Amended in its entirety by Resolution 042715027 April 27, 2015

ARTICLE VI

ZONING DISTRICTS

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6-1 ESTABLISHMENT OF DISTRICTS

6-1.1 Relationship to Growth and Development Plan

The Robertson County 2040 Comprehensive Growth and Development Plan is a vision of how the County will grow and develop. Future County land use patterns, quality and character of growth, preservation of natural and historic resources and the relationship between land use and public infrastructure is

"After a growth plan is so approved, all land use decisions made by the legislative body and the municipalities being served by Robertson County Regional Planning Commission and the county's planning commission shall be consistent with the Robertson County 2040 Comprehensive Growth and Development Plan.

In order to meet this legal mandate it has been determined that the various zoning districts created by this Zoning Resolution must be tailored to the general purposes established in the ***Comprehensive Growth and Development Plan***. Thus the following districts are established for the areas designated on the adopted in the Plan, in the Districts noted below.

6-1.2 District Classifications

In order to implement all purposes and provisions of this resolution, the following districts are, hereby, established:

1. Residential Districts

AG-1 Agricultural/Business District
AG-2 Agricultural/Residential District
RP-80 Rural Preservation District
R-40 Low Density Residential District
R-30 Medium Density Residential District
R-20 High Density Residential District

2. Commercial Districts

C-1 General Commercial District
C-2 Neighborhood Commercial District
C-3 Restrictive Commercial District
C-4 Highway Service District

3. Industrial Districts

I-1 Restrictive Industrial District
I-2 General Industrial District
I-3 Special Impact Industrial District

6-2 PROVISIONS FOR OFFICIAL ZONING ATLAS

6-2.1 Incorporation of Atlas

The boundaries of districts established by this resolution are shown on the official zoning atlas, which is, hereby incorporated, into provisions of this resolution. The zoning atlas in its entirety, including all amendments shall be as much a part of this resolution as if fully set forth and described, herein.

6-2.2 Identification and Alteration of the Official Zoning Atlas

The official zoning atlas shall be identified by the signature of the County Executive and the Chairman of the Robertson County Planning Commission under the following words: "This to certify that this is the Official Zoning Atlas of Robertson County, Tennessee, referred to in Resolution Number 062110044, of Robertson County, Tennessee, together with the dates of certification and adoption of this resolution.

If, in accordance with the provisions of this resolution changes are made in district boundaries or other matter portrayed on the official zoning atlas, such changes shall be entered on the official atlas promptly after the County Commission has approved the amendment. No amendment to this resolution which involves matter portrayed on the official zoning atlas shall become effective until after such change and entry has been made on said map.

No changes of any nature shall be made in the official zoning atlas or matter shown thereon, except in conformity with the procedures set forth in this resolution. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this resolution and punishable as provided under Article VIII of this resolution.

Regardless of the existence of purported copies of the official zoning atlas which may from time to time be made or published, the official zoning atlas which shall be located in the office of the Zoning Administrator shall be the final authority as to the current zoning status of land and water areas, buildings and other structures in the Planning Jurisdiction.

6-2.3 Replacement of Official Zoning Atlas

In the event that the official zoning atlas becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the County Commission may by resolution adopt a new official zoning atlas which shall supersede the prior official zoning atlas. The new official zoning atlas may correct drafting or other errors or omissions in the prior official zoning atlas, but no such correction shall have the effect of amending the original zoning atlas or any subsequent amendment, thereof. The new official zoning atlas shall be identified by the signature of the County Executive, Chairman of the Robertson County Planning Commission and the Springfield Regional Planning Commission under the following words: "This to certify that this Official Zoning Atlas of Robertson County, Tennessee, supersedes and replaces the official zoning atlas adopted June 21, 2010, by Robertson County, Tennessee".

All prior official zoning atlases or any significant parts, thereof, shall be preserved together will all available records pertaining to their adoption or amendment.

6-3 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

When uncertainty exists as to the boundaries shown on the official zoning map, the following shall apply:

6-3.1 Boundaries indicate as approximately following the center lines of streets, highways or alleys shall be constructed to follow such center lines.

6-3.2 Boundaries indicated as approximately following platted lot lines shall be constructed as following such lines.

6-3.3 Boundaries indicated as approximately following city limits shall be construed as following such city limits.

6-3.4 Boundaries indicated, as following railroad lines shall be construed to be midway between the main tracks.

6-3.4 Boundaries indicated as following shore lines shall be construed to follow such shore 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 center lines.

6-3.5 Boundaries indicated as parallel to or extensions of features indicated in Subparts "A" through "E" of this section, above, shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.

6-3.6 Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map or in other circumstances not covered by Subparts "A" through "F", of this section, above, the Board of Zoning Appeals shall interpret the district boundaries.

6-3.7 Where a district boundary line divides a lot which was in single ownership at the time of passage of this resolution, the Board of Appeals may permit the extension of regulations for either portion of the lot not to exceed five hundred (500) feet beyond the district line into the remaining portion of the lot.

6-4 APPLICATION OF DISTRICT REGULATIONS

The regulations set by this resolution within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided:

6-4.1 No building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered, except in conformity with all of the regulations herein specified for the district in which it is located.

6-4.2 <u>No Building or Other Structure Shall Hereafter Be Erected or Altered:</u>

a. To exceed the height or bulk.

b. To accommodate or house a greater number of families.

c. To occupy a greater percentage of lot area.

d. To have narrow or smaller rear yards, front yards, side yards or other open space.

6-4.3 Except as may be expressly permitted within planned unit developments, no part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this resolution, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any building.

6-4.4 No Yard or lot existing at the time of passage of this resolution shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this resolution shall meet at least the minimum requirements established by this resolution.

6-5 AGRICULTURAL/RESIDENTIAL DISTRICTS

The following regulations shall apply in the Agricultural/Residential Districts established in *Article VI, Section 6-1, B*, of this resolution.

6-5.1 AG-1 Agricultural/Business District

A. District Description

This district is designed to provide suitable open space for agricultural uses and agricultural uses that are considered business like in nature. It shall consist primarily of agricultural uses, agri-business uses, accessory dwellings, mining operations and their accessory uses. This district shall be located in those areas of the county that shall retain an optimum of open spaces to maintain a rural setting yet afford limited residential development that is conducive to maintaining an agricultural setting. The application of this district is appropriate in the rural areas of the adopted 2040 comprehensive Growth and Development Plan.

B. Uses Permitted

In the ***AG-1*** Agricultural District, the following uses are permitted.

See Table VI

C. Accessory Uses and Structures

1. Private residential garages and parking areas.

2. Private barns, stables, sheds, and other farm buildings.

3. Outdoor recreational facilities exclusively for the use of the residents.

4. Signs in compliance with the regulations set forth in *Article IX, Section 9-1*.

5. Home occupations as defined by and subject to the provisions of *Article IV, Section 4-2*.

6. Other accessory structures and uses customarily incidental to the permitted uses.

D. Uses Permitted as Special Exceptions

In the ***AG-1*** Agricultural District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with *Article XI, Section 11-7*.

See Table VI

E. Uses Prohibited

In the ***AG-1***, Agricultural District, any use not permitted by right, by accessory use, or as a special exception is strictly prohibited.

F. Dimensional Requirements

See Table 6-5-A and 6-5-B

G. Parking Space Requirements

As regulated in *Article V, Section 5-1*.

H. Accessory Structures

1. All agricultural buildings shall be setback the minimum required front yard setback for the district, all other accessory buildings shall be erected in the side or rear yard of the principal building.

2. Accessory structures shall be located a minimum of five (5) feet from any side lot or rear lot line and ten (10) feet from any building on the same lot.

6-5.2 AG-2 Agricultural/Residential District

A. District Description

This district is designed to provide suitable open space for agricultural uses and very low density residential development. It shall consist primarily of single family detached dwellings, agricultural uses and their accessory uses. This district shall be located in those areas of the county that shall retain an optimum of open spaces to maintain a rural setting yet affords limited residential development that is conducive to maintaining an agricultural setting. This district shall remain agricultural in nature with limited community facilities, commercial and residential development. The application of this district is appropriate in rural areas of the adopted 2040 comprehensive Growth and Development Plan.

B. Uses Permitted

In the ***AG-2*** Agricultural District, the following uses are permitted.

See Table VI

C. Accessory Uses and Structures

1. Private residential garages and parking areas.

2. Private barns, stables, sheds, and other farm buildings.

3. Outdoor recreational facilities exclusively for the use of the residents.

4. Signs in compliance with the regulations set forth in *Article IX, Section 9-1*.

5. Home occupations as defined by and subject to the provisions of *Article IV, Section 4-2*.

6. Other accessory structures and uses customarily incidental to the permitted uses.

D. Uses Permitted as Special Exceptions

In the ***AG-2*** Agricultural District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with *Article XI, Section 11-7*.

See Table VI

E. Uses Prohibited

In the ***AG-2***, Agricultural District, any use not permitted by right, by accessory use, or as a special exception is strictly prohibited.

F. Dimensional Requirements

See Table 6-5-A and 6-5-B

G.. Parking Space Requirements

As regulated in *Article V, Section 5-1*.

H. Accessory Structures

1. All agricultural buildings shall be setback the minimum required front yard setback for the district, all other accessory buildings shall be erected in a side or rear yard of the principal building.

2. Accessory structures shall be located a minimum of five (5) feet from any side lot or rear lot line and ten (10) feet from any building on the same lot.

6-5.3 RP-80 Rural Preservation District

A. District Description

This district is designed to provide suitable open space for agricultural uses and very low density residential development. It shall consist primarily of single family detached dwellings, agricultural uses and their accessory uses. This district shall be located in those areas of the county that shall retain an optimum of open spaces to maintain a rural setting yet afford residential developments a minimum of urban character. This district is a transition zone between the agricultural areas and the more urban zone residential districts. The application of this district is appropriate in rural areas of the adopted 2040 comprehensive Growth and Development Plan.

B. Uses Permitted

In the ***RP-80***, Suburban Estate District, the following uses are permitted.

