

Chart 1
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Revised: 04/12/18

CHART 1. USES PERMITTED BY ZONING DISTRICT.

APPENDIX A - ZONING

USES PERMITTED ³	ZONING DISTRICT																									
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS A	R MO	OG R ²	OG ²	CL ²	CF ^{2,14}	CH ²	MU ²	CBD ²	HI ²	LI ²	CM-RS-B ²	CM-R ²	CM ²	CU	P	
DWELLINGS																										
Single-Family detached	X	X	X	X	X	X	X	X	X	X		X		X								X	X		X	
Single-Family attached							X	X	X	X		X		X								X	X		X	
Two-Family							X	X	X			X		X									X	X		X
Three-Family								X	X			X		X									X	X		X
Four Family								X	X			X		X									X	X		X
Multiple-Family								X ²¹	X ²¹								X ²¹	X ²¹							X	
OTHER HOUSING																										
Accessory Apartment	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸				S ⁸																
Accessory Dwelling Unit												X ¹	X ¹	X ¹	X ¹	X ¹	X	X ¹	X ¹	X ¹						
Assisted-Care Living Facility ¹⁵							S	X	X	X		X		X	X	X	X	X	X			X	X	X	S	
Bed-and-Breakfast Homestay	S	S	S	S	S		S	S	X	S		S		S	X	X		X				S	S	S	X	
Bed-and-Breakfast Inn	S	S	S	S	S		S	S	S	S		S		S	X	X		X				S	S	S	S	
Boarding House ¹⁵							S	S	X	S		S		S	X	X	X	X					S	S	S	X
Emergency Shelter	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Extended Stay Hotel/Motel																	X	X								
Family Crisis Shelter												S		S	S	S				S	S					
Family Violence Shelter									S	S		S	S	S	X	X				X	X		S	X	S	S
Fraternity/Sorority												S		S	S	S								S	S	
Group Shelter									S	S		S	S	S	S	S				S			S			
Class I Home for the Aged ¹⁵	S	S	S	S	S	S	S	S	X	X	X		X	X	X		X					S	S	S	S	
Class II Home for the Aged ¹⁵	S	S	S	S	S		S	S	S	S	S		S	X	X	X		X				S	S	S	S	
Class III Home for the Aged ¹⁵									S	S		S		S	X	X	X	X				S	S	S	S	
Hotel																X	X	X		X	X					
Mission ¹⁰																				S	S					
Mobile Homes											X															
Motel																X	X		X	X						
Rooming House							S	S	S									X					S	S	X	
Student Dormitory									S																X	
Transitional Home							S	S	S			S	S										S	S		
INSTITUTIONS																										
Adult Day Care Center	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X		X	X	X	S	X	X		
Adult Day Care Home	S	S	S	S	S	S	S	S	S	S	S	X	S	X	X	X		X	X	X	X	X	X	X		
Airport, Heliport	S	S	S	S	S	S	S	S	S	S						S				S	S	S	S	S	S	S
Cemetery, Mausoleum	S	S	S	S	S	S	S	S	S	S						S				S	S					
Church ¹³	S	S	S	S	S	S	S	S	X	X	S	S	X	X	X	X	X	X	X	X	X	S	S	X	X	
College, University												X	X				X						X		X	

X = Use permitted by right.

S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

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USES PERMITTED ³	ZONING DISTRICTS																								
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R ²	OG ²	CL ²	CF ^{2,14}	CH ²	MU ²	CBD ²	HI ²	LI ²	CM-RS-8 ²	CM-R ²	CM ²	CU	P
Day Care Center							S	S	S	S	S	S	S	X	X	X	X	X	X	X	S	S	S		
Family Day Care Home	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	S	S	S	X	
Group Day Care Home	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X		X	X	X	S	S	S	X	
Hospital													X	X			X		X	X	X	X	X		
Lodge, Club, Country Club ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	S	S	S		
Mental Health Facility													X	X	X		X	X		X	X		X	X	
Morgue																X	X			X		X	X		
Museum							S	S	S			S	S	S	X	X	X	X	X	X	S	S	S	X	S
Nursing Home												X	X	S	S	S	X	X	X	X	X	X	X		
Nursery School							S	S	S		S	S	S	S	S	S	X		S	S	S	S	S	X	
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Philanthropic Institution							S	S	S				X	X	X	X	X	X	X	X	X	X	X	X	
Pet Cemetery	S	S	S												S	S			S	S					
Public Building ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	S	S	S	X	
Recreation Field ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X		X	X	S	S	S	X	X
Senior Citizens Center	S	S	S	S	S	S	S	X	X	S		X	X	X	X	X	X		X	X	S	X	X		
School, Public or Private, Grades K 12 ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	S	S	S	X	
Student Center								S	S			S	S	S	S	S	X						S		
AGRICULTURAL USES																					S				
Customary General Farming	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶				X ⁶	X			X	X				X	X
Crop, Soil Preparation Agricultural Services	S	S	S	S	S	S	S	S	S	S	S				X	X			X	X				X	X
Farm Labor and Management Services												X	X	X	X	X		X	X	X				X	
Fish Hatcheries and Preserves																X			X	X					
Grain, Fruit, Field Crop and Vegetable Cultivation and Storage	X	X	X	X	X	X	X	X	X	X	X								X	X				X	
Hunting, Trapping, and Game Propagation																									
Livestock, Horse, Dairy, Poultry, and Egg Products	S	S	S	S	S	S	S	S	S	S									X	X				X	
Timber Tracts, Forest Nursery, Gathering of Forest Products	S	S	S	S	S	S	S	S	S	S	S								X	X					
COMMERCIAL																									
Adult Cabaret																				X ⁹					
Adult Entertainment Center																				X ⁹					
Adult Motel																				X ⁹					
Adults Only Bookstore																				X ⁹					
Adults Only Motion Picture Theater																				X ⁹					
Amusements, Commercial Indoor														X	X	X	X	X	X	X				S	

