

CHAPTER V

ZONING DISTRICTS

Section 5-100. Classification of Districts.

For the purpose of this Ordinance, the Town of Gilt Edge, Tennessee, is hereby divided into two (2) main districts and one (1) overlay district, designated as follows:

- R -- Residential District
- C -- Commercial District
- F -- *Floodplain Overlay District

* Refer to Chapter 7, Floodplain Overlay District

Section 5-101. Gilt Edge Zoning Map.

The location and boundaries of the zoning districts by this ordinance are bounded and defined as shown on the map entitled the "Official Zoning Map of Gilt Edge, Tennessee". The zoning map and any amendment thereto shall be dated with the effective date of the ordinance that adopts same. Certified prints of the adopted zoning map and zoning map amendments shall be maintained in the office of the Tipton County Building Inspector and the Gilt Edge Town Hall and shall be available for inspection by the public at all reasonable times, as long as this ordinance remains in effect.

Section 5-102. Tipton County Growth Boundary Map.

The location and boundaries of the growth boundary map as developed in the Tipton County Growth Plan mandated by Public Chapter 1101 are shown in the adopted document. The map shows four distinct types of boundaries: current corporate limits, urban growth boundaries, planned growth areas and rural areas. Gilt Edge's responsibility of these designations is just the current corporate limits. Gilt Edge has chosen not to include any Urban Growth Boundaries, however Gilt Edge is adjacent to Tipton County's boundaries. Tipton County's responsibility of these designations is the Planned Growth Areas (PGA's) and Rural Areas (RA's). Density of development is one of the main factors in the designations of PGA's and RA's. Certified prints of the adopted growth boundary map, report and any subsequent revisions shall be maintained in the office of the Tipton County Building Inspector and shall be available for inspection by the public at all reasonable times, as long as either this zoning ordinance or Public Chapter 1101 remains in effect, whichever is shorter.

Section 5-103. Zoning District Boundaries.

Unless otherwise indicated on the zoning map amendment, the district boundaries are lot lines, the centerlines of streets or alleys, railroad rights-of-way, or the corporate limit lines, as they exist at the time of the enactment of this Zoning Ordinance. Questions concerning the exact locations of district boundaries shall be first determined by the legal description accompanying the Zoning Map Amendment, and then second, by the Gilt Edge Board of Zoning Appeals.

Where a district boundary line divides a lot, which was in single ownership at the time of passage of this ordinance, the regulations for either portion of the lot shall not exceed five hundred (500) feet beyond the district line into the remaining portion of the lot.

Section 5-104. Specific District Regulations.

The following regulations in Sections 5-105 and 5-106 shall apply in the two (2) main zoning districts established in Section 5-100 of this ordinance.

Section 5-105. Residential (R) District.

This district is intended to be utilized in areas used primarily for agriculture, forestry and low-density residential development, where development of a suburban density is undesirable or unfeasible. The following regulations shall apply in the (R) District, as defined on the Official Zoning Map of Gilt Edge, Tennessee.

A. Uses Permitted

In the Residential (R) District, the following uses and their accessory uses are permitted.

1. Detached Single-family dwellings.
2. Two family dwellings.
3. Accessory buildings customarily incidental to any permitted use.
4. Single-Wide Mobile Homes on individual lots.
5. Cellular Communication Towers
6. Forestry and Agricultural services, except solid or liquid waste disposal.
7. Agricultural processing, except cotton ginning.
8. Crop and animal raising.
9. Fisheries and related services.
10. Group home for physically or mentally handicapped persons (minor).
11. Churches or other places of religious assembly.
12. Utility facilities necessary for the provision of public services.
13. Publicly owned recreational facilities
14. Public schools, libraries and fire stations.
15. Public informational signs as regulated in Section 4-101.
16. Animal husbandry, veterinarian, animal hospital and poultry hatchery services.
17. Family burial grounds.
18. Customary home occupation (minor only) as regulated in Section 4-104.
19. The storage of a maximum of 3 inoperable vehicles as defined in Section 2-101.
20. Governmental buildings and community centers.

