEVATION D | ELEVATION E | ELEVATION F | ELEVATION G

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ARCHITECTURAL ELEVATION - FRONT

SHEET NUMBER
A1-03



left elevation



right elevation



rear elevation

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ARCHITECTURAL ELEVATIONS - SIDE & REAR

SHEET NUMBER
A1-04

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\A1-00 ARCHITECTURAL DRAWINGS.dwg A1-04 ARCHITECTURAL ELEVATIONS - SIDE & REAR Jul 26, 2024 12:46pm by: william.irby

ARCHITECTURAL ELEVATION NOTE

SEE SHEET A1-04 FOR DESIGNATION OF ARCHITECTURAL ELEVATIONS.

THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND ARCHITECTURAL/BUILDING ELEVATION DESIGN HAS NOT BEEN FINALIZED. FINAL ELEVATIONS WILL BE PROVIDED WITH BUILDING PERMIT SUBMITTAL.

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ARCHITECTURAL ELEVATION EXHIBIT

SHEET NUMBER
A1-05

Honey Farms Preliminary PUD Master Plan

Project #:	24-0230	Location:	Map 51 Parcel 58
Applicant:	Gray Harrison, PE	Case Type(s):	PUD Master Plan
Staff Planner:	Austin Brass, AICP	Proposed Use:	Townhomes

PROJECT SUMMARY

The applicant seeks approval of a Preliminary Planned Unit Development Master Plan approval for a 25 +/-acre development parcel within a PUD-R Character District. The plan proposes 174 townhomes and associated retaining walls. In addition, this proposal includes the establishment of new urban neighborhood street sections, infrastructure, and civic spaces.

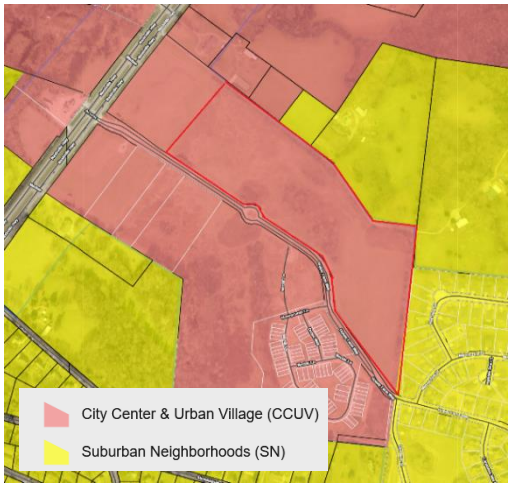
- The applicant requests to deviate from the base standards of the PUD-R to allow a 7.5' side setback instead of the maximum 10' min. side setback for townhome units. In addition, rear setbacks are less than 10'. The applicant also proposes that rear setback to be measured 20' to the center line of rear alleyways in the same manner as base character districts.
- As part of the PUD, the applicant also proposes a deviation from the default standards to allow retaining walls, walkways, driveways, and alleys in the required 75' parcel buffer.
- A PUD deviation has been requested to allow to allow Alley E in the master plan to terminate without connecting to a street throughfare, and to allow alleys C and E to deviate from a 20' ROW section with a 30' ROW section for fire apparatus access to all units within 150'.
- A PUD deviation has been requested to allow for façade window sill height to be 4' from the required 5' window sill height. This deviation is within the parameter of a 20% adjustment and is in similar precedent of previous multi-family approvals under this Zoning Ordinance.
- A PUD deviation has been requested to allow for retaining walls to exceed 3' in the required front yard of building sites and 4' in the required side yard of building sites.
- Any approval should be conditioned on the timely submittal of "as-approved" plans, which reflect the substance of the plans approved by the Planning Commission, as determined by the Zoning Administrator and the City Engineer.
- The Planning Commission is a **recommending body** to City Council for a Preliminary PUD Master Plan per section 8.5.21.M of the Zoning Ordinance that lists the criteria for Planning Commission action. The Planning Commission will be the decision-making authority for the Final PUD Master Plan, and property with a Preliminary and Final Plat. Sample motion templates are crafted at the end of this report.

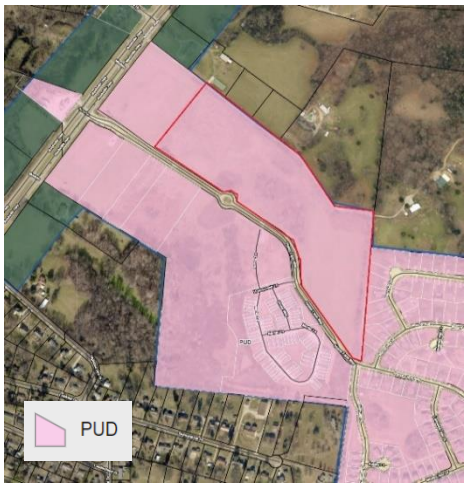
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-R	Vacant Land	Townhomes	+ /- 25 Acres



FUTURE LAND USE MAP (City Center & Urban Village)	ZONING MAP (PUD-R)





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	**Zoning**	**Current Use**
Subject Property	**City Center & Urban Village**	**PUD-R**	**Vacant**
North	**City Center & Urban Village/ Suburban Neighborhoods**	**Not in City Limits (*County Zoning*)**	**Single-Family Residential**
South	**City Center & Urban Village**	**PUD-MU/ PUD-R**	**Townhomes/ Vacant Land (*Future Commercial*)**
East	**Suburban Neighborhoods**	**PUD-R**	**Single-Family Residential**
West	**City Center & Urban Village**	**PUD-MU**	**Vacant Land (*Future Commercial*)**

CONSISTENCY WITH CONNECT COLUMBIA

City Center & Urban Village:

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes. Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a

pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

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Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts
Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center – Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD PUD-MU
Civic CV

Implementing Standards
General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways





AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



Activate (City Policies Foster Proactive Change)
Protect (City Policies Minimize Change to Established Land Use)
Facilitate (City Facilitates Orderly Market-Driven Change)

CONFORMITY WITH ZONING ORDINANCE

Lots, Building Sites & Bulk Standards:

- **The proposed Planned Unite Development Preliminary Master Plan conforms to most of the bulk standards of the Ordinance within a PUD-R Character District. Described below are the building types proposed for this Site Development Plan.**
    - The Zoning Ordinance permits single family homes, small and large multi-family buildings, and civic buildings in a PUF-R. All proposed uses must conform to the uses as outlined in § 4.3.1 E of the Zoning Ordinance. The proposed Preliminary PUD Master Plan depicts 174 townhome units. Among the total unit mix, 72 units are proposed to be 26' wide with 102 units being 22' wide.
    - Eighty percent of the proposed buildings enfront an Urban Neighborhood thoroughfare type as required by the Zoning Ordinance. In addition, 36 units (20%) enfront an extended width pedestrian path. This pedestrian path is located at the northern boundary of the development site behind units 64-86, with an additional pedestrian path enfroting units 150-163 at the frontage of the development site along Honey Farm Way (*an existing ROW*).
    - Two building sites are dedicated civic spaces.
    - Staff prepared the tables below to demonstrate how the proposed development conforms to the bulk and design standards of the Zoning Ordinance. Table 1 describes applicable bulk standards per § 4.3.1-E (building, lot & building site standards) of the Zoning Ordinance for a PUD-R character district in which the subject property is zoned. Table 2 describes the design standards of the Zoning Ordinance per § 4.3.1-K of the Zoning Ordinance within a PUD-R District.

Table 1 (PUD-R) District Bulk Standards		
Bulk Standards:	**Required**	**Proposed**
Minimum Lot/ Building Site Width Minimum and Maximum:	18 ft. min (townhomes); 180 ft. maximum with an allowment of 8 maximum townhomes in a single row.	All units are 22 and 26 ft collectively with no townhome rows having more than 8 units.
Lot/Building Enfrontment:	Facades must have main entrance in principle of building frontage	All lots/ building sites enfront a thoroughfare street section with principal entrance enfronting this section. In addition, 36 units enfront an extended pedestrian path as allowed per the

		Zoning Ordinance of up to 20% of all units within a development site.
Building Height:	2-3 Stories (Townhomes)	2 Stories
Frontage Buildout:	60% min/ 40% min for Commercial	All buildings have at least a 60% minimum frontage building as calculated on the site plan per building site widths.
Parking:	2 spaces per dwelling unit (townhomes)	*See parking section*
Density:	12 Density Units Per Acre	6.8 Density Units Per Acre
Setbacks:	**Principal Buildings** **Front:** 15 ft. minimum/ 35 ft. maximum **Side:** – 0 ft. min attached/ 10 ft-24 ft. **Rear:** 10 ft.	**Principal Buildings** **Front:** – 15ft. **Side:** - 0 ft. (7.5 ft at end units) **Rear:** - 3 ft.