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Amusements, Commercial Outdoor excluding Motorized																X	X			X	X					S	S
Amusements, Commercial Outdoor Motorized except Carnivals																					S	S					
Animal Grooming Facility															X	X	X			X	X						
Antique Mall															X	X	X	X		X	X						
Antique Shop <3,000 sq. ft.													X	X	X	X	X	X	X	X	X		X				
Apothecaries (pharmaceuticals only)												X	X	X	X	X	X	X	X	X	X	X	X	X			
Art or Photo Studio or Gallery												X	X	X	X	X	X	X	X	X	X		X			X	
Automotive Repair ¹²																X	X			X	X						
Bakery, Retail														X	X	X	X	X	X	X	X						
Bank, Branch Office												X	X	X	X	X	X	X	X	X	X						
Bank, Drive-Up Electronic Teller												X	X	X	X	X	X	X	X	X	X						
Bank, Main Office																X	X	X	X	X	X						
Barber or Beauty Shop												X	X	X	X	X	X	X	X	X	X		X				
Beer, Packaged														X	X	X		X	X	X	X						
Boat Rental, Sales, or Repair																X				X	X						
Book or Card Shop												X	X	X	X	X	X	X	X	X	X		X				
Business School												X	X		X	X	X	X	X	X	X						
Business and Communication Service												X	X	X	X	X	X	X	X	X	X						
Campground, Travel-Trailer Park																X				X	X						
Carnivals																	S			S	S						S
Catering Establishment												X	X	X	X	X	X	X	X	X	X		X				
Clothing Store														X	X	X	X	X	X	X	X						
Coffee, Food, or Beverage Kiosk														X	X	X	X			X	X						
Commercial Center														X	X	X	X			X	X						
Convenience Sales and Service, maximum 5,000 sq. ft. floor area														X	X	X	X	X	X	X	X						
Crematory																				S	S						
Delicatessen														X	X	X	X	X	X	X	X						

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Department or Discount Store															X	X	X	X	X	X					
Drive-In Theater																X				X	X				
Dry Cleaning														X	X	X	X	X	X	X	X				
Dry Cleaning Pick-Up Station														X	X	X	X	X	X	X	X				
Financial Service												X	X	X	X	X	X	X	X	X	X				
Fireworks Public Display																									X
Fireworks Retailer																S				S	S				
Fireworks Seasonal Retailer															S					S	S				
Flower or Plant Store												X	X	X	X	X	X	X	X	X	X		X		
Funeral Home														S		X	X		X	X	X				
Garage, Parking																X	X	X	X	X	X				
Garden and Lawn Supplies															S	X	X	X	X	X	X				
Gas--Liquified Petroleum, Bottled and Bulk																X			X	X					
Gas Station														X	X	X	X	X	X	X	X				
General Service and Repair Shop																X	X	X	X	X	X				
Glass--Auto, Plate, and Window																X	X	X	X	X	X				
Glass--Stained and Leaded														X	X	X	X	X	X	X	X				
Greenhouse or Nursery																X	X		X	X	X				
Group Assembly, <250 persons												S	S		X	X	X	X	X	X	S	S	S		
Group Assembly, >250 persons												S	S		S	S	X	S	S	S	S	S	S		
Health Club												X	X	X	X	X	X	X	X	X	X		X		
Ice Retail																X	X		X	X	X				
Interior Decorator												X	X	X	X	X	X	X	X	X	X		X		
Iron Work																X			X	X					
Janitorial Service																X	X	X	X	X	X				
Karate, Instruction																X	X	X	X	X	X				
Kennels																X			X	X					
Keys, Locksmith																X	X	X	X	X	X				
Laboratories, Medical												X	X		X	X	X		X	X	X	X	X		
Laboratories, Testing																X	X	X		X	X				
Laundries, Self-Service														X	X	X			X	X					
Lawn, Tree, and Garden Service																X			X	X					
Liquor Store																X	X	X	X	X	X				
Livestock, Auction																			X	X					
Lumber, Building Material																X			X	X					
Manufactured Home Sales																			X						
Massage Parlor																			X ⁹						
Mobile Home Sales																			X						

