

ORDINANCE # 2003-2

AN ORDINANCE TO AMEND THE PRINCIPAL ZONING ORDINANCE OF THE CITY OF MIDDLETON BY REVISING ARTICLE V ESTABLISHMENT OF DISTRICTS AND ARTICLE VI PROVISIONS GOVERNING RESIDENTIAL DISTRICTS IN THEIR ENTIRETY.

WHEREAS pursuant to Tennessee Code Annotated Section 13-7-201 through 13-7-204 empowering the City of Middleton to adopt a municipal zoning ordinance and map and provide for its administration and enforcement; and

WHEREAS the Board of Mayor and Aldermen deem it necessary for the purpose of promoting the health, safety, morals, and general welfare of the City to amend said ordinance; and,

WHEREAS pursuant to Tennessee Code Annotated Section 13-7-203 and 13-7-204 the Middleton Municipal Planning Commission has reviewed the following proposed amendment and has recommended such amendment to the Middleton Board of Mayor and Aldermen; and,

WHEREAS pursuant to Tennessee Code Annotated Section 13-7-203 a public hearing was held before this body of which time and place was published with fifteen (15) days advance notice in \_\_\_\_\_ ; and,

WHEREAS all of the requirements of Tennessee Code Annotated Sections 13-7-201 through 13-7-211 with regards to the amendment of the Middleton Zoning Ordinance by the Planning Commission and subsequent action by the Board of Mayor and Aldermen have been met.

NOW, BE IT THEREFORE ORDAINED by the Board of Mayor and Aldermen of the City of Middleton, Tennessee that the text of the Middleton Zoning Ordinance be revised by making the following changes;

Replacing ARTICLE V. ESTABLISHMENT OF DISTRICTS AND ARTICLE VI. PROVISIONS GOVERNING RESIDENTIAL DISTRICTS with the following:

ARTICLE V. ESTABLISHMENT OF DISTRICTS

Section 51. Classification of Districts

51.1 For the purpose of this ordinance, the City of Middleton, Tennessee, is hereby divided into eight (8) classes of districts, designated as follows:

- E (Estate Residential)
- R-1 (Low Density Residential)
- R-2 (Intermediate Density Residential)
- R-3 (High Density Residential)
- M-HR (Mobile Home Residential)
- B-1 (Specialized Commercial)
- B-2 (General Commercial)
- M (Industrial)

Section 52. Boundaries of Districts

52.1 The boundaries of districts are hereby established as shown on the map entitled, "Zoning Map of Middleton, Tennessee" which is a part of this ordinance and which is on file in the City Hall of the City of Middleton.

52.2 Unless otherwise indicated on the zoning map, the boundaries are lot lines, the center lines of streets or alleys, railroad rights-of-way, or the corporate limit lines as they existed at the time of enactment of this ordinance. Questions concerning the exact location of district boundary lines shall be determined by the Board of Zoning Appeals.

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

ARTICLE VI. PROVISIONS GOVERNING RESIDENTIAL DISTRICTS

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Section 61. E (Estate Residential) Districts. The intent of the E (Estate Residential) Districts is to provide suitable areas for single family residential development free from conflicting residential uses with the purpose of maintaining the rural atmosphere of the outlying areas of the City. This area does not require extensive municipal services. Within the E (Estate Residential) Districts as shown on the Zoning Map of Middleton, Tennessee, the following regulations shall apply:

61.1 Uses Permitted

61.11 Single-family detached dwellings, not to include mobile homes.

61.12 Accessory buildings customarily incidental to the permitted use.

61.13 Real estate signs advertising the sale, rental or lease of only the premises on which they are maintained, provided that they are not over four (4) square feet in area, and at least six (6) feet from all lot lines and street right-of-way lines.