Townhome Design Standards:

Table 2 (PUD-R) District Architectural Standards		
Design Standards:	**Required**	**Proposed**
Vertical Composition:	Identifiable Base, Middle, & Cap	All elevations contain a defined base, middle, and cap. This is achieved by a rowlock brick course at the base, defined middle, and decorative eaves with gable roof design.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line	All facades enfront a throughfare street section/pedestrian path
Façade Openings:	20 ft. or less spacing for windows/doors	All windows are spaced at least 20 ft or less with no blank facades.
Façade Glazing:	20-60 % non-shopfront/ 70% shopfront	All façade elevations indicate a façade glazing of at least 20% or more.
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned.
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All upper floor windows are aligned with windows on other floors including windows found on the 1st floor.
Window Types:	Single-hung, double-hung, casement	All windows adhere to the window type standards as described.
Window Glazing Material:	Clear	All windows proposed are clear glass.

Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations appear to consist of window trim details below window sills
Shutters:	Functional to cover half of window width/ shutter dogs	Shutters are not proposed on windows.
Façade Window Sill Height:	5 ft. min above grade (*applicable to residential as proposed*)	Applicant is requesting a deviation to allow for a 4' window sill height.
Porch Frontages:	Min six ft. clear depth, excluding rails, pillars, columns	Min seven ft of clear depth.
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	Elevations are divided among buildings with a minimum 60 percent frontage buildout among building sites. Multi-family facades are differentiated by materials and colors among the block face.
Roof Type & Pitch:	Hip/ Gable/ Flat	Gable
Primary Building Materials:	Brick, Fiber Cement Board, Wood	All elevations indicate a primary façade material of a brick base & fiber cement board cladding.
Foundation Cladding:	Brick or Natural Stone	All elevations have a brick foundation cladding at the principal frontage.
Garage Location:	3rd Layer (20 ft. behind primary façade)	All garages are located in the 3rd layer being alley loaded at rear of elevation.
Garage Design:	Min. interior dimensions 10 X 20 per vehicle Parking Space. Garage door must have ornamental lighting above with a carriage house door design.	All garage dimensions meet the minimum interior requirement of 12 X 20. Garage being in the 3rd layer; no ornamental light is required.
Garage Door Width:	9ft width with 2ft separation between door	Being in the 3rd layer, garage door width minimum is not required.
Changes in Building Materials:	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage.	Facades consist of primary materials of fiber cement board and brick. Theses primary materials continue along the full length of facades and continue into the 2nd layer. Rear elevations that are not primary facades consist of the same materials of brick and fiber cement board.
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim color.	No more than 3 colors are used on any townhome unit.

Retaining Walls:

- This site development plan proposes several frontage retaining walls that exceed the maximum height permitted for such walls when proposed on a lot/building site. Section 4.3.10 (*Encroachments*) of the Zoning Ordinance indicate that retaining walls are permitted in a required setback/yard of up to a 3' maximum height at the front/street yard, 4' maximum height in a side yard, and 6' maximum in a rear yard area. This site development plan proposed retaining walls in the street yards that exceed 3' in the front yard and 4' in the side yard. In addition, retaining walls are proposed outside of dedicated yard areas located in the northern boundary line the required 75' buffer area that is proposed at +/- 5' with an additional wall proposed at +/- 11.5'. As highlighted in the proposed Preliminary PUD Master Plan, red lines indicate retaining walls that exceed the maximum height for retaining walls per section § 4.3.10 (*Encroachments*) of the Zoning Ordinance. The green lines represent walls within the permitted parameters. An additional cut sheet indicates elevations with retaining walls enfronting Honey Farm Way.



Alley Sections:

Table 2.3.2.L of the Zoning Ordinance indicate that alley assemblies and standards are required to consist of a 20 ft right-of-way width including a pavement width of 16 ft with a 12-inch ribbon curb on each side of the alleyway. Initial fire comments indicated that all units must have an apparatus access in order to be served within 150' from a hose pull. The applicant in coordination with staff discussed several alternative solutions to ensure that all units can be adequality accessed within 150' of a hose pull from an apparatus. In coordination with fire, engineering, and planning, it was an accepted exception to request a deviation from a 20' alley right-of-way to a 30' right-of-way with Alley C and E as proposed on the Site Development Plan. **Fire has requested that white sign with red letters stating "No Parking Fire Access" at each end of the 30' right of way alleys and every 100' within the alleys be placed.**

Civic Spaces:

- The Zoning Ordinance requires at least 5% but not more than 20% of the proposed Site Development Plan's gross acreage be designated as Civic Space(s). According to Table 5.3.3-A of the Zoning Code, certain Civic Space types are applicable per district. As per the site development plan, 5.4% of the site is allocated as civic space. This site development plan indicates two civic spaces dedicated as a Green & Pocket Park with each civic space containing a playground within its boundaries. A ring is shown indicating that there is a playground located within an 800' distance of all residential uses within the development site. 5.3.3 of the Zoning Code (*Civic Space Required*) requires that each civic space except a playground or community garden have a minimum of 50% of its perimeter enfronting a thoroughfare.

Civic Space Types for Development Plan	Number/ Size	Area/ Enfrontment
Green with Playground Use	1 (*0.5 acres minimum/ 8 acres maximum*)	1.2 acres / full perimeter enfrontment
Playground	1 (*500 Sq ft. minimum/ 0.5 acres maximum*)	0.2 acres/ NA enfrotnment requirement

Project Buffering/Landscaping:

- According to § 4.3.11. H of the Zoning Ordinance, a parcel buffer shall be applied for any new development or structure adjacent to a single-family dwelling. Per table 4.3.11 (H) a PUD-MU district requires a 75' buffer. This buffer is required along the northern boundary line of the site and along the eastern boundary line. The applicant has requested a deviation to allow for site improvements such as retaining walls, sidewalks, trash enclosures, and sidewalks to be placed 20 ft in the required 75 ft buffer area with the notation that no building is closer than 90 ft. from any property line.
- Street trees have also been provided, adhering to the requirement of one tree for every fifty linear feet of an Urban Neighborhood Street section (Zoning Ordinance **Table 5.2.2.G-1**).

Tree Canopy Cover Retention:

- Section **4.3.16** of the Zoning Ordinance requires a percentage of existing tree cover to be preserved based upon the existing canopy on the development site. A PUD-R character district has a tree canopy retention based off the existing tree canopy. The applicants tree canopy retention plan indicates that 5.08 acres (20%) of the 26-acre site is existing tree canopy. Table 4.3.16 L of the Zoning Ordinance indicates that a site with 40-59% existing tree canopy cover is required to retain 48% of the site as a tree save area with 2.44 acres to be preserved. This site development plan indicates 1.39 acres of the tree canopy is to be preserved as a tree save area with an additional 2.44 acres of tree canopy to be replanted on the site. The existing tree canopy to be replanted is proposed along the eastern boundary line. The landscape plan on the site development plan indicates that a solid row of shade trees is proposed along this boundary line.

Thoroughfare Standards/ Façade Enfrontment:

- **This Development Plan and Preliminary Plat conforms to the standard for block formation and network connectivity when utilizing an Urban Center Street section.**
    - Section **5.2.2.E** requires that all Thoroughfares terminate at other Thoroughfares or Internal Drives, forming a network. This site development plan provides the required street section utilizing an Urban Neighborhood Street section that consist of a 65' ROW and includes street parking, a planter strip, and a 5' sidewalk on both sides of the street section.

Parking:

- 2 parking spaces are required per townhome dwelling with 348 spaces required for all 174 units. This site development plan indicates all units consisting of 2 parking spaces with each garage being 12 X 20 to account for both spaces at 205 spaces and including 233 driveway spaces for a total of 438 spaces dedicated on each townhouse building site. When including 206 on-street spaces, this Site Development Plan totals 644 spaces.

REVIEW PROCESS

Section **8.3.3.B.7** of the Zoning Ordinance authorizes the Planning Commission to make "Recommendations to the City Council on a preliminary Master PUD Development Plan." Sections 8.5.21.B.3 and 8.5.21.M of the Zoning Ordinance establish the criteria for Planning Commission review and action on the proposed Preliminary PUD Master Plan.

8.5.21.B Master PUD Development Plan Approval

3. Approval of a Master PUD Development Plan [is] subject to the Planning Commission 's and the City Council 's first making formal, written that the proposed Development, such applications, and approvals:

a. conforms to all applicable standards and requirements of this Ordinance,

b. would be compatible with other Development permitted under all applicable provisions of this Ordinance;

c. will not significantly interfere with the use and enjoyment of other land in the vicinity;

d. adequately conserve woodland and the protect water courses from erosion and siltation;

e. maximize safety, convenience, and amenities for the residents and visitors of the Development; and

f. adequately addresses all such other matters as they may find to have a material bearing upon the stated standards and objectives of this Ordinance.

