

ORDINANCE NO. 968

AN ORDINANCE AMENDING THE TEXT
OF THE CODE OF ORDINANCES
OF THE CITY OF SWEETWATER, TENNESSEE,
TITLE 14 ZONING AND LAND USE CONTROL,
CHAPTER 4. SUPPLEMENTARY PROVISIONS APPLYING TO ALL DISTRICTS,
SECTION 14-409. SIGNS, BILLBOARDS, AND OTHER ADVERTISING
STRUCTURES,
TO AMEND THE SIGN REGULATIONS

WHEREAS, the Sweetwater Mayor and Board of Commissioners, in accordance with Section 13-7-204 of the Tennessee Code Annotated, may amend the "Zoning Code of Sweetwater, Tennessee"; and

WHEREAS, the Sweetwater Regional Planning Commission has forwarded its recommendation of approval to the Sweetwater City Commission regarding the following amendment to the "Sweetwater Zoning Ordinance";

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Sweetwater, Tennessee:

SECTION 1. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, (1) Definitions, be amended by deleting all definitions in their entirety and substituting in lieu thereof the following:

- (a) "Animated or moving sign." Any sign or part of a sign that changes physical position or light intensity by any movement or rotation or that gives the visual impression of such movement or rotation.
- (b) "Billboard." A sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises of which the sign is located. It is intended for periodic message rotation and is often sold or leased as advertising space.
- (c) "Campaign sign." See "Political sign".
- (d) "Canopy sign." A sign that is part of or attached to an awning, canopy, etc., or structural protective cover over a door, window, or outdoor service area.
- (e) "Changeable electronic message/changeable copy sign." An electrically activated changeable sign upon which the message changes more than two (2) times in a twenty-

four (24) hour period, and except when the message is changed, the message shall remain stationary. For the purposes of this ordinance, any wall sign, ground sign, or pole sign can be a changeable electronic message/changeable copy sign.

- (f) "Digital sign." A sign that is digital in nature and uses exclusively liquid-crystal display (LCD), light-emitting diode (LED), or similar electronic technology for providing content to the sign or billboard.
- (g) "Directional sign." A government owned sign that is located on public property as approved by the board of commissioners, which provides direction to a definable area, business area, or community.
- (h) "Ground sign and pole sign." Any sign erected on a free-standing frame, pole(s), or post(s) and not attached to any building.
- (i) "Mural." A work of art that is historic, community, or site based affixed to or painted on a building wall.
- (j) "One-time event sign." A temporary sign which notifies or advertises an event, such as an election, property sale, merchandise sale, revival, grand opening, yard sale, or other similar short-term, temporary events.
- (k) "Pole sign." See "ground sign and pole sign".
- (l) "Political sign." A one-time event sign announcing or supporting political candidates, issues, or subject in connection with any national, state, or local election.
- (m) "Projecting sign." A sign attached perpendicular to a building or the wall of a structure and overhanging a sidewalk.
- (n) "Sign." Any object, device, display, or structure, or part thereof, situated outdoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images.
- (o) "Sign administrator." The city building official or his/her designated agent.
- (p) "Sign area." The entire face of a sign, including the advertising surface and any framing, trim, or molding but not including the supporting structure.
- (q) "Sign face." The area or display surface used for the message.
- (r) "Temporary sign." A one-time event sign designed and intended to be displayed for a short period of time.

- (s) "Wall sign." Any sign that is attached to, painted on, or in some other way uses a wall of a building in such a manner that the wall becomes the supporting structure for the sign. No such sign shall extend above the top edge of a building wall or project more than twelve (12) inches from the wall of the building.

SECTION 2. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, (2), be amended by deleting it in its entirety and substituting in lieu thereof the following:

(2) General Provisions. All signs and billboards erected, replaced, reconstructed, expanded, or relocated on any property within the city shall conform with the provisions of this section.

- (a) All signs erected, constructed, or placed in any district shall conform to the adopted building codes and if serviced by electrical power, shall conform to the National Electrical Code. Electrical materials and devices used on such signs shall bear the U.L. Label.
- (b) No sign shall be erected or maintained where by reason of its position, wording, illumination, size, shape, or color may obstruct, impair, obscure, interfere with the view of, or be confused with any authorized traffic control sign, signal, or device.
- (c) With the exception of One-Time Event Signs, all signs shall obtain a sign permit from the City of Sweetwater.
- (d) With the exception of billboards, no off-premise signs are permitted.
- (e) The sign area for all wall and canopy signs shall be measured by drawing an imaginary single, regular geometric shape of a rectangle, circle, or equilateral triangle around the sign. The text and other associated graphics do not have to be physically connected.
- (f) The sign area for all pole, ground, projecting, and One-Time Event signs shall be the entire face of the sign, including the advertising surface and any framing, trim, or molding but not including the supporting structures. The area of each sign face shall be counted toward the total allowed sign area. For example, on a two-sided sign, both sides shall be counted toward the total allowed sign area.
- (g) All signs shall be set back a minimum of five (5) feet from all property lines. Signs shall be placed so as not to restrict sight distance for entering, exiting, or passing vehicles.
- (h) Wall, canopy, and projecting signs shall only be permitted on walls facing a public street and/or an on-site parking lot.
- (i) Unless provided for elsewhere in this ordinance, a total of one (1) pole or ground sign is allowed per parcel.

- (j) Animated or moving signs and digital signs are prohibited.
- (k) Unless provided for elsewhere in this ordinance, if a sign is illuminated, it shall be internally illuminated.
- (l) When an entity is no longer in operation, the associated sign(s) shall be removed.
- (m) Projecting signs erected and overhanging any sidewalk shall be placed at least seven (7) feet and six (6) inches above the sidewalk. Such sign may extend over the sidewalk a distance equal to two-thirds (2/3) the width of the sidewalk, but in no case exceeding ten (10) feet.
- (n) No sign shall be erected or otherwise affixed to any pole, tree, stone, fence, or any other object within the right-of-way of any street. No sign shall be suspended across public streets or any other public places.

SECTION 3. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, (3), be amended by deleting it in its entirety and substituting in lieu thereof the following:

(3) General Agricultural District. In addition to meeting the General Provisions of this section, all signs within the A-1 General Agricultural District shall conform with the following provisions.

- (a) Any activity lawfully conducted on the premises shall be permitted one (1) non-illuminated sign up to two (2) square feet in area.
- (b) Uses Permitted on Review shall be permitted one (1) ground or pole sign up to sixty-four (64) square feet in area with a maximum of thirty-two (32) square feet per sign face and shall not exceed ten (10) feet in height.
- (c) Uses Permitted on Review shall be permitted any number of wall signs. The total square footage allowed for all the wall signs combined shall be based on the length of the wall on which the signs are mounted. The total area of such wall signs shall be one-half (1/2) square feet of sign area per each linear foot of building wall on which the sign(s) is/are mounted.
- (d) Flashing or intermittent illumination of signs, including scrolling reader boards, are prohibited.

SECTION 4. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, (4), be amended by deleting it in its entirety and substituting in lieu thereof the following:

(4) Residential Districts. In addition to meeting the General Provisions of this section, all signs within the R-1 Low Density Residential District, the R-2 High Density Residential District, the R-3 High Density Downtown Residential District, and the TND Traditional Neighborhood Development District shall conform with the following provisions.

- (a) Any activity lawfully conducted on the premises shall be permitted one (1) non-illuminated sign up to two (2) square feet in area.
- (b) Uses Permitted on Review shall be permitted one (1) ground or pole sign up to sixty-four (64) square feet in area with a maximum of thirty-two (32) square feet per sign face and shall not exceed ten (10) feet in height.
- (c) Uses Permitted on Review shall be permitted any number of wall signs. The total square footage allowed for all the wall signs combined shall be based on the length of the wall on which the signs are mounted. The total area of such wall signs shall be one-half (1/2) square feet of sign area per each linear foot of building wall on which the sign(s) is/are mounted.
- (d) Residential neighborhoods shall be permitted one (1) non-illuminated ground or pole sign per neighborhood entrance. Such sign may be up to fifty (50) square feet in area with a maximum of twenty-five (25) square feet per sign face and shall not exceed eight (8) feet in height.
- (e) If a parcel/lot is also located within the designated Sweetwater Historic District, the advertising standards and guidelines adopted by the historic zoning commission shall also apply.
- (f) Flashing or intermittent illumination of signs, including scrolling reader boards, are prohibited.

SECTION 5. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, (5), be amended by deleting it in its entirety and substituting in lieu thereof the following:

(5) Professional and Civic District. In addition to meeting the General Provisions of this section, all signs within the P-1 Professional and Civic District shall conform with the following provisions.

- (a) The same regulations apply to residential uses in the P-1 Professional and Civic District as applied in the Residential Districts as outlined above.

- (b) Freestanding entities shall be permitted one (1) ground or pole sign. Such sign may be up to fifty (50) square feet in area with a maximum of twenty-five (25) square feet per sign face and shall not exceed eight (8) feet in height.
- (c) Multiple use buildings shall be permitted one (1) ground or pole sign. Such sign may be up to fifty (50) square feet in area with a maximum of twenty-five (25) square feet per sign face and shall not exceed eight (8) feet in height.
- (d) Freestanding entities shall be permitted any number of wall signs and canopy signs. The total square footage allowed for all the signs combined shall be based on the length of the wall on which the signs are mounted. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall on which the sign(s) is/are mounted.
- (e) Tenants within a multiple use building shall be permitted any number of wall signs, canopy signs, and projecting signs. The total square footage allowed for all the signs combined shall be based on the length of the building wall of the tenant space. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall of tenant space upon which the sign(s) is/are mounted.
- (f) If a parcel/lot is also located within the designated Sweetwater Historic District, the advertising standards and guidelines adopted by the historic zoning commission shall also apply.
- (g) Flashing or intermittent illumination of signs, including scrolling reader boards, are prohibited.

SECTION 6. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, (6), be amended by deleting it in its entirety and substituting in lieu thereof the following:

(6) Central Business District. In addition to meeting the General Provisions of the section, all signs within the C-2 Central Business District shall conform with the following provisions.

- (a) Freestanding entities shall be permitted any number of wall signs, canopy signs, or projecting signs. The total square footage allowed for all the signs combined shall be based on the length of the wall on which the signs are mounted. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall on which the sign(s) is/are mounted.
- (b) Tenants within a multiple use building shall be permitted any number of wall signs, canopy signs, or projecting signs. The total square footage allowed for all the signs combined shall be based on the length of the building wall of the tenant space. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall of tenant space upon which the sign(s) is/are mounted.

- (c) No ground/pole signs are permitted.
- (d) Buildings may be permitted a mural as approved by the Historic Zoning Commission.
- (e) If a parcel/lot is also located within the designated Sweetwater Historic District, the advertising standards and guidelines adopted by the historic zoning commission shall also apply.
- (f) Flashing or intermittent illumination of signs, including scrolling reader boards, are prohibited.

SECTION 7. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, (7), be amended by renumbering it as a new (13).

SECTION 8. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, (9), (10), and (11), be amended by renumbering them in the sequential order of (14), (15), and (16).

SECTION 9. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, be amended by adding a new (7) General Commercial District, as follows:

(7) General Commercial District. In addition to meeting the General Provisions of this section, all signs within the C-3 General Commercial District shall conform with the following provisions.

- (a) If fronting on Highway 68, freestanding entities shall be permitted one (1) ground or pole sign. Such sign may be up to four hundred (400) square feet in area with a maximum of two hundred (200) square feet per sign face and shall not exceed thirty-two (32) feet in height.
- (b) If fronting on Highway 68, multiple use buildings shall be permitted one (1) ground or pole sign. Such sign may be up to four hundred (400) square feet in area with a maximum of two hundred (200) square feet per sign face and shall not exceed thirty-two (32) feet in height.
- (c) If not fronting on Highway 68, freestanding entities shall be permitted one (1) ground or pole sign. Such sign may be up to two hundred (200) square feet in area with a maximum of one hundred (100) square feet per sign face and shall not exceed twenty (20) feet in height.