61.14 Accessory buildings customarily incidental to any aforementioned permitted use.

61.2 Uses Permissible on Appeal

Following public notice and hearing and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit, as a special exception, the following uses:

61.21 Churches and other places of worship, schools offering general education courses, public parks and public recreational facilities, railroad rights-of-way, essential services, and public uses such as public golf courses, membership and non-membership county clubs; provided, however, that such use shall not be permitted except with the written approval of the Board of Zoning Appeals and subject to such conditions as the Board of Zoning Appeals

may require in order to preserve and protect the character of the district in which the proposed use is located.

61.22 Customary incidental home occupations provided that no building permit or certificate of occupancy for such use shall be issued without the written approval of the Board of Zoning Appeals and subject to such conditions as the Board of Zoning Appeals may require in order to preserve and protect the character of the neighborhood in which the proposed use is located; and provided further that:

61.221 The proposed use shall be located and conducted in the principal building only;

61.222 the persons engaged in any such use shall be residents of the dwelling unit in which the proposed use is located;

61.223 not more than twenty (20) per cent of the total floor area in the dwelling unit shall be devoted to such proposed use;

61.224 the proposed use shall not constitute primary or incidental storage facilities for a business, industrial, or agricultural activity conducted elsewhere;

61.225 no activity, materials, goods, or equipment indicative of the proposed use shall be visible from any public way;

61.226 and the proposed use shall not be advertised by the display of goods or signs on the lot on which the proposed use is located.

61.3 Uses Prohibited

61.31 Any other use not specifically permitted or permissible on appeal in this Article.

61.32 Advertising signs and billboards except those specifically permitted under Section 61.13 of this Article.

61.4 Side Yards on Corner Lots. The minimum width of side yards for dwellings along an intersecting street shall be twenty (20) feet for the side facing street.

61.5 Height. No building shall exceed three (3) stories or thirty-five (35) feet in height except that free standing poles, towers, spires and structures not designed for or suitable for human occupancy may not exceed this height provided that they comply with the provisions of all other pertinent codes and ordinances, and provided that they are located no closer to the nearest property line than the distance equal to their own height plus five (5) feet. No accessory building shall exceed two (2) stories or twenty-five (25) feet in height.

61.6 Building Area. On any lot the area occupied by all buildings, including accessory building, shall not exceed thirty (30) per cent of the total area of the lot.

61.7 Location of Accessory Buildings.

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

61.72 Accessory buildings on corner lots shall conform with front yard setbacks for both intersecting streets.

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61.8 Required Lot Area, Lot Width and Yards. The principal building shall be located so as to comply with the following requirements:

61.81 Minimum required lot area

Single family dwelling units-	1 acre.
Churches	One (1) acre or 200 sq. ft. of lot area per auditorium seat, whichever is greater.
Schools	Eight (8) acres plus one (1) one acre for each 100 students.
Police stations, fire stations and parks	2 acres
Public golf membership courses, and non- membership country clubs	10 acres
Other Uses	As required by the Board of Zoning Appeals.

61.82 Minimum required lot width at the building line

Single Family Dwellings	100 ft.
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	Police stations, fire stations and parks	100 ft.
	Churches and cemeteries	200 ft.
	Elementary and secondary schools	200 ft.
	Public golf courses, membership and non-membership country clubs	300 ft.
61.83	Minimum required front yard.	
	Single family dwellings	35 ft.
	All other uses	40 ft or more as required by the Board of Zoning Appeals.
	Appeals.	
61.84	Minimum required rear yard	
	Single-family dwellings	25 feet
	Other Uses	40 feet or more as required by the Board of Zoning Appeals.
61.85	Minimum required side yard on each side of lot.	
	Single-family dwellings	15 feet
	All other uses	25 feet or more as required by the Board of Zoning Appeals

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61.9 Site Plan Review – Prior to the issuance of a building permit, site plan review is required in accordance with Article IV, Section 49 of this ordinance for all permitted uses and special exceptions. Once a site plan has been approved and all modifications, if any, have been made, a building permit may be issued. The City Manager shall maintain a copy of the site plan in the permanent files of the City.