4. Unless specifically exempted, the standards and requirements contained in this Section 8.5.21 shall be in addition to all other applicable standards and requirements established in this Ordinance.

8.5.21.M.1 Planning Commission Action on Preliminary Master PUD Development Plan

Before making any recommendation on a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the Planning

Commission shall consider the […] recommendations from the Zoning Administrator and other City departments, and shall conduct a public hearing.

Section **8.3.2.B.4** directs the City Council to rend a final decision on the preliminary Master PUD Development Plan of a Planned Unit Development. If the City Council approves the Preliminary PUD Master Plan, the applicant will have two years to submit a Final PUD Master Plan. The Planning Commission shall determine whether the Final PUD Master Plan complies with the Preliminary Master Plan (§ 8.5.21.U)

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The Development Review Committee reviewed the proposed Preliminarily PUD Master Plan at its June and July 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

- **Planning** noted the use of multiple retaining walls exceeding the height standards required in a permitted yard area. The applicant responded by requesting a deviation; however, indicating sections of walls highlighted above in green meeting the height requirement when walls are placed in yard areas.
- **Engineering** noted that this site development plan is subject to approval of an executed Traffic Impact Study. This study has been completed and submitted to engineering for approval. In addition, it has been noted that additional drainage infrastructure may be required along berm behind Alley A (*west property line*).
- **Wastewater** noted there is not enough capacity at the Upper Pump Station such that action is required by the developer. Columbia Wastewater would like to note that the original PUD stipulates that the owner eliminates the lower pump station by tying that lower pump station sewer shed to the Rutherford Creek Line. There is a feasible alternative to this Pump Station elimination, which includes upgrading the Upper Pump Station pumps which this development would utilize, which would require the ultimate flow rate to be 455 GPM. The applicant has responded noting that the sewer department has provided an updated will-serve letter allowing the project to be served through the existing force main system with an upgrade to lift station #2 pump which the project proposed to construct.
- **Columbia Water** indicated that the water availability letter was issued on **May 17th, 2024** and remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application.

COMMENTS FROM PLANNING STAFF

This Proposed Planned Unit Development Preliminary Master Plan includes several deviations from the base PUD-R standards. These deviation include include retaining walls, buffering, and rear/side setbacks.

SAMPLE MOTIONS

Approve:

Recommend Approval:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan as presented *[, subject to technical comments and other conditions presented by planning staff*].

Recommend Approval Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Recommend Denial:

Move to recommend denial of the Rezoning to PUD-MU having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance, are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

Honey Farm PUD

Preliminary PUD Master Plan
Residential Townhome Community

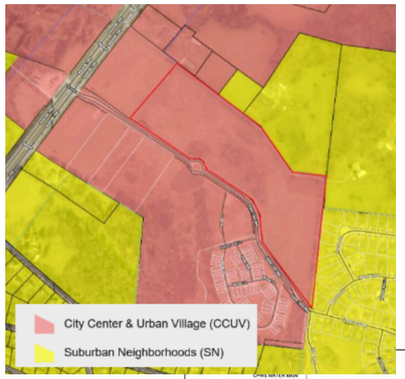
A Forestar Development

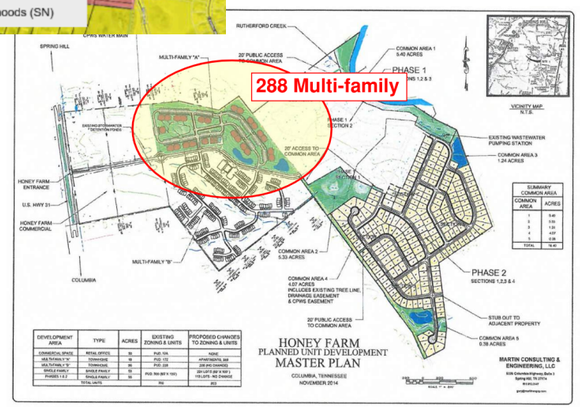
Kimley»Horn

Project Introduction

- 174 Townhomes, 6.6 units/acre (12 max.)
- Previous PUD allowed for 288 multifamily
- CCUV Comp Plan designation supports urban scale development / CD-4 standards
- Attractive townhome elevations and plans comply with architectural standards
- Planning Commission feedback









Project & Zoning Context

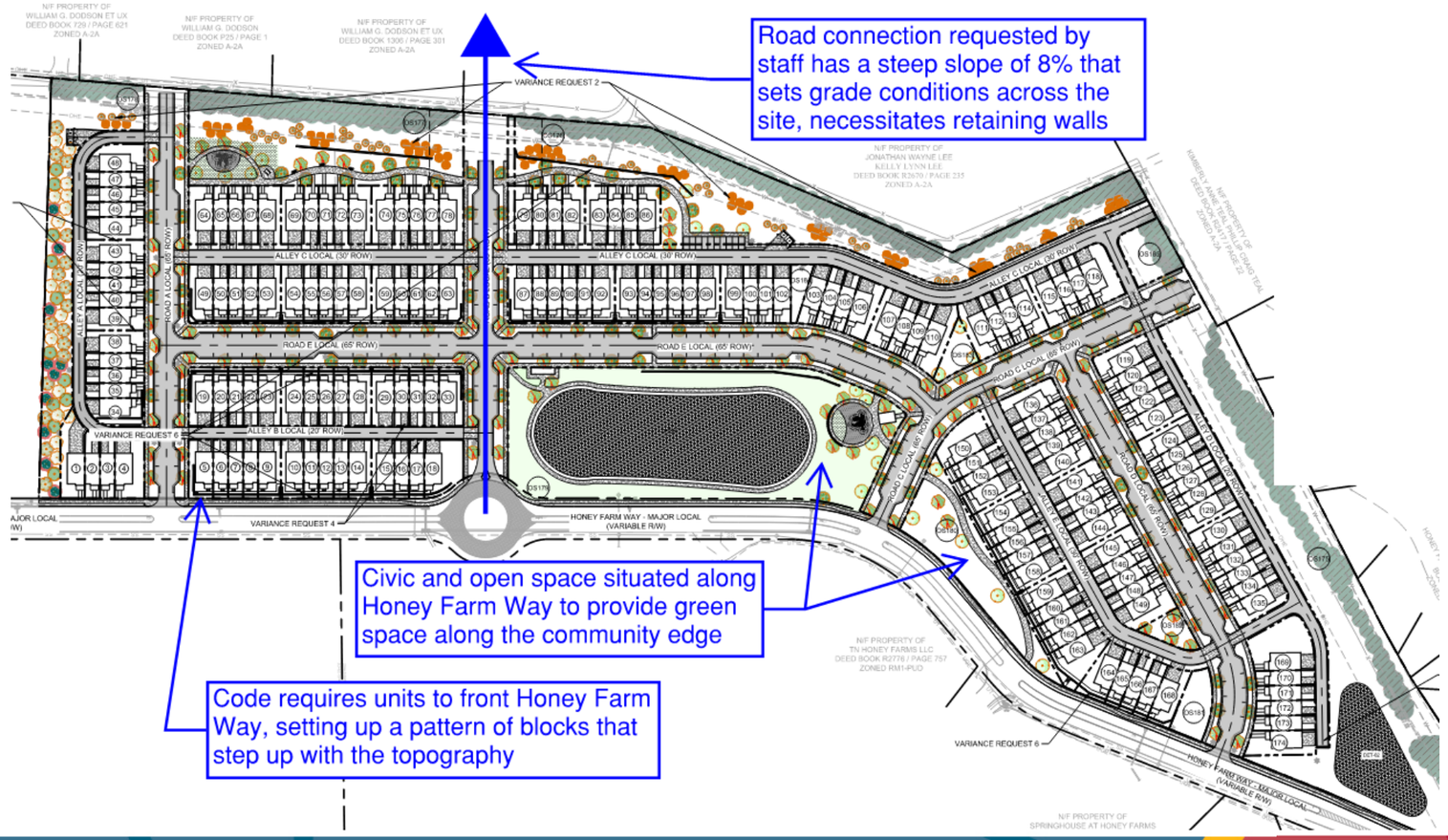
- **Current Zoning** – PUD, zoned due to the pre-existing PUD on the property
  - Comp Plan CCUV designation also supports CD-4 / CD-4C
  - PUD-R allows Development Plans to "…be supplemented by additional standards…"
- **PUD-R** – 8.5.21.B.2.b; …approvals shall not be used to avoid compliance with standards, but if necessary, shall be used sparingly when conflicts arise;
  - Presence of unique site conditions
  - Necessary or intrinsic use, size, or form cannot conform to base standards
- **Unique site conditions and conflicting form base standards**
  - Site topography and city requirement for road connection
  - Block frontage and setback requirements

PUD-R TABLE 4.3.1-K DISTRICT STANDARDS:
PLANNED UNIT DEVELOPMENT –RESIDENTIAL DISTRICT

General Description

This District is to allow for utilization of the Planned Unit Development process under TCA Section 13-4-310, implementation of the Comprehensive Plan, and review and approval of a Master PUD Development Plan that complies with these standards and establishes them and other standards as entitlements for a property, including a customized combination of permitted Uses, Building Types, Private Frontage Types, Setbacks and Yards, and Thoroughfares and Internal Drives.