- (d) If not fronting on Highway 68, multiple use buildings shall be permitted one (1) ground or pole sign. Such sign may be up to two hundred (200) square feet in area with a maximum of one hundred (100) square feet per sign face and shall not exceed twenty (20) feet in height.
- (e) Freestanding entities shall be permitted any number of wall signs and canopy signs. The total square footage allowed for all the signs combined shall be based on the length of the wall on which the signs are mounted. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall on which the sign(s) is/are mounted.
- (f) Tenants within a multiple use building shall be permitted any number of wall signs, canopy signs, and projecting signs. The total square footage allowed for all the signs combined shall be based on the length of the building wall of the tenant space. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall of tenant space upon which the sign(s) is/are mounted.
- (g) If a parcel/lot is also located within the designated Sweetwater Historic District, the advertising standards and guidelines adopted by the historic zoning commission shall also apply.
- (h) If fronting on Highway 68, flashing or intermittent illumination of signs, including scrolling reader boards, are permitted.
- (i) If not fronting on Highway 68, flashing or intermittent illumination of signs, including scrolling reader boards, are prohibited.

SECTION 10. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, (8), be amended by deleting it in its entirety and substituting in lieu thereof the following:

(8) Local General Commercial District. In addition to meeting the General Provisions of this section, all signs within the C-4 Local General Commercial District shall conform with the following provisions.

- (a) Freestanding entities shall be permitted one (1) ground or pole sign. Such sign may be up to fifty (50) square feet in area with a maximum of twenty-five (25) square feet per sign face and shall not exceed eight (8) feet in height.
- (b) Multiple use buildings shall be permitted one (1) ground or pole sign. Such sign may be up to fifty (50) square feet in area with a maximum of twenty-five (25) square feet per sign face and shall not exceed eight (8) feet in height.
- (c) Freestanding entities shall be permitted any number of wall signs and canopy signs. The total square footage allowed for all the signs combined shall be based on the length of the

wall on which the signs are mounted. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall on which the sign(s) is/are mounted.

- (d) Tenants within a multiple use building shall be permitted any number of wall signs, canopy signs, and projecting signs. The total square footage allowed for all the signs combined shall be based on the length of the building wall of the tenant space. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall of tenant space upon which the sign(s) is/are mounted.
- (e) If a parcel/lot is also located within the designated Sweetwater Historic District, the advertising standards and guidelines adopted by the historic zoning commission shall also apply.
- (f) Flashing or intermittent illumination of signs, including scrolling reader boards, are prohibited.

SECTION 11. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, be amended by adding a new (9) Interstate/Interchange District, as follows:

(9) Interstate/Interchange District. In addition to meeting the General Provisions of this section, all signs within the C-5 Interstate/Interchange District shall conform with the following provisions.

- (a) Freestanding entities shall be permitted one (1) ground or pole sign. Such sign may be up to four hundred (400) square feet in area with a maximum of two hundred (200) square feet per sign face and shall not exceed sixty (60) feet in height above adjacent road grade.
- (b) Multiple use buildings shall be permitted one (1) ground or pole sign. Such sign may be up to four hundred (400) square feet in area with a maximum of two hundred (200) square feet per sign face and shall not exceed sixty (60) feet in height above adjacent road grade.
- (c) Freestanding entities shall be permitted any number of wall signs and canopy signs. The total square footage allowed for all the signs combined shall be based on the length of the wall on which the signs are mounted. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall on which the sign(s) is/are mounted.
- (d) Tenants within a multiple use building shall be permitted any number of wall signs, canopy signs, and projecting signs. The total square footage allowed for all the signs combined shall be based on the length of the building wall of the tenant space. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall of tenant space upon which the sign(s) is/are mounted.

- (e) Flashing or intermittent illumination of signs, including scrolling reader boards, are permitted.

SECTION 12. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, be amended by adding a new (10) Industrial Zoning Districts, as follows:

(10) Industrial Zoning Districts. In addition to meeting the General Provisions of this section, all signs within the M-1 Industrial Zoning District and the M-2 Heavy Industrial District shall conform with the following provisions.

- (a) Entities shall be permitted one (1) ground or pole sign. Such sign may be up to two hundred (200) square feet in area with a maximum of one hundred (100) square feet per sign face and shall not exceed twenty-five (25) feet in height.
- (b) Entities shall be permitted one (1) sign per driveway entering the premises. Such sign(s) may be up to four (4) square feet in area with a maximum of two (2) square feet per sign face and shall not exceed three (3) feet in height.
- (c) Buildings shall be permitted any number of wall signs. The total square footage allowed for all the wall signs combined shall be based on the length of the wall on which the signs are mounted. The total area of such signs shall be one (1) square foot of sign area per each linear foot of building wall on which the sign(s) is/are mounted.
- (d) Industrial parks shall be permitted one (1) ground or pole sign per industrial park entrance. Such sign may be up to four hundred (400) square feet in area with a maximum of two hundred (200) square feet per sign face and shall not exceed thirty-two (32) feet in height.
- (e) If a parcel/lot is also located within the designated Sweetwater Historic District, the advertising standards and guidelines adopted by the historic zoning commission shall also apply.
- (f) Flashing or intermittent illumination of signs, including scrolling reader boards, are prohibited.

SECTION 13. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, be amended by adding a new (11) One-Time Event Signs.

(11) One-Time Event Signs. In addition to meeting the General Provisions of this section, all one-time event signs shall conform with the following provisions.

- (a) One-time event signs are permitted in all zoning districts, on developed land, and on vacant land.
- (b) Such signs shall be a maximum of sixty-four (64) square feet with a maximum of thirty-two (32) square feet per sign face shall not exceed six (6) feet in height, shall be non-illuminated, and shall be affixed to the ground or a building. Within the C-2 Central Business District, such signs shall be affixed to a building.
- (c) For the purposes of this ordinance, political and campaign signs shall be considered one-time event signs, however, one (1) one-time event sign per candidate, issue, or subject shall be permitted per parcel/lot (T.C.A. 2-7-143).
- (d) One-time event signs shall be removed promptly after the completion of the event.

SECTION 14. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, (12) be amended by deleting it in its entirety and substituting in lieu thereof the following:

(12) Billboards. In addition to meeting the General Provisions of this section, all billboards shall conform with the following provisions.

- (a) Billboards existing at the time of the adoption of this ordinance and located within the A-1 Agricultural District, the C-2 Central Business District, and the C-3 General Commercial District shall be considered permitted and allowed uses. Such billboards shall not be permitted to increase in size, width, or height, change locations on the premises, or add changing sign faces. Such billboards shall also not be permitted to add flashing or intermittent illumination, including scrolling reader boards. An inventory of these sixteen (16) existing billboards is included in Ordinance Attachments A, B, and C.
- (b) Billboards are permitted within the C-5 Interstate/Interchange District. Billboards shall not exceed one thousand two hundred (1,200) square feet with a maximum of six hundred (600) square feet in area per sign face. A billboard shall have a maximum of two (2) parallel sign faces.
- (c) Billboards shall not exceed sixty (60) feet in height above adjacent road grade, shall not exceed fifty (50) feet in length, and the bottom of the billboard shall be a minimum of ten (10) feet above the adjacent ground level.
- (d) No billboard shall be erected within a five hundred (500) foot radius, determined by a straight line and not street distance, from any other billboard.
- (e) Billboards shall meet the minimum building setbacks of the zoning district.
- (f) Flashing or intermittent illumination and changing sign faces of billboards, including scrolling reader boards, are prohibited. Billboards may be internally or externally

illuminated, however, such lighting shall not shine or glare directly onto adjacent properties, right-of-ways, access easements, or driveways. For the purposes of this ordinance, glare shall be defined as any brightness within the field of vision of such a character as to cause annoyance, discomfort, interference with vision, or loss in visual performance and visibility.

SECTION 15. This ordinance shall be effective from and after its final passage, the public welfare requiring it.

Certified to the Sweetwater City Commission the _____ day of _____, 2018, with approval recommended.

Planning Commission Secretary

Date

Passed on First Reading:

Sept. 4, 2018

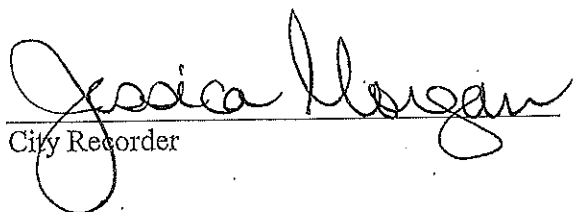
Public Hearing:

Oct. 1, 2018

Passed on Second & Final Reading:

Nov. 5, 2018


Mayor


City Recorder

ORDINANCE NO. 977

AN ORDINANCE AMENDING THE TEXT
OF THE CODE OF ORDINANCES
OF THE CITY OF SWEETWATER, TENNESSEE,
TITLE 14 ZONING AND LAND USE CONTROL,
CHAPTER 4. SUPPLEMENTARY PROVISIONS APPLYING TO ALL DISTRICTS,
SECTION 14-409. SIGNS, BILLBOARDS,
AND OTHER ADVERTISING STRUCTURES,
TO AMEND THE SIGN REGULATIONS TO ALLOW
ELECTRONIC MESSAGE CENTER (EMC) SIGNS IN CERTAIN AREAS

WHEREAS, the Sweetwater Mayor and Board of Commissioners, in accordance with Section 13-7-204 of the Tennessee Code Annotated, may amend the "Zoning Code of Sweetwater, Tennessee"; and

WHEREAS, the Sweetwater Regional Planning Commission has forwarded its recommendation of approval to the Sweetwater City Commission regarding the following amendment to the "Sweetwater Zoning Ordinance";

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Sweetwater, Tennessee:

SECTION 1. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, (1) Definitions, be amended by adding the following definitions and inserting them in alphabetical order:

"Electronic Message Center." An electronic message center (EMC) is a sign that is capable of displaying words, symbols, figures or images that can be electronically changed by remote or automatic means.

"Nit." A unit of measurement of luminance, or the intensity of visible light, where one nit is equal to one candela per square meter. Nits are used to describe the brightness of computer displays, such as LCD screens.

SECTION 2. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, (2) General Provisions, (j), be amended by deleting it in its entirety and substituting in lieu thereof the following:

- (j) Unless provided for elsewhere in this ordinance, animated or moving signs, digital signs, scrolling reader boards, electronic message center signs, and flashing or intermittent illumination of signs are prohibited.

SECTION 3. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, (3) General Agricultural District, be amended by deleting (d) in its entirety.

SECTION 4. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, (4) Residential Districts, be amended by deleting (f) in its entirety.

SECTION 5. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, (5) Professional and Civic District, be amended by deleting (g) in its entirety and substituting in lieu thereof the following:

(f) Electronic message center (EMC) signs are permitted provided the following conditions are met:

(g)

- (i) Such signs are located a minimum of three hundred (300) feet from all agricultural, residential, and traditional neighborhood development districts;
- (ii) Such signs shall hold a static message for a minimum of 60 seconds; and
- (iii) The lighting of such signs shall not exceed 3,000 nits during daylight hours (sunrise to sunset) and 1,000 nits during dark hours (sunset to sunrise).

SECTION 6. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, (6) Central Business District, be amended by deleting (f) in its entirety and substituting in lieu thereof the following:

(f) Electronic message center (EMC) signs are permitted provided the following conditions are met:

- (i) Such signs are located a minimum of three hundred (300) feet from all agricultural, residential, and traditional neighborhood development districts;
- (ii) Such signs shall hold a static message for a minimum of 60 seconds; and
- (iii) The lighting of such signs shall not exceed 3,000 nits during daylight hours (sunrise to sunset) and 1,000 nits during dark hours (sunset to sunrise).

SECTION 7. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, (7) General Commercial District, be amended by adding the following:

- (j) If fronting on Highway 68, electronic message center (EMC) signs are permitted provided the following conditions are met:
 - (i) Such signs shall hold a static message for a minimum of 60 seconds; and
 - (ii) The lighting of such signs shall not exceed 3,000 nits during daylight hours (sunrise to sunset) and 1,000 nits during dark hours (sunset to sunrise).

- (k) If not fronting on Highway 68, electronic message center (EMC) signs are permitted provided the following conditions are met:
 - (i) Such signs are located a minimum of three hundred (300) feet from all agricultural, residential, and traditional neighborhood development districts;
 - (ii) Such signs shall hold a static message for a minimum of 60 seconds; and
 - (iii) The lighting of such signs shall not exceed 3,000 nits during daylight hours (sunrise to sunset) and 1,000 nits during dark hours (sunset to sunrise).

SECTION 8. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, (8) Local General Commercial District, be amended by deleting (f) in its entirety.

SECTION 9. That Chapter 4. Supplementary Provisions Applying To All Districts; Section 14-409. Signs, billboards, and other advertising structures, (9) Interstate/Interchange District, be amended by adding the following:

- (f) Electronic message center (EMC) signs are permitted provided the following conditions are met:
 - (i) Such signs shall hold a static message for a minimum of 60 second; and
 - (ii) The lighting of such signs shall not exceed 3,000 nits during daylight hours (sunrise to sunset) and 1,000 nits during dark house (sunset to sunrise)

SECTION 10. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-409. Signs, billboards, and other advertising structures, (10) Industrial Zoning Districts, be amended by deleting (f) in its entirety.