Section 62. R-1 (Low Density Residential) Districts. The intent of the R-1 (Low Density Residential) Districts is to provide suitable areas for single family residential development having a density level no greater than 2.9 units per acre and free from conflicting residential uses. These areas should be served by all municipal services. Within the R-1 (Low Density Residential) Districts as shown on the Zoning Map of Middleton, Tennessee, the following regulations shall apply:

62.1. Uses Permitted

62.11 Single-family detached dwellings, not to include mobile homes.

62.12 Accessory buildings customarily incidental to the permitted use.

62.13 Real estate signs advertising the sale, rental or lease of only the premises on which they are maintained, provided that they are not over four (4) square feet in area, and at least six (6) feet from all lot lines and street right-of-way lines.

62.14 Accessory buildings customarily incidental to any aforementioned permitted use.

62.2 Uses Permissible on Appeal

Following public notice and hearing and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit, as a special exception, the following uses:



62.21 Churches and other places of worship, schools offering general education courses, public parks and public recreational facilities, railroad rights-of-way, essential services, and public uses such as public golf courses, membership and non-membership country clubs; provided, however, that such use shall not be permitted except with the written approval of the Board of Zoning Appeals and subject to such conditions as the Board of Zoning Appeals may require in order to preserve and protect the character of the district in which the proposed use is located.

62.22 Customary incidental home occupations provided that no building permit or certificate of occupancy for such use shall be issued without the written approval of the Board of Zoning Appeals and subject to such conditions as the Board of Zoning Appeals may require in order to preserve and protect the character of the neighborhood in which the proposed use is located; and provided further that:

62.221 the proposed use shall be located and conducted in the principal building only;

62.222 the persons engaged in any such use shall be residents of the dwelling unit in which the proposed use is located;

62.223 not more than twenty (20) per cent of the total floor area in the dwelling unit shall be devoted to such proposed use;

62.224 proposed use shall not constitute primary or incidental storage facilities for a business, industrial, or agricultural activity conducted elsewhere;

62.225 no activity, materials, goods, or equipment indicative of the proposed use shall be visible from any public way;

62.226 and the proposed use shall not be advertised by the display of goods or signs on the lot on which the proposed use is located.

62.3 Uses Prohibited

62.31 Any other use not specifically permitted or permissible on appeal in this Article.

62.32 Advertising signs and billboards except those specifically permitted under Section 62.13 of this Article.

62.4 Side Yards on Corner Lots. The minimum width of side yards for dwellings along an intersecting street shall be twenty (20) feet for the side facing street.

62.5 Height. No building shall exceed three (3) stories or thirty-five (35) feet in height except that free standing poles, towers, spires and structures not designed for or suitable for human occupancy may not exceed this height provided that they comply with the provisions of all other pertinent codes and ordinances, and provided that they are located no closer to the nearest property line than the distance equal to their own height plus five (5) feet. No accessory building shall exceed two (2) stories or twenty-five (25) feet in height.

62.6 Building Area. On any lot the area occupied by all buildings, including accessory building, shall not exceed thirty (30) per cent of the total area of the lot.

62.7 Location of Accessory Buildings.

62.71 No accessory building shall be erected in any required front or side yard. Accessory buildings shall not cover more than thirty (30) per cent of any required rear yard, and shall be at least five

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(5) feet from all lot lines and from any other building on the same lot.

62.72 Accessory buildings on corner lots shall conform with front yard setbacks for both intersecting streets.

62.8 Required Lot Area, Lot Width and Yards. The principal building shall be located so as to comply with the following requirements:

62.81 Minimum required lot area

Single family dwelling units-	15,000 sq.ft.
Churches	One (1) acre or 200 sq. ft. of lot area per auditorium seat, whichever is greater.
Schools	Eight (8) acres plus one (1) acre for each 100 students.
Police stations, fire stations and parks	2 acres
Public golf membership courses, and non- membership country clubs	10 acres
Other Uses	As required by the Board of Zoning Appeals.

