

ORDINANCE #213-2021-04

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF HARTSVILLE,
TENNESSEE BY AMENDING ARTICLE IV, SECTION 4.070
TO ADD CLUSTER BOX UNITS**

WHEREAS, the land use controls of Hartsville/Trousdale County, Tennessee have been adopted for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

WHEREAS, the Hartsville/Trousdale County Regional Planning Commission has duly reviewed and recommended this amendment to the County Commission; and

WHEREAS, the County Commission has reviewed such recommendation and has conducted a public hearing prior to the second reading.

NOW, THEREFORE, BE IT ORDAINED BY THE HARTSVILLE/TROUSDALE COUNTY COMMISSION:

Section 1: That Article IV, Section 4.070 of the Zoning Resolution of Trousdale County, Tennessee be amended by the addition of new language regarding cluster mailbox location and approval for Group Housing Projects, which reads as follows:

See 'ATTACHMENT, Section 1'

BE IT ENACTED that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

Recommended by Planning Commission March 8, 2021

Public Hearing to be held on April 26, 2021

		1M _____		
First Reading:	<u>March 22, 2021</u>	2m _____	Voice Vote of General Consent	Absent _____
		1M _____		
Second Reading:	<u>April 26, 2021</u>	2m _____	Voice Vote of General Consent	Absent _____

Approved:

Approved:

Attest:

Dwight Jewell, Commission Chairman

Stephen Chambers, Mayor

Rita Crowder, County Clerk

Section 1:

THE ZONING RESOLUTION OF TROUSDALE COUNTY, TENNESSEE

ARTICLE IV

SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS

4.070 Development Standards for Group Housing Projects

4.072 Required Development Standards

HIGHLIGHT DENOTES PROPOSED ADDITION

A. Required Improvements

1. **Internal Drives:** Specifications for drives in group housing developments shall conform to roadway specifications as specified by the Hartsville/Trousdale County Planning Commission Subdivision Regulations to which reference is hereby made and incorporated herein by reference.
2. **Utilities:** The development shall be served with a public utility system adequate to assure fire protection and removal of liquid waste via a central sewerage collection and treatment facility.
3. **Storage of Solid Waste:** Any central refuse disposal area shall be maintained in such manner as to meet county health requirements and shall be screened from view.
4. **Service Building:** Service buildings housing laundry, sanitation, or other facilities for use by occupants shall be permanent structures complying with all applicable codes.
5. **Sidewalks:** *Sidewalks shall be provided in accordance with section 3.1120 for convenient and safe access to all living units from streets, driveways, parking courts or garages and for convenient circulation and access to all facilities. (pending passage of Ordinance 212-2021-03)*
6. **Cluster Box Units (CBUs):** During a new residential development's design and planning phase, developers and builders are required by the United States Postal Service to notify the local Postal Service. Developers and builders should plan for basic or customized Centralized Mail Delivery Installations for residential communities, such as CBUs. The layout and design of centralized delivery must meet the requirements of the United States Post Office and receive approval from the enforcing officer.