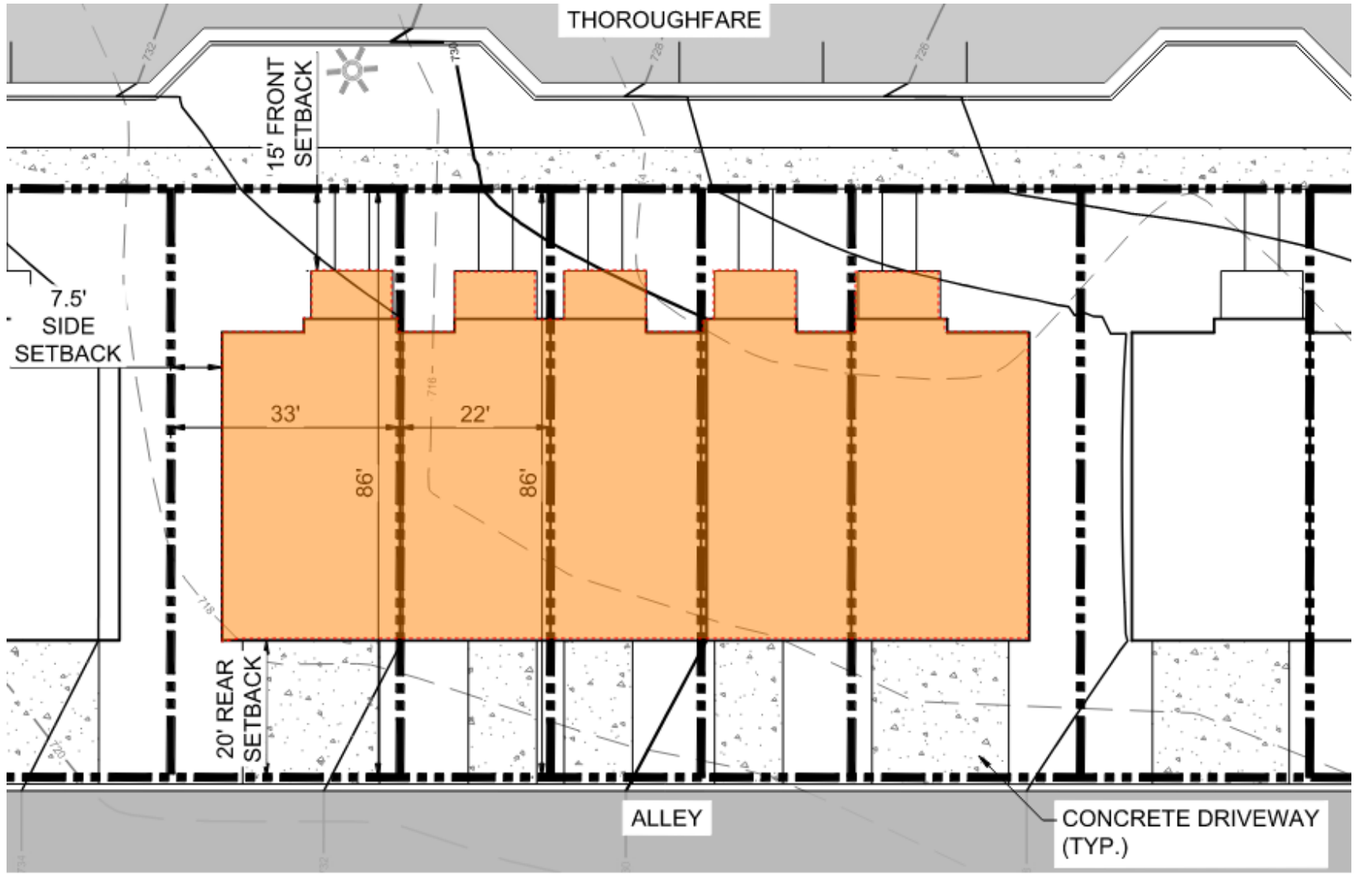
Specifically, this District is intended for predominantly Residential areas on sites where there are sufficient existing infrastructure, services, and utilities available for a proposed Development. Development in this District (a) is walkable and provides a diverse mixture of housing choices and Building Types, (b) is necessary to implement and is consistent with the Comprehensive Plan, (c) cannot under any circumstances, plan, or design conform to one or more of the other Districts and standards therefor due to its necessary and intrinsic Uses or size or form, (d) provides an innovative plan and design, (e) is harmonious with and respects the land use, character, and natural or man-made features of both the subject property and Adjacent property, (f) promotes quality and environmentally sensitive planning and design by taking advantage of special site characteristics, locations and land uses, (g) provides Civic Space, (h) is the best use of the site consistent with the goals of protecting and enhancing the natural environment. There are specific Development standards provided for this District, which may be supplemented by additional standards approved in the applicable Final Master PUD Development Plan.



PUD Setback Deviation

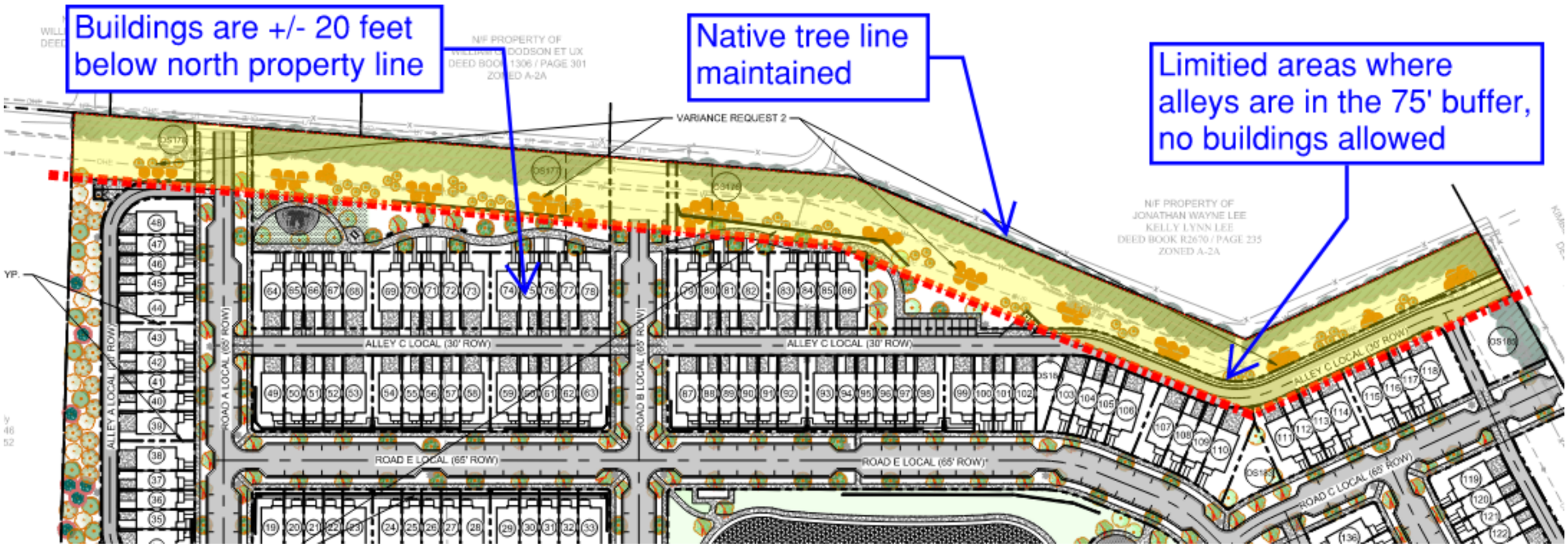
- PUD-R standards more compatible with single-family subdivision use
- CD-4 criteria supported in the CCUV future land use is more compatible with a townhome use
- Original PUD calls for multifamily uses in this area (288 apartment units)
- Setback deviations are consistent with, or greater than, CD-4 criteria and allow for the urban aesthetic envisioned for the CCUV area

	Front	Side	Rear
• **PUD-R** –	15-35 ft.	10 ft.	10 ft. (no alley stnd.)
• **CD-4** –	6-20 ft.	6 ft.	15 ft. (from alley c.l.)
• **Deviation –**	none	7.5 ft.	20 ft. (from alley c.l.)