SECTION 11. This ordinance shall be effective from and after its final passage, the public welfare requiring it.

ORDINANCE NO. 977

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Certified to the Sweetwater City Commission the _____ day of _____, 2020, with approval recommended.

Planning Commission Secretary

Date

Passed on First Reading: _____

Public Hearing: _____

Passed on Second & Final Reading: _____

Mayor

City Recorder

ORDINANCE NO. 983

**AN ORDINANCE AMENDING THE TEXT
OF THE CODE OF ORDINANCES
OF THE CITY OF SWEETWATER, TENNESSEE,
TITLE 14 ZONING AND LAND USE CONTROL, CHAPTER 2. ZONING CODE,
SECTION 14-203. DEFINITIONS,
TO DELETE AND ADD DEFINITIONS**

WHEREAS, the Sweetwater Mayor and Board of Commissioners, in accordance with Section 13-7-204 of the Tennessee Code Annotated, may amend the "Zoning Code of Sweetwater, Tennessee"; and

WHEREAS, the Sweetwater Regional Planning Commission has forwarded its recommendation of approval to the Sweetwater City Commission regarding the following amendment to the "Sweetwater Zoning Ordinance";

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Sweetwater, Tennessee:

SECTION 1. That Chapter 2. Zoning Code, Section 14-203. Definitions, shall be amended by deleting the following terms and their associated definitions: "Agriculture use", "Building area of a lot", "Building, main or principal", "Building setback line, front", "Dwelling, multiple", "Open space", "Parking space", "Street", "Travel trailer", and "Travel Trailer Park".

SECTION 2. That Chapter 2. Zoning Code, Section 14-203. Definitions, shall be amended by adding the following terms and their associated definitions and inserting them in the correct alphabetical order:

"Accessory apartment." A smaller dwelling unit that has been added onto, or created within, a single-family dwelling.

"Agriculture use." This includes all forms of agriculture, including the growing of crops in the open, dairying, grazing, the raising and maintaining of poultry and other livestock, horticulture, forests, and woods, however, feed lots and other similar large-scale operations are prohibited and all health ordinances of Sweetwater shall be complied with.

"Assisted living facility." Residences for the elderly that provide rooms, meals, personal care, and supervision of self-administered medication. They may also provide other services such as recreational activities and transportation.

"Bed and Breakfast Establishment." A private home, inn, or other unique residential facility offering bed and breakfast accommodations and one (1) daily meal and have four (4), but no more than twelve (12), guest rooms furnished for pay, with guests staying not more than fourteen (14) days, and where the innkeeper resides on the premises or property. Guest rooms shall be established and maintained distinct and separate from the innkeeper's quarters.

"Bed and Breakfast Homestay." A private home, inn, or other unique residential facility offering bed and breakfast accommodations and one (1) daily meal and having less than four (4) guest rooms furnished for pay, with guests staying not more than fourteen (14) days, and where the innkeeper resides on the premises or property. Guest rooms shall be established and maintained distinct and separate from the innkeeper's quarters.

"Boutique hotel." A small hotel which strives to be one-of-a-kind and typically has between 10 and 100 rooms in unique settings with upscale accommodations and individualized unique selling points. A boutique hotel often conveys a strong sense of place and pride in its location's heritage.

"Building area of a lot." That portion of a lot bounded by the required rear yard, side yards, and the front building set back lines.

"Building, principal." A building in which is conducted the principal or main use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be a principal building of the lot on which it is situated.

"Building setback line, front." A line delineating the minimum allowable distance between the street right-of-way, or if an official future street right-of-way line, and the building on a lot. The front building setback line extends the full width of the lot and is parallel to or concentric with the street right-of-way.

"Business services." Establishments primarily engaged in rendering services primarily to other commercial enterprises and business establishments, or which services and/or repairs appliances and machines used in a home or business.

"Cultural facilities." Establishments relating to cultural, historic, educational, or natural interests, such as theaters, museums, art galleries, libraries, and other such similar facilities.

"Dwelling, multiple." A building designed for occupancy by three (3) or more families living independently of each other.

"Dwelling, single-family." A freestanding building designed for occupancy by one family.

"Dwelling, two-family." A building containing two single-family dwelling units totally separated from each other by an unpierced wall extending from ground to roof.

"General offices." A room or a group of rooms used for conducting the affairs of a business, dental, government, veterinary, medical or professional office and generally furnished with desks, tables, files, and communication equipment.

"Group home." A nonprofit or for-profit boarding home for the sheltered care of persons with special needs, which, in addition to providing food and shelter, also provides some combination of personal care, social or counseling services, limited medical services, and transportation.

"Medical facilities." Hospitals, specialized treatment facilities, surgical centers, 24-hour emergency center, heliports for emergency transport, medical laboratories, and other similar facilities that provide for medical care outside a standard doctor's office.

"Mental health related facilities." See Group home.

"Office warehouses." Offices with indoor warehouse space, which are often used for construction trades, such as contractors, plumbers, and electricians, and house care services, such as termite and pest control services.

"Open space." Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space.

"Parking space." A temporary storage space for the parking of a motor vehicle within a public or private parking area that is directly accessible to an access aisle and that is not located on a street right-of-way.

"Personal services." Establishments primarily engaged in providing services involving the care of a person or of his or her personal goods or apparel. Such services include funeral services, beauty and barber shops, shoe repair, laundry and associated services, salons and health clubs, diaper service, clothing rental, and other similar activities.

"Public safety facility." A facility operated by and for the use of public safety agencies, such as the fire department and the police department, including the dispatch, storage, and maintenance of police and fire vehicles. Public safety facilities include shelter and training facilities for canine units of public safety agencies.

"Public works facility." A facility operated by the municipal public works departments to provide municipal services, including dispatch, storage, and maintenance of municipal vehicles.

"Recreational vehicle (RV)." A vehicular-type portable structure without permanent foundation that can be towed, hauled, or driven and primarily designed as a temporary living accommodation for recreational, camping, and travel use and including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes.

“Recreational vehicle park.” Any lot or parcel of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

“Research, development, and/or testing laboratories/facilities.” Facilities where research, development, and/or testing is conducted in industries that include, but are not limited to, biotechnology, pharmaceuticals, medical instrumentation or supplies, communication, and information technology, electronics and instrumentation, and computer hardware and software. Such an establishment often includes pilot plant operations to create prototypes of products, but may not manufacture products for direct sale and distribution from the premises.

“Residential treatment facilities.” See Group home.

“Retail sales.” Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. These establishments are a place of business and are engaged in activity to attract the general public to buy.

“Short-Term Rental Unit.” A residential dwelling that is rented wholly or partially for a fee for a period of less than thirty (30) continuous days and does not include a hotel, a bed and breakfast establishment, or a bed and breakfast homestay.

“Solar farm.” An energy system operated as a principal use for the generation, transmission, distribution, storage, or processing of solar energy for the purposes of electricity generation, heating, and cooling, and/or water heating.

“Storage yard.” The storage of materials outdoors as a principal use of land for more than twenty-four (24) hours. May include such items as mulch, landscape materials, lumber, building materials, construction block, and other similar items.

“Street.” A public thoroughfare which affords the principal means of access to abutting property.

“Travel trailer.” See Recreational vehicle.

“Travel trailer park.” See Recreational vehicle park.

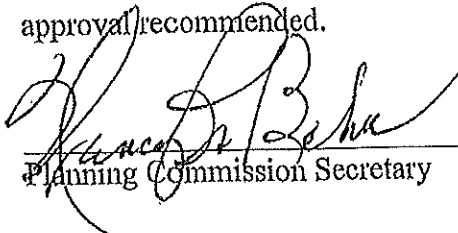
“Vehicle operations facility.” A facility for the dispatch, storage, and maintenance of emergency medical care vehicles, vehicles for hire, school buses, utility vehicles, and other similar vehicles.

“Warehouse and distribution.” An enclosed facility for the storage and distribution of manufactured products, supplies, and/or equipment.

"Wholesale establishment." A business where goods are sold to either retailers, or to industrial, commercial, institutional, or other professional business users, or to other wholesalers and related subordinate services.

SECTION 3. This ordinance shall be effective from and after its final passage, the public welfare requiring it.

Certified to the Sweetwater City Commission the _____ day of _____, 2020, with approval/recommended.



Planning Commission Secretary

12/19/2020
Date


Passed on First Reading: Nov. 2, 2020

Public Hearing: Dec. 7, 2020

Passed on Second & Final Reading: Dec. 7, 2020



Mayor



City Recorder

ORDINANCE NO. 984

AN ORDINANCE AMENDING THE TEXT
OF THE CODE OF ORDINANCES
OF THE CITY OF SWEETWATER, TENNESSEE,
TITLE 14 ZONING AND LAND USE CONTROL,
CHAPTER 3. ZONING DISTRICTS,
TO AMEND THE ZONING DISTRICTS

WHEREAS, the Sweetwater Mayor and Board of Commissioners, in accordance with Section 13-7-204 of the Tennessee Code Annotated, may amend the "Zoning Code of Sweetwater, Tennessee"; and

WHEREAS, the Sweetwater Regional Planning Commission has forwarded its recommendation of approval to the Sweetwater City Commission regarding the following amendment to the "Sweetwater Zoning Ordinance";

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Sweetwater, Tennessee:

SECTION 1. That Chapter 3. Zoning Districts, Section 14-301. Classification of districts, be amended by deleting it in its entirety and substituting in lieu thereof the following:

14-301. Classification of Districts. For the purposes of this ordinance, the City of Sweetwater, Tennessee, is hereby divided into fourteen (14) zoning districts as follows:

<u>Zoning District</u>	<u>District Abbreviation</u>
Agricultural District	A-1
Low Density Residential District	R-1
High Density Residential District	R-2
High Density Downtown Residential District	R-3
Traditional Neighborhood Development District	TND
Professional and Civic District	P-1
Central Business District	C-2
General Commercial District	C-3
Local General Commercial District	C-4
Interstate/Interchange District	C-5
General Industrial District	M-1
Heavy Industrial District	M-2
Special Flood Hazard Area Overlay District	
Historic Zoning Overlay District	H-1
Telecommunication Tower Overlay District	T

SECTION 2. That Chapter 3. Zoning Districts, Section 14-302. Zoning map, be amended by deleting it in its entirety and substituting in lieu thereof the following:

14-302. Zoning Map. The city is hereby divided into zones, or districts, as shown on the official zoning map entitled, "Zoning Map Sweetwater, Tennessee". The zoning map or zoning map amendments shall be dated with the effective date of the ordinance that adopts the zoning map or the zoning map amendments. Certified prints of the zoning map or zoning map amendments shall be maintained in the office of the city recorder of Sweetwater, Tennessee, and shall be available for inspection by the public at reasonable times, as long as this ordinance remains in effect.

SECTION 3. That Chapter 3. Zoning Districts, Section 14-304. A-1 General agricultural district, be amended by deleting it in its entirety and substituting in lieu thereof the following:

14-304. Application of District Regulations. The regulations set by this ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located. No building or other structure shall hereafter be erected or altered to exceed the height or bulk; to accommodate or house a greater number of families; to occupy a greater percentage of the lot area; to have narrower or smaller rear yards, front yards, side yards, or other open space than herein required. Uses not expressly permitted are prohibited.

No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this ordinance, shall be included as part of a yard, open space, or off-street parking and loading space similarly required for any other building. No yard or lot existing at the time of passage of this ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this ordinance shall meet at least the minimum requirements established by this ordinance.