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62.82 Minimum required lot width at the building line

Single Family Dwellings	100 ft.
Police stations, fire stations and parks	100 ft.
Churches and cemeteries	200 ft.
Elementary and secondary schools	200 ft.
Public golf courses, membership and non-membership country clubs	300 ft.

62.83 Minimum required front yard.

Single family dwellings	30 ft.
All other uses	40 ft or more as required by the Board of Zoning Appeals.

62.84 Minimum required rear yard

Single-family dwellings	25 feet
Other Uses	40 feet or more as required by the Board of Zoning Appeals.

62.85 Minimum required side yard on each side of lot.

Single-family dwellings	15 feet
All other uses	25 feet or more as

required by the  
Board of Zoning  
Appeals

62.9 Site Plan Review – Prior to the issuance of a building permit, site plan review is required in accordance with Article IV, Section 49 of this ordinance for all permitted uses and special exceptions. Once a site plan has been approved and all modifications, if any, have been made, a building permit may be issued. The City Manager shall maintain a copy of the site plan in the permanent files of the City.

Section 63. R-2 (Intermediate Density Residential) Districts. The intent of the R-2 (Intermediate Density Residential) Districts is to provide suitable areas for single family residential development having a density level no greater than 4.4 units per acre and free from conflicting residential uses. These areas should be served by all municipal services. Within the R-2 (Intermediate Density Residential) Districts as shown on the Zoning Map of Middleton, Tennessee, the following regulations shall apply:

63.1. Uses Permitted

63.11 Single-family detached dwellings, not to include mobile homes.

63.12 Accessory buildings customarily incidental to the permitted use.

63.13 Real estate signs advertising the sale, rental or lease of only the premises on which they are maintained, provided that they are not over four (4) square feet in area, and at least six (6) feet from all lot lines and street right-of-way lines.

63.14 Accessory buildings customarily incidental to any aforementioned permitted use.

63.2 Uses Permissible on Appeal

Following public notice and hearing and subject to appropriate conditions and

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safeguards, the Board of Zoning Appeals may permit, as a special exception, the following uses:

63.21 Churches and other places of worship, schools offering general education courses, public parks and public recreational facilities, railroad rights-of-way, essential services, and public uses such as public golf courses, membership and non-membership country clubs; provided, however, that such use shall not be permitted except with the written approval of the Board of Zoning Appeals and subject to such conditions as the Board of Zoning Appeals may require in order to preserve and protect the character of the district in which the proposed use is located.

63.22 Customary incidental home occupations provided that no building permit or certificate of occupancy for such use shall be issued without the written approval of the Board of Zoning Appeals and subject to such conditions as the Board of Zoning Appeals may require in order to preserve and protect the character of the neighborhood in which the proposed use is located; and provided further that:

63.22.1 the proposed use shall be located and conducted in the principal building only;

63.22.2 the persons engaged in any such use shall be residents of the dwelling unit in which the proposed use is located;

63.22.3 not more than twenty (20) per cent of the total floor area in the dwelling unit shall be devoted to such proposed use;

63.22.4 the proposed use shall not constitute primary or incidental storage facilities for a business, industrial, or agricultural activity conducted elsewhere;

63.22.5 no activity, materials, goods, or equipment indicative of the proposed use shall be visible from any public way;

63.22.6 and the proposed use shall not be advertised by the display of goods or signs on the lot on which the proposed use is located.

63.3 Uses Prohibited

63.31 Any other use not specifically permitted or permissible on appeal in this Article.

63.32 Advertising signs and billboards except those specifically permitted under Section 63.13 of this Article.

63.4 Side Yards on Corner Lots. The minimum width of side yards for dwellings along an intersecting street shall be twenty (20) feet for the side facing street.