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Motor Vehicle Sales (Automobiles)																S	S		X ³	X ³					
Motor Vehicle Sales (Other Than Automobiles)																S	S		X	X					
Motor Vehicle Service ¹²																X	X		X	X					
Movie Theater															X	X	X	X	X	X					
Music or Dancing Academy															X	X	X		X	X					
Offices												X	X	X	X	X	X	X	X	X	X ⁶	X ⁵	X ⁵		
Optical Dispensaries												X	X	X	X	X	X	X	X	X	X	X	X		
Pawn Shop																X		X	X	X					
Personal Service Establishment														X	X	X	X	X	X	X					
Pet Crematory																			S	S					
Pet Funeral Home															X	X			X	X					
Pet Shops															X	X	X	X	X	X					
Pharmacies												X	X	X	X	X	X	X	X	X	X	X	X		
Photo Finishing														X	X	X	X	X	X	X					
Photo Finishing Pick-Up Station														X	X	X	X		X	X					
Radio, TV, or Recording Studio																X	X	X	X	X					
Radio and Television Transmission Towers															S	S		S	S	S				S	
Rap Parlor																			X ⁹						
Reducing and Weight Control Service												X	X	X	X	X	X	X	X	X	X	X	X		
Restaurant and Carry-Out Restaurant														X	X	X	X	X	X	X					
Restaurant, Drive-In																X			X	X					
Restaurant, Specialty														X	X	X	X	X	X	X					
Restaurant, Specialty -Limited												S	S	X	X	X	X	X	X	X	S	S	S		
Retail Shop, other than enumerated elsewhere															X	X	X	X	X	X					
Salvage and Surplus Merchandise																X			X	X					
Sauna																			X ⁹						
Sheet Metal Shop																X	X		X	X					
Shopping Center, Community																X			X	X					
Shopping Center, Neighborhood															X	X			X	X					
Shopping Center, Regional																X	X		X	X					
Specialty Shop												X	X	X	X	X	X	X	X	X		X			
Tavern																X		X	X	X					
Taxidermy Studio																S			S	S					
Towing ¹²																X			X	X					

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Veterinary Office												X	X	X	X	X	X		X	X						
Veterinary Clinic															X	X	X		X	X						
Veterinary Hospital																X	X		X	X						
Vehicle Sales (Non-Motorized)																X	X		X	X						
Vehicle Wash														X		X	X		X	X						
Video Rental														X	X	X	X	X	X	X						
Wholesaling																X		X	X	X						
Wireless Telecommunications Towers, Antennas ¹⁷	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Wrecker Service ¹²																	X		X	X						
Wrecker Service Storage Yard ¹²																X			X							
INDUSTRIAL																		X								
Manufacture, Storage, Distribution of:																										
Abrasive Products																			X							
Alcoholic Beverage Manufacture																			X ²⁰							
Animal or Poultry Slaughter, Stockyards, Rendering																			S							
Asbestos Products																			S							
Automobile Dismantlers and Recyclers ⁷																			S ⁷							
Automobile Manufacture																			X							
Automobile Parts and Components Manufacture																			X							
Automobile Seats Manufacture																			X							
Bakery Goods																			X	X						
Boat Manufacture																			X							
Bottling Works																			X	X						
Brewery																			X							
Candy																			X	X						
Canned Goods																			X							
Chemicals																			X							
Composting Facility																			S					S		
Contractor's Storage, Indoor																X		X	X	X						
Contractor's Yard or Storage, Outdoor																X		X	X	X						
Cosmetics																			X	X						
Custom Wood Products																		X	X	X						
Electrical or Electronic Equipment, Appliances, and Instruments																			X	X						
Explosives																			S							

