

HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT

CODES AND ZONING COMMITTEE

Tommy Belcher

Alan Carman

David Nollner

Lonnie Taylor

David Thomas

Rosalie Myhan, Planning Office

Rick Gregory, Consultant

AGENDA

JANUARY 4, 2023 | 7:00PM | MAYOR'S OFFICE

1. Call Meeting to Order
2. Attendance
3. Review Minutes from October 5, 2023
4. Officer Elections
5. Discussion
 - A. Update from Rick Gregory
 - i. Review Land Use Matrix
 - B. Define Fire Coverage (*see zoning codes*)
 - C. Other
6. Public Comment
7. Adjourn

HARTSVILLE/TROUSDALE COUNTY METROPOLITAN GOVERNMENT

CODES AND ZONING COMMITTEE

OCT 5 6:00PM ADMIN BUILDING MAYOR'S OFFICE

MINUTES

Members Present: 5/6

David Thomas, Chairman

David Nollner

Rick Gregory

Lesley Overman, Sec

Lonnie Taylor, absent

Tommy Belcher

Rosalie Myhan

Chairman David Thomas called meeting to order at 6:00.

A quorum was determined with the members present.

Commercial guideline ordinance: amended at last commission meeting. This is for road frontage part of property only. Vinyl is still on prohibited list. Motion to send Planning commission for review by Belcher second by Overman- Motion Carried. Rick Gregory presented statute 68-120-101 statewide building construction safety standards which states you shall not prohibit a particular material. Motion by Belcher to replace building with road frontage in the ordinance second by overman – Motion Carried. Discussion of soffit and other parts of the road fronting exterior wall. This does not affect soffit or other parts of the building façade.

GNRC contract up for renewal as discussed at executive committee.

Rick Gregory – exceptions and modifications and amendments; Non-conforming uses is contradicting with statutes and intent. To be discussed at planning commission. Time limits section is bad in Rick's opinion, but we are not trying to change things at this point.

Defining fire protection: we do not currently have a definition for "fire protection" in current codes. Tommy with water department said must have 500 gallons a minute with 20 residuals on a 6" line is required for fire truck to use. Rosalie suggests "within 500 feet of fire hydrant." Rick suggests adopting subdivision definition. This will be amended in the new codes by Rick using subdivision definition.

Discussion of fire damage of property. If property is damaged in a fire, then if rebuilt it must be built to current standards.

Rosalie has questions about billboards and signage. We need to look at sign ordinances. Also, excavation on residential property is being complained about. She cannot find anything about excavating in our codes. There is also no current code for blasting. Could look into excavating permits.

Codes department status: Very busy. 20 new home permits in month of September. So far October is the same very busy. Rosalie is working on all her inspections. State inspector is doing ruff in inspections. While Rosalie is doing finals.

Motion to Adjourn by Overman second by Nollner

APPENDIX A
TABLE I
LAND USE ACTIVITY MATRIX
ZONING DISTRICTS

ACTIVITY	A	E-1	R-1	R-2	R-3	C-1	C-2	C-3	C-5	I-1	I-2	I-3	RPUD	CMUPD
<u>PERMANENT RESIDENTIAL</u>														
Dwelling, one-family detached	P	P	P	P	P	N	N	N	P	N	N	N	P	P
Dwelling, two-family detached (duplex)	N	N	N	P	P	N	N	N	N	N	N	N	P	P
Dwelling, multi-family	N	N	N	N	P	N	N	N	N	N	N	N	P	P
Dwelling above Ground Floor	N	N	N	N	N	N	N	N	C	N	N	N	N	C
Dwelling, mobile home	P	N	N	N	N	N	N	N	N	N	N	N	N	N
Bed & Breakfast Homestay	C	C	N	N	N	C	C	C	N	N	N	N	N	N
Mobile Home Park	N	N	N	N	P	N	N	N	N	N	N	N	N	N
Semi-Permanent Residential	N	N	N	N	N	P	N	P	N	N	N	N	N	N
<u>COMMUNITY FACILITY ACTIVITIES</u>														
Community Assembly	C	C	C	C	C	P	N	P	C	N	N	N	P	N
Community Education	C	C	C	C	C	N	N	N	P	N	N	N	N	N
Cultural and Recreation Services	C	C	C	C	C	P	N	P	P	N	N	N	P	N
Extensive Impact	N	N	N	N	N	N	N	N	N	N	P	P	N	N
Governmental and Utility Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Health Care	N	N	N	N	N	P	N	C	P	N	N	N	N	N
Institutional Care	N	N	N	N	N	C	N	N	C	N	N	N	N	N
Intermediate Impact	C	C	C	C	C	C	N	N	N	P	P	P	N	N
Personal & Group Care	C	C	C	C	C	C	C	N	P	N	N	N	N	N
Religious Facilities	C	C	C	C	C	N	N	N	C	N	N	N	N	N
<u>COMMERCIAL ACTIVITIES</u>														
Adult Oriented Establishment	N	N	N	N	N	N	N	N	N	N	C	N	N	N
Animal Care & Veterinarian Services	C	C	N	N	N	P	N	C	C	P	P	P	N	N
Automotive Parking	N	N	N	N	N	P	P	P	P	P	P	P	P	P
Automotive Repair and Cleaning	N	N	N	N	N	P	P	P	N	N	N	N	N	P
Automotive Servicing	N	N	N	N	N	P	P	P	C	N	N	N	N	P
Bottling or Packaging Spring Water	N	N	N	N	N	N	N	N	N	N	N	N	N	P
Building Materials and Farm Equipment	N	N	N	N	N	P	N	P	N	P	P	P	N	P
Consumer Repair Services	N	N	N	N	N	P	N	P	C	N	N	N	N	N
Construction Sales & Services	N	N	N	N	N	N	N	N	N	P	P	P	N	N
Convenience Commercial	N	N	N	N	N	P	P	P	N	N	N	N	P	P
Entertainment & Amusement Services	N	N	N	N	N	P	N	N	C	N	N	N	N	P

