

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

ORDINANCE #297-2023-34

AN ORDINANCE TO AMEND ARTICLE III GENERAL PROVISIONS OF THE ZONING ORDINANCE OF HARTSVILLE, TN BY ADDING SECTION 3.120 COMMERCIAL ARCHITECTURE STANDARDS

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, for the purpose of creating a cohesive design aesthetic within all commercial zoning districts in order to control and preserve the character of Hartsville, the Hartsville/Trousdale County Regional Planning Commission has recommended the creation of Commercial Architecture Standards; 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 III of the Zoning Ordinance of Hartsville, TN:

See Attachment 1: Article III, Section 3.120 Commercial Architecture Standards

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

Favorably recommended by Planning Commission August 14, 2023

Favorably recommended by Codes & Zoning Committee September 14, 2023

Revised by Codes & Zoning Committee October 5, 2023

Revised and favorably recommended by Planning Commission October 9, 2023

Motion: ***Motion to approve as amended***

		1M <u>Judy Kerr</u>		Vote by Roll Call							
First Reading:	<u>October 23, 2023</u>	2m <u>David Thomas</u>	YES	<u>6</u>	NO	<u>14</u>	Abstain	<u>0</u>	Absent	<u>0</u>	FAILED

ORDINANCE FAILED ON FIRST READING

Article III: General Provisions

3.120 Commercial Architecture Standards

A. Façade Elements

All road fronting exterior walls must incorporate façade elements to break up the scale and materials of all exterior walls. Façade elements include but are not limited to exterior wall offsets, balconies, awnings, canopies, covered porch or arcade, varied roof heights, pilasters, columns, display windows, outdoor seating, recesses, or projections (in keeping with the scale of the building), peaked roof, unique architectural details (in keeping with the scale of the building), and other features designed to add scale and visual interest to the façade.

B. Exterior Road Frontage Building Materials

Preferred wall materials shall be used on a minimum of 60% of any road frontage exterior wall but may be used on any wall of a structure. Limited wall materials shall only be used on up to 40% of any road frontage exterior walls and all of any exterior side or rear wall not facing a road. Restricted wall materials shall not be used on any road frontage exteriors. Proposals using different exteriors may be considered by the Board of Zoning Appeals on a case-by-case basis provided they meet the purpose and intent of the commercial design guidelines. Alternate proposals for exteriors may be considered, such as standard corporate design.

i. Preferred Road Frontage Building Materials

- Brick
- Stone
- Fade-Resistant Quik-Brik
- Fade-Resistant Artificial Stone
- Architectural Panels
- Hardie Panels
- Surfaced Concrete or Split-Face Block
- Hard Coat or Textured Stucco

ii. Limited Road Frontage Building Materials

- Exterior Insulation Finishing Systems (EIFS)
- Hardie Siding
- Polycarbonate Sheets
- Architectural Metal Panels
- Aluminum or Metal Siding

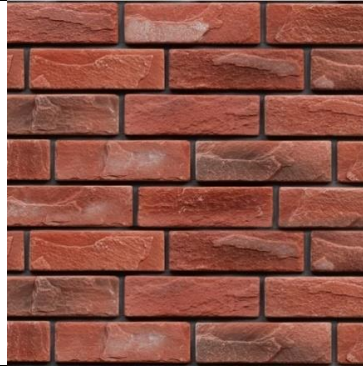
iii. Restricted Road Frontage Building Materials

- Vinyl
- Unsurfaced and/or Unpainted Concrete Blocks
- Plywood
- Wood Shakes
- Asphalt Shingles
- Cementitious Siding
- Plastic or Fiberglass

PREFERRED ROAD FRONTAGE BUILDING MATERIALS

BRICK

PREFERRED



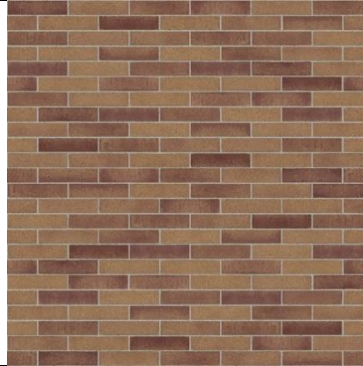
STONE

PREFERRED



FADE-RESISTANT QUIK-BRIK

PREFERRED



FADE-RESISTANT ARTIFICIAL STONE

PREFERRED



HARDIE PANELS

PREFERRED



PREFERRED ROAD FRONTAGE BUILDING MATERIALS

**CONCRETE OR SPLIT-FACE
BLOCK**



PREFERRED

**HARD COAT OR TEXTURED
STUCCO**

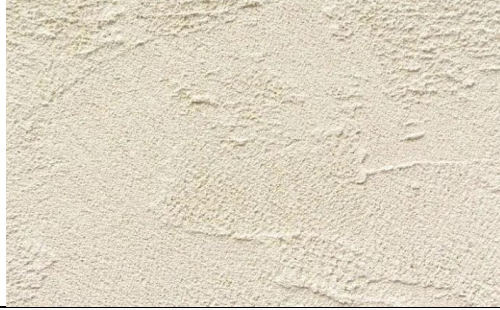


PREFERRED

LIMITED ROAD FRONTAGE BUILDING MATERIALS

EXTERIOR INSULATION FINISHING SYSTEMS (EIFS)

LIMITED



HARDIE SIDING

LIMITED



POLYCARBONATE SHEET

LIMITED



ARCHITECTURAL METAL PANELS

LIMITED



ALUMINUM OR METAL SIDING

LIMITED



RESTRICTED ROAD FRONTAGE BUILDING MATERIALS

VINYL



RESTRICTED

**UNSURFACED AND/OR
UNPAINTED CONCRETE BLOCKS**



RESTRICTED

ASPHALT SHINGLES



RESTRICTED

CEMENTITIOUS SIDING



RESTRICTED

PLASTIC OR FIBERGLASS



RESTRICTED