See Table VI

C. Accessory Uses and Structures

1. Private residential garages and parking areas.

2. Private barns, stables, sheds, and other farm buildings.

3. Outdoor recreational facilities exclusively for the use of the residents.

4. Signs in compliance with the regulations set forth in *Article IX, Section 9-1*.

5. Home occupations as defined by and subject to the provisions of *Article IV, Section 4-2*.

6. Other accessory structures and uses customarily incidental to the permitted uses.

D. Uses Permitted as Special Exceptions

The following uses may be permitted as special exceptions in the ***RP-80***, Suburban/Agricultural District, after review and approval by the Board of Zoning Appeals in accordance with *Article XI, Section 11-7*.

See Table VI

E. Uses Prohibited

In the ***RP-80***, Suburban/Agricultural District, any use not permitted by right, by accessory use, or as a special exception as is strictly prohibited.

F. Dimensional Requirements

All uses permitted in the ***RP-80***, Suburban Agricultural District, shall comply with the following requirements.

See Table 6-5-A and 6-5-B

G. Parking Space Requirements

As regulated in *Article V, Section 5-1*.

H. Accessory Structures

1. With the exception of signs, accessory structures shall not be erected in any required front yard. Existing accessory building on tracts may remain at the discretion of the Appeals Board provided they are deemed structurally sound and not a hazard to surrounding properties. No accessory building shall be allowed to remain within a public right-of-way.

2. Accessory structures shall be located at least five (5) feet from any side lot line, from the rear lot line, and from any building on the same lot.

I. Landscaping

The front yard, excluding necessary driveways, shall be landscaped.

6-5.4 R-40 Low Density Residential District

A. District Description

This district is designed to provide suitable areas for low density residential development where appropriate infrastructure is available characterized by an open appearance. Most generally, the residential development will consist of single-family detached dwellings and accessory structures, but the district may also include community facilities, public utilities and open uses which serve specifically the residents of this district or which are benefited by an open residential environment without creating objectionable or undesirable influences upon such development. It is the express purpose of this resolution to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution. The application of this district is appropriate in Sub-Urban and General Urban areas of the adopted 2040 comprehensive Growth and Development Plan.

B. Uses Permitted

In the ***R-40***, Low Density Residential District, the following uses are permitted.

See Table VI

C. Accessory Uses and Structures

1. Private residential garages and parking areas.

2. Outdoor recreational facilities exclusively for the use of the residents.

3. Signs in compliance with the regulations set forth in *Article IX, Section 9-1*.

4. Home occupations as defined by and subject to the provisions of *Article IV, Section 4-2*.

5. Other accessory structures and uses customarily incidental to the permitted uses.

D. Uses Permitted as Special Exceptions

In the ***R-40***, Low Density Residential District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with *Article XI, Section 11-7*.

See Table VI

E. Uses Prohibited

In the ***R-40***, Low Density Residential District, any use not permitted by right, by accessory use, or as a special exception is strictly prohibited.

F. Dimensional Requirements

All uses permitted in the ***R-40***, Low Density Residential District, shall comply with the following requirements.

See Table 6-5-A and 6-5-B

G. Parking Space Requirements

As regulated in *Article V, Section 5-1.*

H. Landscaping

The front yard, excluding necessary driveways, shall be landscaped.

I. Accessory Structures

1. With the exception of signs, accessory structures shall not be erected in any required front yard.

2. Accessory structures shall be located at least five (5) feet from any side lot line, from the rear lot line, and from any building on the same lot.

6-5.5 R-30 Medium Density Residential District

A. District Description

This district is designed to provide suitable areas for low to medium density residential development where appropriate infrastructure is available. Most generally, this district will be characterized by single-family detached structures and duplexes and such other structures as that is accessory thereto. This district also includes community facilities, public utilities and open uses which serve specifically the residents of this district or which are benefited by and compatible with a residential environment. It is the express purpose of this zoning resolution to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations specifically provided for in these regulations for this district shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution. The application of this district is appropriate in Sub-Urban and General Urban areas of the adopted 2040 comprehensive Growth and Development Plan.

B. Uses Permitted

In the ***R-30***, Medium Density Residential District, the following uses are permitted:

See Table VI

C. Accessory Uses and Structures

1. Private residential garages.

2. Outdoor recreational facilities exclusively for the use of the residents.

3. Signs in compliance with the regulations set forth in *Article IX, Section 9-1*.

4. Home occupations as defined by and subject to the provisions of *Article IV, Section 4-2*.

5. Other accessory structures and uses customarily incidental to the permitted uses.

D. Uses Permitted as Special Exceptions

In the ***R-30***, Medium Density Residential District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with *Article XI, Section 11-7*.

See Table VI

E. Uses Prohibited

In the ***R-30***, Medium Density Residential District, any use not permitted by right, by accessory use, or as a special exception is strictly prohibited.

F. Dimensional Requirements

All uses permitted in the ***R-30***, Medium Density Residential District, shall comply with the following requirements.

See Table 6-5-A and 6-5-B

G. Parking Space Requirements

As regulated in *Article V, Section 5-1*.

H. Landscaping

The front yard, excluding necessary driveways, shall be landscaped.

I. Accessory Structures

1. With the exception of signs, accessory structures shall not be erected in any required front yard.

2. Accessory structures shall be located at least five (5) feet from any side lot line, from the rear lot line, and from any building on the same lot.

6-5.6 R-20, High Density Residential District

A. District Description

These districts are designed to provide areas which are highly compatible with the residential development found along the fringes of the incorporated areas of Robertson County. This district is particularly

suitable for areas adjacent to urban centers where a full complement of urban services, specifically including water services adequate to provide fire protection and public waste water service is available. Although these districts will be most generally characterized by single family detached dwellings and such other structures as accessory thereto, the districts are designed to accommodate a wide variety of housing types along with the public services and facilities required to adequately support such development. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics and not planned as an integral part of a total residential development, whether operated for profit or otherwise, except that special exceptions and home occupations specifically provided for in these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution. The application of this district is appropriate in Sub-Urban and General Urban areas of the adopted 2040 comprehensive Growth and Development Plan.

B. Uses Permitted

In the ***R-20*** High Density Residential District, the following uses are permitted:

See Table VI

C. Accessory Uses and Structures

1. Private garages and sheds.

2. Outdoor recreational facilities exclusively for the use of the residents.

3. Signs in compliance with the regulations set forth in *Article IX, Section 9-1*.

4. Home occupations as defined by and subject to the provisions of *Section IV, Section 4-2*.

5. Other accessory structures and uses customarily incidental to the permitted uses.

D. Uses Permitted as Special Exceptions

In the ***R-20*** High Density Residential District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with *Section XI, Section 11-7*.

See Table VI

E. Uses Prohibited

In the ***R-20*** High Density Residential District, any use not permitted by right, by accessory use, or as a special exception is strictly prohibited.

F. Dimensional Requirements

All uses permitted in the ***R-20*** High Density Residential District, shall comply with the following requirements:

See Table 6-5-A and 6-5-B

G. Parking Space Requirements

As regulated in *Article V, Section 5-1*.

H. Landscaping

The front yard, excluding necessary driveways, shall be landscaped.

I. Accessory Structures

1. With the exception of signs, accessory structures shall not be erected in any required front yard.

2. Accessory structures shall be located at least five (5) feet from any side lot line, from the rear lot line, and from any building on the same lot.

TABLE 6-5-A

(Amended by resolution 091525064, September 15, 2025)

DIMENSIONAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS IN AGRICULTURAL AND RESIDENTIAL DISTRICTS

	AG-1	AG-2	RP-80	R-40	R-30	R-20
Minimum Lot Size (sq. ft.)	15 ac.	130,000	80,000	40,000	30,000	20,000
Without Public Water		218,000	218,000	N.P.	N.P.	N.P.
Minimum Lot Width (ft.) at Building Setback Line [3]	400	175	150	150	125	100
Minimum Road Frontage (ft.) [1]	50	50	50	50	50	50
Minimum Front Yard Setback (ft.)[2]	100	75	60	50	40	30
Minimum Side Yard Setback (ft.)[2]	50	30	25	20	15	10
Without Public Water		50	50	N.P.	N.P.	N.P.
Minimum Rear Yard Setback	50	40	35	30	25	20
Without Public Water		50	50	N.P.	N.P.	N.P.
Maximum Height (ft.) [4]	35	35	35	35	35	35
Maximum Building Coverage (% of lot)	10	25	30	40	45	50

[1] Does not apply to lots on the circular portion of a cul-de-sac or lots with access by an ingress/egress easement.

[2] Setback measured from right-of-way line or property line. Setbacks along private streets shall be the same as along local streets.

[3] Lot widths shall be increased by twenty-five (25) percent for all roads providing direct access to and arterial or collector road as designated on the Robertson County Major Thoroughfare Plan. Developments using combined driveways or private roads as access are exempt from this provision

[4] No more than three (3) full or partial stories entirely above grade.

Notes:

I In overlay districts: greater requirements may apply. See any relevant overly district regulations.

II A corner lot has two (2) front yard setbacks. The property owner shall designate the front yard and the side yard for his corner lot. The rear setback shall be on the opposite side of the lot from the designated front yard setback.

III A through lot has two (2) front setbacks but no rear setback.

IV On a corner lot of record with a width of at least forty (40) feet, the side street setback may be reduced, if necessary, to yield a buildable with equal to sixty (60) percent of the lot width. However, the side street setback shall not be reduced to less than forty (40) feet from a major thoroughfare or minor thoroughfare right-of-way line.

V For any lot of record with a depth of at least seventy-five (75) feet, the street setback and the rear setback may be reduced, if necessary, to yield a buildable depth equal to forty (40) percent of the lot depth. The rear setback shall be reduced first, but not below fifteen (15) feet. However, the front yard setback shall not be reduced to less than forty (40) feet from a major thoroughfare right-of-way line.