SECTION 4. That Chapter 3. Zoning Districts, Section 14-305. R-1 Low density residential district, be amended by deleting it in its entirety and substituting in lieu thereof the following:

14-305. A-1 Agricultural District. This district is established to permit lands best suited for agricultural uses to be preserved for these purposes; and to prevent lands unsuitable for development of a non-rural nature due to location, steep slopes, impermeability or shallowness of soils, flooding, bad drainage, high water table, wetlands, sinkholes, or other features which render uneconomical the provision of urban capacity streets, sanitary sewers, water supply, and fire protection. It is intended that such areas permit small scale farms or estate-sized properties

served with on-site sewage disposal and wells. It is further intended to exclude those uses of urban land use intensity in order to avoid the excessive costs for public services. Within the A-1, Agricultural District, as shown on the "Zoning Map Sweetwater, Tennessee", the following regulations and other applicable provisions of this zoning code shall apply:

1. Uses Permitted:

- a. Agriculture uses.
- b. Detached single-family dwellings. A second single-family dwelling may be constructed on a parcel provided such parcel is larger than fifteen (15) acres, is an active farm, and is enrolled in the greenbelt program.
- c. Customary home occupations, provided the conditions in Section 14-403 are met.
- d. Public utilities, but not including offices, other buildings, storage areas, or warehousing facilities.
- e. Roadside farm stands, provided it is for the sale of agricultural products produced on the premises and that it is set back a minimum of fifteen (15) feet from the roadway and located no closer than two hundred (200) feet to the nearest residence other than the farmstead with which it is associated.
- f. Churches and other places of worship, provided buildings are set back a minimum of fifty (50) feet from all property lines and parking lots are set back a minimum of ten (10) feet from all property lines.
- g. Cemeteries, provided the conditions in Section 14-412 are met.
- h. Accessory uses, provided the conditions in Section 14-402 are met.

2. Area Regulations. Buildings and other structures, excluding fences and signs, shall be located so as to comply with the following requirements:

- a. Land Area: No farm or other parcel of land shall be reduced in area to provide separate lots or building sites less than three (3) acres.
- b. Front Yard: The minimum depth of the front yard shall be fifty (50) feet.
- c. Side and Rear Yard: The minimum side and rear yard for principal buildings shall be thirty-five (35) feet and for accessory buildings, ten (10) feet.
- d. Lot Width: No lot shall be less than one hundred (100) feet wide at the building setback line.

- e. **Maximum Lot Coverage:** Principal farm and agricultural accessory buildings shall cover not more than five (5) percent of the total lot area. Permitted non-agricultural principal and accessory buildings shall cover not more than twenty (20) percent of the lot area.
- 3. **Height Regulations.** No building shall exceed two and one-half (2 ½) stories and/or thirty-five (35) feet in height, except as provided in Section 14-505.
- 4. **Off-Street Parking:** As regulated in Sections 14-404, 14-405, and the Landscape Ordinance.

SECTION 5. That Chapter 3. Zoning Districts, Section 14-306. R-2 High density residential district, be amended by deleting it in its entirety and substituting in lieu thereof the following:

14-306. R-1 Low Density Residential District. This district is established to provide for lower density residential options. Within the R-1 Low Density Residential District, as shown on the "Zoning Map Sweetwater, Tennessee", the following regulations and other applicable provisions of this zoning code shall apply.

1. **Uses Permitted.**

- a. Detached single-family dwellings and accessory apartments. A second single-family dwelling may be constructed on a parcel provided such parcel is larger than fifteen (15) acres, is an active farm, and is enrolled in the greenbelt program.
- b. Customary home occupations, provided the conditions in Section 14-403 are met.
- c. Bed and Breakfast Homestays, provided parking lots are set back a minimum of ten (10) feet from all property lines.
- d. Short-Term Rental Units, provided an annual permit is obtained from the City of Sweetwater.
- e. Public utilities, but not including offices, other buildings, storage areas, or warehousing.
- f. Public parks.
- g. Educational facilities providing education for grades K-12, provided buildings are set back a minimum of fifty (50) feet from all property lines and parking lots are set back a minimum of ten (10) feet from all property lines.
- h. Churches and other places of worship, provided buildings are set back a minimum of fifty (50) feet from all property lines and parking lots are set back a minimum of ten (10) feet from all property lines.
- i. Cemeteries, provided the conditions in Section 14-412 are met.

- j. Golf courses, country clubs, and civic clubs provided the following conditions are met:
 - a) Buildings are set back a minimum of fifty (50) feet from all property lines;
 - b) Parking lots are set back a minimum of ten (10) feet from all property lines;
 - c) A twenty (20) foot wide buffer strip is planted per Section 14-1007 between buildings and adjacent residential lots; and
 - d) In addition to parking lots being landscaped per Section 14-1005, large evergreen shrubs shall be planted to shield vehicle headlights from adjacent residential lots.
 - k. Accessory uses, provided the conditions in Section 14-402 are met.
2. Area Regulations. Buildings and other structures, excluding fences and signs, shall be located so as to comply with the following requirements:
- a. Land Area: Minimum lot area for single-family dwellings: 12,000 square feet
 - b. Front Yard: The minimum depth of the front yard shall be thirty (30) feet.
 - c. Side Yard: The minimum depth of the side yard shall be fifteen (15) feet.
 - d. Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet.
 - e. Location of Accessory Buildings: No accessory building shall be erected in any required front or 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.
 - f. Lot Width: No lot shall be less than one hundred (100) feet wide at the building setback line.
 - g. Maximum Lot Coverage: Principal and accessory buildings shall cover not more than forty (40) percent of the total lot area.
3. Height Regulations: No building shall exceed three (3) stories and/or thirty-five (35) feet in height except as provided for in Section 14-505. No accessory building shall exceed fifteen (15) feet in height.
4. Off-Street Parking: As regulated in Sections 14-404, 14-405, and the Landscape Ordinance.

SECTION 6. That Chapter 3. Zoning Districts, Section 14-307. R-3 High density, downtown residential district, be amended by deleting it in its entirety and substituting in lieu thereof the following:

14-307. R-2 High Density Residential District. This district is established to provide for higher density residential options. Within the R-2 High Density Residential District, as shown on the "Zoning Map Sweetwater, Tennessee", the following regulations and other applicable provisions of this zoning code shall apply.

1. Uses Permitted.

- a. Detached single-family dwellings and accessory apartments.
- b. Two-family dwellings.
- c. Multiple family dwellings, provided such facilities comply with the following requirements:
 - 1) The property shall front on and have direct access to a street that has a paved surface that is a minimum of twenty (20) feet in width with a minimum of two (2) foot wide paved or gravel shoulders;
 - 2) All buildings shall be set back a minimum of twenty (20) feet from all side and rear property lines;
 - 3) There shall be a minimum distance of twenty (20) feet between buildings;
 - 4) All parking lots and driveways shall be set back a minimum of ten (10) feet from all property lines; and
 - 5) The complex shall be connected to public water and sewer.
- d. Mobile home parks, provided the conditions in Section 14-410 are met and that the property fronts on and has direct access to a street that has a paved surface that is a minimum of twenty (20) feet in width with a minimum of two (2) foot wide paved or gravel shoulders.
- e. Customary home occupations, provided the conditions in Section 14-403 are met.
- f. Nursing homes, assisted living facilities, group homes, residential treatment facilities, and mental health related facilities, provided such facilities comply with the following requirements:
 - 1) The property shall front on and have direct access to a street that has a paved surface that is a minimum of twenty (20) feet in width with a minimum of two (20) foot wide paved or gravel shoulders;

- 2) All buildings shall be set back a minimum of thirty (30) feet from all property lines;
 - 3) There shall be a minimum distance of twenty (20) feet between buildings;
 - 4) All parking lots and driveways shall be set back a minimum of ten (10) feet from all property lines; and
 - 5) All facilities shall be connected to public water and sewer.
- g. Day care centers, provided the conditions in Section 14-414 are met and that such facilities comply with the following requirements:
- 1) The property shall front on and have direct access to a street that has a paved surface that is a minimum of twenty (20) feet in width with a minimum of two (2) foot wide paved or gravel shoulders;
 - 2) All buildings shall be set back a minimum of twenty (20) feet from all side and rear property lines;
 - 3) All parking lots and driveways shall be set back a minimum of ten (10) feet from all property lines; and
 - 4) A fenced outdoor usable play space area of not less than fifty (50) square feet of space per child shall be provided. Such fenced area shall be set back a minimum of thirty (30) feet from all front property lines and ten (10) feet from all side and rear property lines.
- h. Public utilities, but not including offices, other buildings, storage areas, or warehousing.
- i. Public parks.
- j. Educational facilities providing education for grades K-12, provided buildings are set back a minimum of thirty (30) feet from all property lines and parking lots are set back a minimum of ten (10) feet from all property lines.
- k. Churches and other places of worship, provided buildings are set back a minimum of twenty (20) feet from all side and rear property lines and parking lots are set back a minimum of ten (10) feet from all property lines.
- l. Cemeteries, provided the conditions in Section 14-412 are met.
- m. Cultural facilities and civic clubs provided the following conditions are met:

- 1) Buildings are set back a minimum of twenty (20) feet from all side and rear property lines;
 - 2) Parking lots are set back a minimum of ten (10) feet from all property lines; and
 - 3) In addition to parking lots being landscaped per Section 14-1005, large evergreen shrubs shall be planted to shield vehicle headlights from adjacent residential lots.
- n. Bed and Breakfast Establishments and Bed and Breakfast Homestays, provided parking lots are set back a minimum of ten (10) feet from all property lines.
 - o. Short-Term Rental Units, provided an annual permit is obtained from the City of Sweetwater.
 - p. Accessory uses, provided the conditions in Section 14-402 are met.
2. Area Regulations. Buildings and other structures, except fences and signs, shall be located so as to comply with the following requirements:
 - a. Land Area: Minimum lot area for single-family dwellings: 9,000 square feet
Minimum additional lot area for second dwelling unit: 3,000 square feet
Minimum additional lot area for each additional dwelling unit: 2,500 square feet
 - b. Front Yard: The minimum depth of the front yard shall be thirty (30) feet.
 - c. Side Yard: The minimum depth of the side yard shall be twelve (12) feet for one- and two-story buildings and fifteen (15) feet for three-story buildings.
 - d. Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet.
 - e. Location of Accessory Buildings: No accessory building shall be erected in any required front or 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.
 - f. Buffer Strips: Buffer strips shall be provided per the Landscape Ordinance.
 - g. Lot Width: No lot shall be less than seventy-five (75) feet wide at the building setback line.
 - h. Maximum Lot Coverage: Principal and accessory buildings shall cover not more than fifty (50) percent of the total lot area.

3. Height Regulations: No building shall exceed three (3) stories and/or thirty-five (35) feet in height except as provided for in Section 505. No accessory building shall exceed fifteen (15) feet in height.
4. Off-Street Parking: As regulated in Sections 14-404, 14-405, and the Landscape Ordinance.

SECTION 7. That Chapter 3, Zoning Districts, Section 14-308, P-1 Professional and civic district, be amended by deleting it in its entirety and substituting in lieu thereof the following:

14-308. R-3 High Density Downtown Residential District. This district is established to provide for higher density residential options in the downtown Sweetwater area. Within the R-3 High Density Downtown Residential District, as shown on the "Zoning Map Sweetwater, Tennessee", the following regulations and other applicable provisions of this zoning code shall apply.

1. Uses Permitted.

- a. Detached single-family dwellings and accessory apartments.
- b. Two-family dwellings.
- c. Customary home occupations, provided the conditions in Section 14-403 are met.
- d. Public utilities, but not including offices, other buildings, storage areas, or warehousing.
- e. Public parks.
- f. Educational facilities providing education for grades K-12, provided buildings are set back a minimum of thirty (30) feet from all property lines and parking lots are set back a minimum of ten (10) feet from all property lines.
- g. Churches and other places of worship, provided buildings are set back a minimum of twenty (20) feet from all side and rear property lines and parking lots are set back a minimum of ten (10) feet from all property lines.
- h. Cemeteries, provided the conditions in Section 14-412 are met.
- i. Cultural facilities and civic clubs provided the following conditions are met:
 - 1) Buildings are set back a minimum of twenty (20) feet from all side and rear property lines;
 - 2) Parking lots are set back a minimum of ten (10) feet from all property lines; and

- 3) In addition to parking lots being landscaped per Section 14-1005, large evergreen shrubs shall be planted to shield vehicle headlights from adjacent residential lots.
 - j. Bed and Breakfast Homestays, provided parking lots are set back a minimum of ten (10) feet from all property lines.
 - k. Short-Term Rental Units, provided an annual permit is obtained from the City of Sweetwater.
 - l. Accessory uses, provided the conditions in Section 14-402 are met.
2. Area Regulations. Buildings and other structures, except fences and signs, shall be located so as to comply with the following requirements:
 - a. Land Area: Minimum lot area for single-family dwellings: 7,500 square feet
Minimum additional lot area for accessory apartment: 4,500 square feet
Minimum lot area for two family dwellings: 12,000 square feet
 - b. Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.
 - c. Side Yard: The minimum depth of the side yard shall be ten (10) feet.
 - d. Rear Yard: The minimum depth of the rear yard shall be ten (10) feet.
 - e. Location of Accessory Buildings: No accessory building shall be erected in any required front or 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.
 - f. Lot Width: No lot shall be less than seventy-five (75) feet wide at the building setback line.
 - g. Maximum Lot Coverage: Principal and accessory buildings shall cover not more than sixty (60) percent of the total lot area.
 3. Height Regulations: No building shall exceed two (2) stories and/or thirty-five (35) feet in height except as provided for in Section 14-505. No accessory building shall exceed fifteen (15) feet in height.
 4. Off-Street Parking: As regulated in Sections 14-404, 14-405, and the Landscape Ordinance.