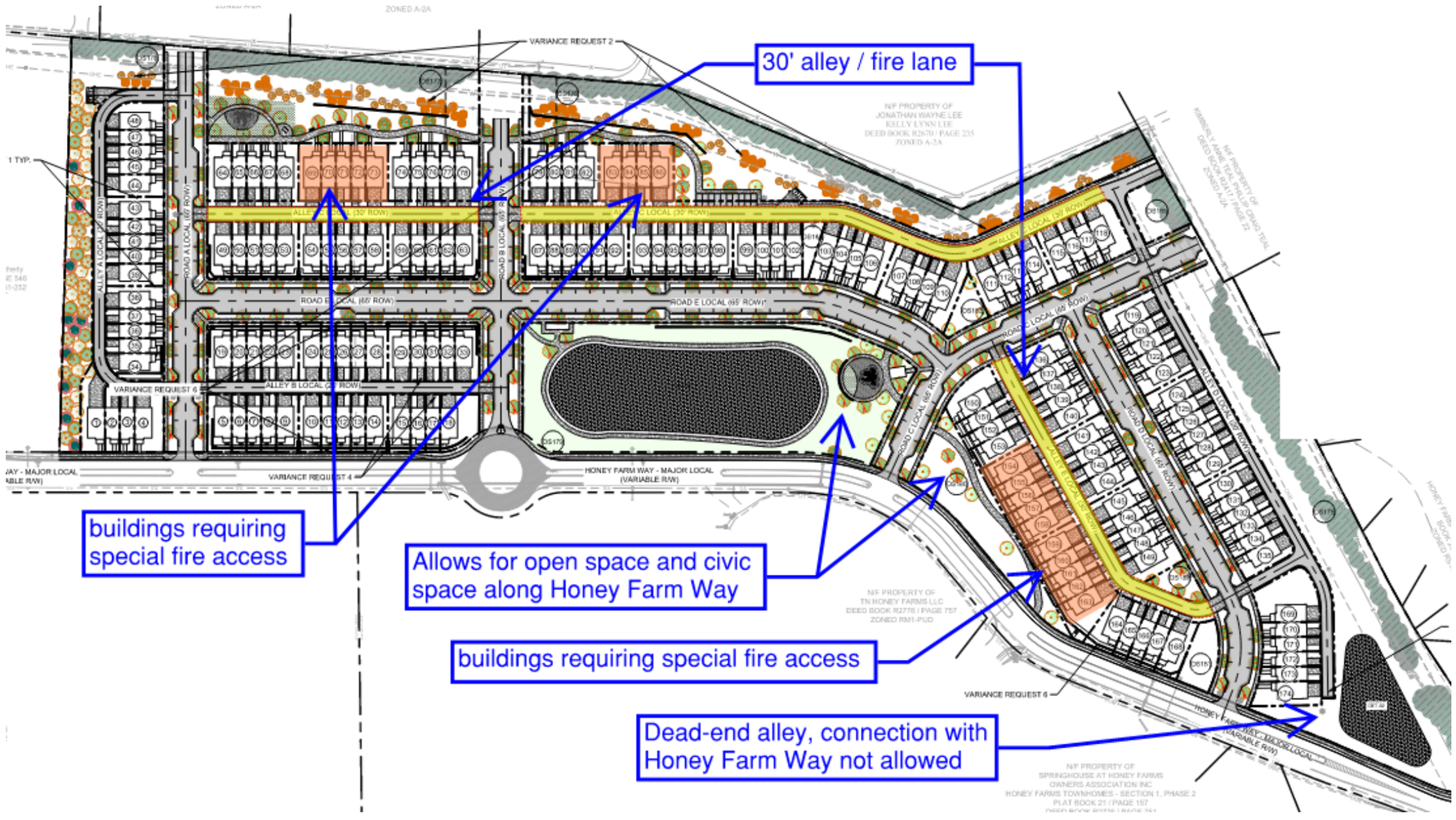
PUD Buffer Deviation

- 75’ buffer average provided, some areas are wider with open and civic spaces
- Buffer areas with alley, retaining wall, and sidewalk kept to a minimum
- CD-4C buffer requirement is 25’



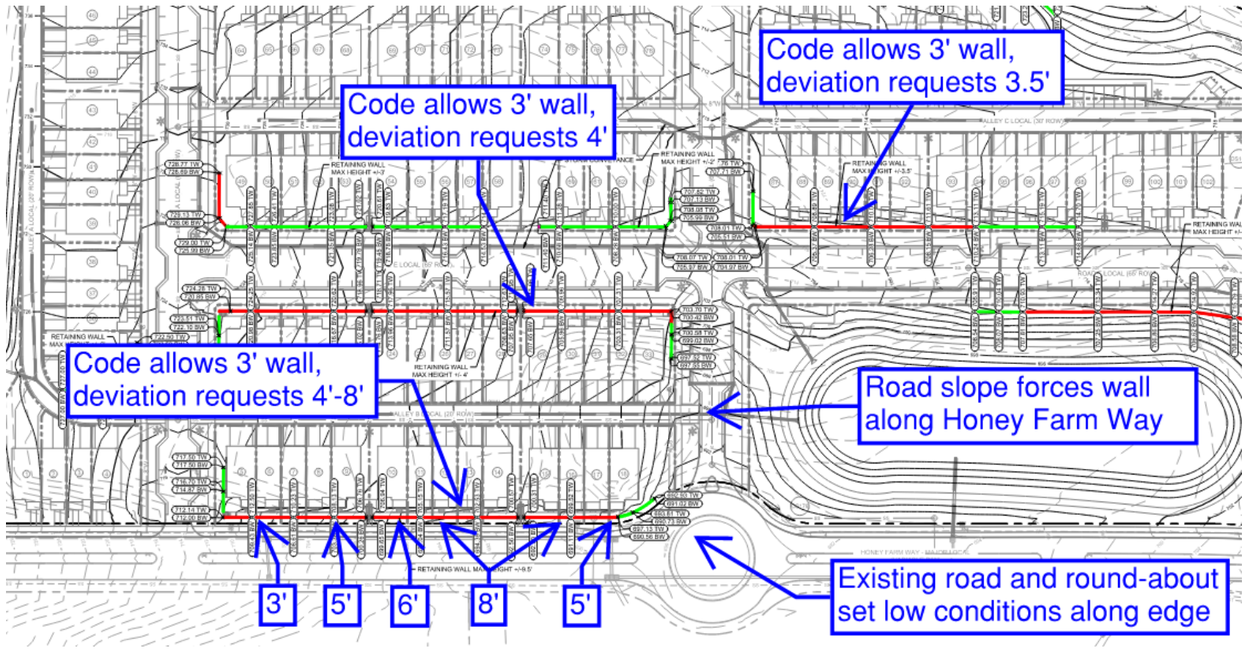
PUD Alley Deviation

- Applicant worked with Fire Dept. on innovative solution for 30’ alley ROW (22’ drive + water line easement)
- Meets fire lane access width requirement and provides for water line and hydrants in alley
- Only needed for a few buildings, allows fronting to open space along Honey Farm Way
- Dead-end alley condition, alleys not allowed to connect with Honey Farm Way

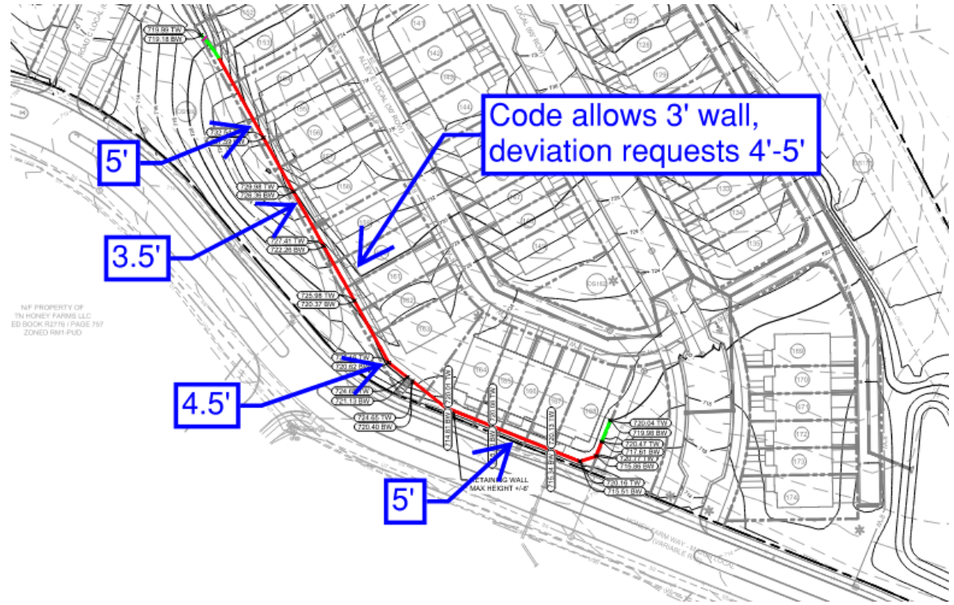


PUD Retaining Wall Deviation

- Code allows walls 3’ tall in front, 4’ tall on sides, and 6’ tall in rear on lots
- Development plan seeks to minimize retaining walls, only used in areas dictated by steep slopes
- Code requirement to front Honey Farm Way sets the elevations on corresponding alleys and streets
- Existing Honey Farm Way street and round-about elevations set low in comparison to overall site







PUD Windowsill Deviation

- Requesting 4’ min. from grade to windowsill
- Code requires 5’ min., consistent with raised foundation building types
- Common deviation granted for slab construction





CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Thad Jablonski, Finance Director, tjablonski@columbiatn.gov, 931.560.1580

AGENDA ITEM TITLE: 1ST CONSIDERATION OF ORDINANCE NO. 4526 – AN ORDINANCE TO AMEND THE FISCAL YEAR 2024-2025 BUDGET ORDINANCE NO. 4503 PROVIDING FOR REVISIONS TO THE GENERAL, STATE STREET AID, DRUG, SANITATION, CAPITAL PROJECTS, GRANTS, AND WASTEWATER FUNDS AND ESTABLISH THE DATE OF OCTOBER 10, 2024 AS THE DATE OF PUBLIC HEARING

RECOMMENDATION: Approve Ordinance No. 4526 on first consideration and establish the date of October 10, 2024 as the date of public hearing.