TABLE 6-5-B

DIMENSIONAL REQUIREMENTS FOR DUPLEX, MULTI-FAMILY DWELLINGS AND NONRESIDENTIAL BUILDINGS IN AGRICULTURAL AND RESIDENTIAL DISTRICTS

	AG-1	AG-2	RP-80	R-40	R-30	R-20
Minimum Lot Size (sq. ft.) Duplex Dwellings	15 ac.	260,000	160,000	N.P.	60,000	40,000
Without Public Water	N.P.	N.P.	N.P.		N.P.	N.P.
Multi-Family Dwellings	N.P.	N.P.	N.P.		N.P.	175,000
Area per Dwelling Unit (sq. ft.) Multi-family						5,000
Minimum Lot Width (ft.) at Building Setback Line [3]	400	250	200	N.P.	150	125
Minimum Road Frontage (ft.) [1]	50	50	50	N.P.	50	50
Minimum Front Yard Setback (ft.) [2]	100	75	60	N.P.	40	30
Minimum Side Yard Setback (ft.)[2]	50	30	25	N.P.	20	15
Without Public Water		50	50		N.P.	N.P.
Minimum Rear Yard Setback	50	40	35	N.P.	25	20
Without Public Water		50	50		N.P.	N.P.
Maximum Height (ft.) [4]	35	35	35	N.P.	35	35
Maximum Building Coverage (% of lot)	10	25	30	N.P.	40	50

[1] Does not apply to lots on the circular portion of a cul-de-sac or lots with access by an ingress/egress easement.

[2] Side setbacks facing a public street shall be the same as the front setback on adjoining lots.

[3] Lot widths shall be increased by twenty-five (25) percent for all roads providing direct access to and arterial or collector road as designated on the Robertson County Major Thoroughfare Plan. Developments using combined driveways or private roads as access are exempt from this provision

[4] No more than three (3) full or partial stories entirely above grade.

[5] The minimum lot width for multi-family dwellings will be established by the Planning Commission at the time the site plan is approved.

Notes:

I In overlay districts, greater requirements may apply. See any relevant overlay district regulations.

II A corner lot has two front yard setbacks. The property owner shall designate the front street and the side street for his corner lot. The rear setback shall be on the opposite side of the lot from the front yard setback.

III A through lot has two (2) front yard setbacks but no rear yard setback.

IV On a corner lot of record with a width of at least forty (40) feet, the side yard setback may be reduced, if necessary, to yield a buildable lot width equal to sixty (60) percent of the lot width. However, the side street setback shall not be reduced to less than twenty (20) feet from a major thoroughfare or minor thoroughfare right-of-way line.

V For any lot of record with a depth of at least seventy-five (75) feet, the street setback and the rear setback may be reduced, if necessary, to yield a buildable depth equal to forty (40) percent of the lot depth. The rear setback shall be reduced first, but not below fifteen (15) feet. However, the front yard setback shall not be reduced to less than forty (40) feet from a major thoroughfare right-of-way line.

6-6 Commercial Districts

The following regulations shall apply in the Commercial Districts established in Article VI, Section 6-1, B, of this resolution.

6-6.1 C-1 General Commercial District

A. District Description

These districts are established to provide areas in which the principal uses of land are devoted to general and highway commercial activities along the principal thoroughfares in Robertson County. Regulations are designed to preserve the traffic carrying capacity of the streets and roads in Robertson County and to provide for necessary off-street parking and loading. All lots shall be considered fronting on either arterial or collector roads as indicated on the latest official major thoroughfare plan.

B. Uses Permitted

In the ***C-1*** General Commercial District, the following uses are permitted:

See Table VI

C. Accessory Uses and Structures

1. Signs in compliance with the regulations set forth in Article IX, Section 9-1.

2. Accessory off-street parking and loading facilities as required in Article V, Section 5-1.

3. Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not otherwise prohibited.

D. Uses Permitted as Special Exception

In the ***C-1*** General Commercial District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with Article XII, Section 12-7.

See Table VI

E. Uses Prohibited

In the ***C-1*** General Commercial District, any use not permitted by right, by accessory use, or as a special exception as defined in this Resolution is strictly prohibited.

F. Dimensional Requirements

See Table 6-6-A

G. Parking Space Requirements

As regulated in Article V, Section 5-1.

H. Accessory Structures

Accessory structures shall be located in a required side or rear yard and be at least five (5) feet from any side lot line, from the rear lot line, and any other building on the same lot.

I. Landscaping

Ten (10) percent of the lot area of a tract shall be landscaped to enhance site appearance. Included in the ten (10) percent coverage there shall be maintained a landscaped strip at least ten (10) feet wide along street property lines, exclusive of business driveways and walkways, and along any yard which abuts a residential district.

Any lot abutting a residential district shall maintain a twenty (20) foot landscaped buffer strip that meets the requirements established in Article III, Section 3-11.

6-6.2 C-2 Neighborhood Commercial District

A. District Description

The ***C-2***, Neighborhood Commercial District is primarily intended to accommodate very low intensity office, convenience retail, and personal service uses within residential areas. The district is established to provide convenient locations for businesses that serve the needs of surrounding residents without disrupting the character of the neighborhood. This district is not intended to accommodate retail uses that primarily attract passing motorists. Compatibility with nearby residences is reflected in design standards for both site layout and buildings.

B. Uses Permitted

In the ***C-2*** Neighborhood Commercial District, the following uses are permitted:

See Table VI

C. Accessory Uses

1. Signs in compliance with the regulations set forth in Article IX, Section 9-1.

2. Accessory off-street parking and loading facilities as required in Article V, Section 5-1.

3. Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not otherwise prohibited.

D. Special Exceptions

In the ***C-2*** Neighborhood Commercial District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with Article XII, Section 12-7.

See Table VI

E. Prohibited Uses

In the ***C-2*** Neighborhood Commercial District, any use not permitted by right, by accessory use, or as a special exception as defined in this Resolution is strictly prohibited.

F. Dimensional Requirements

See Table 6-6-A.

G. Parking Space Requirements

As regulated in Article V, Section 5-1.

H. Accessory Structures

Accessory structures shall be located at least five (5) feet from any side lot line, from the rear lot line, and from any building on the same lot.

I. Site Lighting

All site lighting shall be of the type that illuminates the site only and not the adjacent residential property, any type lighting that illuminates adjacent residential property is prohibited.

J. Landscaping

Ten (10) percent of the lot area of a tract shall be landscaped to enhance site appearance. Included in the ten (10) percent coverage there shall be maintained a landscaped strip at least ten (10) feet wide along street property lines, exclusive of business driveways and walkways, and along any yard which abuts a residential district.

Any lot abutting a residential district shall maintain a twenty-five (25) foot landscaped buffer strip that meets the requirements established in Article III, Section 3-11.

6-6.3 C-3 Restrictive Commercial District

A. District Description

The ***C-3***, Restrictive Commercial District is primarily intended to accommodate moderate intensity shopping and services close to residential areas. The district is established to provide locations for businesses that serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas that are otherwise developed with residences.

B. Uses Permitted

In the ***C-3*** Restrictive Commercial District, the following uses are permitted:

See Table VI

C. Accessory Uses

1. Signs in compliance with the regulations set forth in Article IX, Section 9-1.

2. Accessory off-street parking and loading facilities as required in Article V, Section 5-1.

3. Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not otherwise prohibited.

D. Special Exceptions

In the ***C-3*** Restrictive Commercial District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with Article XII, Section 12-7.

See Table VI

E. Prohibited Uses

In the ***C-3*** Restrictive Commercial District, any use not permitted by right, by accessory use, or as a special exception as defined in this Resolution is strictly prohibited.

F. Dimensional Requirements

See Table 6-6-A.

G. Parking Space Requirements

As regulated in Article V, Section 5-1.

H. Accessory Structures

Accessory structures shall be located at least five (5) feet from any side lot line, from the rear lot line, and from any building on the same lot.

I. Site Lighting

All site lighting shall be of the type that illuminates the site only and not the adjacent residential property, any type lighting that illuminates adjacent residential property is prohibited.

J. Landscaping

Ten (10) percent of the lot area of a tract shall be landscaped to enhance site appearance. Included in the ten (10) percent coverage there shall be maintained a landscaped strip at least ten (10) feet wide along street property lines, exclusive of business driveways and walkways, and along any yard which abuts a residential district.

Any lot abutting a residential district shall maintain a twenty (20) foot landscaped buffer strip that meets the requirements established in Article III, Section 3-11.

6-6.4 C-4 Highway Service Commercial District

A. District Description

The ***C-4*** Highway Service Commercial District is established to provide primarily for auto-dependent uses in areas not amenable to easy pedestrian

access and a comfortable pedestrian environment. It is expected that the Highway Commercial District will serve not only the Robertson County Residents, but highway travelers as well. Because of the scale and access requirements of uses in this category, they often cannot be compatibly integrated within the other commercial districts.

B. Uses Permitted

In the ***C-4*** Highway Service Commercial District, the following uses are permitted:

See Table VI

C. Accessory Uses

1. Signs in compliance with the regulations set forth in Article IX, Section 9-1.

2. Accessory off-street parking and loading facilities as required in Article V, Section 5-1.

3. Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not otherwise prohibited.

D. Special Exceptions

In the ***C-4*** Highway Service Commercial District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with Article XII, Section 12-7.

See Table VI

E. Prohibited Uses

In the ***C-4*** Highway Service Commercial District, any use not permitted by right, by accessory use, or as a special exception as defined in this Resolution is strictly prohibited.

F. Dimensional Requirements

See Table 6-6-A.

G. Parking Space Requirements

As regulated in Article V, Section 5-1.

H. Accessory Structures

Accessory structures shall be located at least five (5) feet from any side lot line, from the rear lot line, and from any building on the same lot.

I. Site Lighting

Only as regulated in the “Special Exception Provisions”.

J. Landscaping

Ten (10) percent of the lot area of a tract shall be landscaped to enhance site appearance. Included in the ten (10) percent coverage there shall be maintained a landscaped strip at least ten (10) feet wide along street property lines, exclusive of business driveways and walkways, and along any yard which abuts a residential district.

Any lot abutting a residential district shall maintain a twenty (20) foot landscaped buffer strip that meets the requirements established in Article III, Section 3-11.