63.5 Height. No building shall exceed three (3) stories or thirty-five (35) feet in height except that free standing poles, towers, spires and structures not designed for or suitable for human occupancy may not exceed this height provided that they comply with the provisions of all other pertinent codes and ordinances, and provided that they are located no closer to the nearest property line than the distance equal to their own height plus five (5) feet. No accessory building shall exceed two (2) stories or twenty-five (25) feet in height.

63.6 Building Area. On any lot the area occupied by all buildings, including accessory building, shall not exceed thirty (30) per cent of the total area of the lot.

63.7 Location of Accessory Buildings.

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

63.72 Accessory buildings on corner lots shall conform with front yard setbacks for both intersecting streets.

63.8 Required Lot Area, Lot Width and Yards. The principal building shall be located so as to comply with the following requirements:

63.81 Minimum required lot area

Single family dwelling units-	10,000 sq. ft.
Churches	One (1) acre or 200 sq. ft. of lot area per auditorium seat, whichever is greater.
Schools	Eight (8) acres plus one (1) acre for each 100 students.
Police stations, fire stations and parks	2 acres
Public golf membership courses, and non- membership country clubs	10 acres
Other Uses	As required by



the Board of  
Zoning Appeals.

63.82 Minimum required lot width at the building line

Single Family Dwellings	85 ft.
Police stations, fire stations and parks	100 ft.
Churches and cemeteries	200 ft.
Elementary and secondary schools	200 ft.
Public golf courses, membership and non- membership country clubs	300 ft.

63.83 Minimum required front yard.

Single family dwellings	25 ft.
All other uses	40 ft or more as required by the Board of Zoning Appeals.

63.84 Minimum required rear yard

Single-family dwellings	25 feet
Other Uses	40 feet or more as required by the Board of Zoning Appeals.

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63.85 Minimum required side yard on each side of lot.

Single-family dwellings	10 feet
All other uses	25 feet or more as required by the Board of Zoning Appeals

63.9 Site Plan Review – Prior to the issuance of a building permit, site plan review is required in accordance with Article IV, Section 49 of this ordinance for all permitted uses and special exceptions. Once a site plan has been approved and all modifications, if any, have been made, a building permit may be issued. The City Manager shall maintain a copy of the site plan in the permanent files of the City.

Section 64. R-3 (High Density Residential) Districts. The intent of the R-3 (High Density Residential) Districts is to provide suitable areas for single family residential development having a density level no greater than 10.0 units per acre and free from conflicting residential uses. These areas should be served by all municipal services. Within the R-3 (High Density Residential) Districts as shown on the Zoning Map of Middleton, Tennessee, the following regulations shall apply:

64.1. Uses Permitted

64.11 Single-family and multifamily detached dwellings, not to include mobile homes.

64.12 Accessory buildings customarily incidental to the permitted use.

64.13 Real estate signs advertising the sale, rental or lease of only the premises on which they are maintained, provided that they are not over four (4) square feet in area, and at least six (6) feet from all lot lines and street right-of-way lines.

64.14 Accessory buildings customarily incidental to any aforementioned permitted use.

64.2 Uses Permissible on Appeal. Following public notice and hearing and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit, as a special exception, the following uses:

64.21 Churches and other places of worship, schools offering general education courses, public parks and public recreational facilities, railroad rights-of-way, essential services, and public uses such as public golf courses, membership and non-membership country clubs, and apartment complexes; provided, however, that such use shall not be permitted except with the written approval of the Board of Zoning Appeals and subject to such conditions as the Board of Zoning Appeals may require in order to preserve and protect the character of the district in which the proposed use is located.