SECTION 8. That Chapter 3. Zoning Districts, Section 14-309. C-2 Central business district, be amended by deleting it in its entirety and substituting in lieu thereof the following:

14-309. P-1 Professional and Civic District. This district is established to provide areas for the development of professional offices and services, hospitals, and churches and other places of worship. Within the P-1 Professional and Civic District, as shown on the "Zoning Map Sweetwater, Tennessee", the following regulations and other applicable provisions of this zoning code shall apply.

1. Uses Permitted.

- a. Those uses permitted and as regulated in the R-2 High Density Residential District.
- b. General offices.
- c. Personal services.
- d. Hospitals.

2. Area Regulations. Buildings and other structures, except fences and signs, shall be located so as to comply with the following requirements.

- a. Those uses permitted within the R-2 High Density Residential District shall meet the minimum requirements established in the R-2 High Density Residential District.
- b. Land Area: Minimum lot area: 12,000 square feet.
- c. Front Yard: The minimum depth of the front yard shall be twenty (20) feet.
- d. Side Yard: The minimum depth of the side yard shall be ten (10) feet.
- e. Rear Yard: The minimum depth of the rear yard shall be ten (10) feet.
- f. Buffer Strips: Buffer strips shall be provided per the Landscape Ordinance.

3. Height Regulations. No building shall exceed three (3) stories and/or forty (40) feet in height except as provided for in Section 14-505.

4. Off-Street Parking. As regulated in Sections 14-404, 14-405, and the Landscape Ordinance.

SECTION 9. That Chapter 3. Zoning Districts, Section 14-310. C-3 General commercial districts, be amended by deleting it in its entirety and substituting in lieu thereof the following:

14-310. C-2 Central Business District. This district is established to protect and improve the downtown shopping area of Sweetwater and to discourage uses which do not require a central location and which are not compatible with the function of the area as a central business district. Within the C-2 Central Business District, as shown on the "Zoning Map Sweetwater,

Tennessee”, the following regulations and other applicable provisions of this zoning code shall apply.

1. Uses Permitted.

- a. Small-scale retail sales, provided there is no outdoor sales or storage. Sidewalk sales permitted.
- b. General offices.
- c. Boutique hotels.
- d. Financial institutions.
- e. Indoor eating and drinking establishments, outdoor seating permitted.
- f. Personal services.
- g. Dwelling units, provided such dwellings are located on the upper floors of an existing or proposed commercial establishment or if located on the ground floor not in spaces fronting on Main Street, Monroe Street, W. Walnut Street, W. Morris Street, Miller Street, and W. North Street (270' from Main Street). All units shall meet minimum building and fire codes.
- h. Customary home occupations, provided the conditions in Section 14-403 are met.
- i. Indoor recreation establishments.
- j. Parking lots and parking garages.
- k. Churches and other places of worship.
- l. Cultural facilities.
- m. Civic clubs.
- n. Public utilities and associated offices, but not other buildings, storage areas, or warehousing.
- o. Accessory uses, provided the conditions in Section 14-402 are met.

2. Area Regulations.

- a. There are no specific building setback requirements except as needed to provide off-street loading and unloading as specified in Section 14-405.

- b. General Lot Restrictions: More than one principal building may be permitted on a single lot.
3. Height Regulations. No building shall exceed three (3) stories and/or forty (40) feet in height, except as provided for in Section 14-505.
4. Off-Street Parking. Off-street parking is not required, however, if provided such parking shall meet the minimum requirements Sections 14-404 and the Landscape Ordinance.

SECTION 10. That Chapter 3. Zoning Districts, Section 14-311. C-4 Local general commercial, be amended by deleting it in its entirety and substituting in lieu thereof the following:

14-311. C-3 General Commercial District. This district is established to provide for commercial activities along the major collector and arterial highways in the city. Regulations are designed to preserve the traffic-carrying capacity of the streets by restricting access and providing for off-street parking and loading. It is not the intent of this district to encourage extensive strip commercial development, but rather to provide concentrations of general commercial activities. Within the C-3 General Commercial District, as shown on the "Zoning Map Sweetwater, Tennessee", the following regulations and other applicable provisions of this zoning code shall apply.

1. Uses Permitted.

- a. Retail sales.
- b. Vehicle, including recreational vehicles and boats, sales and services, excluding tractor trailers.
- c. Mobile home sales, provided display units meet all minimum yard setback requirements.
- d. Eating and drinking establishments.
- e. Hotels, motels, and other overnight lodging establishments.
- f. Business services, provided all activities are conducted within a completely enclosed building.
- g. Personal services.
- h. General offices.
- i. Financial institutions.

- j. Day care centers, provided the conditions in Section 14-414 are met.
- k. Gasoline service stations, provided the conditions in Section 14-408 are met.
- l. Self-service storage facilities (mini-warehouses), provided the conditions in Section 14-416 are met.
- m. Nurseries and greenhouses.
- n. Office warehouses.
- o. Wholesale and distributing centers not involving more than five thousand (5,000) square feet for storage of wares to be wholesaled or distributed.
- p. Parking lots and parking garages.
- q. Cultural facilities.
- r. Indoor recreation facilities.
- s. Churches and other places of worship.
- t. Civic clubs.
- u. Group homes, residential treatment facilities, and mental health related facilities.
- v. Nursing homes and assisted living facilities.
- w. Public utilities and associated offices, but not including other buildings, storage areas, and warehousing facilities.
- x. Pain management and methadone clinics, provided the following conditions are met:
 - 1) Clinics shall not be located within a shopping center;
 - 2) Clinics shall be located in a freestanding, permanent building;
 - 3) Buildings shall be located a minimum of five hundred (500) feet from any parks, nursing homes, churches and other places of worship, day care centers, or schools offering general education; and
 - 4) Clinics shall comply with Title 14, Chapter 11. Pain Management and Methadone Clinics, of the Sweetwater Municipal Code.

- y. Accessory uses, provided the conditions in Section 14-402 are met.
- 2. Area Regulations. Buildings and other structures, except fences and signs, shall be located so as to comply with the following requirements.
 - a. Land Area: Minimum lot area: 22,500 square feet.
 - b. Front Yard: The minimum depth of the front yard shall be thirty-five (35) feet.
 - c. Side Yard: The minimum depth of the side yard shall be fifteen (15) feet.
 - d. Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.
 - e. Buffer Strips: Buffer strips shall be provided per the Landscape Ordinance.
 - f. Common Lot Line: Buildings may be built on a common lot line provided that there is a mutual written consent of the property owners of the buildings directly involved and that the adjacent walls of the buildings meet the minimum fire separation as required per the adopted building codes.
 - g. General Lot Restrictions: More than one principal building may be permitted on a single lot provided that all applicable building setbacks and parking requirements are met.
- 3. Height Regulations. No building shall exceed three (3) stories and/or thirty-five (35) feet in height, except as provided for in Section 14-505.
- 4. Off-Street Parking: As regulated in Sections 14-404, 14-405, and the Landscape Ordinance.

SECTION 11. That Chapter 3. Zoning Districts, Section 14-312. C-5 Interstate/interchange district, be amended by deleting it in its entirety and substituting in lieu thereof the following:

14-312. C-4 Local General Commercial District. This district is established to provide for certain small-scale commercial oriented uses that serve the surrounding neighborhoods. Within the C-4 Local General Commercial District, as shown on the "Zoning Map Sweetwater, Tennessee", the following regulations and other applicable provisions of this zoning code shall apply.

- 1. Uses Permitted.
 - a. Small-scale retail sales, provided there is no outdoor sales or storage.
 - b. Indoor eating and drinking establishments.
 - c. Gasoline service stations, provided the condition in Section 14-408 are met.

- d. General offices.
 - e. Personal services.
 - f. Financial institutions.
 - g. Self-service storage facilities (mini-warehouses), provided there is no outdoor storage and the conditions in Section 14-416 are met.
 - h. An ancillary dwelling unit primarily meant for security purposes, provided it is incorporated into the principal building and meets all adopted building codes.
 - i. Public utilities and associated offices, but not other buildings, storage areas, or warehousing.
 - j. Accessory uses, provided the conditions in Section 14-402 are met.
2. Area Regulations. Buildings and other structures, except fences and signs, shall be located so as to comply with the following requirements.
- a. Land Area: Minimum lot area: 18,000 square feet.
 - b. Front Yard: The minimum depth of the front yard shall be thirty (30) feet.
 - c. Side Yard: The minimum depth of the side yard shall be fifteen (15) feet.
 - d. Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet.
 - e. Buffer Strips: Buffer strips shall be provided per the Landscape Ordinance.
 - f. Common Lot Line: Buildings may be built on a common lot line provided that there is a mutual written consent of the property owners of the buildings directly involved and that the adjacent walls of the buildings meet the minimum fire separation as required per the adopted building codes.
3. Height Regulations. No building shall exceed two (2) stories and/or thirty-five (35) feet in height, except as provided for in Section 14-505.
4. Off-Street Parking: As regulated in Sections 14-404, 14-405, and the Landscape Ordinance.

SECTION 12. That Chapter 3. Zoning Districts, Section 14-313. M-1 Industrial zoning district, be amended by deleting it in its entirety and substituting in lieu thereof the following:

14-313. C-5 Interstate/Interchange District. This district is established to provide commercial facilities to interstate travelers. It is not the intent of this district to provide for highway or general commercial activities for local residents. Therefore, only areas in close proximity to the interstate/interchanges will be zoned C-5. Within the C-5 Interstate/Interchange District, as shown on the "Zoning Map Sweetwater, Tennessee", the following regulations and other applicable provisions of this zoning code shall apply.

1. Uses Permitted.

- a. Retail sales.
- b. Vehicle, farm implement and machinery, mobile/modular/prefabricated home, recreational vehicle, boat, and equipment rentals, sales, and services.
- c. Eating and drinking establishments.
- d. Hotels, motels, and other overnight lodging establishments.
- e. Business services.
- f. Personal services.
- g. General offices.
- h. Financial institutions.
- i. Medical facilities.
- j. Gasoline service stations, provided the conditions in Section 14-408 are met.
- k. Self-service storage facilities (mini-warehouses), provided the conditions in Section 14-416 are met.
- l. Nurseries and greenhouses.
- m. Kennels, provided that all animals are kept inside soundproof, heated, and air-conditioned buildings.
- n. Business and vocational schools.
- o. Recreational vehicle parks, provided the conditions in Section 14-415 are met.
- p. Indoor recreation.

- q. Outdoor recreation, such as archery and golf driving ranges, miniature golf, batting cages, go-karts, and other similar uses which do not negatively impact adjacent and nearby land uses.
 - r. Office warehouses.
 - s. Wholesale and distribution centers, provided that with the exception of loading docks, all activities are conducted within a completely enclosed building.
 - t. Public utilities, including offices, other buildings, storage areas, and warehousing facilities.
 - u. An ancillary dwelling unit primarily meant for security purposes, provided it is incorporated into the principal building and meets all adopted building codes.
 - v. Accessory uses, provided the conditions in Section 14-402 are met.
2. Area Regulations. Buildings and other structures, except fences and signs, shall be located so as to comply with the following requirements.
- a. Land Area: The minimum lot area shall be one (1) acre.
 - b. Front Yard: The minimum depth of the front yard shall be fifty (50) feet.
 - c. Side Yard: The minimum depth of the side yard shall be twenty (20) feet.
 - d. Rear Yard: The minimum depth of the rear yard shall be thirty-five (35) feet.
 - e. Buffer Strips: Buffer strips shall be provided per the Landscape Ordinance.
 - f. General Lot Restrictions: More than one principal building may be permitted on a single lot provided that all applicable building setbacks and parking requirements are met.
3. Height Regulations. No building shall exceed three (3) stories and/or thirty-five (35) feet in height, except as provided for in Section 14-505.
4. Off-Street Parking. As regulated in Sections 14-404, 14-405, and the Landscape Ordinance.