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Fabricated Metal Products and Machinery																			X	X					
Fertilizer																			X						
Fireworks																			S						
Food and Beverage Products except animal slaughter, stockyards, rendering, and brewery																			X						
Furniture and Fixtures																			X						
Jewelry																			X	X					
Leather and Leather Products except tanning and finishing																			X	X					
Leather and Leather Products, Tanning and Finishing																			X						
Lumber and Wood Products																			X						
Metal or Rubber Stamps																			X	X					
Mobile Home Construction																			X						
Musical Instruments																			X	X					
Novelties																			X	X					
Office/Art Supplies																			X	X					
Paints																			X						
Paper Mills																			S						
Paper Products excluding paper and pulp mills																			X						
Petroleum, Liquified Petroleum Gas and Coal Products except refining																			S						
Petroleum and Coal Products Refining																			S						
Pharmaceuticals																			X	X					
Photographic Film Manufacture																			X						
Pottery, Figurines, and Ceramic Products																			X	X					
Primary Metal Distribution and Storage																			X						
Primary Metal Manufacturing																			X						
Printing and Publishing																X	X	X	X	X					
Pulp Mills																									
Radioactive Materials																			S						
Rubber and Plastic Products except rubber or plastic manufacture																			X						
Rubber and Plastic Products, Rubber and Plastic Manufacture																			X						
Saw Mills																			X						
Scrap Processing Yard																			S						

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Scrap Metal Processors																			S								
Scrap Metal Distribution and Storage																				S							
Secondary Material Dealers																				S							
Silverware and Cutlery																				X	X						
Small Moulded Metal Products																				X							
Soap																				X							
Sporting Goods																				X	X						
Stone, Clay, Glass, and Concrete Products																				X							
Textile, Apparel Products, Cotton- Factoring, Grading																				X	X						
Textile, Apparel Products, Cotton Gin																				X							
Tire Manufacture																				X							
Tobacco Products																				X							
Toiletries																				X	X						
Toys																				X	X						
Transportation Equipment																				X	X						
Warehouse ¹⁸																				X	X						
Warehousing, Transporting/Distributing ¹⁸																			X	X	X						
TRANSPORTATION AND PUBLIC UTILITIES																											
Freight, Service Facility																	S				X						
Bus Terminal or Service Facility																	X			X	X						
Garbage or Refuse Collection Service																				X							
Refuse Processing, Treatment, and Storage																					S						
Gas, Electric, Water, Sewerage Production and/or Treatment Facility																				X	S						
Landfill ¹⁹																					S						
Post Office or Postal Facility														X	X	X	X	X	X	X	X						
Railroad Switching Yard, Terminal, Piggyback Yard																				X	S						
Telephone Service Center														X	X	X	X	X	X	X	X						
Telephone Switching Center, Electric Transmission, Gas Piping, Water Pumping Station	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X						
Taxicab Dispatch Station																				X	X						
Truck or Motor Freight Terminal, Service Facility																X				X	X						

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OTHER																										
Advertising Sign																X				X	X					
Automobile graveyard																				S						
Home Occupations	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹		X			X					S ¹¹	S ¹¹	S ¹¹		
Junkyard																				S						
Metal, Sand, Stone, Gravel, Clay, Mining, and other related processing																				S						
Recycling center																S					X					
Self Service Storage Facility ¹⁶														S	S	X	S	X	X		X	X				
Wholesale Establishments															X	X	X	X	X	X	X					
Temporary Mobile Recycling Center													S	S					S	S				S		

X = Use permitted by right.

S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

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CHART 1 ENDNOTES. USES PERMITTED BY ZONING DISTRICT.

The uses permitted in the various districts established in this article shall be as identified in this section on Chart 1 USES PERMITTED BY ZONING DISTRICT. Those uses identified in Chart 1 with a “X” at the intersection of the uses row and a zoning district column shall be uses that are permitted by right subject to site plan review and approval and the issuance of building permits in those zoning districts. Those uses identified in Chart 1 with a “S” at the intersection of the uses row and a zoning district column shall be uses requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article in those zoning districts. Those uses that are shown with no “X” or “S” at the intersection of a uses row and a zoning district column shall be uses that are prohibited and are not permitted or allowed in those districts.

1. In the OG-R, OG, CL, CF, CH, MU, CBD, H-I, and L-I zones a single dwelling unit shall be permitted as an accessory use in conjunction with a commercial or industrial use if such dwelling unit is attached to or located within the commercial or industrial building and is occupied by an employee of the business establishment occupying the commercial or industrial building.
2. Any development of one or more acres or five thousand square feet of floor area to be located in a nonresidential district shall require a site plan approval by the Murfreesboro Planning Commission.
3. Motor Vehicle Sales (Automobile) shall be subject to the following additional standards:
 - (a) each lot used for automobile sales shall include a principal structure designed and constructed in accordance with the provisions of this article and all other applicable regulations and codes;
 - (b) in addition to meeting the minimum parking required in Chart 4 of this article, supplementary parking spaces meeting the following requirements shall be provided for customers, employees, and service vehicles:
 - (1) customer parking shall be clearly designated via signage and striping and shall be provided at the following minimum ratios:

Total number of vehicles on sales lot	Minimum number of customer parking spaces required
0-25	2
25-50	3
51-75	4
76-100	5
101-150	6
151-200	7

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201-250	8
251 or more	10

- (2) one employee parking space shall be provided for each employee on the largest shift;
- (3) one parking space shall be provided for each service vehicle;
- (4) all driveways and parking areas, including automobile storage and display areas, shall be surfaced with asphalt, concrete, or other hard dustless surface material. Bituminous surface treatments (“tar and chip”) shall not be allowed on any driveway, automobile storage area, or parking lot.
- (5) Parking and display of automobile inventory shall occur only in areas designated in the special use permit application. Driveway aisles, public right-of-way, and landscaped areas shall not be used for automobile parking or display;
- (c) automobile parts and salvage/junk automobiles shall not be stored on any outdoors portion of the site;
- (d) all automobiles visible from the public right-of-way or lying adjacent to any area zoned for residential uses shall be operational;
- (e) tents and other temporary or accessory structures shall not be erected on the site except in accordance with the provisions of this article (Appendix A: Zoning);
- (f) outdoor sound amplification shall not be allowed;
- (g) the following landscape buffers shall apply to automobile sales lots lying adjacent to residential, mixed use, and office zoning districts:

Adjacent Zoning	Buffer Required
RS-15, RS-12, RS-10, RS-8, RS-4, R-D, RM-12, RM-16, RS-A, R-MO, MU, OG-R	Type E
OG, CU, P, CBD	Type D

- (h) all loading and unloading of automobiles shall be accomplished on-site. Automobile loading, unloading, staging, and maneuvering shall not be permitted within any public right-of-way. Loading/unloading areas shall be provided as follows:
 - (1) each site used for automobile sales shall provide a loading/unloading area of 150 feet in length by 25 feet in width;
 - (2) the required loading/unloading area shall not block or utilize any portion of the designated customer, employee, or service vehicle parking area(s) or any internal driveway as required by Section 26 of this article (Appendix A: Zoning);
- (i) fencing may be constructed in automobile inventory areas, provided that such fencing meets the following standards:

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- (1) no barbed wire or razor wire shall be permitted;
 - (2) chain-link fencing shall be plastic coated with black or green coating; and
 - (3) chain-link fencing shall not be allowed along the perimeter of any automobile storage area lying adjacent to a public right-of-way;
 - (j) automobile service bays and overhead service area doors shall not be visible from any public right-of-way;
 - (k) mechanical and other automobile services shall not be performed within 100 feet of any property zoned for residential use, regardless of any lesser minimum building setbacks;
 - (l) hours of operation shall be limited to “daytime hours” as defined in the Murfreesboro Noise Control Ordinance;
 - (m) if a site plan is required by Section 7 of this article (Appendix A - Zoning), the applicant shall provide a site plan showing all proposed structures, parking areas, automobile storage areas, landscaped areas, buffers, delivery/loading areas, and fencing. The site plan shall also indicate the maximum number of for-sale, for-rent, and/or for-lease automobiles that can be accommodated by the provided parking and storage areas; and
 - (n) where the requirements of this subsection exceed those of other subsections and exhibits in this article excepting Section 24, Article III, the standards set forth in this subsection shall supersede those subsections and exhibits.
4. Reserved.
 5. Office uses in the CM-R Medical District Residential or CM Medical District Commercial shall be restricted to medical, dental, and other related professionals.
 6. Customary general farming uses, gardens, grazing, and buildings incidental thereto shall be permitted in the RS-15, RS-12, RS-10, RS-8, RS-6, RS-4, RS-A, RD, RM-12, RM-16, R-MO, and CF districts; provided, however, that no permit shall be issued for commercial animal or poultry farms and kennels except with the writ-ten approval of the Board of Zoning Appeals and subject to such conditions as the BZA may require in order to preserve and protect the character of the district in which the proposed use is located. Swine are not permitted. Regulations re-garding animal population may be adopted and shall be applicable to existing farm operations.
 7. Automobile dismantlers and recyclers shall not be located within one thousand five hundred feet (1500 ft.) of the Central Business District (CBD).
 8. An accessory apartment may be created in owner-occupied single-family dwellings in the RS-15, RS-12, RS-10, RS-8, RS-6, RS-4, and RS-A districts upon approval by the Board of Zoning Appeals subject to the standards and criteria of Section 9 of Appendix A – Zoning.
 9. See Section 32 for regulations regarding sexually oriented adult businesses.

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10. Reserved.