64.22 Customary incidental home occupations provided that no building permit or certificate of occupancy for such use shall be issued without the written approval of the Board of Zoning Appeals and subject to such conditions as the Board of Zoning Appeals may require in order to preserve and protect the character of the neighborhood in which the proposed use is located; and provided further that:

64.221 the proposed use shall be located and conducted in the principal building only;

64.222 the persons engaged in any such use shall be residents of the dwelling unit in which the proposed use is located;

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64.223 not more than twenty (20) per cent of the total floor area in the dwelling unit shall be devoted to such proposed use;

64.224 proposed use shall not constitute primary or incidental storage facilities for a business, industrial, or agricultural activity conducted elsewhere;

64.225 no activity, materials, goods, or equipment indicative of the proposed use shall be visible from any public way;

64.226 and the proposed use shall not be advertised by the display of goods or signs on the lot on which the proposed use is located.

64.3 Uses Prohibited

64.31 Any other use not specifically permitted or permissible on appeal in this Article.

64.32 Advertising signs and billboards except those specifically permitted under Section 64.13 of this Article.

64.4 Side Yards on Corner Lots. The minimum width of side yards for dwellings along an intersecting street shall be twenty (20) feet for the side facing street.

64.5 Height. No building shall exceed three (3) stories or thirty-five (35) feet in height except that free standing poles, towers, spires and structures not designed for or suitable for human occupancy may not exceed this height provided that they comply with the provisions of all other pertinent codes and ordinances, and provided that they are located no closer to the nearest property line than the distance equal to their own height plus five (5) feet. No accessory building shall exceed two (2) stories or twenty-five (25) feet in height.

64.6 Building Area. On any lot the area occupied by all buildings, including accessory building, shall not exceed thirty (30) per cent of the total area of the lot.

64.7 Location of Accessory Buildings.

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

64.72 Accessory buildings on corner lots shall conform with front yard setbacks for both intersecting streets.

64.8 Required Lot Area, Lot Width and Yards. The principal building shall be located so as to comply with the following requirements:

64.81 minimum required lot area

Single family dwelling units	7,500 sq. ft.
Two family dwelling units	10,000 sq. ft.
Multi-family dwelling units	3,500 sq. ft per unit
Churches	One (1) acre or 200 sq. ft. of lot area per auditorium seat, whichever is greater.

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Schools	Eight (8) acres plus one (2) acre for each 100 students.
Police stations, fire stations and parks	2 acres
Public golf membership courses, and non- membership country clubs	10 acres
Other Uses	As required by the Board of Zoning Appeals.

64.82 Minimum required lot width at the building line

Single Family Dwellings	65 ft.
Two family dwelling units	75 ft.
Townhouses and multifamily	100 ft.
Police stations, fire stations and parks	100 ft.
Churches and cemeteries	200 ft.
Elementary and secondary schools	200 ft.
Public golf courses, membership and non- membership country clubs	300 ft.

64.83 Minimum required front yard.

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Single family dwellings	20 ft.
Multi-family dwelling units	30 ft.
All other uses	40 ft or more as required by the Board of Zoning Appeals.

64.84 minimum required rear yard

Single-family dwellings	25 feet
Townhouses and multi-family dwellings	25 feet
Other Uses	40 feet or more as required by the Board of Zoning Appeals.

64.85 Minimum required side yard on each side of lot.

Single-family dwellings	8 feet
Townhouses and multi-family dwellings	15 feet
All other uses	25 feet or more as required by the Board of Zoning Appeals

64.9 Site Plan Review – Prior to the issuance of a building permit, site plan review is required in accordance with Article IV, Section 49 of this ordinance for all permitted uses and special exceptions. Once a site plan has been approved and all modifications, if any, have been made, a building permit may be issued. The City Manager shall maintain a copy of the site plan in the permanent files of the City.

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Section 65. M-HR, Mobile Home Residential Districts. The intent of the M-HR (Mobile Home Residential) District is to provide suitable areas for the placement of mobile homes in mobile home parks and to allow for the construction of mobile home parks.