SECTION 13. That Chapter 3, Zoning Districts, Section 14-314, Floodplain overlay district, be amended by deleting it in its entirety and substituting in lieu thereof the following:

14-314. M-1 General Industrial District. This district is a light industrial district established to accommodate wholesale, warehouse, storage, research and development, and manufacturing activities whose external effects are restricted to the site and have no detrimental

effects on the surrounding area. Land zoned for such purposes shall be free of environmental limitations, such as floodplains, steep slopes, sinkholes, and wetlands. Within the M-1 General Industrial District, as shown on the "Zoning Map Sweetwater, Tennessee", the following regulations and other applicable provisions of this zoning code shall apply.

1. Uses Permitted.

- a. Vehicle, farm implement and machinery, recreational vehicle, boat, and equipment service, repair, and/or rental establishments.
- b. Building supply sales.
- c. Gasoline service stations, provided the conditions in Section 14-408 are met.
- d. Public utilities, including offices, other buildings, storage areas, and warehousing facilities.
- e. Business services.
- f. Public works facilities.
- g. Public safety facilities.
- h. Vehicle operations facilities.
- i. Solar farms.
- j. Office warehouses.
- k. Self-service storage facilities (mini-warehouses), provided the conditions in Section 14-416 are met.
- l. Wholesale establishments.
- m. Warehouse and distribution.
- n. Storage yards, provided such yards are screened from public rights-of-ways.
- o. Research, development, and/or testing laboratories/facilities.
- p. Artisan-related crafts and industrial processes that are more intensive uses, such as small-scale metalworking, glassblowing, furniture making, and small-scale food production that includes preparation, processing, canning, or packaging of food products.

- q. The fabrication, compounding, assembly, processing, repair, manufacturing, packaging, and/or treatment of finished or semi-finished materials and products from previously prepared material or materials, where all operations, including storage of materials and finished goods are contained within closed buildings. Such facilities shall not require frequent visits from customers or clients.
 - r. An ancillary dwelling unit primarily meant for security purposes, provided it is incorporated into the principal building and meets all adopted building and fire codes.
 - s. Accessory uses, provided the conditions in Section 14-402 are met.
2. Performance Standards. All uses must comply with the performance standards established in this section unless a federal, state, or local law, ordinance, or regulation establishes a more restrictive standard, in which case, the more restrictive standard applies.
- a. Noise: No equipment, machinery, processes, or heating/air condition systems shall generate excessive noise levels that can be heard on nearby properties.
 - b. Glare and Heat: No glare or heat from the activity or operation shall be detectable at any point off the lot on which the use is located. Flickering or intense sources of light shall be controlled or shielded so as to not cause a nuisance across lot lines.
 - c. Vibration: No earthborn vibration from the operation of any use may be detectable at any point off the lot on which the use is located.
 - d. Dust and Air Pollution: Dust, noxious smells, and other types of air pollution, borne by the wind from sources within lot boundaries shall be kept to a minimum by appropriate landscape, screening, sheltering, paving, fencing, wetting, collecting, or other acceptable means.
 - e. Storage and Use: The use and storage of caustic chemicals is prohibited. The storage of flammable chemicals is prohibited.
 - f. Discharge and Disposal of Radioactive and Hazardous Waste: The discharge of fluid and the disposal of solid radioactive and hazardous waste material must comply with applicable federal, state, and local laws, and regulations governing such material or waste. Radioactive and hazardous material waste must be transported, stored, and used in conformance with all applicable federal, state, and local laws.
 - g. Electromagnetic Interference: Electromagnetic interference from any operation of any use must not adversely affect the operation of any equipment located off the lot on which such interference originates.
 - h. Odors: The production of noxious odors is prohibited. Any condition or operation which results in the creation of odors of such intensity and character as to be detrimental to the

public health and welfare, or which interferes unreasonably with the comfort of the public, must be removed, stopped, or modified so as to remove the odor.

- i. **Fire and Explosion Hazards:** Materials that present potential fire and explosion hazards must be transported, stored, and used only in conformance with all applicable federal, state, and local regulations.

3. **Area Regulations.** Buildings and other structures, except fences and signs, shall be located so as to comply with the following requirements.

a. **Land Area:** The minimum lot area shall be two (2) acres.

b. **Front Yard:** The minimum depth of the front yard shall be twenty (20) feet. Loading docks shall be set back a minimum of thirty (30) feet.

c. **Side Yard:** The minimum depth of the side yard shall be twenty (20) feet. Loading docks shall be set back a minimum of thirty (30) feet. When the side yard abuts a railroad or a rail spur line, there shall be no setback.

d. **Rear Yard:** The minimum depth of the rear yard shall be twenty (20) feet. Loading docks shall be set back a minimum of thirty (30) feet. When the rear yard abuts a railroad or a rail spur line, there shall be no setback.

e. **Buffer Strips:** Buffer strips shall be provided per the Landscape Ordinance.

f. **General Lot Restrictions:** More than one principal building may be permitted on a single lot provided that all applicable building setbacks and parking requirements are met.

4. **Access.** No industrial use shall access a residential street.

5. **Height Regulations.** No portion of a building intended for human occupancy shall exceed three (3) stories and/or thirty-five (35) feet in height.

6. **Off-Street Parking.** As regulated in Sections 14-404, 14-405, and the Landscape Ordinance.

SECTION 14. That Chapter 3. Zoning Districts, Section 14-315. M-2 Heavy industrial district, be amended by deleting it in its entirety and substituting in lieu thereof the following:

14-315. M-2 Heavy Industrial District. This district is established to provide for a wide variety of general manufacturing, fabricating, processing, distributing, and warehousing uses. Such industrial uses may result in some moderate external effects such as smoke, noise, glare, vibration, or particulate that is perceptible to adjacent land users. Land zoned for such purposes shall be free of environmental limitations, such as floodplains, steep slopes, sinkholes, and wetlands. Within the M-2 Heavy Industrial District, as shown on the "Zoning Map Sweetwater,

Tennessee”, the following regulations and other applicable provisions of this zoning code shall apply.

1. Permitted Uses.

- a. Those uses permitted and as regulated in the M-1 General Industrial District.
- b. Recycling processing centers for construction, demolition, or other materials to be recycled and used in new products, provided the following conditions are met:
 - 1) All processing such as compacting, shredding, or bailing shall be within an enclosed building;
 - 2) All salvaging of parts or dismantling shall be within an enclosed building; and
 - 3) All outdoor storage shall be screened from public rights-of-ways.
- c. The manufacturing from processed or unprocessed raw materials, including processing, fabrication, assembly, treatment, and packaging of such products and incidental storage, sales, and distribution of such products.

2. Uses Permitted on Review. The following uses may be permitted on review by the board of zoning appeals in accordance with Section 14-604. The board of zoning appeals may impose additional access, drainage, site design, and other requirements as they relate to the health, safety, and welfare of the general public and surrounding properties.

- a. Automobile wrecking, junk, and salvage yards, provided the conditions in Section 14-411 are met.
- b. Adult oriented establishments, provided the conditions in Section 14-418 are met.

3. Performance Standards. All uses must comply with the performance standards established in this section unless a federal, state, or local law, ordinance, or regulation establishes a more restrictive standard, in which case, the more restrictive standard applies.

- j. Noise: No equipment, machinery, processes, or heating/air condition systems shall generate excessive noise levels that can be heard on nearby properties during the hours of 9:00 p.m. to 7:00 a.m.
- k. Glare and Heat: No heat from the activity or operation shall be detectable at any point off the lot on which the use is located. Flickering or intense sources of light shall be controlled or shielded so as to not cause a nuisance across lot lines.
- l. Vibration: Earthborn vibration from the operation of any use should be minimized so as to reduce detectability off the lot on which the use is located.

- m. Dust and Air Pollution: Dust, noxious smells, and other types of air pollution, borne by the wind from sources within lot boundaries shall be kept to a minimum by appropriate landscape, screening, sheltering, paving, fencing, wetting, collecting, or other acceptable means.
- n. Storage and Use: The use and storage of caustic chemicals is prohibited. The storage of flammable chemicals is prohibited.
- o. Discharge and Disposal of Radioactive and Hazardous Waste: The discharge of fluid and the disposal of solid radioactive and hazardous waste material must comply with applicable federal, state, and local laws, and regulations governing such material or waste. Radioactive and hazardous material waste must be transported, stored, and used in conformance with all applicable federal, state, and local laws.
- p. Electromagnetic Interference: Electromagnetic interference from any operation of any use must not adversely affect the operation of any equipment located off the lot on which such interference originates.
- q. Odors: The production of noxious odors is prohibited. Any condition or operation which results in the creation of odors of such intensity and character as to be detrimental to the public health and welfare, or which interferes unreasonably with the comfort of the public, must be removed, stopped, or modified so as to remove the odor.
- r. Fire and Explosion Hazards: Materials that present potential fire and explosion hazards must be transported, stored, and used only in conformance with all applicable federal, state, and local regulations.
4. Area Regulations. Buildings and other structures, except fences and signs, shall be located so as to comply with the following requirements.
- a. Land Area: The minimum lot area shall be five (5) acres.
- b. Front Yard: The minimum depth of the front yard shall be fifty (50) feet.
- c. Side Yard: The minimum depth of the side yard shall be thirty (30) feet. When the side yard abuts a railroad or a rail spur line, there shall be no setback.
- d. Rear Yard: The minimum depth of the rear yard shall be thirty (30) feet. When the rear yard abuts a railroad or a rail spur line, there shall be no setback.
- e. Buffer Strips: Buffer strips shall be provided per the Landscape Ordinance.
- f. General Lot Restrictions: More than one principal building may be permitted on a single lot provided that all applicable building setbacks and parking requirements are met.

5. Access. No industrial use shall access a residential street.
6. Height Regulations. No portion of a building intended for human occupancy shall exceed three (3) stories and/or thirty-five (35) feet in height.
7. Off-Street Parking. As regulated in Sections 14-404, 14-405, and the Landscape Ordinance.

SECTION 15. That Chapter 3. Zoning Districts, Section 14-316. TND – Traditional neighborhood development district, be amended by deleting the introductory paragraph it in its entirety and substituting in lieu thereof the following:

14-316. TND Traditional Neighborhood Development District. This district is established to foster the development of comprehensively planned, pedestrian-oriented neighborhoods. This is to be accomplished by promoting a variety of land uses, housing types, and density by requiring skillful architectural and landscape design in creating buildings and open spaces. This district is also created to avoid the negative impact of suburban sprawl by minimizing infrastructure costs, traffic congestion, and environmental degradation. Within the TND Traditional Neighborhood Development District, as shown on the “Zoning Map Sweetwater, Tennessee”, the following regulations and other applicable provisions of this zoning code shall apply.

SECTION 16. That Chapter 3. Zoning Districts, Section 14-316. TND – Traditional Neighborhood Development District, (2) Permitted uses, be amended by adding the following permitted uses:

- i. Assisted living facilities and nursing homes. For the purposes of this section, these uses shall comply with the Commercial, Office, and Multi-Family Area Regulations.
- j. Customary home occupations, provided the conditions in Section 14-403 are met.

SECTION 17. That Chapter 3. Zoning Districts, Section 14-317. Standards for adult oriented establishments, be amended by moving it to Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-418.

SECTION 18. That Chapter 3. Zoning Districts, Section 14-317. be retitled to “Special Flood Hazard Overlay District” as follows:

14-317. Special Flood Hazard Overlay District. This district is established as an overlay district with the intent to protect the health, safety, and welfare of the citizens of the City of Sweetwater by requiring that uses permitted in the underlying zoning districts be developed in accordance with the provisions of Title 14, Chapter 7 Floodplain Zoning Ordinance. The Special

Flood Hazard Overlay District is shown on the "Zoning Map Sweetwater, Tennessee", and the provisions of Title 14, Chapter 7 Floodplain Zoning Ordinance shall apply.

SECTION 19. That Chapter 3. Zoning Districts, Section 14-318. H-1 historic zoning overlay district, be amended by deleting it in its entirety and substituting in lieu thereof the following:

14-318. H-1 Historic Zoning Overlay District. This district is established as an overlay district with the intent to conserve historic properties within the City of Sweetwater by requiring uses permitted in the underlying zoning districts be developed in accordance with the provisions of Title 14, Chapter 9 Historic Districts and Landmarks. This H-1 Historic Zoning Overlay District is shown on the "Zoning Map Sweetwater, Tennessee", and the provisions of Title 14, Chapter 9 Historic Districts and Landmarks shall apply.