P=Permitted Use

C=Conditional Use

N=Not Permitted

**APPENDIX A
TABLE I
LAND USE ACTIVITY MATRIX
ZONING DISTRICTS**

ACTIVITY	A	E-1	R-1	R-2	R-3	C-1	C-2	C-3	C-5	I-1	I-2	I-3	RPUD	CMUPUD
<u>COMMERCIAL ACTIVITIES (con't)</u>														
Financial, Consultative, & Administrative	N	N	N	N	N	P	N	N	P	N	N	N	N	P
Food & Beverage Services	N	N	N	N	N	P	N	C	P	P	P	P	N	P
Food Service Drive-in & Drive-thru	N	N	N	N	N	P	N	P	P	P	P	P	N	P
General Business & Communication Services	N	N	N	N	N	P	N	N	N	N	N	N	N	P
General Personal Services	N	N	N	N	N	P	N	N	C	N	N	N	N	P
General Retail Trade	N	N	N	N	N	P	N	P	C	N	N	N	N	P
Group Assembly	N	N	N	N	N	C	N	N	N	N	N	N	N	P
Commercial Campgrounds and RV Parks	C	N	N	N	N	C	N	N	N	N	N	N	N	N
Junk, Automobile Wrecking and Scrap Operations	N	N	N	N	N	N	N	N	N	N	P	P	N	N
Medical Services	N	N	N	N	N	P	N	N	P	N	N	N	N	P
Mini-Warehousing/Self-Storage Units	N	N	N	N	N	P	P	N	N	P	P	P	N	N
Scrap Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transient Habitation														
Hotel	N	N	N	N	N	P	N	N	C	N	N	N	N	P
Motel	N	N	N	N	N	P	N	N	C	N	N	N	N	P
Transport & Warehousing	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Undertaking Services	N	N	N	N	N	P	N	N	P	P	N	N	N	N
Vehicular, Craft & Related Equipment Sales	N	N	N	N	N	P	N	P	C	N	N	N	N	N
Waste Disposal Facilities	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Wholesale Sales	N	N	N	N	N	P	N	N	N	P	P	N	N	N
Wireless Communications Facilities	C	C	C	C	C	P	C	C	P	P	P	P	C	C
<u>MANUFACTURING ACTIVITIES</u>														
Limited	N	N	N	N	N	P	N	C	N	P	P	P	N	N
Intermediate	N	N	N	N	N	N	N	N	N	N	P	P	N	N
Extensive	N	N	N	N	N	N	N	N	N	N	P	P	N	N
<u>AGRICULTURAL RESOURCE PRODUCTION & EXTRACTIVE ACTIVITIES</u>														
Agricultural Services	P	P	N	N	N	N	N	N	N	N	N	N	N	N
Confined Animal Feeding Operations	C	N	N	N	N	N	N	N	N	N	N	N	N	N
Mining & Quarrying	N	N	N	N	N	N	N	N	N	N	P	P	N	N