INFORMATION: The proposed ordinance is the first amendment to the FY 2025 Appropriation Ordinance, impacting the Street Aid, Drug, Sanitation, Capital Projects, Grants and Wastewater Funds and several departments within the General Fund.

Within this budget amendment, the following items are included:

- Reappropriation of funds totaling $107,770,141.48 across General, State Street Aid, Drug, Sanitation, Capital Projects, Grants and Wastewater Funds,
- Rebudget/transfer $2,813,008.02 from General to Capital Projects,
- Rebudget/transfer $878,314.70 from General to Grants Fund,
- Budget funds remaining from FY 2024 for Tourism Enhancement Reserves totaling 603,617.12,
- Budget funds remaining from FY 2024 for Firefighters Park Reserves totaling $27,694.54,
- Budget transfer from General Fund in Cap Projects totaling $2,813,008.02,
- Budget transfer from cap Projects to Grants Fund totaling $269,656.67,
- Grants Fund budgeted transfer from General Fund totaling $878,314.70,
- Grants Fund budgeted transfer from Capital Projects totaling $269,656.67.

A detailed schedule of items included within this budget amendment is attached. This amendment increases the City's total budget for FY 2025 by $116,323,412 to $192,160,863.

ATTACHMENTS: Staff Report, Ordinance No. 4526, Supporting Documents, Budget Summary.

ORDINANCE NO. 4526

AN ORDINANCE TO AMEND THE FISCAL YEAR 2024-2025 BUDGET ORDINANCE NO. 4503 PROVIDING FOR REVISIONS TO THE GENERAL, STATE STREET AID, DRUG, SANITATION, CAPITAL PROJECTS, GRANTS, AND WASTEWATER FUNDS

BE IT ORDAINED BY THE CITY OF COLUMBIA, TENNESSEE:

Section 1: That Ordinance No. 4503 as amended, the same being the Appropriation Ordinance for the City of Columbia for the Fiscal Year July 1, 2024 through June 30, 2025, be amended. That the total budget appropriation for the fiscal year be increased from $75,837,452 to $192,160,863, an increase of $116,323,412.

Section 2: That the budget appropriations shall be revised as follows:

General City Admin total of $12,728,972 be amended to $17,157,437, an increase of $4,428,465.

Police total of $11,382,393 be amended to $11,435,588, an increase of $53,195.

Fire total of $9,392,452 be amended to $9,418,226, an increase of $25,774.

Development Services total of $2,459,470 be amended to $2,509,785, an increase of $50,316.

Parks total of $3,195,768 be amended to $3,242,967, an increase of $47,199.

State Street Aid total of $2,046,823 be amended to $2,317,156, an increase of $270,333.

Drug total of $171,053 be amended to $179,358, an increase of $8,305.

Sanitation total of $4,357,313 be amended to $4,357,463, an increase of $151.

Capital Projects total of $5,759,139 be amended to $15,420,345, an increase of $9,661,206.

Grants total of $333,029 be amended to $2,628,972, an increase of $2,295,943.

Wastewater total of $14,229,992 be amended to $113,712,518, an increase of $99,482,526.

ALL OTHER APPROPRIATIONS REMAIN THE SAME.

Section 3: This ordinance is enacted pursuant to and in compliance and conformity with Article 9, Section 9 of the Charter of the City of Columbia, with Notice of Public Hearing published on the 29th day of September, 2024, and it shall be executed and construed consistent with said charter and laws of the State of Tennessee.

Section 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, THIS THE ___ DAY OF OCTOBER, 2024.

_____

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____

C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____

ANTHONY R. MASSEY, CITY MANAGER

Passed on 1st Consideration: _____

Passed on 2nd Consideration: _____

Summary of Appropriation Amendment #1
1st Consideration - September 12th (9/12/24)

General City Admin		
Rebudget funds for order/services not received as of 6/30/24	$	105,830.35
Budget transfer to Capital Projects		2,813,008.02
Budget transfer to Grants Fund		878,314.70
Budget funds remaining from FY 2024 for Tourism Enhancement Reserves		603,617.12
Budget funds remaining from FY 2024 for Firefighters Park Reserves	$	27,694.54
Total General City Admin	**$**	**4,428,464.73**
Police		
Rebudget funds for order/services not received as of 6/30/24	$	53,194.82
Total Police	**$**	**53,194.82**
Fire		
Rebudget funds for order/services not received as of 6/30/24	$	25,774.15
Total Fire	**$**	**25,774.15**
Development Services		
Rebudget funds for order/services not received as of 6/30/24	$	50,315.65
Total Development Services	**$**	**50,315.65**
Parks		
Rebudget funds for order/services not received as of 6/30/24	$	47,199.31
Total Parks	**$**	**47,199.31**
TOTAL GENERAL FUND	**$**	**4,604,948.66**
State Street Aid		
Rebudget funds for order/services not received as of 6/30/24	$	270,332.60
Total State Street Aid	**$**	**270,332.60**
Drug		
Rebudget funds for order/services not received as of 6/30/24	$	8,305.00
Total Drug	**$**	**8,305.00**
Sanitation		
Rebudget funds for order/services not received as of 6/30/24	$	150.50
Total Sanitation	**$**	**150.50**
Capital Projects		
Budget transfer from General Fund	$	2,813,008.02
Budget transfer to Grants Fund	$	269,656.67
Rebudget funds for order/services not received as of 6/30/24	$	6,578,541.34
Total Capital Projects	**$**	**9,661,206.03**
Grants		
Budget transfer from General Fund	$	878,314.70
Budget transfer from Capital Projects	$	269,656.67
Rebudget funds for order/services not received as of 6/30/24	$	1,147,971.37
Total Grants	**$**	**2,295,942.74**
Wastewater (Sewer) Fund		
Rebudget funds for order/services not received as of 6/30/24	$	99,482,526.39
Total Wastewater (Sewer) Fund	**$**	**99,482,526.39**
Total Increase - All Funds (First Consideration)	**$**	**116,323,411.92**

CITY OF COLUMBIA
FY 2025 APPROPRIATION AMENDMENT #1
First Consideration 9/12/24

1) Rebudget General Fund Outstanding Purchase Order @ 6/30/24

Materials/Equipment/Services not received by 6/30/24

Increase Revenues

11037110	$ 282,314.28	Prior Year Revenue	

Increase Expenditures

11041900-OC250	$ 13,750.00	General Admin-Misc.- Audit Serv	WES Engineers & Surveyors
11041900-OC253	$ 1,462.00	General Admin-Misc.- Audit Serv	Henderson, Hutcherson & McCullo
11041900-OC253	$ 2,500.00	General Admin-Misc.- Audit Serv	Henderson, Hutcherson & McCullo
11041900-OC255	$ 88,118.35	General Admin-Misc.- Software Services	Tyler Technologies, Inc
11042150-OC255	$ 25,960.00	Police Dept-Support Services - Software Maintenance	Motorola Solutions Inc
11042150-OC269	$ 10,665.57	Police Dept-Support Services - Maintenance Repair Othe	Hiscall, Inc
11042150-OC269	$ 3,200.00	Police Dept-Support Services - Maintenance Repair Othe	Needle and Grain
11042150-OC269	$ 11,638.00	Police Dept-Support Services - Maintenance Repair Othe	Paul Varney Construction, Llc
11042150-OC269	$ 1,731.25	Police Dept-Support Services - Maintenance Repair Othe	Needle and Grain
11042220-OC320	$ 14,438.40	Fire Dept-Suppression - Operating Supplies	TN Fire Equipment &
11042220-OC320	$ 11,335.75	Fire Dept-Suppression - Operating Supplies	TN Fire Equipment &
11043710-OC250	$ 50,315.65	Development Serv - Other Services	Commonwealth Heritage Group, I
11044415-OC269	$ 47,199.31	Recreation - Maintenance - Repairs	Freedom Hill Land Managemer
	$ 282,314.28	Total	