11. Home occupations may be permitted by special use permit provided, however, if home occupation approval is requested in order for the applicant to establish an address necessary for obtaining a business license and can meet the following standards, the special use permit for the home occupation may be issued by the Planning Director. In the event the Director has doubt regarding the compatibility of the proposed home occupation with adjoining land uses, the Director shall deny approval. The applicant may apply to the Board of Zoning Appeals as provided in Sections 8 and 9 of Appendix A-Zoning. The standards mentioned above are as follows:

- (a) No person who is not a resident of the dwelling unit may be employed in connection with the home occupation at the dwelling unit or on the property.
- (b) No business signs shall be permitted.
- (c) There shall be no alteration of the residential building which changes the character thereof as a dwelling. No display of products shall be visible from the street.
- (d) The home occupation shall be incidental and subordinate to the residential use of the dwelling unit. No more than twenty-five percent (25%) of the area of a residential dwelling unit and accessory structure, if used as part of the home occupation, shall be devoted to the home occupation. In the event the home occupation is to be conducted totally from within an accessory structure, no more than five hundred square feet of area may be devoted to such home occupation. No more than one home occupation shall be permitted per residential dwelling unit.
- (e) No mechanical or electrical equipment may be used in a residential dwelling unit or accessory structure in connection with a home occupation except such types as are customary for domestic, household, or hobby purposes; personal computers and facsimile machines may be used. Machinery that causes noise likely to be heard by neighbors or interference with radio or television reception shall be prohibited.
- (f) There shall be no storage outside a dwelling unit or accessory structure of equipment or materials used in connection with the home occupation.
- (g) Any request for a home occupation which would potentially generate traffic or a demand for on or off-street parking shall not be approved by the Planning Director and shall require application to the Board of Zoning Appeals as provided in Sections 8 and 9 of Appendix A - Zoning.
- (h) There shall be no group instruction in connection with the home occupation. For the purposes of this subsection, instruction shall be group instruction if it involves more than two students at any time.
- (i) The following activities and land uses shall not be approved by the Planning Director administratively:
 - (1) automotive repair (body or mechanical), upholstery or painting;

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- (2) kennel;
- (3) barber or beauty shop;
- (4) taxi service;
- (5) professional office;
- (6) artist studio; or,
- (7) charter bus service.

(j) The Planning Director may place conditions on the approval in order to assure compliance with the provisions of this subsection. If the conditions so placed are unacceptable to the applicant, the applicant may appeal the Planning Director's administrative decision as provided in Section 12 of Appendix A - Zoning. Should it be learned later that the administrative approval was in error for any reason or that the use has changed so as not to conform with the foregoing standards, the administrative approval shall be voidable, subject to a due process hearing before the Board of Zoning Appeals.

12. Sites used for the storage of wrecked or partially dismantled vehicles, whether as principal, accessory, or ancillary use, used in conjunction with automotive repair establishments, motor vehicle service establishments, wrecker or towing services, or wrecker service storage yards, shall provide at a minimum a type D buffer zone as described in Section 27 of Appendix A - Zoning for screening of the area used for the storage of wrecked or partially dismantled vehicles. Provided, however, the screening requirement shall not be for the entire site unless otherwise required by Appendix A - Zoning and shall be applicable to only those areas used for such storage. It is the intent of this requirement to screen such storage areas from the view of any adjacent property and from the view of any public right-of-way adjacent to the site.

13. Institutional group assembly uses, including recreational fields, public buildings, public and private schools grades K-12, lodges, country clubs, clubs, churches, and other places of worship, where permitted by right, shall meet the following standards:

(a) Parking areas shall be designed and arranged so that backing from the site onto a public right-of-way will not be necessary and adequate space will be available for vehicles to turn around on-site. An on-site off-street area shall be provided for vehicles to load and unload passengers. Parking areas shall not be permitted in the required front yard.

(b) In all residential districts, institutional group assembly uses shall have a lot size not less than three times the minimum lot size permitted in the zoning district where the institutional group assembly use is proposed to be located. In the event the institutional group assembly use is proposed to be located on land that has two or more different zoning classifications, the minimum lot size shall be calculated by applying the larger required minimum lot size.

Examples:				
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<u>ZONING</u>	<u>MINIMUM LOT SIZE</u>	<u>MINIMUM LOT SIZE</u>	<u>X 3</u>	<u>ACRES</u>
RM-12	7,500	.17	22,500	.52
RM-16	6,000	.14	18,000	.41

