

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

ORDINANCE #270-2023-07

**AN ORDINANCE TO AMEND THE TROUSDALE COUNTY ZONING RESOLUTION
ARTICLE V ZONING DISTRICTS BY ADDING SECTION 5.050 USES AND INTERPRETATION**

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 land use controls of Hartsville/Trousdale County include uses permitted by right or by special exception within specific zoning districts; 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 that the attached section be added to Article V of the Trousdale County Zoning Resolution:

See Attachment 1: Article V, Section 5.050 Table of Uses and Interpretation

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

*Recommended by Planning Commission December 12, 2022
Public Hearing to be held on February 27, 2023 if passed at 1st reading*

		1M <u>Lesley Overman</u>	Voice Vote			
First Reading:	<u>January 23, 2023</u>	2m <u>Chris Gregory</u>	Approved w/o opposition	Absent	<u>0</u>	PASSED
		1M <u>Chris Gregory</u>	Voice Vote			
Second Reading:	<u>February 27, 2023</u>	2m <u>Beverly Atwood</u>	Approved w/o opposition	Absent	<u>0</u>	PASSED

IN EFFECT AND APPROVED IN REGULAR SESSION ON FEBRUARY 27, 2023

Approved:



Commission Chairman

Attest:



County Clerk

5.050: Table of Uses and Interpretation

- A. Each zoning district has uses permitted by right or by special exception. The detailed permitted uses table below contains a listing of uses which may be permitted in one or more of the various zoning districts listed across the top. Uses are listed in alphabetical order within five categories as follows: Residential, Community Facility, Commercial, Agricultural, and Industrial. A more detailed description of each use permitted by right or by special exception within each Zoning District is detailed in Article V Section 5.040 of this Zoning Ordinance. If there is a conflict between the Table of Uses and the provisions outlined in each Zoning District Regulations the Zoning District Standards shall supersede.
 - i. Permitted by right (P): Approval subject to district provisions and other applicable requirements.
 - ii. Special Exception (SE): Some Special Exceptions may also be subject to additional requirements outlined in Article VIII Section 8.060.
 - iii. Prohibited Uses: An empty cell indicates the listed use is not allowed within the respective zoning district.
- B. The table of uses does not necessarily include all possible land uses. Some uses may fall into more than one classification depending upon the use characteristics. Where there is a question concerning the appropriate activity classification for any use not listed as a use permitted by right, by accessory use, or as a special exception in any zoning district listed in this Ordinance, the Board of Zoning Appeals shall determine the most appropriate zoning district for the proposed use. The Board of Zoning Appeals may use the North American Industry Classification System (NAICS) to evaluate the characteristics of the unlisted use.

The Board of Zoning Appeals may determine that a proposed land use unlisted in this Ordinance may be permitted if the following criteria are met:

- i. The characteristics of, and activities associated with, the proposed use are equivalent to those of one or more of the uses listed as permitted in the zoning district, and will not involve a greater level of activity, population density, intensity, traffic generation, parking, dust, odor, noise, or similar impacts than the uses permitted in the zoning district;
 - ii. The proposed use meets the purpose/intent of the zoning district applicable to the proposed location;
 - iii. The proposed use is consistent with the goals, objectives, and policies of the Comprehensive Plan, or any applicable specific plan;
 - iv. The proposed use is not listed as permitted by right, by accessory use, or by special exception in another zoning district; and
 - v. The proposed use is not an illegal use.
- C. When the Board of Zoning Appeals determines that a proposed unlisted land use is equivalent to a listed use, the proposed use will be treated in the same manner as the listed use in determining where the use is allowed, what permits are required, and what other standards and requirements of this zoning resolution apply.

Table 1: Trousdale County Zoning District Table of Uses

Trousdale County Zoning District Table of Uses						
P=Permitted, SE=Special Exception Use	AGRICULTURE	RESIDENTIAL		COMMERCIAL	INDUSTRIAL	
	A-1 Agricultural Forestry	R-1 Residential	R-2 Residential	C-1 General Commercial	M-1 General Industrial	M-2 Intermediate Impact Industrial

RESIDENTIAL

Detached single-family dwellings	P	P	P			
Two-Family (Duplex) dwellings	P	P	P			
Multi-family dwellings ¹			P			
Mobile Home Parks	P		SE			
Boarding and rooming houses			P			
Personal and Group Care Facilities	SE	SE	SE			

COMMUNITY FACILITIES

Administrative Services	SE	SE	SE			
Community Assembly	SE	SE	SE			
Community Education	SE	SE	SE			
Cultural and Recreational Services	SE	SE	SE			
Essential Services	P	P	P	P	P	P
Intermediate Impact Facilities	SE	SE	SE			
Religious Facilities	SE	SE	SE	P	SE	