2) Rebudget State Street Aid Fund Outstanding Purchase Orders @ 6/30/24

Materials/Equipment/Services not received by 6/30/24

Increase Revenues

12137110	$ 270,332.60	Prior Year Revenue	

Increase Expenditures

12143100-OC255	$ 20,300.00	State Street Aid - Software Services	Temple Inc
12143100-OC290	$ 27,938.60	State Street Aid - Other Services	C & D Safety Company LLC
12143100-OC290	12,823.00	State Street Aid - Other Services	Columbia Power & Water Syster
12143100-OC941	$ 209,271.00	State Street Aid - Machinery and Equip	Versalift
	$ 270,332.60	Total	

3) Rebudget Drug Fund Outstanding Purchase Orders @ 6/30/24

Materials/Equipment/Services not received by 6/30/24

Increase Revenues

12537110	$ 8,305.00	Prior Year Revenue	

Increase Expenditures

12542100-OC941	$	8,305.00	Drug Fund - Machinery and Equip	Motorola Solutions Inc

4) Rebudget Sanitation Aid Fund Outstanding Purchase Orders @ 6/30/24

Materials/Equipment/Services not received by 6/30/24

Increase Revenues

12737110	$	150.50	Prior Year Revenue

Increase Expenditures

12743210-OC253	$	150.50	Sanitation - Audit Services	Henderson, Hutcherson & McCull

5) Rebudget Capital Projects Fund Outstanding Purchase Orders @ 6/30/24

Materials/Equipment/Services not received by 6/30/24

Increase Revenues

31137110	$	6,578,541.34	Prior Year Revenue

Increase Expenditures

31141850-OC923	84,709.00	General - General Gov't - Bridges	Barge Design Solutions, Inc
31141850-OC936	143,900.00	General - General Gov't - Parking Garage	N & S Waterproofing, Llc
31141850-OC936	16,322.00	General - General Gov't - Parking Garage	Morrison Engineering LLC
31141900-OC930	18,551.00	General Admin - STP Street Grants	Neel-Schaffer
31141950-OC912	7,500.00	Tourism Enhancement - Site Development	Hazelwood Laboratories
31141950-OC912	7,500.00	Tourism Enhancement - Site Development	Whitney Herrington
31141950-OC912	12,500.00	Tourism Enhancement - Site Development	Artisan Industry LLC
31141950-OC912	20,000.00	Tourism Enhancement - Site Development	Cory Ricaurte
31142123-OC941	39,318.00	Police-Patrol - Vehicles	rsler Dodge Jeep Ram of Colu
31142123-OC941	133,215.75	Police-Patrol - Vehicles	Chrysler Dodge Jeep Ram of Colu
31142150-OC930	30,318.75	Police-Support Services	Mid TN Fence LLC
31142210-OC920	3,503,066.82	Fire-Admin - Buildings	Brindley Construction
31142210-OC920	17,535.50	Fire-Admin - Buildings	Nuber Architecture LLC
31142220-OC941	698,677.80	Fire-Suppression - Vehicles	Safe Industries
31143110-OC920	655,565.20	Streets-Admin - Building	KCS Building Group LLC
31143110-OC920	74,068.83	Streets-Admin - Building	Lose Design - Lose & Associates,
31143120-OC941	303,164.00	Streets-Street Maintenance - Vehicles	Viking Cives Midwest
31143120-OC941	63,773.00	Streets-Street Maintenance - Vehicles	Viking Cives Midwest
31144410-OC931	683,405.69	Parks-Admin - Roads, Street, And Parking Lots	Landscape Structures Inc
31144410-OC931	10,500.00	Parks-Admin - Roads, Street, And Parking Lots	Kimley-Horn & Associates, Inc
31144415-OC931	19,950.00	Parks-Admin - Roads, Stre	Kimley-Horn & Associates, Inc
31144450-OC931	35,000.00	Parks-Ridley - Roads, Street, And Parking Lots	Thompson Machinery
	$ 6,578,541.34	Total	

6) Rebudget Grants Fund Outstanding Purchase Orders @ 6/30/24

Materials/Equipment/Services not received by 6/30/24

Increase Revenues

32237110	$ 1,147,971.37	Prior Year Revenue

Increase Expenditures

32243110-OC931	$ 25,000.00	Streets-Admin - Roads, Street, And Parking Lots	South Central Tennessee Development
32243110-OC931	$ 90,000.00	Streets-Admin - Roads, Street, And Parking Lots	Neel-Schaffer
32243110-OC931	$ 763,314.70	Streets-Admin - Roads, Street, And Parking Lots	Nickell Company LLC
32243110-OC931	$ 269,656.67	Streets-Admin - Roads, Street, And Parking Lots	Gresham Smith & Partners
	$ 1,147,971.37	Total	

7) Rebudget Wastewater (Sewer) Fund Outstanding Purchase Orders @ 6/30/24

Materials/Equipment/Services not received by 6/30/24

Increase Revenues

41237110	$99,482,526.39	Prior Year Revenue

Increase Expenditures

41252211-OC941	$ 120,963.91	Sewer Line Maintenance - Machinery, Equipment And Au	Cumberland International
41252212-OC250	$ 11,400.00	Pumping Station - Other Services	Water Management Services LL
41252212-OC269	$ 600.00	Pumping Station - Maint\Repair Other	Thompson Machinery
41252212-OC269	$ 20,175.15	Pumping Station - Maint\Repair Other	Cumberland Machine Co Inc
41252212-OC269	$ 27,000.00	Pumping Station - Maint\Repair Other	Columbia Machine Works
41252212-OC340	$ 17,348.61	Pumping Station - Maint\Repair Supplies Other	Crawford Electric Supply Co., In
41252212-OC340	$ 12,064.10	Pumping Station - Maint\Repair Supplies Other	Nixon Power Services LLC
41252212-OC931	$ 1,164,940.00	Pumping Station - Maint\Repair Supplies Other	J R Wauford & Co Cons Eng, In
41252212-OC932	$ 677,500.00	Sewer Treatment Plant - Maint/Repair Other	J R Wauford & Co Cons Eng, In
41252213-OC250	$ 74,000.00	Sewer Treatment Plant - Other Services	Water Management Services LL
41252213-OC250	$ 94,765.00	Sewer Treatment Plant - Other Services	Water Management Services LL
41252213-OC253	$ 537.50	Sewer Treatment Plant - Audit Services	Henderson, Hutcherson & McCull
41252213-OC269	$ 4,700.00	Sewer Treatment Plant - Maint/Repair Other	Thompson Machinery
41252213-OC269	$ 4,480.00	Sewer Treatment Plant - Maint/Repair Other	Thompson Machinery
41252213-OC920	$ 38,931.00	Sewer Treatment Plant - Building & Structures	Path Company LLC
41252213-OC921	$95,223,971.12	Sewer Treatment Plant - Plant Impr	Judy Construction Company
41252213-OC930	$ 1,989,150.00	Sewer Treatment Plant - Improve Other Than Buildings	J R Wauford & Co Cons Eng, In
	$99,482,526.39	Total	

8) Budget transfer to from General Fund to Capital Projects

Budget transfer to Capital Projects for Parking Garage

Increase Revenue

11037110	2,813,008.02	Prior Year Revenue

Increase Expenditures

11041900-OC766	$ 2,813,008.02	General City Admin - Miscellaneous - Transfer to Capital Proj Fund

Budget transfer to Capital Projects for Parking Garage

Increase Revenues

31137940	$	2,813,008.02	Transfer From General Fund

Increase Expenditures

31141900-OC930	$	18,551.00	General Admin - STP Street Grants
31141950-OC912	$	7,500.00	Tourism Enhancement - Site Development
31141950-OC912	$	7,500.00	Tourism Enhancement - Site Development
31141950-OC912	$	12,500.00	Tourism Enhancement - Site Development
31141950-OC912	$	20,000.00	Tourism Enhancement - Site Development
31142123-OC941	$	39,318.00	Police-Patrol - Vehicles
31142123-OC941	$	133,215.75	Police-Patrol - Vehicles
31142150-OC930	$	30,318.75	Police-Support Services
31142220-OC941	$	698,677.80	Fire-Suppression - Vehicles
31143110-OC920	$	655,565.20	Streets-Admin - Building
31143110-OC920	$	74,068.83	Streets-Admin - Building
31143120-OC941	$	303,164.00	Streets-Street Maintenance - Vehicles
31143120-OC941	$	63,773.00	Streets-Street Maintenance - Vehicles
31144410-OC931	$	683,405.69	Parks-Admin - Roads, Street, And Parking Lots
31144410-OC931	$	10,500.00	Parks-Admin - Roads, Street, And Parking Lots
31144415-OC931	$	19,950.00	Parks-Admin - Roads, Street, And Parking Lots
31144450-OC931	$	35,000.00	Parks-Ridley - Roads, Street, And Parking Lots