TABLE 6-6-A

DIMENSIONAL REQUIREMENTS FOR COMMERCIAL DISTRICTS

	C-1	C-2	C-3	C-4	
Minimum Lot Size (sq. ft.) Without Fire Protection Without Public Water	25,000 80,000 N.P.	30.000 80,000 N.P.	40,000 120,000 N.P.	25,000 80,000 N.P.	
Minimum Lot Width (ft.) at Building Setback Line [3]	100	125	150	100	
Minimum Road Frontage (ft.) [1]	50	50	50	50	
Minimum Front Yard Setback (ft.) [2]	30	40	50	30	
Minimum Side Yard Setback (ft.) [II] [IV] Without Fire Protection Without Public Water	10 25 N.P.	15 25 N.P.	20 30 N.P.	10 25 N.P.	
Minimum Rear Yard Setback [III] [IV] Without Fire Protection Without Public Water	20 40 N.P.	25 50 N.P.	30 60 N.P.	20 40 N.P.	
Maximum Height (ft.) [4]	35	35	35	35	
Maximum Building Coverage (% of lot)	60	40	40	60	

[1] Does not apply to lots on the circular portion of a cul-de-sac or lots with access by an ingress/egress easement.

[2] Setback from right-of-way line or property line/setback from street centerline, whichever is greater. Setbacks along private streets shall be the same as along local streets. Setbacks may be reduced in accordance with Section 7-1 (Prevailing Street Setback)

[3] Lot widths shall be increased by twenty-five (25) percent for all roads providing direct access to and arterial or collector road as designated on the Robertson County Major Thoroughfare Plan. Developments using combined driveways or private roads as access are exempt from this provision

[4] No more than three (3) full or partial stories entirely above grade.

Notes:

I In overlay districts, greater requirements may apply. See any revelant overlay district regulations.

II A corner lot has two (2) front yard setbacks. The property owner shall designate the front yard and the side yard for his corner lot. The rear yard setback shall be on the opposite siede of the lot from the front yard setback.

III A through lot has two front yard setbacks but no rear setback.

IV Lots adjacent to residential districts shall maintain a minimum setback of forty (40) feet from any lot in a residential district.

V For any lot of record with a depth of at least seventy-five (75) feet, the front yard setback and the rear yard setback may be reduced, if necessary, to yield a buildable depth equal to forty (40) percent of the lot depth. The rear yard setback shall be reduced first, but not below fifteen (15) feet. However, the front yard setback shall not be reduced to less than forty (40) feet from a major thoroughfare right-of-way line.

6-7 INDUSTRIAL DISTRICTS

The following regulations shall apply in the Industrial Districts established in Article VI, Section 6-1. B, of this resolution.

6-7.1 I-1 General Industrial District

A. District Description

This district is intended to provide space for the types of industrial activities which by reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics, require location relatively well segregated from nonindustrial uses. New residential activities are excluded, and commercial establishments and community facilities which provide needed services for industry and are complimentary thereto are permitted.

B. Uses Permitted

In the ***I-1***, General Industrial District, the following uses are permitted:

See Table VI

C. Accessory Uses and Structures

1. Signs in compliance with the regulations set forth in Article IX, Section 9-1.

2. Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not otherwise prohibited.

3. Accessory off-street parking and loading facilities as required in Article V, Section 5-1.

D. Uses Permitted as Special Exceptions

In the ***I-1*** General Industrial District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with Article XII, Section 12-7.

See Table VI

E. Uses Prohibited

In the **I-1**, General Industrial District, any use not permitted by right, by accessory use, or as a special exception as defined above is strictly prohibited.

F. Dimensional Requirements

See Table 6-7-A

G. Parking Space Requirements

As regulated in Article V, Section 5-1.

H. Accessory Structures

a. With the exception of signs, accessory structures shall not be erected in any required front yard.

b. Accessory structures shall be located at least five (5) feet from any side lot line, from the rear lot line, and from any building on the same lot.

I. Landscaping

Each site shall be developed with a minimum of ten (10) percent of the lot area landscaped to enhance site appearance. Included in the ten (10) percent coverage, there shall be a maintained landscape strip at least ten (10) feet wide along all street rights-of-way exclusive of business driveways and walkways.

Any lot abutting a residential district shall maintain a thirty (30) foot landscaped buffer strip that meets the requirements established in Article III, Section 3-11.

6-7.2 I-2 Heavy Industrial District

A. District Description

This district is designed to accommodate industrial uses which involve more objectionable influence and hazards, and which therefore, cannot be reasonably expected to conform to a high level of performance standards, but which are essential for the economic viability of Robertson County.

B. Uses Permitted

In the ***I-2*** Heavy Industrial District, the following uses are permitted:

See Table VI

C. Accessory Uses and Structures

1. Signs in compliance with the regulations set forth in Article IX, Section 9-1.

2. Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not otherwise prohibited.

3. Accessory off-street parking and loading facilities as required in Article V, Section 5-1.

D. Uses Permitted as Special Exceptions

In the ***I-2*** Heavy Industrial District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with Section XII, Section 12-7.

See Table VI

E. Uses Prohibited

In the ***I-2***, Heavy Industrial District, any use not permitted by right, by accessory use, or as a special exception as defined above is strictly prohibited.

F. Dimensional Requirements

See Table 6-7-A

G. Parking Space Requirements

As regulated in Article V, Article 5-1.

H. Accessory Structures

a. With the exception of signs, accessory structures shall not be erected in any required front yard.

b. Accessory structures shall be located at least five (5) feet from any side lot line, from the rear lot line, and from any building on the same lot.

I. Landscaping

Each site shall be developed with a minimum of ten (10) percent of the lot area landscaped to enhance site appearance. Included in the ten (10) percent coverage, there shall be a maintained landscape strip at least ten (10) feet wide along all street rights-of-way exclusive of business driveways and walkways.

` Any lot abutting a residential district shall maintain a twenty (20) foot landscaped buffer strip that meets the requirements established in Article III, Section 3-11.

6-7.3 I-3 Special Impact Industrial District

A. District Description and Purpose

This district is designed to provide suitable areas for those uses which have some special impact or uniqueness such that their effect on the surrounding area and environment cannot be determined in advance of the use being proposed for a particular location. At the time the application is filed, a review of the location, design configuration and its impact will be conducted by comparing the proposed use, the preliminary development plan, the operational data, and the environmental assessments to the site location criteria. This review will evaluate whether the proposed use should be permitted through a rezoning to the ***I-3***, Special Impact Industrial District, by weighing public need for and benefit to be derived from against the local impacts which it may cause. The review considers the proposal in terms of existing zoning and land use in the vicinity of the site, planned and proposed public and private developments which may be adversely affected by the proposed use, whether the proposed location is the most desirable site for this type of use, and to what extent the public health, safety, and general welfare of the citizens of Robertson County will be affected.

B. Site Location Criteria

1. The proposed site will be located in areas apart from concentrations of residential developments and community facilities where concentrations of people will be present.

2. The proposed use will not pollute or deteriorate air quality, surface or subterranean water, or any other natural features.

3. The proposed site will not be located in an area that could contaminate the source of an existing public water supply.

4. The proposed site will be free of sinkholes, caves, caverns, or other karst features that would present significant potential for surface collapse or significant degradation to local ground water resources.

5. The proposed site will be adequately served by public utilities and services to ensure a safe operation.

6. The proposed use will not result in the transportation of dangerous products or wastes through areas of population concentrations which would endanger community safety.

7. Access to the site will be from a road classified as an arterial or collector on the Major Road Plan for Robertson County.

8. The proposed lot size is sufficient so that no danger occurs to the adjoining uses.

9. The proposed site will not be located within a one hundred (100) year floodplain or wetland.

C. Administrative Procedure

The provisions of this section shall govern all applications for rezoning to the I-C, Special Impact Industrial District.

1. Preliminary Review

All applications for rezoning to the ***I-3***, Special Impact Industrial District, shall be made by the landowner or his/her authorized agent to the Building Commissioner in accordance with the provisions of this section. All applications for rezonings shall be accompanied by:

a. Preliminary Development Plan to Include the Following Information:

(1) Letter from the owner detailing the proposed zoning change.

(2) Location map of the proposed site, including size of the property.

(3) Site plan and topographic map prepared by a Tennessee licensed engineer at a scale of one inch equals two hundred feet (1"=200').

(4) Land use evaluation, including all building locations and historical sites within a one (1) mile radius of the proposed site, including property owners.

(5) Highway assessment indicating all roads with access to the property, showing the existing width, condition, type of surface, weight loads and existing traffic data, and classification of all access roads according to the Robertson County Major Road Plan.

(6) Location and approximate dimensions of all structures, including appropriate height and bulk and the utilization of all structures and land areas within the site.

(7) A tabulation of the land areas to be devoted to all uses and activities.

(8) Ability of the site to be able to meet the Site Location Criteria in Subsection B., above, along with the General Requirements, in Subsection H., and the Requirements for Specific Uses, in Subsection I., below, for the proposed use of the property.

b. Operational Data to Include the Following Information

(1) Type of operation and detailed description of the operation.

(2) Average number of vehicles entering and leaving site on a daily basis and the routes taken.

(3) Types of Federal and State permits required for operation of the proposed facility.

(4) Safety measures to be used on site as well as the system for dealing with complaints.

(5) Ultimate use and ownership of the site after completion of operation. (Landfills only)

c. Environmental Assessments to Include the Following Information

(1) Geological data on the site as prepared by a Tennessee licensed geologist.

(2) Effects of the proposed use on ground water quality in the area.

(3) Effects of the proposed use on air quality in the area.

(4) Potential danger to any surface water or water supply.

2. Zoning Amendment

After review of the preliminary development plan, operational data, and environmental assessments, the planning commission shall recommend to the County Commission whether the proposed use should be rezoned to the ***I-3***, Special Impact Industrial District. If the County Commission approves the zoning amendment, the landowner may proceed with his development by submitting a final development plan to the planning commission for their approval.

3. Final Development Plan Review

After approval of the rezoning by the County Commission, the landowner may make application to the planning commission, for approval of the final development plan, provided that the plan is in compliance with the preliminary development plan. All final development plans shall include the following information:

a. Final Development Plan shall include the Following

(1) Final site plan prepared by a Tennessee licensed engineer for the development to include, location of all buildings, interior roads and parking areas, detailed landscaping plan of the buffer zone prepared by a landscape architect, location and type of all fences, utilities, and all other features and facilities to be installed or used in connection with the proposed operation.