65.1 Uses Permitted

65.11 Mobile home parks.

65.12 Single family homes in mobile home parks.

65.13 Accessory buildings customarily incidental to the permitted use.

65.14 Real estate signs advertising the sale, rental or lease of only the premises on which they are maintained, provided that they are not over four (4) square feet in area, and at least six (6) feet from all lot lines and street right-of-way lines.

65.2 Uses Permissible on Appeal. Following public notice and hearing and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit, as a special exception, the following uses:

65.21 Customary incidental home occupations provided that no building permit or certificate of occupancy for such use shall be issued without the written approval of the Board of Zoning Appeals and subject to such conditions as the Board of Zoning Appeals may require in order to preserve and protect the character of the neighborhood in which the proposed use is located; and provided further that:

- a. the proposed use shall be located and conducted in the principal building only;
- b. the persons engaged in any such use shall be residents of the dwelling unit in which the proposed use is located;



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- c. not more than twenty (20) per cent of the total floor area in the dwelling unit shall be devoted to such proposed use;
- d. proposed use shall not constitute primary or incidental storage facilities for a business, industrial, or agricultural activity conducted elsewhere;
- e. no activity, materials, goods, or equipment indicative of the proposed use shall be visible from any public way;
- f. and the proposed use shall not be advertised by the display of goods or signs on the lot on which the proposed use is located.

65.3 Uses Prohibited

65.31 Any other use not specifically permitted or permissible on appeal in this Article.

65.32 Advertising signs and billboards except those specifically permitted under Section 65.14 of this Article.

65.4 Minimum Lot Area

- a. Mobile home parks 5 acres
- b. Single family mobile home 4,500 sq. ft.

65.5 Minimum Lot Width at the Building Line

- a. Mobile home parks 100 ft.
- b. Single family mobile home 50 ft.

65.6 Minimum Required Front Yard

- a. Mobile home parks 50 ft.

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- b. Single family mobile home 20 ft.

65.7 Minimum Required Side Yard on Each Side of the Lot

- a. Mobile home parks 25 ft.
- b. Single family mobile home 10 ft.

65.8 Minimum Required Rear Yard

- a. Mobile home parks 25 ft.
- b. Single family mobile home 10 ft.

65.9 Maximum Number of Principal Buildings Permitted

- a. 1 mobile home per lot outside a mobile home park.
- b. Mobile homes inside a mobile home park shall have no limitations on the number of buildings provided however, that the aggregate of all buildings shall not cover more than 50% of the entire lot area.

65.10 Height Regulations – The maximum height of all structures shall be as follows:

- a. No building shall exceed 3 stories or 35 feet in height
- b. No accessory building shall exceed 20 feet in height
- c. Flagpoles, belfries, chimneys, church spires or water tanks not designed for, or suitable for human occupancy, may exceed the height provisions of this ordinance provided that they comply with all other codes and ordinances, and further provided that they are located a distance equal to their own height plus 10 feet from the nearest property line.

65.11 Non-Conforming Mobile Home Parks – All additions or improvements to an existing non-conforming mobile home park shall be conforming with these regulations.

65.12 Site Plan Review – Prior to the issuance of a building permit, site plan

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review is required in accordance with Article IV, Section 49 of this ordinance for all permitted uses and special exceptions. Once a site plan has been approved and all modifications, if any, have been made, a building permit may be issued. The City Manager shall maintain a copy of the site plan in the permanent files of the City.

BE IT FURTHER ORDAINED that this ordinance shall take effect upon final reading and upon public notice in a newspaper of general circulation, the public health, safety, and welfare requiring it.

Approved and certified by the Planning Commission

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Chairman

Attest:  
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Secretary of Planning Commission

Approved by the Board of Mayor and Aldermen in final reading:

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Mayor

Attest: \_\_\_\_\_  
City Recorder

Passed 1st Reading \_\_\_\_\_

Passed 2nd Reading \_\_\_\_\_

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Passed 3rd Reading \_\_\_\_\_

Publication \_\_\_\_\_  
(date)