- (c) An institutional group assembly use may:
- (1) conduct a use that is subject to separate definition under this zoning ordinance or regulation, e.g., childcare facility or mission for the homeless;
 - (2) use equipment producing noise audible upon residential property, e.g., outdoor speaker system, carillon, chimes, bells; or,
 - (3) construct exterior water, sewer, and electric utility connections for trailers or recreational vehicles only after a special use permit to that effect has been granted by the Board of Zoning Appeals.
14. See Section 21 – CF, Commercial Fringe District for use regulations which shall be applicable to any use in the CF district.
15. In all zones where “boardinghouses;” “homes for the aged, class I;” “homes for the aged, class II;” “homes for the aged, class III;” and “assisted-care living facilities” are permitted by right the following standards shall apply:
- (a) A minimum of two thousand square feet of lot area shall be provided for each boarding room.
 - (b) Parking areas shall be asphalt, concrete or other smooth dustless surface and shall be located on-site in the rear of the proposed structure.
 - (c) Screening shall be provided along side and rear property lines where the property abuts property in the RS, RD or RS-A classifications or the residential portion of a planned development.
16. “Self-service storage facilities”, where permitted by right, shall meet the following standards:
- (a) the following activities shall be prohibited:
 - [1] auctions; commercial, wholesale, or retail sales; and miscellaneous or garage sales;
 - [2] the servicing, repairing, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment;
 - [3] the operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment;
 - [4] the establishment of a transfer or storage business;
 - [5] the using, operating, or permitting to be played, used or operated any radio receiving set, musical instrument, phonograph, live band, amplifiers,

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- loudspeakers, or other machine or device for producing or reproducing sound in such a manner as to disturb the peace, quiet, and comfort of neighboring residents at any time with louder volume than is necessary for convenient hearing for the persons responsible for producing or reproducing such sound;
- [6] any use of individual units for residential purposes, including but not limited to cooking or sleeping; or
- [7] any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.

- Notwithstanding the foregoing, the owner or manager of the self-service storage facility may conduct auctions and repair and maintain the premises when reasonably required in the usual and customary operation of the self-service storage business.
- (b) for self-service storage facilities that have a side or rear property line abutting a property used for single-family purposes or classified in the RS or RD classifications or the residential portion of a planned development, a minimum ten-foot wide landscape strip shall be provided which shall be planted in accordance with Section 27 of this article and at the discretion of the Planning Commission may include earth berms, masonry fences, or walls. The applicant or owner shall post a surety instrument satisfactory to the Development Services Division to ensure that the landscaping and screening will be maintained the first three years;
- (c) self-service storage facilities shall provide on-site a minimum ten-foot landscape strip along the front property line abutting all public rights-of-way. This landscape strip shall be planted in accordance with Section 27 of this article and at the discretion of the Planning Commission may include earth berms, masonry fences, or walls;
- (d) all storage shall be indoors. However, an area may be provided on-site to be used for outdoor storage of RVs, trailers, cars, and boats. Such area shall be used exclusively for this purpose and shall be screened from the view of adjoining residential areas. Such screening may include, at the discretion of the Planning Commission, earth berms, masonry fences, or walls.
- (e) In the CL, CF, CH, MU, and L-I zoning districts, any lot on which a self-service storage facility is located shall have a minimum separation of three hundred (300) feet from any major intersection. For purposes of this subsection, "major intersection" shall be defined as the nearest intersection of the rights-of-way of: any two arterial streets; any arterial street and any collector street; or any two collector streets.

17. See Section 31 for regulations applicable to Wireless Telecommunications Towers, Antennas and Section 9(D)(2)(xxx) for exceptions to the Special Use Permit requirements for small cells.

18. Warehouses incidental and accessory to another use are permitted by right wherever

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such other use is permitted.

19. Landfills located outside the City limits but within the City's review authority per TCA 68-211-701, et seq. are required to obtain a special use permit in accordance with Sections 8 & 9 of this article, including compliance with Sections 9(C) and 9(D)(2) (ddd). Other solid waste processing facilities outside the City limits where TCA 68-211-701, et seq. applies shall also be required to obtain a special use permit in accordance with Sections 8 & 9 of this article, including compliance with Section 9(C) of this article. In addition, such landfills and other solid waste processing facilities are subject to Planning Commission review and approval of a site plan and compliance with all other applicable City zoning and development regulations.
20. Alcoholic Beverage Manufacture, where permitted by right, shall be subject to the following additional standards:
 - (a) The following specific activities are permitted on the premises of an alcoholic beverage manufacturer:
 - (1) The growing, harvesting, grinding and/or milling of products suitable for processing on the premises;
 - (2) The bottling of products produced either on or off the premises;
 - (3) The sale of alcohol manufactured and/or bottled on the premises for off-premises consumption in accordance with T.C.A. Section 57-3-202;
 - (4) The sale of alcohol manufactured and/or bottled on the premises for on-premises consumption in accordance with T.C.A. Section 57-3-202;
 - (5) The sale of merchandise related to alcohol or the manufacturer;
 - (6) The serving of samples, with or without cost, of alcohol manufactured or bottled on or off the premises;
 - (7) Giving tours of the facilities to the general public; and
 - (8) Special events such as meetings, receptions, and other special occasions, if there is adequate parking for such events.
 - (b) All alcoholic beverage manufacture production shall be within completely enclosed structures.
 - (c) Structures relating to alcoholic beverage manufacture production, including bottling and storage, shall be no less than 75 feet from a property line and no less than 250 feet from any residential structure on a residentially zoned property, including a residential structure on land in a PUD, existing at the date of Site Plan approval. Distance shall be measured in a straight line from the nearest point of the alcoholic beverage manufacture structure to the nearest point of the residential structure.
 - (d) Trucks shall not queue on or within the public right-of-way adjacent to the manufacturing facility.