(2) Site plan to be at a scale of one inch equals two hundred feet (1"=200').

(3) Contours at vertical intervals of not more than two (2) feet where the proposed development has an average slope of five (5) percent or less, or at vertical intervals of not more than five (5) feet where the average slope exceeds five (5) percent (contours to be field surveyed or taken from aerial photographs acceptable to the planning commission).

(4) Stages of development of the site and the expected time of completion.

(5) Copies of all required Federal and State permits the applicant has obtained.

(6) Final site plan shall be in compliance with Subsection H, I, and J, below for the proposed use of the property.

b. Site and Geological Data

(1) Soil and geology, with soil borings to a point of refusal, with a minimum of two (2) borings per acre.

(2) Final grading and drainage plan for the entire site, including surface drainage patterns, and all areas for surface water detention or retention.

(3) Ground water movements and aquifer information.

(4) Existing vegetation cover on the site.

(5) Annual climate of the area, including annual precipitation and wind direction.

D. Uses Permitted

In the ***I-3***, Special Impact Industrial District, the following uses are permitted:

1. Special Impact Facilities

Arsenals
Atomic Reactors
Explosives Manufacturing and Storage
Fireworks Manufacturing
Hazardous Wastes
Radioactive Wastes
Solid Waste Landfills
Solid Waste Processing and Recycling
Waste Incinerators, Including Hospital and Medical Waste

E. Accessory Uses and Structures

1. Signs in compliance with the regulations set forth in Article IX, Section 9-1.

2. Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory uses are carried out on the same lot and are not otherwise prohibited.

3. Accessory off-street parking and loading facilities as required in Article V, Section 5-1.

F. Uses Permitted as Special Exceptions

There are no uses permitted as special exceptions in the I-C, Special Impact Industrial District.

G. Uses Prohibited

In the ***I-3***, Special Impact Industrial District, any use not permitted by right or by accessory use as defined above is strictly prohibited.

H. General Requirements Applicable to All Uses

1. No excavation or filling shall be made within one hundred (100) feet of any boundary of the site.

2. Side slopes of excavation and fills in earth; sand or gravel shall not exceed one (1) foot vertical to three (3) feet horizontal and shall be blended into undisturbed existing surfaces.

3. A chain link wire fence six (6) feet high and three (3) strands of barbed wire over the top shall be installed along the boundaries of the area developed or the area of active operation and provided with gates of the same construction as the fence. The gates shall remain locked at all times when active operations are not taking place. All fences and gates and shall be properly maintained until all operations are completed.

4. Provisions shall be made for the disposal of surface water falling on or crossing the site at all times, during and after completion of the operations. The operations shall not obstruct the normal flow of any public drain, or abrogate the riparian rights of any other party to a stream or drain.

5. The depth of excavation and the materials to be used for fill shall not have any adverse effect on the supply, quality or purity of ground water or wells.

6. A layer of clean earth at least two (2) feet thick shall be deposited and thoroughly compacted over all fill to bring the surface to the finished surface grade as shown on the topographic plan filed with the application.

7. The finished surface of the site shall bear the proper relationship to that of adjoining properties.

8. The installation of roads, parking areas, buildings, structures and operational facilities and equipment shall be located on the site so that adjoining properties will not be adversely affected.

9. The operation shall be conducted so as not to create a nuisance or cause undue noise, vibration, dust, odor, or candescence to adjacent properties. The premises shall be kept in a neat and clean condition at all times. No loose paper or debris shall be allowed on the site, except on areas where active filling operations are taking place. Dusty conditions shall be corrected by sprinkling with water or by the use of calcium chloride or some other approved method.

10. The proposed site must have a public supply of water available, capable of providing the required fire flow to a fire hydrant on site.

11. Sanitary toilet facilities shall be provided on-site in accordance with the requirements of the Department of Health and Environment.

I. Requirements for Specific Uses

1. Requirements for Incinerators and Atomic Reactors

a. No principal building or structure shall be located closer than two hundred (200) feet from any site boundary line, and no accessory building or structure used in conjunction with the operation shall be located closer than one hundred (100) feet from any site boundary line.

b. All organic or combustible materials delivered to the site shall be burned in the incinerator.

c. All residues resulting from the operations of the facility shall be disposed of in compliance with all state and federal regulations.

d. All materials which are to be burned shall be placed on or in a concrete slab or hopper enclosed by a building, masonry walls or chain link type fencing at least six (6) feet high provided with doors or gates which shall be securely locked when the incinerator is not in operation. The materials shall be transferred from the slab or hopper or hopper into the incinerator as soon as they are received, but in any case all combustible materials shall be burned during the same day that they were delivered. The slab or hopper shall be kept clear of all materials when not in active use.

e. All separation or picking of waste materials shall be conducted in an enclosed building only.

f. A watchman shall be stationed at the site at all times for whom a suitable shelter or living quarters shall be provided.

2. Requirements for the Manufacture or Storage of Explosives, Munitions or Fireworks

a. Any such facility shall not be located on a site having an area of less than fifty (50) acres.

b. No principal building or structure shall be located closer than two hundred (200) feet from any site boundary line, and no accessory building or structure used in conjunction with the operation shall be located closer than one hundred (100) feet from any site boundary line.

c. A security guard shall be stationed at the site at all times for whom a suitable shelter or living quarters shall be provided.

3. Requirements for Solid Waste Landfills

a. All areas used for filling operations shall maintain the minimum setback as required by this section.

b. No fires shall be permitted. Any smoldering flame or spontaneous combustion in the fill shall be immediately extinguished.

c. All separation or picking of waste materials shall be conducted in enclosed building only.

d. The premises shall be kept neat and clean at all times, no loose paper or debris shall be allowed on the site, except on areas where active filling operations are taking place. Dusty conditions shall be corrected by sprinkling with water or by use of calcium chloride or some other approved method.

e. Entrance to the site shall be controlled at all times to prevent improper dumping on the site.

4. Requirements for Hazardous and Radioactive Wastes

a. No principal building or structure shall be located closer than two hundred (200) feet from any site boundary line, and no accessory building or structure used in conjunction with the operation shall be located closer than one hundred (100) feet from any site boundary line.

b. All residues resulting from the operations of the facility shall be disposed of incompliance with all State and Federal regulations.

c. All areas used for filling operations shall maintain the minimum setback as required by this section.

d. A security guard shall be stationed at the site at all times for whom a suitable shelter or living quarters shall be provided.

J. Dimensional Requirements

See Table 6-7-A

K. Parking Space Requirements

As regulated in Article V, Section 5-1.

L. Accessory Structures

a. With the exception of signs, accessory structures shall not be erected in any required front yard.

b. Accessory structures shall be located at least five (5) feet from any side lot line, from the rear lot line, and from any building on the same lot.

M. Peripheral Buffer Zone Requirements

A peripheral buffer zone of one hundred (100) feet shall be established and maintained throughout the life of the facility along all property boundaries. This buffer will consist of three (3) rows of trees and shrubs spaced no more than twenty (20) feet apart, staggered with each row being twenty (20) feet apart. A minimum of sixty (60) percent of all trees and shrubs placed in the buffer shall be evergreens or conifers. All trees planted on the site shall be a minimum of ten (10) feet in height that will mature at a height of at least forty (40) feet. In addition to the rows of trees, a row of shrubs in front of the trees is required along road frontage. In addition to the required plantings, it is recommended that manmade and natural berms be used to further the effectiveness of the natural planted buffer. The peripheral buffer should only be broken by driveways and walkways that provide access to the site. Any required fencing shall not be located within the buffer zone or between the buffer zone and the property boundaries.

N. Performance Bond Required

Any application for final site plan approval shall be accompanied by a performance bond in the amount of the estimated cost of site improvements including, but not limited to water and sewer installation, parking lot and driveway paving, construction of fencing, screening, and landscaping. Such bond may be in form of cash, certified check, irrevocable letter of credit, or surety bond.

In the event that the applicant fails to comply with the approved site plan, the Building Commissioner shall cause the bond to be forfeited and have the necessary improvements constructed or completed. The time for completion may be extended with the permission of the Planning Commission, upon the owner-builder furnishing a bond or letter of credit for any approved extended period. Posting of the required performance bond by the developer shall constitute prior permission for the proper designated parties to enter upon said property to complete these improvements.

TABLE 6-7-A

DIMENSIONAL REQUIREMENTS FOR INDUSTRIAL DISTRICTS

	I-1	I-2	I-3		
Minimum Lot Size (sq. ft.) Without Fire Protection Without Public Water	40,000 160,000 N.A.	40,000 160,000 N.A.	435,600		
Minimum Lot Width (ft.) at Building Setback Line [3]	125	150	500		
Minimum Road Frontage (ft.) [1]	50	50	50		
Minimum Front Yard Setback (ft.) [2]	50	50	150		
Minimum Side Yard Setback (ft.) [2] Without Fire Protection Without Public Water	20 80 N.P.	20 80 N.p.	100		
Minimum Rear Yard Setback Without Fire Protection Without Public Water	20 80 N.P.	20 80 N.P.	100		
Maximum Height (ft.) [4]	40	40	40		
Maximum Building Coverage (% of lot)	40	40	40		

[1} Does not apply to lots on the circular portion of a cul-de-sac or lots with access by an ingress/egress easement.

[2] Setback from right-of-way line or property line/setback from street centerline, whichever is greater. Setbacks along private streets shall be the same as along local streets. Setbacks may be reduced in accordance with Section 7-1 (Prevailing Street Setback).

[3] Lot widths shall be increased by twenty-five (25) percent for all roads providing direct access to and arterial or collector road as designated on the Robertson County Major Thoroughfare Plan. Developments using combined driveways or private roads as access are exempt from this provision.

[4] No more than three (3) full or partial stories entirely above grade.

Notes:

I In overlay districts, greater requirements may apply. See any relevant overlay district regulations.

II A corner lot has two front yard setbacks. The property owner shall designate the front yard and the side yard for his corner lot. The rear yard setback shall be on the opposite side of the lot from the front yard setback.

III A through lot has two front yard setbacks but no rear yard setback.

IV Lots adjacent to residential districts shall maintain a minimum setback of fifty (50) feet from any lot in a residential district.