B. Uses Permissible as a Special Exception

In the Residential (R) District, the following uses and their accessory uses may be permitted as special exceptions after review and approval by the Gilt Edge Board of Zoning Appeals and subject to such conditions as the Gilt Edge Board of Zoning Appeals in accordance with Section 8-106.

1. Customary incidental home occupations (major and accessory agricultural only).
2. Roadside Stands for the Sale Of Items Other than Farm Produce Raised on the Same Property- The following is subject to review and approval by the Gilt Edge Board of Zoning Appeals for a special exception, subject to the minimum conditions required herein are met.
 - a) A site plan of the proposed stand and all accessory structures and parking shall be presented at the time of proposal.
 - b) No more than twenty-five (25%) of the total area proposed for this use shall be used for products other than farm produce raised on the same property.
 - c) The total area proposed for this use shall not exceed twenty thousand (20,000) square feet in area.
 - d) The persons engaged in the proposed use shall be residents of the dwelling unit in which the proposed use is located.
 - e) The proposed use shall not constitute primary or incidental storage facilities for a business or industrial activity conducted elsewhere.
 - f) Signs shall be limited to eight (8) square feet in area for advertising.
 - g) The products, other than farm produce raised on the same property, shall be consistent with agricultural activities.
 - h) Must have a farm and raising crops for sale on the property.
 - i) And any other requirements which, in the opinion of the Gilt Edge Board of Zoning Appeals or the Planning Commission, would be required to protect the safety and general welfare of the surrounding area.
3. Multi-Family Dwellings- The following is subject to review and approval by the Gilt Edge Board of Zoning Appeals for a special exception, subject to the minimum conditions required herein are met. (See Section 4-119 for additional requirements).
 - a) A site plan of the proposed dwelling(s) and all accessory structures and parking shall be presented at the time of proposal to the Gilt Edge Board of Zoning Appeals and the Planning Commission for approval.
 - b) A minimum of (one-half) 1/2 acre is required per dwelling unit, with a total minimum of two (2) acres.
 - c) And any other requirements which, in the opinion of the Gilt Edge Board of Zoning Appeals or the Planning Commission, would be required to protect the safety and general welfare of the surrounding area.
4. Riding stables and kennels.
5. Travel trailer park (Site Plan Required, See Section 3-111).

6. The surface and subsurface mining of quarrying of natural mineral resources and/or the storage of natural mineral resources.
7. Cemeteries (Site Plan Required, See Section 4-114).
8. Bed and breakfast operations (Site Plan Required, See Section 4-118).
9. Family and group day care homes
10. Private recreational facilities such as golf courses
11. Apartment dwelling (Site Plan Required, See Section 3-111).
12. Group Home for physically and mentally handicapped persons.
13. Condominiums (Site Plan Required, See Section 4-114).
14. Mobile Home Parks (Site Plan Required, See Section 3-111).

C. Uses Prohibited

In the Residential (R) District, all uses except those uses or their accessory uses specifically permitted upon approval as a special exception by the Board are prohibited.

D. Side yard on Corner Lots. The minimum width of side yards for dwellings along an intersecting street shall be twenty (20) feet on the side street.

E. Height. No building shall exceed three (3) stories or thirty-five (35) feet in height except that free standing poles, towers, spires, and structures not designed for or suitable for human occupancy may exceed this height provided that they comply with the provisions of all other pertinent codes and ordinances and provided that they are located no closer to the nearest property line than the distance equal to their own height plus five (5) feet. No accessory building shall exceed two (2) stories or twenty-five (25) feet in height.

F. Maximum Lot Coverage. The area occupied by all structures, including accessory structures, shall not exceed thirty (30) percent of the total area of any lot.

G. Accessory Buildings

1. No accessory building shall be erected in any required front or required side yard. Accessory buildings shall not cover more than thirty (30) percent of any required rear yard, and shall be at least five (5) feet from all lot lines and from any other buildings on the same lot.
2. Accessory buildings on corner lots shall conform to front yard setbacks for both intersecting streets.