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- (e) Any outdoor sound amplification shall comply with the City's Noise Control Ordinance codified in Chapter 21, Article V of the City Code.
- (f) Parking areas shall be asphalt, concrete or other smooth dustless surface and shall be located on-site.
- (g) Security fencing may be constructed, provided such fencing meets the following standards:
 - (1) Chain link fencing shall be plastic coated with black or green coating; and
 - (2) Chain link fencing shall not be permitted along the public right-of-way.
- (h) By-products or waste from the alcoholic beverage manufacturing shall not be disposed of on-site but must be disposed of off-site in accordance with applicable state and federal law.

21. The use "dwelling, multiple-family" shall be permitted by right in the RM-12, RM-16, MU, and CBD zoning districts only if the property was zoned RM-12, RM-16, MU, or CBD on or before December 31, 2017. Otherwise, "dwelling, multiple family" shall not be a permitted use in the above zones.

22. In the MU district, each development shall include uses from no fewer than two (2) of the following use categories listed in Chart 1 of this article: dwellings, other housing, institutions, and commercial. For purposes of this endnote, the following uses shall also satisfy the requirement for a minimum of two use categories in the MU district: office, regional shopping center, and community shopping center. In developments consisting of ten (10) or more acres in the MU zoning district, the use "dwellings, multiple-family" shall constitute no more than twenty-five (25) percent of developable land area. In developments consisting of fewer than ten (10) acres in the MU zoning district, the use "dwellings, multiple-family shall constitute no more than fifty (50) percent of developable land area. For purposes of this endnote, "development" shall refer to a clearly delineated area for which a master plan has been submitted in accordance with Article III, GDO, Gateway Design Overlay District. For purposes of this endnote, "developable land area" shall not include land constrained by: natural resources, features, or barriers; historically-significant areas or structures; or overhead or underground transmission lines or easements.

[Ord. No. 85-4 §1, 01-03-85; Ord. No. 87-10 §§2, 3, 01-15-87; Ord. No. 87-25 §3, 05-14-87; Ord. No. 88-20 §1, 06-09-99; Ord. No. 89-20 §1, 05-25-89; Ord. No. 89-21 §1, 05-25-89; Ord. No. 89-33 §§1, 2, 07-27-89; Ord. No. 89-44 §§2, 3, 09-14-89; Ord. No. 90-20 §4, 04-26-90; Ord. No. 90-40 §1, 09-20-90; Ord. No. 91-53 §4, 11-07-91; Ord. No. 92-10 §3, 01-30-92; Ord. No. 92-O-12 §§4-6, 01-14-93; Ord. No. 93-O-07 §4, 05-27-93; Ord. No. 93-O-28 §1, 07-29-93; Ord. No. 93-O-49 §1, 01-06-94; Ord. No. 93-O-53 §§3-7, 01-13-93; Ord. No. 94-O-30 §9, 07-28-94; Ord. No. 95-O-21 §3, 04-27-95; Ord. No. 95-O-22 §§3, 4, 04-27-95; Ord. No. 95-O-24 §§2-4, 05-25-95; Ord. No. 95-O-48 §10, 09-14-95; Ord. No. 95-O-56 §§3, 4, 09-28-95; Ord. No. 95-O-59 §2, 11-09-95; Ord. No. 96-O-07 §3, 03-07-96; Ord. No. 97-O-09 §§2, 3, 04-10-97; Ord. No. 97-O-30 §§2-9, 07-17-97; Ord. No. 97-O-31 §3, 06-26-97; Ord. No. 97-O-64 §§1, 2, 11-20-97; Ord. No. 98-O-10 §1, 04-23-98; Ord. No. 98-O-23 §2, 06-04-98; Ord. No. 98-O-48 §2, 11-19-98; Ord. No. 98-O-60 §§4, 5, 8, 01-14-99; 99-O-37 §5, 08-12-99; Ord. No. 99-O-66 §11, 08-24-00; Ord. No. 00-O-67 §3, 11-16-00; Ord. No. 00-O-80 §1, 01-25-01; Ord. No. 02-O-70 §§2-6, 01-16-03; Ord. No. 05-O-79 §1, 12-15-05; Ord.