9) Budget transfer to from General Fund to Grants

Budget transfer General Fund to Grants

Increase Revenue

11037110		878,314.70	Prior Year Revenue

Increase Expenditures

11041900-OC768	$	878,314.70	General City Admin - Miscellaneous - Transfer to Grants Fund

Budget transfer to Capital Projects for Parking Garage

Increase Revenues

32237940	$	878,314.70	Transfer From General Fund

Increase Expenditures

32243110-OC931	$	25,000.00	Streets-Admin - Roads, Street, And Parking Lots
32243110-OC931	$	90,000.00	Streets-Admin - Roads, Street, And Parking Lots
32243110-OC931	$	763,314.70	Streets-Admin - Roads, Street, And Parking Lots

10) Budget transfer to from Capital Projects to Grants

Budget transfer to Capital Projects to Grants

Increase Revenue

31137110		269,656.67	Prior Year Revenue

Increase Expenditures

31141900-OC768	$	269,656.67	Capital Projects - Transfer to Grants Fund

Budget transfer to Capital Projects for Parking Garage

Increase Revenues

32237943	$	269,656.67	Transfer From General Fund

Increase Expenditures

32243110-OC931	$	269,656.67	Streets-Admin - Roads, Street, And Parking Lots

11) Replenish Tourism Enhancement Reserves from prior year

Increase Revenues

110-37110	$	603,617.12	Prior Year Revenue

Increase Expenditures

110-41950-800	$	603,617.12	General City Admin - Tourism Enhancement - Reserves

12) Budget Remaining Firefighters Park - Reserves

Increase Revenues

110-37110	$	27,694.54	Prior Year Revenue

Increase Expenditures

110-41950-810	$	27,694.54	General City Admin - Tourism Enhancement - FF Park Reserves

FY 2025 Budget

Appropriation Listing - Appropriation Amendment No. 1

Vendor Name	New Account#	TOTAL AA
WES Engineers & Surveyors	11041900-OC250	$13,750.00
Henderson, Hutcherson & McCullough	11041900-OC253	$1,462.00
Henderson, Hutcherson & McCullough	11041900-OC253	$2,500.00
Tyler Technologies, Inc	11041900-OC255	$88,118.35
Motorola Solutions Inc	11042150-OC255	$25,960.00
Hiscall, Inc	11042150-OC269	$10,665.57
Needle and Grain	11042150-OC269	$3,200.00
Paul Varney Construction, Llc	11042150-OC269	$11,638.00
Needle and Grain	11042150-OC269	$1,731.25
TN Fire Equipment &	11042220-OC320	$14,438.40
TN Fire Equipment &	11042220-OC320	$11,335.75
Commonwealth Heritage Group, LLC	11043710-OC250	$50,315.65
Freedom Hill Land Management	11044415-OC269	$47,199.31
Temple Inc	12143100-OC255	$20,300.00
C & D Safety Company LLC	12143100-OC290	$27,938.60
Columbia Power & Water Systems	12143100-OC290	$12,823.00
Versalift	12143100-OC941	$209,271.00
Motorola Solutions Inc	12542100-OC941	$8,305.00
Henderson, Hutcherson & McCullough	12743210-OC253	$150.50
Barge Design Solutions, Inc	31141850-OC923	$84,709.00
N & S Waterproofing, Llc	31141850-OC936	$143,900.00
Morrison Engineering LLC	31141850-OC936	$16,322.00
Neel-Schaffer	31141900-OC930	$18,551.00
Hazelwood Laboratories	31141950-OC912	$7,500.00
Whitney Herrington	31141950-OC912	$7,500.00
Artisan Industry LLC	31141950-OC912	$12,500.00
Cory Ricaurte	31141950-OC912	$20,000.00
Chrysler Dodge Jeep Ram of Columbia	31142123-OC941	$39,318.00
Chrysler Dodge Jeep Ram of Columbia	31142123-OC941	$133,215.75
Mid TN Fence LLC	31142150-OC930	$30,318.75
Brindley Construction	31142210-OC920	$3,503,066.82
Nuber Architecture LLC	31142210-OC920	$17,535.50
Safe Industries	31142220-OC941	$698,677.80
KCS Building Group LLC	31143110-OC920	$655,565.20
Lose Design - Lose & Associates, Inc	31143110-OC920	$74,068.83
Viking Cives Midwest	31143120-OC941	$303,164.00
Viking Cives Midwest	31143120-OC941	$63,773.00
Landscape Structures Inc	31144410-OC931	$683,405.69
Kimley-Horn & Associates, Inc	31144410-OC931	$10,500.00
Kimley-Horn & Associates, Inc	31144415-OC931	$19,950.00
Thompson Machinery	31144450-OC931	$35,000.00
South Central Tennessee Development Distric	32243110-OC931	$25,000.00
Neel-Schaffer	32243110-OC931	$90,000.00

Nickell Company LLC	32243110-OC931	$763,314.70
Gresham Smith & Partners	32243110-OC931	$269,656.67
Cumberland International	41252211-OC941	$120,963.91
Water Management Services LLC	41252212-OC250	$11,400.00
Thompson Machinery	41252212-OC269	$0.00
Thompson Machinery	41252212-OC269	$600.00
Cumberland Machine Co Inc	41252212-OC269	$20,175.15
Columbia Machine Works	41252212-OC269	$27,000.00
Crawford Electric Supply Co., Inc	41252212-OC340	$17,348.61
Nixon Power Services LLC	41252212-OC340	$12,064.10
J R Wauford & Co Cons Eng, Inc	41252212-OC931	$1,164,940.00
J R Wauford & Co Cons Eng, Inc	41252212-OC932	$677,500.00
Water Management Services LLC	41252213-OC250	$74,000.00
Water Management Services LLC	41252213-OC250	$94,765.00
Henderson, Hutcherson & McCullough	41252213-OC253	$537.50
Thompson Machinery	41252213-OC269	$4,700.00
Thompson Machinery	41252213-OC269	$4,480.00
Path Company LLC	41252213-OC920	$38,931.00
Judy Construction Company	41252213-OC921	$95,223,971.12
J R Wauford & Co Cons Eng, Inc	41252213-OC930	$1,989,150.00
Total Appropriations FY 2025		**$107,770,141.48**

FY 2025 Budget Summary - AA#1						
9/12/2024						
		SERVICES &		CAPITAL	DEBT	AA#1
Departments	PERSONNEL	SUPPLIES	TRANSFERS	OUTLAY	SERVICE	FY 2025
City Council	$99,124	$376,900	$0	$0	$0	$476,024
Legal Services	$63,863	$217,100	$0	$0	$0	$280,963
Management Info Systems	$391,664	$395,455	$0	$0	$0	$787,119
City Manager	$540,785	$301,888	$0	$0	$0	$842,673
Finance & City Recorder	$1,139,889	$60,398	$0	$0	$0	$1,200,287
Human Resources	$302,056	$33,988	$0	$0	$0	$336,044
General City Admin	$1,646,479	$5,573,544	$9,937,414	$0	$0	$17,157,437
Police	$9,875,522	$1,560,066	$0	$0	$0	$11,435,588
Fire	$8,657,295	$760,931	$0	$0	$0	$9,418,226
Streets & Maintenance	$3,464,871	$755,973	$0	$0	$0	$4,220,844
Development Services	$2,174,950	$334,836	$0	$0	$0	$2,509,785
Parks & Recreation	$2,532,729	$710,238	$0	$0	$0	$3,242,967
Total General Fund	$30,889,227	$11,081,317	$9,937,414	$0	$0	$51,907,958
State Street Aid Fund	$0	$2,107,885	$0	$209,271	$0	$2,317,156
N&V Chief's Fund	$0	$140,000	$0	$0	$0	$140,000
Street & Transportation Fund	$0	$80,000	$0	$0	$0	$80,000
Drug Fund	$0	$81,053	$40,000	$58,305	$0	$179,358
Solid Waste (Sanitation) Fund	$1,925,173	$2,356,228	$76,063	$0	$0	$4,357,463
Debt Service Fund	$0	$0	$0	$0	$1,417,094	$1,417,094
Capital Projects Fund	$0	$500,000	$602,686	$14,317,659	$0	$15,420,345
Grants Fund	$0	$333,029	$0	$2,295,943	$0	$2,628,972
Wastewater (Sewer) Fund	$4,156,208	$5,930,595	$0	$99,465,356	$4,160,359	$113,712,518
Grand Total	$36,970,608	$22,610,107	$10,656,162	$116,346,534	$5,577,453	$192,160,863