V For any lot of record with a depth of at least seventy-five (75) feet, the front yard setback and the rear yard setback may be reduced, if necessary, to yield a buildable depth equal to forty (40) percent of the lot depth. The rear yard setback shall be reduced first, but not below fifteen (15) feet. However, the front yard setback shall not be reduced to less than forty (40) feet from a major thoroughfare right-of-way line.

(Amended by resolution 102025084, October 20, 2025)

TABLE VI PERMITTED USE SCHEDULE

USE TYPES	ZONING DISTRICTS														
	AG-1	AG-2	RP-80	R-40	R-30	R-20	C-1	C-2	C-3	C-4	I-1	I-2	I-3
AGRICULTURAL USES															
Agricultural Production (crops)	P	P	P	S											
Agricultural Production (livestock)	P	P	P	S	S										
Agricultural Industry (special)	P	S	S												
Animal Feeder/Breeder	P	S													
Animal Services (livestock)	P	P													
Animal Services (other)	P	P	S												
Hatcheries	P	P	S												
Forestry	P	P	P												
Horticultural Specialties	P	P	S												
Services (other)	P	P	S				S	S	S	S	S	S	D#		
Soil Preparation and Crop Services	P	P	S												
Veterinary Services (livestock)	P	P	S				P	P	P	P	P	P	D#		
RESIDENTIAL USES															
Accessory Apartments	S	S				S	S	S	S	S					
Boarding and Rooming Houses (9 or less)	S	S	S	S			S	S	S	S					
Common Area Recreation & Service Fac.	P	P	P	P	P	P									
Congregate Care Facilities		S	S	S	S	S	S	S	S	S					
Family Care Homes (6 or less)		S	S	S	S	S									
Family Care Homes (9 or less)		S	S	S	S	S									
Group Care		S	S	S	S	S									
Manufactured Homes	P	P	P												
Manufactured Home Parks						S #									
Migrant Labor Housing	P	P	P												
Multi-Family Dwellings						P									
Shelters, Emergency	S	S	S	S	S	S	S	S	S	S					
Shelters, Temporary	S	S	S	S	S	S	S	S	S	S					
Shelters for the Homeless					S	S	S	S	S	S					
Single Family Detached Dwellings	P	P	P	P	P	P	S	S	S	S					
Single Family Attached Dwellings				D	D	D									
Townhouse Dwellings						P									
Two Family Dwellings		P	P			P									

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TABLE VI PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICTS													
	AG-1	AG-2	RP-80	R-40	R-30	R-20	C-1	C-2	C-3	C-4	I-1	I-2	I-3
GOVERNMENTAL, EDUCATIONAL AND INSTITUTIONAL USES													
Ambulance Services	S	S	S	S	S	S	P	S	S	P	P	P	
Auditoriums, Coliseums, or Stadiums	S	S	S	S	S	S	P			P	P	P	
Cemeteries/Mausoleums	S	S	D	D	D	D	S	S	S	S	S	S	
Child Care Centers		S					P	P	P	P	S	S	
Child Care Homes, Child (5 or less)	D	S	D	D		S	S	S	S				
Child Care Homes, Child (6 or more)	D	S	S	S	S	S	S	S	S				
Churches	S	S	D	D	D	D	P	P	P	P			
Day Care Centers, Adult(5 or less)	D		D	D	D	D							
Day Care Centers, Adult (6 or more)	S		S	S	S		P	P	P	P			
Elementary or Secondary Schools	D	S	S	S	S	S		S	S				
Essential Services 1 and 2	P	P	P	P	P	P	P	P	P	P	P	P	P
Essential Services 3	S	S	S	S	S	S	P	P	P	P	P	P	P
Fire Stations	P	P	P	P	P	P	P	P	P	P	P	P	P
Fraternities or Sororities			S	S	S	S	S						
Government Offices	P		P	P	P	P	P	P	P	P	P	P	P
Hospitals							P	S	S	P	S	S	
Libraries		S	S	S	S		P	P	P	P			
Museums or Art Galleries							P	P	P	P			
Nursing or Convalescent Homes		S	S	S	S		P	S	S	P			
Orphanages	S	S	S	S	S			S	S				
Police Stations, Neighborhood	P	P	P	P	P	P	P	P	P	P	P	P	
Post Offices	S	S	S				P	P	P	P	P	P	
Psychiatric Hospitals		S	S	S	S	S	P	P	P	P	S	S	
Retreat Centers	S	S	S				P	P	P	P	S	S	
School Administration Facilities	P	P	P	P	P	P	P	P	P	P	P	P	
Specialty Hospitals				S	S	S	S	S	S	S			
RECRRECREATIONAL USES													
Amusement Facilities (Outdoor)							P	S	S	P	S	S	
Athletic Fields (Private)	S	S	S	S	S	S	P	S	S	P	S	S	
Baseball Clubs, Professional							P	S	S	P	P	S	
Batting Cages							P	S	S	P	P	P	
Billiard Parlors							P	S	S	S			
Bingo Games							P	S	S	S			
Bowling Centers							P	S	S	S			
Clubs or Lodges		S	S				P	S	S	P			
Coin Operated Amusements							P	S	S	S			
Country Clubs with Golf Courses	S	S	S	S	S	S	S	S	S	S	S	S	
Dance Schools	S	S	S	S	S	S	P	S	S	S	S	S	

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TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICTS														
	AG-1	AG-2	RP-80	R-40	R-30	R-20	C-1	C-2	C-3	C-4	I-1	I-2	I-3
RECRECREATIONAL USES Cont'd													
Fortune Tellers, Astrologers	S	S	S	S	S		P	S	S	P			
Go-cart Raceways							S			S	P	P	
Golf Courses, Miniature		S					P	S	S	P			
Golf Courses	S	S	S	S	S	S	P	P	P	P	S	S	
Golf Driving Ranges	S	S	S	S	S	S	P			P			
Group Assembly	S	S	S	S	S	S	P	P	S	P	P	P	
Marti al Arts Instructional Schools							P	P	P	P			
Physical Fitness Centers							P	P	P	P	P	S	
Private Clubs or Recreation Facilities(other)	S	S	S	S	S	S	P	S	S	P	P	S	
Public Parks and Greenways	S	S	S	S	S	S	P	P	P	P	P	P	
Public Recreation Facilities	S	S	S	S	S	S	P	P	P	P	P	P	
Raceways and Dragstrips							S			S	S	P	
Riding Academies and Commercial Stables	P	P	P	S									
Shooting Ranges, Indoor		S	S				P	S	S	P	P	P	
Shooting Ranges, Outdoor	S	S	S				S				S	S	
Skating Rinks							P			P	P	P	
Sports and Recreational Camps	S	S	S				S			S			
Sports Instructional Schools	S	S	S				S			S		S	
Sports and Recreational Clubs, Indoor							P	S	S	P	P	S	
Swim and Tennis clubs	S	S	S	S	S	S	S	S	S	S	S	S	
Swimming Pools	S	S	S	S	S	S	S	S	S	S	S	S	
BUSINESS, PROFESSIONAL AND PERSONAL SERVICES													
Accounting, Auditing or Bookkeeping	S	S	S	S	S	S	P	P	P	P	P	P	
Administrative or Management Services	S	S	S	S	S	S	P	P	P	P	P	P	
Advertising Agencies or representative	S	S	S	S	S	S	P	P	P	P	P		
Advertising Services, outdoor							P			P	P	P	
Automobile Rental or Leasing							P	S	S	P	P	P	
Automobile Repair Services, Major							P	S	S	P	P	P	
Automobile Repair Services, Minor							P	S	S	P	P	P	
Automobile Parking (commercial)							P			P	P	P	
Automobile Towing and Storage Services							P			P	P	P	
Banks, Savings and Loan and Credit Unions							P	P	P	P	P	P	

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TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICTS														
	AG-1	AG-2	RP-80	R-40	R-30	R-20	C-1	C-2	C-3	C-4	I-1	I-2	I-3
BUSINESS, PROFESSIONAL AND PERSONAL SERVICES Cont'd													
Barber Shops	S	S	S	S	S	S	P	P	P	P			
Beauty Shops	S	S	S	S	S	S	P	P	P	P			
Boat Repairs							P			P	P	P	
Building Maintenance Services							P	S	S	P			
Business Associations							P	P	P	P	P	P	
Business Incubators							P	S	S	P	P	P	
Car washes							P	S		P	P	P	
Clothing Alterations and Repairs	S	S	S	S	S	S	P	P	P	P	P	P	
Computer Maintenance and Repair	S	S	S	S	S	S	P	P	P	P	P	P	
Computer Services		S	S	S			P	P	P	P	P	P	
Economic or Educational Research							P	P	P	P			
Employment Agencies, Personnel Services		S	S	S			P	P	P	P	P	P	
Engineering, Architect, or Survey Services	S	S	S	S	S	S	P	P	P	P	P	P	
Equipment Rental and Leasing (no outside storage)							P	S		P	P	P	
Equipment Rental and Leasing (w/outside storage)							P			P	P	P	
Equipment Repairs, Heavy							P			P	P	P	
Equipment Repairs, Light	S	S	S				P			P	P	P	
Finance and Loan Offices							P	P	P	P	P	P	
Finance and Loan Offices (no drive-thru)							P	P	P	P	P	P	
Funeral Homes and Crematoriums							P	S	S	P	S	S	
Furniture Repair Shops							P	S	S	P	P	P	
Government Offices	S	S	S	S	S	S	P	P	P	P	P	P	P
Hotels or Motels							P			P			
Insurance Agencies (no on-site claims insp.)	S	S	S				P	P	P	P	P	P	
Insurance Agencies (carriers/on-site claims)							P	S	S	P	P	P	
Kennels or Pet Grooming Services	S	S	S	S			P	P	P	P	S	S	
Landscape or Horticultural Services	S	S	S				P	S	S	P	P	P	
Laundromats, Coin-Operated						S	P	P	P	P	P	P	
Laundry or Dry Cleaning Operations							P	P	P	P	P	P	
Law Offices	S	S	S	S	S	S	P	P	P	P	P	P	
Market Furniture Showrooms							P			P	P	P	
Medical, Dental, or Related Offices		S					P	S	S	P	S	S	
Medical or Dental Laboratories							P			S	P	P	