H. Required Lot Area, Lot Width, and Yards

Minimum required lot area: single family dwelling	¾ acre or more if required by the health department
Minimum required lot area: Two family dwelling	1½ acre
Minimum required lot width at the Building line	100 ft.
Minimum required front yard.	35 ft.
Minimum required rear yard.	30 ft.
Minimum required side yard	15 ft.

Section 5-106. General Commercial (C) Districts.

This district is intended to be utilized to provide goods and services to residents to the surrounding area. These centers serve a necessary economic function and the mixed land uses that characterize these centers are not particularly detrimental. It is designed to allow for change and growth within these areas, but also to prevent this mixture of land uses from unnecessarily spreading into the adjacent countryside. The following regulations shall apply in the General Commercial (C) District, as defined on the Official Zoning Map of Gilt Edge, Tennessee.

A. Uses Permitted

In the General Commercial (C) District, the following uses and their accessory uses are permitted.

1. Wholesale Trade

- a) Motor vehicles and automotive equipment
- b) Drugs, chemicals and allied products
- c) Dry goods and apparel
- d) Groceries and related products
- e) Farm products (raw materials)
- f) Electrical goods
- g) Hardware, plumbing, heating equipment and supplies
- h) Machinery, equipment and supplies
- i) Other wholesale trade excluding petroleum bulk stations and terminals, scrap and waste materials, and beer, wine, and distilled alcoholic beverages.

2. Retail Trade
 - a) Building materials, hardware, and farm equipment
 - b) General Merchandise
 - c) Food
 - a) Automotive, marine craft, aircraft and accessories
 - b) Apparel and Accessories
 - c) Furniture, home furnishings, and equipment
 - d) Other retail trade restaurants excluding liquor
 - e) Drug, jewelry, books, sporting goods, garden supplies, antiques, fuel and ice.

3. Services
 - a) Finance, insurance, and real estate services
 - b) Personal services, such as dry cleaning and laundromats
 - c) Professional and Business services such as architects, engineers and accountants
 - d) Repair services
 - e) Contract construction services
 - f) Governmental services
 - g) Educational services

4. Cultural Activities
5. Public Assembly
6. Amusements
7. Recreational Activities
8. Parks
9. Veterinarian and Animal Hospital Services
10. Transient Lodging
11. Any Accessory Use or Building Customarily Incidental to a Permitted Use.
12. Billboards and Signs
13. Cellular Communication Towers
14. Agriculturally oriented commercial and related activities
15. Educational institutions
16. Utility facilities
17. Churches and other places of religious assembly
18. Government building and community centers
19. Medical facilities
20. Individual retail stores, professional and services offices such as real estate, beauty and barber shops.
21. Kennels and animal hospitals
22. Day care centers
23. Gasoline service stations
24. Restaurants
25. Flea Markets

B. Uses Permissible on Appeal

1. Livestock sales centers
2. Travel trailer parks or Mobile home parks
3. Light small scale manufacturing uses not specifically listed.
4. Mini-storage facilities
5. Adult Oriented Businesses
6. Industrial uses
 - a) Apparel and other finished products (except leather tanning and finishing).
 - b) Furniture and Fixtures
 - c) Paper and Allied Products-Manufacturing (limited to converted paper and paperboard products, paperboard containers and boxes, building paper and building board)
 - d) Printing, Publishing, and Allied Industries
 - e) Stone, Clay, and Glass Products
 - f) Warehousing and Storage Services (limited to household goods, warehousing and storage, general warehousing and storage)
7. Any business or service that is not elsewhere coded that in the opinion of the BZA is of the same general character as the above permitted uses, and subject to such conditions and safeguards as the BZA may specify to preserve the character of the district.

C. Uses Prohibited

In the General Commercial (C) District, all uses, except uses or their accessory uses specifically permitted or permitted upon approval as a special exception by the BZA are prohibited.

D. Required Lot Area, Lot Width, Yards and Setbacks

Buildings hereafter constructed shall be so located as to comply with the following minimum requirements:

1. A front yard of thirty-five (35) feet shall be required.
2. A rear yard of thirty (30) feet shall be required.
3. A side yard of fifteen (15) feet shall be required.
4. The minimum lot size shall be one (1) acre.