COMMERCIAL

Animal care and veterinarian Services	SE					
Apparel and accessories				P	P	P
Automotive and vehicular repair services.				P	P	P
Automotive, marine craft, and accessories sales only				P	P	P
Business services				P	P	P
Colleges, Junior Colleges, Universities and similar educational facilities						P
Contract construction services				P	P	P
Convenience commercial	SE					
Daycare centers of any type					SE	
Drugs, antiques, books, sporting goods, garden supplies, jewelry, fuel, and ice				P	P	P
Drugs, chemicals, and allied products				P	P	P
Dry good and apparel				P	P	P
Educational services				P	P	P
Electrical goods				P	P	P
Farm products				P	P	P
Finance, insurance, and real estate services				P	P	P
Gasoline service stations				P	P	P
General merchandise				P	P	P
Governmental services				P	P	P
Groceries and related products				P	P	P
Health care facilities		SE	SE			
Hotels, motels, and tourist courts				P	P	P
Marinas and Yacht Clubs						P
Motor vehicles and automotive equipment.				P	P	P
Personal services				P	P	P
Professional services				P	P	P
Repair services				P	P	P
Restaurants (excluding drive-in restaurants)				P	P	P

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COMMERCIAL (continued)

Self-Service Storage Facilities (Mini-Warehouses)				SE		
Signs and billboards ²				P	P	P
Telecommunication Facilities ³				SE		
Transportation, communication, and utility service except solid waste disposal				P	P	P
Travel trailer parks and overnight campgrounds				SE		
Wholesale trade					P	P

AGRICULTURE

Agricultural Services	P					
Commercial Feed Lots and Stockyards	SE					
Crop and Animal Raising	P					
Fisheries and Related Services	P					
Forestry Activities and Related Services Including Nurseries	P					
Outdoor Shooting Ranges	P					

INDUSTRIAL

Adhesives manufacturing						P
Airports						P
Apparel and other finished products made from fabrics, leather, and similar materials manufacturing					P	P
Automobile wrecking salvage, and junk yards ⁴						P
Civil Defense Facilities						P
Electrical industrial apparatus manufacturing						P
Establishments and facilities, excluding manufacturing, associated with transportation and utilities, excluding airports and solid waste disposal					P	P
Fabricated metal products manufacturing, except ordnance and accessories					P	P
Food and kindred products manufacturing, except meat products					P	P
Furniture and fixtures manufacturing					P	P
Heavy construction contractor yards and equipment storage						P
Lots or yards for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or secondhand building materials						P
Lumber and wood products manufacturing						P
Meat products production, subject to odor and wastewater standards						P
Metal products manufacturing						P
Mining Activities and Related Services ⁵						SE
Miscellaneous manufacturing including jewelry, silverware and plated ware, musical instruments and parts, toys, amusement and sporting goods manufacturing, pens, pencils, and other office materials, costume jewelry, novelties and miscellaneous notions, tobacco, and liquor					P	P

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INDUSTRIAL (continued)

Paper or paperboard products manufacturing, excluding mills						P
Plastic products molding, excluding monomer production						P
Printing, publishing, and allied industries					P	P
Professional, scientific, and controlling instruments; photographic and optical goods, watches, and clocks manufacturing					P	P
Radio, Television, and Telephone Transmission Facilities						P
Solid waste processing and recycling centers, excluding landfills and solid waste incinerators						P
Stone, clay, and glass products manufacturing						P
Textile mill products manufacturing, except dyeing and finishing of textiles					P	P
Tool and die facilities						P
Transportation equipment manufacturing						P
Warehousing of goods, excluding the warehousing or storage of any hazardous or radioactive materials					P	P
Water and sewage treatment plants						P

P=Permitted, SE=Special Exception

1) Within all non-agricultural zoning districts mobile homes are subject to the provisions of Article IV, Section 4.090
2) Subject to the provisions of Article IV, Section 4.070.
3) Subject to the provisions of Article IV, Section 4.170.
4) Subject to the provisions of Article IV, Section 4.100.
5) Subject to the provisions of Article IV, Section 4.120
The table of uses does not necessarily include all possible land uses. Some uses may fall into more than one classification depending upon the use characteristics. Where there is a question concerning the appropriate activity classification for any use not listed as a use permitted by right, by accessory use, or as a special exception in any zoning district listed herein, the Board of Zoning Appeals shall make the determination based upon the characteristics of the unlisted use as defined within the North American Industry Classification System (NAICS).