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TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICTS														
	AG-1	AG-2	RP-80	R-40	R-30	R-20	C-1	C-2	C-3	C-4	I-1	I-2	I-3
BUSINESS, PROFESSIONAL AND PERSONAL SERVICES Cont'd													
Motion Picture Productions							P			S	P	P	
Noncommercial Research Organizations							P	P	P	P	P	P	
Office Uses General							P	P	P	P	P	P	
Pest or Termite Control Services							P	S	S	P	P	P	
Photocopying and Duplicating Services							P	S	S	P	P	P	
Photo-finishing Laboratories							P			S	P	P	
Photography, Commercial							P	S	S	S	P	P	
Photography Studios	S	S	S	S	S	S	P	P	P	P			
Professional Membership Organizations							P	P	P	P	P	P	
Real Estate Offices	S	S	S	S			P	P	P	P	S	S	
Recreational Vehicle Parks or Campsites							P	S	S	P	S	S	
Refrigerator or Large Appliance Repairs							P			P	P	P	
Rehabilitation or Counseling Services							P			P	S	S	
Research, Development, or Testing Services							P			P	P	P	
Security Services							P	S	S	P	P	P	
Septic Tank Services							P			S	P	P	
Shoe Repair or Shoeshine Shops							P	S	S	P	P	P	
Stock, Security, or Commodity Brokers		S	S	S			P	P	P	P			
Tanning Salons	S	S	S	S			P	P	P	P			
Taxidermists	S	S	S				P	S	S	P	P	P	
Television, Radio, or Electronic Repairs	S	S	S				P	P	P	P	P	P	
Theaters, Outdoor							P			S	P	P	
Theaters, Indoor							P			P	P	P	
Tire Recapping							S			S	P	P	
Tourist Homes (Bed & Breakfast)	S	S	S	S	S	S	P	S	S	P			
Travel Agencies	S	S	S	S	S	S	P	P	P	P	P	P	
Truck Driving Schools							P			S	P	P	
Truck Tractor & Semi Rental & Leasing, Heavy							S			P	P	P	
Truck Washing							P			P	P	P	
Veterinary Services (Other)	S	S	S				P	S	S	P	P	P	
Vocational, Business, or Secretarial Schools							P			P	P	P	

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TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONIING DISTRICTS														
	AG-1	AG-2	RP-80	R-40	R-30	R-20	C-1	C-2	C-3	C-4	I-1	I-2	I-3
BUSINESS, PROFESSIONAL AND PERSONAL SERVICES Cont'd													
Warehousing, Self-storage							P			S	P	P	
Watch or Jewelry Repair Shops	S	S	S	S			P	P	P	P	P		
Welding Shops	S	S					P			P	P	P	
RETAIL TRADE													
ABC Stores (liquor)							P	S	S	P	S	S	
Antique Stores		S	S				P	P	P	P			
Appliance Stores							P	S	S	P	P	P	
Arts & Crafts		S	S				P	P	P	P	P	P	
Auto Supply Sales							P	S	S	P	P	P	
Bakeries	S	S					P	P	P	P	P	P	
Bars							P		S	P			
Boat Sales							P			P	P	S	
Bookstores							P	S	S	P			
Building Supply Sales (no storage yard)							P			P	P	P	
Building Supply Sales (with storage yard)							P			P	P	P	
Cake Decorating Supply Stores							P	P	P	P	P	P	
Camera Stores							P	P	P	P			
Candle Shops							P	P	P	P			
Candy Stores							P	P	P	P			
Clothing, Shoe, and Accessory Stores							P	S	S	P			
Coin, Stamp, or Similar Collectible Shops							P	P	P	P			
Computer Sales							P	P	P	P			
Convenience Stores (with fuel pumps)							P	S	S	P	P	P	
Convenience Stores (without fuel pumps)							P	S	S	P	P	P	
Cosmetics Shops							P	P	P	P			
Dairy Products Stores							P	P	P	P			
Department, Variety or Gen. Mdse. Stores							P	S	S	P			
Drugstores							P	S	S	P			
Fabric or Piece Goods Stores							P	S	S	P			
Flea Markets, Indoor							P			P	P	P	
Flea Markets, Outdoor	S	S	S				P			P	P	P	
Floor Covering, Drapery, or Upholstery							P	S	S	P	P	P	
Florists		S					P	P	P	P	P	P	

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TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICT														
	AG-1	AG-2	RP-80	R-40	R-30	R-20	C-1	C-2	C-3	C-4	I-1	I-2	I-3
RETAIL TRADE Cont'd													
Food Stores							P	P	P	P			
Fuel Oil Sales							P			P	P	P	
Furniture Sales							P	S	S	P			
Garden Centers or Retail Nurseries	S	S	S				P	S	S	P	P	P	
Gift or Card Shops							P	P	P	P			
Hardware Stores							P	P	P	P	P	P	
Hobby Shops							P	P	P	P	P	P	
Home Furnishings, Miscellaneous							P	S	S	P	P	P	
Jewelry Stores							P	S	S	P			
Luggage or Leather Goods Stores							P	S	S	P			
Manufactured Home Sales							P			P	P	P	
Miscellaneous Retail Sales							P	S	S	P	P	P	
Motor Vehicle Sales (new and used)							P			P	S	S	
Motorcycle Sales							P			P			
Musical Instrument Sales							P	S	S	P			
Newsstands							P	S	S	P			
Office Machine Sales							P	S	S	P	P	P	
Optical Goods Sales							P	S	S	P	P	P	
Paint and Wallpaper Sales							P	S	S	P	P	P	
Pawnshops							P	S	S	P			
Pet Stores							P	S	S	P	P		
Record and Tape Stores							P	P	P	P			
Recreational Vehicle Sales							P			P	P	P	
Restaurants (drive-in)							P		S	P	P	S	
Restaurants (with drive-thru)							P	S	S	P	P	S	
Restaurants (no drive-thru)							P	S	S	P	P	S	
Service Stations, Gasoline							P	S	S	P	P	P	
Sexually Oriented Businesses											S	S	
Sporting Goods Stores							P	S	S	P	P	P	
Stationery Stores							P	P	P	P			
Television, Radio, or Electronic Sales							P	S	S	P	P	P	
Tire Sales							P			P	P	P	
Tobacco Stores							P	P	P	P	P	P	
Truck Stops							P			P	P	P	
Used Merchandise Stores							P	S	S	P	P	P	
Video Tape Rental and Sales							P	S	S	P			

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TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICT														
	AG-1	AG-2	RP-80	R-40	R-30	R-20	C-1	C-2	C-3	C-4	I-1	I-2	I-3
WHOLESALE TRADE													
Agricultural Chem./Pesticides/Fertilizers	P	P					P			P	P	P	
Agricultural Products, Other	P	P					P			P	P	P	
Ammunition							P			P	P	P	
Animals and Animal Products, Other							S			S	P	P	
Apparel, Piece Goods, and Notions							P	S	S	P	P	P	
Beer/Wine/Distilled Alcoholic Beverages							P	S	S	P	P	P	
Books, Periodicals, and Newspapers							P	S	S	P	P	P	
Chemicals and Allied Products							P			P	P	P	
Drugs and Sundries							P	S	S	P	P	P	
Durable Goods, Other							P	S	S	P	P	P	
Electrical Goods							P	S	S	P	P	P	
Farm Supplies, Other	P	P	S				P			P	P	P	
Flowers, Nursery Stock, & Florists Supplies	P	P	S				P	S	S	P	P	P	
Forest Products	P	P					S			P	P	P	
Furniture and Home Furnishings							P	S	S	P	P	P	
Grain and Field Beans	S	S					P				P	P	
Groceries and Related Products							P	S	S	P	P	P	
Hardware							P	S	S	P	P	P	
Jewelry, Watches, Precious Stones & Metals							P	S	S	P	P	P	
Livestock	P	P	S				P				P	P	
Lumber and Other Construction Materials	S	S					P			P	P	P	
Lumber, Millwork, and Veneer	S	S					S			P	P	P	
Machinery, Construction and Mining							P			P	P	P	
Machinery, Equipment, and Supplies							P			P	P	P	
Machinery, Farm and Garden	P	S					P			P	P	P	
Market Showrooms, (Furniture, etc.)							P			P	P	P	
Metals							P			P	P	P	
Minerals	S	S					P			S	P	P	
Motor Vehicles							P			P	P	P	
Motor Vehicles, Parts and Supplies							P			S	P	P	
Motor Vehicles, Tires and Tubes							P			S	P	P	
Paints and Varnishes							P	S	S	S	P	P	
Paper and Paper Products							P	S	S	P	P	P	
Petroleum and Petroleum Products							S			P	P	P	
Plastics Materials							P			P	P	P	

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TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICTS													
	AG-1	AG-2	RP-80	R-40	R-30	R-20	C-1	C-2	C-3	C-4	I-1	I-2	I-3
WHOLESALE TRADE Cont'd													
Plumbing and Heating Equipment							P			S	P	P	
Professional & Comm. Equip. & Supplies							P			S	P	P	
Resins							S			S	P	P	
Scrap and Waste Materials (Junkyards)											S	P	
Sporting & Recreational Goods & Supplies							P			P	P	P	
Tobacco and Tobacco Products							P	S	S	P	P	P	
Toys and Hobby Goods and Supplies							P	S	S	S	P	P	
Wallpaper and Paint Brushes							P	S	S	P	P	P	
TRANSPORTATION, WAREHOUSING AND UTILITIES													
Airports or Air Transportation Facilities	S	S					S			S	S	S	
Atomic Reactors													D#
Bulk Mail and Packaging							S			S	P	P	
Bus Terminals							P			S	S	S	
Communication and Broadcasting Facilities	S	S					P			S	S	S	
Courier Services, Central Facility							P			S	P	P	
Courier Service Substations							P			S	P	P	
Hazardous, Infectious & Radioactive Waste (transport, storage and disposal)													D#
Heliports							S			S	P	P	
Land Clearing and Inert Debris Landfills, Major													D#
Land Clearing and Inert Debris Landfills, Minor													D#
Landfill, Solid Waste													D#
Moving and Storage Services							P			S	P	P	
Radio, Television, or Communication Towers	S	S	S	S	S	S	S	S	S	S	S	S	S
Railroad Terminals or Yards							S			S	P	P	
Recycling Processing Centers											S	S	S
Refuse and Raw Material Hauling											S	S	
Refuse and Raw Material Transfer Points													D#
Sewage Treatment Plants	S	S	S	S	S	S	S	S	S	S	S	S	D#
Solar Energy System (Major)	S	S	S				S	S	S	S	S	S	D#
Solid Waste Incinerators													D#