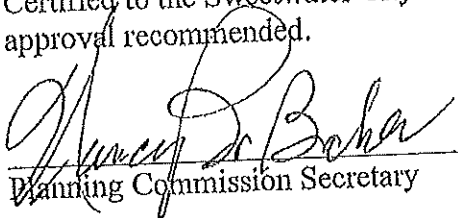
SECTION 20. That Chapter 3. Zoning Districts, Section 14-319. T telecommunication tower zoning overlay district, be amended by deleting the introductory paragraph it in its entirety and substituting in lieu thereof the following:

14-319. T Telecommunication Tower Overlay District. This district is established as an overlay district for the purpose of regulating the location of commercial telecommunication towers and related equipment within the City of Sweetwater. The intent is to permit lands that are visually screened from nearby residential development and the historic zoning district to be used for telecommunication towers, while still allowing the uses permitted in the underlying zoning districts. This T Telecommunication Tower Zoning Overlay District is shown on the "Zoning Map Sweetwater, Tennessee", the following regulations and other applicable provisions of this zoning code shall apply.

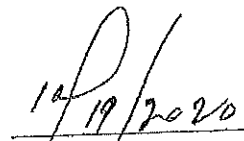
SECTION 21. That Chapter 3. Zoning Districts, Section 14-319. T Telecommunication Tower Overlay District, be amended by deleting (2) Uses prohibited, in its entirety and renumbering the remaining sections accordingly.

SECTION 22. This ordinance shall be effective from and after its final passage, the public welfare requiring it.

Certified to the Sweetwater City Commission the _____ day of _____, 2020, with approval recommended.




Planning Commission Secretary

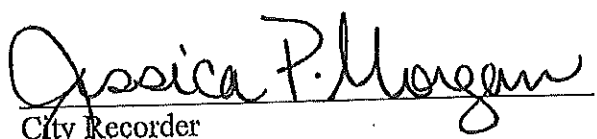


Date

Passed on First Reading: Nov. 2, 2020
Public Hearing: Dec. 7, 2020
Passed on Second & Final Reading: Dec. 7, 2020



Mayor



City Recorder

ORDINANCE NO. 985

AN ORDINANCE AMENDING THE TEXT
OF THE CODE OF ORDINANCES
OF THE CITY OF SWEETWATER, TENNESSEE,
TITLE 14 ZONING AND LAND USE CONTROL, CHAPTER 4,
SUPPLEMENTARY PROVISIONS APPLYING TO ALL DISTRICTS,
SECTIONS 14-403, 14-406, 14-408, 14-412, 14-413, 14-414, 14-415, AND 14-416

WHEREAS, the Sweetwater Mayor and Board of Commissioners, in accordance with Section 13-7-204 of the Tennessee Code Annotated, may amend the "Zoning Code of Sweetwater, Tennessee"; and

WHEREAS, the Sweetwater Regional Planning Commission has forwarded its recommendation of approval to the Sweetwater City Commission regarding the following amendment to the "Sweetwater Zoning Ordinance";

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Sweetwater, Tennessee:

SECTION 1. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-403. Customary home occupations, be amended by deleting it in its entirety and substituting in lieu thereof the following:

14-403. Customary Home Occupations. The home occupation is intended to permit home based employment and entrepreneurship opportunities which do not alter or impact the residential character of the district. The home occupation is intended to be flexible, granting the resident(s) the opportunity to conduct a business or service on the property, provided such activity does not infringe upon individual rights of neighbors or property values within the area. Changing technologies and economic/social trends make identification of all conceivable occupations impractical. The primary use of the property shall be residential. The following conditions shall apply to all home occupations:

1. No person other than household members residing on the premises shall be engaged in such home occupation.
2. If conducting a home occupation, a business license and a home occupation permit shall be obtained from the City of Sweetwater.
3. Space devoted to home occupations shall not exceed twenty percent (20%) or a maximum of six hundred (600) square feet of the dwelling unit, whichever is less.

4. No alteration to any building shall indicate from the exterior that the building is being used for other than residential purposes.
5. No articles, materials, goods, or equipment indicative of the home occupation shall be visible from any public street or adjacent properties.
6. Outdoor storage is prohibited.
7. No traffic shall be generated by the home occupation in greater volume than would normally be expected in a residential neighborhood. Off street parking shall be provided.
8. The use shall not increase noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the premises.
9. No equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes electrical fluctuations in the line voltage off the premises.
10. The home occupation shall not increase the type or volume of solid waste for at-curb disposal beyond that which is otherwise typical for a residence.

SECTION 2. That Chapter 4, Supplementary Provisions Applying To All Districts, Section 14-406. General lot restrictions, be amended by deleting it in its entirety and substituting in lieu thereof the following:

Section 14-406. General Lot Restrictions.

1. Only one (1) principal building and its customary accessory buildings may be erected on any lot, except as provided for elsewhere in this ordinance.
2. No building permit for the construction of any structure shall be issued by the building official for any lot not abutting a street accepted as a public street by the City of Sweetwater.

SECTION 3. That Chapter 4, Supplementary Provisions Applying To All Districts, Section 14-408. Gasoline service station restrictions, be amended by deleting it in its entirety and substituting in lieu thereof the following:

14-408. Gasoline Service Station Restrictions. The following regulations shall apply to gasoline service stations:

1. Gasoline pumps or islands shall be set back a minimum of twenty-five (25) feet from all street rights-of-ways and twenty (20) feet from all side and rear property lines.

2. Gasoline canopies designed to cover the gasoline pumps, shall meet the side and rear yard setback requirements of the zoning district in which it is located, but may be located as close as twenty (20) feet from all street rights-of-ways.
3. With the exception of gasoline canopies, gasoline pumps or islands shall be set back a minimum of thirty (30) feet from all buildings.

SECTION 4. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-412. Standards for cemeteries, be amended by deleting it in its entirety and substituting in lieu thereof the following:

Section 14-412. Standards for Cemeteries. The following development standards shall apply to all cemeteries:

1. The site proposed for a cemetery shall not interfere with the development of a system of streets and in addition shall have direct access to a thoroughfare.
2. Any new cemetery shall be located on a site containing not less than ten (10) acres.
3. All structures and facilities including but not limited to mausoleums, graves, burial lots, monuments, and maintenance buildings shall be set back a minimum of thirty (30) feet from all property lines and street rights-of-way.

SECTION 5. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-413. Site plan requirements for commercial, industrial, multifamily, public and semi-public uses, be amended by deleting it in its entirety and substituting in lieu thereof the following:

14-413. Site Plan Requirements. To ensure compliance with all City regulations, site plans are required for all new developments, modifications to existing developments, and/or redevelopments of all non single-family and two-family residential uses. Such plans shall be approved by the planning commission prior to the issuance of a building permit.

In accordance with Section 14-801, the planning commission may require a bond or some other form of surety for any and/or all improvements proposed on the submitted site plan.

All site plans shall be prepared and certified by a licensed engineer, landscape architect, architect, and/or surveyor, as may be appropriate and in accordance with state law regarding the practice of these professions. A site plan shall set forth the proposed development of the total land, tract, or parcel and shall meet the following site plan requirements.

1. Property street address.
2. Property tax map and parcel information.

3. Name and address of property owner(s).
4. Name and address of applicant(s).
5. Name, address, and stamp of professional who prepared the plan.
6. Current zoning classification and required building setback information.
7. Graphic scale. Drawings shall be at a scale of not less than 1" = 20' for small tracts and not less than 1" = 50' for large tracts.
8. North point, acreage of site, location map, and date of preparation.
9. A boundary survey of the property, including all rights-of-ways, easements, and covenants.
10. Topographical data on five (5) foot contours, or less, reflecting existing and finished grades.
11. The location and an identification of all significant physical features of the property based on readily available information, such as floodplains, wetlands, ponds, lakes, streams, springs, surface depressions or sinkholes, steep slopes, and historic, archaeological, or cultural sites.
12. Ingress and egress locations with widths, sight distance, and distances to nearby intersections and other driveways.
13. Locations and dimensions for all buildings, parking lots, parking spaces, loading zone areas, sidewalks, trash dumpsters, accessory structures, and outdoor storage areas.
14. Square footage of each proposed building.
15. Location of any ground or pylon sign. Sign permits are required from the City for each sign.
16. Location of all existing and proposed light poles.
17. A landscape plan per the Landscape Ordinance.
18. An erosion control plan.
19. For all sites, a certified plan for storm water drainage shall be included with the site plan. Such plan shall identify all easements, drainage structures including size/capacities, energy dissipaters, off-site drainage structures including size/capacities, and other pertinent information concerning the assumptions upon which the plan is based. The estimated storm water runoff based on a twenty-five (25) year storm event shall be calculated for pre-

development and post-development. The rate of storm water runoff shall not be increased and detention/retention shall be accommodated on site.

20. Location, size, and layout of all existing and proposed utilities, including fire hydrants, with the required certificates of approval for such existing and/or proposed public utilities by the Sweetwater Utilities Board. The following certificates shall be included on the site plan.

Certificate of Public Water

I hereby certify that public water is currently available or has been installed as identified on this site plan, or that the developer has entered into an agreement for the needed public water improvements to be installed in an acceptable manner in accordance with the specifications of the Sweetwater Utilities Board standards.

Date Signature – Sweetwater Utilities Board Representative

Certificate of Public Sewer

I hereby certify that public sewer is currently available or has been installed as identified on this site plan, or that the developer has entered into an agreement for the needed public sewer improvements to be installed in an acceptable manner in accordance with the specifications of the Sweetwater Utilities Board standards.

Date Signature – Sweetwater Utilities Board Representative

SECTION 6. That Chapter 4, Supplementary Provisions Applying To All Districts, Section 14-414, Standards for day care centers, be amended by deleting it in its entirety and substituting in lieu thereof the following:

Section 14-414. Standards for day care centers. The following development standards shall apply to all day care centers:

1. All regulations of the State of Tennessee regarding day care centers shall be met.
2. The structure which will house the day care center shall be in good condition and certified by the building official.
3. The structure which will house the day care center must meet all requirements of the adopted building codes.

4. The structure which will house the day care center must be approved by the Chief of the Sweetwater Fire Department. The Fire Chief shall certify that there are no potentially hazardous conditions which would be conducive to fire.
5. Off-street parking shall be provided, as regulated in Sections 14-404, 14-405, and the Landscape Ordinance. At no time will on-street parking be allowed.
6. The structure which will house the day care center shall be connected to public water and sewer and utilize solid waste collection.
7. Appropriate fencing, as required by the State of Tennessee regulations or elsewhere in these regulations, whichever is more restrictive, shall be installed.
8. At no time shall the yard, grounds, or building structure fall into disrepair.

SECTION 7. That Chapter 4, Supplementary Provisions Applying To All Districts, Section 14-415, Planned unit development, be amended by deleting it in its entirety and substituting in lieu thereof the following:

14-415. Recreational Vehicle Parks. The following regulations shall apply to all recreational vehicle parks:

1. Area Regulations.

- a. The minimum parcel size for the development of a recreational vehicle (RV) park shall be five (5) acres.
- b. Each individual recreational vehicle (RV) site shall be a minimum of thirty (30) feet by seventy (70) feet.
- c. All RV sites, buildings, and other structures shall meet the minimum yard setbacks of the district in which the RV park is located.
- d. All driveways and overflow parking areas shall be set back a minimum of ten (10) feet from all property lines.

2. Streets and Parking.

- a. Streets within an RV park shall be private and shall have a minimum width of twenty-five (25) feet for two-way traffic and twelve (12) feet for one-way traffic.
- b. All main interior streets shall meet the paving specifications of the *Sweetwater Zoning Ordinance* parking lot construction requirements.

- c. Each RV site shall provide an off-street parking space for a towing vehicle. Such parking shall meet the minimum paving specifications of the *Sweetwater Zoning Ordinance* parking lot construction requirements.
 - d. Interspersed overflow parking areas shall be provided throughout the RV park.
3. Other Design Requirements.
- a. Public restrooms/bathhouses shall be provided for the use of the residents of the RV park.
 - b. Each RV site shall provide a paved pad to accommodate the recreational vehicle. Such pad shall be constructed to meet the minimum paving specification of the *Sweetwater Zoning Ordinance* parking lot construction requirements.
 - c. A minimum of one (1) shade tree per three (3) RV sites shall be planted. Such trees shall be planted so as to provide shade for the surrounding RV sites.
 - d. Useable and functional open space shall be provided for the enjoyment of the residents of the RV park.
 - e. There shall be a centralized dump station or individual sewer hook-ups at each RV pad.
 - f. All RV parks shall be served by public sewer and water.
 - g. Each RV site shall be provided with a fly-tight, water-tight, rodent proof trash container. In addition, a centralized trash dumpster shall be provided in the park. Such dumpster shall meet all screening requirements established in Section 14-402. All refuse shall be collected at least twice weekly.