P=Permitted Use C=Conditional Use N=Not Permitted

APPENDIX A

P- PERMITTED USE
 N- NOT A PERMITTED USE
 C- PERMITTED ONLY BY CONDITIONAL USE

TABLE I
 LAND USE ACTIVITY MATRIX
 ZONING DISTRICTS

ACTIVITY	LDR MDR HDR													INT				CP CPL GO RO			
	A	R40	R25	R15	R10	R7	PUD			MHP*	OP	CSL	CS	CG	CC	****	PUD			IR	IG
PERMANENT RESIDENTIAL																					
Dwelling, attached	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, one-family detached	P	P	P	P	P	P	P	P	P	N	C	N	N	N	N	N	N	N	N	N	N
Dwelling, two-family detached	N	N	N	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, semi-detached	N	N	N	N	P	P	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, multi-family	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, mobile home	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N
Bed & Breakfast Homestay	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mobile Home Park	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N
SEMI PERMANENT RESIDENTIAL																					
COMMUNITY FACILITY ACTIVITIES																					
Administrative	C	C	C	C	C	C	N	P	N	N	P	P	P	P	P	N	P	P	P	P	P
Community Assembly	N	N	N	N	N	N	P	P	N	C	P	P	P	C	N	N	P	P	P	N	P
Community Education	C	C	C	C	C	C	P	C	P	N	C	C	C	N	C	N	N	N	N	N	N
Cultural and Recreation Services	C	C	C	C	C	C	C	C	C	N	C	P	P	N	C	N	P	N	P	N	N
Essential Services	C	C	C	C	C	C	C	N	C	C	C	C	P	C	N	P	P	P	P	P	P
Extensive Impact	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N	N	N	C
Health Care	N	N	N	N	N	N	N	N	N	P	P	P	C	N	N	P	N	P	N	N	N
Institutional Care	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N
Intermediate Impact	C	C	C	C	C	C	P	**	P	N	C	C	C	C	N	N	N	N	N	C	C
Personal & Group Care	**	**	**	**	**	**	**	N	P	**	C	C	C	C	C	N	P	N	P	N	C
Religious Facilities	C	C	C	C	C	C	N	N	N	N	N	P	P	C	N	N	C	N	N	N	C
COMMERCIAL ACTIVITIES																					
Animal Care & Veterinarian Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	N	N	N	P
Automotive Parking	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	P
Automotive Repair and Cleaning	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P
Automotive Servicing	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	N	N	P
Building Materials and Farm Equipment	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	P
Consumer Repair Services	N	N	N	N	N	N	N	N	N	N	C	P	P	C	N	P	P	P	P	P	P
Construction Sales & Services	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	P
Convenience Commercial	N	N	N	N	N	N	N	N	P***	N	N	P	P	P	N	P	P****	P	P	P	P
Entertainment & Amusement Services	N	N	N	N	N	N	N	N	N	N	C	C	P	P	N	N	P	P	N	N	N
Financial, Consultive, & Administrative	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	N	N
Food & Beverage Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	P
Food Service Drive-in & Drive-thru	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	P	N	N	P
General Business & Communication Service	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	N	N	P
General Personal Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	N	N
General Retail Trade	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	N
Group Assembly	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	P	N	N	N	N	N
Medical Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	N	N	N
Scrap Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transient Habitation: Hotel	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N	N	N
Transient Habitation: Motel	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N	N	N
Transient Habitation: Extended Stay Hotel/Motel	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	P	P	N	N	N	N
Transient Habitation: Short Term Rental Property	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N	N	N
Transient Habitation: SRO	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transport & Warehousing	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	P
Undertaking Services	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	P	N	N	N	N	N
Vehicular, Craft & Related Equipment Sales	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	P
Wholesale Sales	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	P	N	P	N	P
Tourist Oriented Limited Manufacturing*****	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	N	N	C
MANUFACTURING ACTIVITIES																					
Limited	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	P
Intermediate	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P
High Technology Manufacturing, Assembly, Processing	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	P
Extensive	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
AGRICULTURAL, RESOURCE PRODUCTION & EXTRACTIVE																					
Agricultural Services	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Crop & Animal Raising	P	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mining & Quarrying	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Plant & Forest Nurseries	P	C	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N
Confined Animal Feeding Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

*Mobile Home Park
 **All such facilities are prohibited with the exception of Day Care Homes as defined in Section 14-1409(e)(2)(g) which shall be permitted by conditional use
 ***May be considered only when the PUD contains 200 dwelling units or more.
 **** Interchange Overlay District limitation of uses per Ordinance 13-806. Retail limited to convenience market in relation to a fuel and service station.
 ***** Tourist Oriented Limited Manufacturing: Limited manufacturing permitted in CG and IR zoning districts and conditional use would only apply for alcoholic beverages.
 High Technology Manufacturing, Assembly, and Processings per Ordinance# 12-784
 *****Convenience Commercial- Automated Car Wash permitted only in CPUD, Commercial Planned Unit Development per Ordinance#21-1019
INFORMATION EFFECTIVE ON DECEMBER 14, 2021 Check for any Zoning Ordinance Amendments or Updates after this date.