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TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICTS														
	AG-1	AG-2	RP-80	R-40	R-30	R-20	C-1	C-2	C-3	C-4	I-1	I-2	I-3
TRANSPORTATION, WAREHOUSING AND UTILITIES Cont'd													
Solid Waste Disposal (non-hazardous)													D#
Taxi Terminals							P			P	P	P	
Trucking or Freight Terminals							S			P	P	P	
Utility Company Offices	S	S					P	P	P	P	P	P	
Utility Equipment and Storage Yards	S	S					P			P	P	P	
Utility Lines and Related Appurtenances	P	P	S	S	S	S	P	P	P	P	P	P	
Utility Service Facilities (no outside storage)	P	P	S				P			S	P	P	
Utility Substations	S	S	S	S	S	S	S	S	S	S	S	S	
Warehouses (general storage/enclosed)							P			S	P	P	
Water Treatment Plants	S	S	S	S	S	S	S	S	S	S	S	S	
Wind Energy System (Large)	S	S									S	S	D#
Wireless Telecommunication Towers	S	S	S	S	S	S	S	S	S	S	S	S	
MANUFACTURING AND INDUSTRIAL USES													
Aircraft Assembly											P	P	
Aircraft Engines and Engine Parts, Manufacturing											P	P	
Aircraft Parts and Auxiliary Equipment											P	P	
Ammunition, Small Arms												S	D#
Animal Feeds (including dog & cat)											P	P	
Animal Slaughter or Rendering	S										S	P	
Apparel and Finished Fabric Products							S			S	P	P	
Arms and Weapons											S	P	D#
Artisans and Crafts							S			S	P	P	
Asbestos, Abrasive, and Related Products											S	P	D#
Asphalt Plants	S	S									S	P	
Audio, Video, and Communications Equipment							S			S	P	P	
Bakery Products							S	S	S	S	P	P	
Batteries											S	P	
Beverage Products (alcoholic)											P	P	
Beverage Products (nonalcoholic)											P	P	

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TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICTS														
	AG-1	AG-2	RP-80	R-40	R-30	R-20	C-1	C-2	C-3	C-4	I-1	I-2	I-3
MANUFACTURING AND INDUSTRIAL USES, Cont'd													
Bicycle Assembly											P	P	
Bicycle Parts and Accessories											P	P	
Boat and Ship Building											P	P	
Brooms and Brushes											P	P	
Burial Caskets											P	P	
Chemicals, Paints, Fertilizers and Allied Products											P	P	
Coffee											P	P	
Computer and Office Equipment							S				P	P	
Communications Equipment							S				P	P	
Concrete, Cut Stone, and Clay Products											P	P	
Contractors (no outside storage)							P			S	P	P	
Contractors, General Building							P			S	P	P	
Contractors, Heavy Construction							S			S	P	P	
Contractors, Special Trade							S			S	P	P	
Costume Jewelry and Notions							S			S	P	P	
Dairy Products											P	P	
Drugs							S			S	P	P	
Electrical Components							S			S	P	P	
Electrical Equipment							S			S	P	P	
Electrical Industrial Apparatus, Assembly											P	P	
Electrical Industrial Apparatus, Manufac.											P	P	
Explosives Manufacturing & Storage												S	D#
Fabricated Metal Products (incl. can mfg.)											S	P	
Fabricated Valve and Wire Products											S	P	
Fats and Oils, Animal											S	P	
Fireworks Manufacturing & Storage												S	D#
Fish, Canned, Cured, or Frozen											S	P	
Floor Coverings (excluding carpet)											P	P	
Food and Related Products, Miscellaneous											P	P	
Furniture Framing											P	P	
Furniture and Fixtures Assembly											P	P	
Furniture and Fixtures											P	P	
Glass											S	P	
Glass Products from Purchased Glass							S			S	P	P	

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TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICT														
	AG-1	AG-2	RP-80	R-40	R-30	R-20	C-1	C-2	C-3	C-4	I-1	I-2	I-3
MANUFACTURING AND INDUSTRIAL USES Cont'd													
Grain Mill Products											P	P	
Heating Equipment, and Plumbing Fixtures											P	P	
Household Appliances											S	P	
Household Audio and Video Equipment											P	P	
Ice											P	P	
Industrial and Commercial Machinery											S	P	
Jewelry and Silverware (no plating)											P	P	
Leather and Leather Products (no tanning)											S	P	
Lighting and Wiring Equipment											P	P	
Logging and Wood, Raw Materials	S										P	P	
Manufactured Housing and Wood Buildings											P	P	
Measurements, Analysis, & Control Instruments											P	P	
Meat/Poultry, Packing & Processing (no sales)											S	P	
Rendering											S	P	
Medical, Dental and Surgical Equipment							S				P	P	
Metal Coating and Engraving											S	P	
Metal Fasteners (screws, bolts, etc.)											P	P	
Metal Processing											S	P	
Millwork, Plywood, and Veneer											S	P	
Mining and Quarrying	S										S	P	
Motor Vehicle Assembly											S	P	
Motor Vehicle Parts and Accessories											P	P	
Mining and Quarrying	S										S	P	
Motor Vehicle Assembly											S	P	
Motor Vehicle Parts and Accessories											P	P	
Motorcycle Assembly											P	P	
Musical Instruments							S				P	P	
Paper Products (no coating or laminating)											P	P	
Paper Products (coating or laminating)											P	P	
Paperboard Containers and Boxes											P	P	
Pens and Art Supplies							S				P	P	

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TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICT														
	AG-1	AG-2	RP-80	R-40	R-30	R-20	C-1	C-2	C-3	C-4	I-1	I-2	I-3
MANUFACTURING AND INDUSTRIAL USES, Cont'd													
Petroleum and Related Products											P	P	
Pharmaceutical Preparations							S				P	P	
Photographic Equipment							S				P	P	
Photographic Supplies											P	P	
Pottery and Related Products											P	P	
Preserved Fruits & Vegetables (no can mfg.)											P	P	
Primary Metals Products and Foundries											P	P	
Printing and Publishing							S				P	P	
Pulp and Paper Mills											P	P	
Rubber and Plastics, Miscellaneous											P	P	
Rubber and Plastics, Raw											P	P	
Salvage Yards, Auto Parts											S	P	
Salvage Yards, Scrap Processing											S	P	
Sawmills or Other Wood Mills	S										P	P	
Signs											P	P	
Small Arms											P	P	
Soaps and Cosmetics											P	P	
Solvent Recovery											S	P	
Sporting Goods and Toys							S				P	P	
Stone Cutting, Shaping and Finishing											P	P	
Sugar and Confectionery Products											P	P	
Textile Products (no dyeing & finishing)							S				P	P	
Textile Products (with dyeing & finishing)											S	P	
Tires and other Rubber Products											S	P	
Tobacco Products											P	P	
Upholstery Shop	S	S	S				S				P	P	
Wood and Agricultural Products Assembly	S	S	S				S				P	P	
Wood Products, Miscellaneous							S				P	P	
TEMPORARY USES													
Circus, Carnivals or Haunted House	S	S	S				S						
Farm Products and Seasonal sales	P	P	P				S						

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TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICTS														
	AG-1	AG-2	RP-80	R-40	R-30	R-20	C-1	C-2	C-3	C-4	I-1	I-2	I-3
TEMPORARY USES Cont'd													
Outdoor Concerts, Stage Shows	S	S					S						
Religious Tent Meetings	S	S					S						
Special Civic Events, Nonprofit Festivals, Bazaars	S	S	S	S	S	S	S						
Temporary Accessory Structures	S	S	S	S	S	S	S						
Temporary Construction Office				S	S	S	S						
Temporary Dwelling Unit	S	S	S	S	S	S	S						
Temporary Outdoor Display and Sales	S	S					S						
Temporary Shelters							S						
Yard Sales	P	P	P	P	P	P	S						
ACCESSORY USES													
Accessory Child Care	S	S	S	S			S			S	S	S	
Accessory Dwelling Units, Attached			O	O	O	O	S			S			
Accessory Dwelling Units, Detached	P	P	P	0	O	O	S						
Accessory Storage	P	P	P	P	P	P	P			P	P	P	
Administrative Office	S		S	S	S	P	P			P	P	P	
Bed and Breakfast Establishment	S	S	S	S	S	S							
Bed and Breakfast Homestay	S	S	S	S	S	S							
Caretaker Dwellings	S	S	S				S						
Drive-Through Windows							P	P	P	P			
Helistop (as accessory use)							S			S	S	S	
Home Child Care (up to 4 preteenage children)	S	S	S	S									
Home Occupations, Minor	P	P	P	P	P	P							
Home Occupations, Major	S	S	S	S	S	S							
Junked Motor Vehicles											S	S	
Livestock (As accessory to residential use)	P	P	P	S									
Operation of Cafeteria							P			P	P	P	
Outdoor Storage Facilities							P			P	P	P	
Private Recreation Facilities	S		S	S	S	S	P						
Poultry and Bee Keeping	P	P	P										
Production for Retail Sale							P			P	P	P	
Rural Family Occupations	S	S	S										
Satellite Dishes/TV and Radio Antennae Towers	P	P	P	P	P	P	P	P	P	P	P	P	
Solar Energy System (Accessory)	P	P	P	P	P	P	P	P	P	P	P	P	D#
Swimming Pools	P	P	P	P	P	P	S	S	S	S			
Yard Sales (No more than 2 per year)	P	P	P	P	P	P	S						
Wind Energy System (Small)	P	P	P	P	P	P	P	P	P	P	P	P	D#

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