SECTION 8. That Chapter 4. Supplementary Provisions Applying To All Districts, Section 14-416. Special exception criteria for signs, be amended by deleting it in its entirety and substituting in lieu thereof the following:

Section 14-416. Performance Standards for Self-Service Storage Facilities (Mini-Warehouses). The following regulations shall apply to self-service storage facilities (mini-warehouses):

- 1. Area regulations.
 - a. The minimum parcel size for the development of a self-service storage facility shall be five (5) acres.
 - b. All buildings and other structures shall meet the minimum yard setbacks of the district in which the storage facility is located.

- c. All driveways and fences shall be set back a minimum of ten (10) feet from all property lines.
- d. Maximum building height: Twenty (20) feet measured from eave
- e. Maximum unit size: Five hundred (500) square feet

2. Internal Driveways and Parking.

a. Within commercial districts, all internal driveway aisles serving the site, accessing self-service storage units, or accessing the designated outdoor storage area shall meet the paving specifications of the *Sweetwater Zoning Ordinance* parking lot construction requirements. Within industrial districts, all internal driveway aisles serving the site, accessing self-service storage units, or accessing the designated outdoor storage area which are located in the front yard shall meet the paving specifications of the *Sweetwater Zoning Ordinance* parking lot construction requirements.

b. Parking spaces for vehicles in areas designated for such outdoor storage may be graveled.

c. Off-street parking: As regulated in Section 14-404 and the Landscape Ordinance.

3. Minimum Design Requirements.

a. No door openings for any self-service storage unit shall be constructed facing any adjacent residentially or agriculturally zoned property.

b. All lights shall be shielded to direct light onto the site and away from all adjacent properties and rights-of-ways.

c. Ground or pole signs shall comply with Section 14-409. Signs, Billboards, and Other Advertising Structures. Wall signs shall be limited to one (1) sign per building. Such signs shall not exceed nine (9) square feet.

d. Due to the unique design of self-service storage facilities, these facilities are exempt from Section 14-1006. Building Landscape Requirements of the Landscape Ordinance.

4. Other Requirements.

a. Recreational vehicles, boats, and operational vehicles may be stored outside in designated areas only. All other storage shall be within enclosed structures.

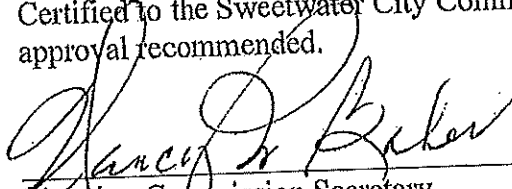
b. Self-service storage facilities shall be limited to "dead storage" use only. Dead storage is goods not in use or associated with any office, retail, commercial, industrial, or other business use on the premises.

c. No hazardous materials shall be stored in any storage unit.

- d. Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations is prohibited.
- e. The operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kiln, and other similar equipment is prohibited.
- f. With the exception of public auctions applicable to delinquent renters in accordance with all applicable laws, no sales, garage sales, auctions, or miscellaneous services or business activities shall be conducted on the premises.
- g. The servicing or repair of motor vehicles, boats, recreational vehicles, lawn mowers, or any other similar equipment shall not be conducted on the premises.
- h. The establishment of a transfer and storage business is prohibited.
- i. Fire protection shall be provided to meet existing building codes and fire protective requirements regarding hydrant locations, fire walls, etc.

SECTION 9. This ordinance shall be effective from and after its final passage, the public welfare requiring it.


Certified to the Sweetwater City Commission the _____ day of _____, 2020, with approval recommended.



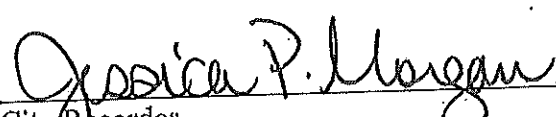
 Planning Commission Secretary

12/19/2020
 Date

Passed on First Reading: Nov. 2, 2020
 Public Hearing: Dec. 7, 2020
 Passed on Second & Final Reading: Dec. 7, 2020



 Mayor



 City Recorder

ORDINANCE NO. 986

AN ORDINANCE AMENDING THE TEXT
OF THE CODE OF ORDINANCES
OF THE CITY OF SWEETWATER, TENNESSEE,
TITLE 14 ZONING AND LAND USE CONTROL, CHAPTER 5.
EXCEPTIONS AND MODIFICATIONS,
TO AMEND EXCEPTIONS TO HEIGHT LIMITS.

WHEREAS, the Sweetwater Mayor and Board of Commissioners, in accordance with Section 13-7-204 of the Tennessee Code Annotated, may amend the "Zoning Code of Sweetwater, Tennessee"; and

WHEREAS, the Sweetwater Regional Planning Commission has forwarded its recommendation of approval to the Sweetwater City Commission regarding the following amendment to the "Sweetwater Zoning Ordinance";

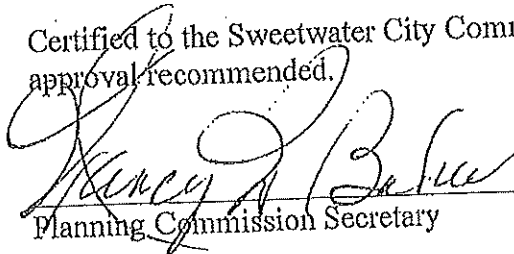
NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Sweetwater, Tennessee:

SECTION 1. That Chapter 5. Exceptions and Modifications, Section 14-505. Exceptions to height limits, be amended by deleting it in its entirety and substituting in lieu thereof the following:

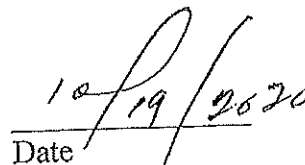
14-505. Exceptions to Height Limits. The height limitations contained in the district regulations do not apply to towers, spires, belfries, cupolas, domes, antennas, chimneys, freestanding poles, water tanks, and other structures and appurtenances not designed or intended for human occupancy. Such structures shall be located no closer to the nearest property line than the distance equal to their own height plus five (5) feet.

SECTION 2. This ordinance shall be effective from and after its final passage, the public welfare requiring it.

Certified to the Sweetwater City Commission the _____ day of _____, 2020, with approval recommended.




Planning Commission Secretary

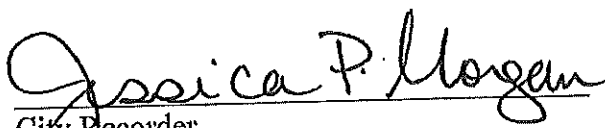


Date

Passed on First Reading: Nov. 2, 2020
Public Hearing: Dec. 7, 2020
Passed on Second & Final Reading: Dec. 7, 2020



Mayor



City Recorder

ORDINANCE NO. 993

AN ORDINANCE AMENDING THE TEXT
OF THE CODE OF ORDINANCES
OF THE CITY OF SWEETWATER, TENNESSEE,
TITLE 14 ZONING AND LAND USE CONTROL,
CHAPTER 3. ZONING DISTRICTS,
TO ADD THE R-4 HIGH DENSITY URBAN RESIDENTIAL DISTRICT

WHEREAS, the Sweetwater Mayor and Board of Commissioners, in accordance with Section 13-7-204 of the Tennessee Code Annotated, may amend the "Zoning Code of Sweetwater, Tennessee"; and

WHEREAS, the Sweetwater Regional Planning Commission has forwarded its recommendation of approval to the Sweetwater City Commission regarding the following amendment to the "Sweetwater Zoning Ordinance";

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Sweetwater, Tennessee:

SECTION 1. That Chapter 3. Zoning Districts, Section 14-301. Classification of districts, be amended by deleting it in its entirety and substituting in lieu thereof the following:

14-301. Classification of Districts. For the purposes of this ordinance, the City of Sweetwater, Tennessee, is hereby divided into fifteen (15) zoning districts as follows:

<u>Zoning District</u>	<u>District Abbreviation</u>
Agricultural District	A-1
Low Density Residential District	R-1
High Density Residential District	R-2
High Density Downtown Residential District	R-3
Traditional Neighborhood Development District	TND
Professional and Civic District	P-1
Central Business District	C-2
General Commercial District	C-3
Local General Commercial District	C-4
Interstate/Interchange District	C-5
General Industrial District	M-1
Heavy Industrial District	M-2
Special Flood Hazard Area Overlay District	
Historic Zoning Overlay District	H-1
Telecommunication Tower Overlay District	T
High Density Urban Residential District	R-4

SECTION 2. That Chapter 3. Zoning Districts, Section 14-320. R-4 High Density Residential District be added by the following:

14-320. R-4 High Density Urban Residential District.

This district is established to provide for higher density residential options in order to provide for mixed residential, and mixed-use development located adjacent to arterials and/or collector roads that shall be served by public utility water, sewer, sidewalks/walkways and bikeways, located near areas of intense activity and necessary community facilities, open space and recreational space with the as shown on the "Zoning Map Sweetwater, Tennessee". The following regulations and other applicable provisions of this zoning code shall apply.

1. Uses Permitted.

- a. Single-family, duplexes and multi-family dwellings
- b. Customary home occupations, provided the conditions in Section 14-403 are met.
- c. Public utilities, but not including offices, other buildings, storage areas, or warehousing.
- d. Public parks.
- e. Educational facilities providing education for grades K-12 and public libraries, provided buildings are set back a minimum of fifty (50) feet from all property lines and parking lots are set back a minimum of ten (10) feet from all property lines.
- f. Churches and other places of worship, provided buildings are set back a minimum of fifty (50) feet from all property lines and parking lots are set back a minimum of ten (10) feet from all property lines.
- g. Short-Term Rental Units, provided an annual permit is obtained from the City of Sweetwater.
- h. Horticulture, including forestry.
- i. Day care centers, provided the conditions in Section 14-414 are met and that such facilities comply with the following requirements:
 - 1) The property shall front on and have direct access to a street that has a paved surface that is a minimum of twenty (20) feet in width with a minimum of two (2) foot wide paved or gravel shoulders;

- 2) All buildings shall be set back a minimum of twenty (20) feet from all side and rear property lines;
- 3) All parking lots and driveways shall be set back a minimum of ten (10) feet from all property lines; and
- 4) A fenced outdoor usable play space area of not less than fifty (50) square feet of space per child shall be provided. Such fenced area shall be set back a minimum of thirty (30) feet from all front property lines and ten (10) feet from all side and rear property lines.

j. Accessory uses, provided the conditions in Section 14-402 are met.

2. Area Regulations. The principal building shall be located so as to comply with the following requirements:

- a. Minimum lot area for single-family dwelling unit served by public water and sewer systems: 6,000 square feet.
Minimum additional lot area for accessory apartment: 4,500 square feet
- b. Minimum lot area per dwelling unit for two-unit structures and multi-family structures or any combination thereof which shall be served by public water and sewer systems:

5,000 square feet	first family
5,000 square feet	second family
2,500 square feet	each additional family over two.
- c. Minimum lot width at building setback line: 50 ft.
- d. Minimum depth of front yards: 25 ft.
- e. Minimum depth of rear yards: 15 ft.
- f. Minimum depth of side yards:

1-story	5 feet each side
2-story	7.5 feet each side
3-story	15 feet each side
- g. Location of Accessory Buildings: No accessory building shall be erected in any required front or 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.
- h. Maximum Lot Coverage: Principal and accessory buildings shall cover not more than sixty (60) percent of the total lot area.

3. Site development standards for required yards. The required yards of all uses shall be made fertile; planted with grass, shrubs, and/or trees and maintained in good order.

SECTION 3. This ordinance shall be effective from and after its final passage, the public welfare requiring it.

Certified to the Sweetwater City Commission the _____ day of _____, 2020, with approval recommended.

Planning Commission Secretary

Date

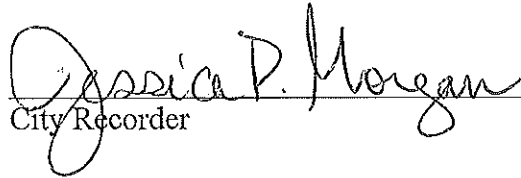
Passed on First Reading: _____

Public Hearing: _____

Passed on Second & Final Reading: _____



Mayor



City Recorder