

CHAPTER 2

GENERAL ZONING PROVISIONS

SECTION

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14-201. Purpose. The zoning regulations, zoning map and districts herein set forth are intended to promote the health, safety and general welfare of the community. They have been created to ensure adequate level of service on the town streets, to secure safety from fire and other dangers; to provide adequate light and air; to protect the environment and to avoid undo concentration of population; to facilitate the adequate provision of sewer, water, schools, parks, and other public facilities. They have been made with reasonable consideration, among other things, as to the character of each district and its peculiar suitability for particular uses, and with a view of conserving the value of property and encouraging the most appropriate use of land throughout the town. (Ord. #01-01, Feb. 2001)

14-202. Definitions. For the purposes of chapters 2 through 10 of this title, certain terms or words used herein shall be interpreted as follows:

- (1) The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.
- (2) The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
- (3) The word "shall" is mandatory, the word "may" is permissive.
- (4) The words "used" or "occupied" include the words "intended, or arranged to be used or occupied."
- (5) The word "lot" includes the words "plot or parcel."
- (6) "Accessory use or structure." A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

(7) "Dwelling, townhouse." Three or more one family residential units having exclusive, direct access for each unit from the ground to the first floor from the front (or side for end units) and with common walls separating the units.

(8) "Dwelling, two-family." A residence designed for or occupied by two families only, with separate housekeeping and cooking facilities for each.

(9) "Dwelling, single-family." A detached residence designed for or occupied by one family only.

(10) "Dwelling, multi-family." A residential building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided.

(11) "Dwelling, multi-family apartment." A residential building designed or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided, not of townhouse design and with one or more common entrances.

(12) "Family." One or more persons occupying a single non-profit housekeeping unit.

(13) "Height of structure or building." The vertical distance measured from the mean elevation of the proposed finished grade line at the front of the structure to the highest point on the roof for flat roofs, to the deck line of a mansard roofs, and to the mean height between eaves and ridges for gable, hip and gambrel roofs. This shall not include elevator shafts, roof HVAC units, chimneys or cupolas or other similar structures.

(14) "Lot." A piece, parcel, or plat of land in one ownership, which may include one or more lots of record, occupied or to be occupied by one principal building and its accessory buildings and otherwise in conformance with this chapter.

(15) "Lot frontage." The front of a lot shall be construed to be the portion nearest the street. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under "yard" in this section.

(16) "Lot measurements." (a) Depth of a lot shall be considered to be the distance between the midpoints of straight lines connecting the foremost points of the side lot lines in the rear.

(b) Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each yard, provided, however, that width between side lot lines at their forepoints (where they intersect with the street line) shall not be less than 80 percent of the required lot width except in the case of lots on the turning circle of the cul-de-sacs, where the 80 percent requirements shall not apply.

(17) "Manufactured home." This term means a structure which is transportable and which is described in Tennessee Code Annotated Title 68, Chapter 126, Section 202. Any manufactured home placed in the Town,

however, must be on a solid foundation, anchored, and underpinned with brick, blocks, stone or a like material.

(18) "Lot of record." A lot which is part of a subdivision recorded in the office of the register of deeds, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

(a) "Corner lots." A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than 135 degrees.

(b) "Interior lot." A lot other than a corner lot with only one frontage on a street other than an alley.

(c) "Through lot." A lot other than a corner lot with frontage on more than one street other than an alley. Through lots with frontage on two streets may be referred to as "double frontage" lots.

(d) "Reversed frontage lot." A lot in which the frontage is at right angles, or approximately right angles, to the general pattern in the area involved. A reversed frontage lot may also be a corner lot or an interior lot.

(19) "Mobile home." A mobile home is a single-family dwelling designed for transportation, after fabrication, on streets and highways on its own wheels on a single chassis or on flatbed or other trailers or detachable wheels, but not including "manufactured homes" and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operation, location on jacks or permanent foundation, connection to utilities and the like.

(20) "Mobile home park." A portion or parcel of land designed for or which is intended to be used to accommodate two (2) or more mobile homes.

(21) "Sexually oriented business." A business or commercial enterprise which includes any or all of the following: adult arcade, adult bookstore or video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio, or sexual encounter center.

(22) "Special exception." A special exception is a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare. Such uses may be permitted in such district as special exceptions, if specific provision for such special exceptions is made in the individual district regulations.

(23) "Street line." The right-of-way line of a street.

(24) "Structure." Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, walls, fences, billboards, and poster panels.

(25) "Variance." A variance is a relaxation of the terms of this title where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this title would result in unnecessary and undue hardship. As used in this title, a variance is authorized only for height, area, and size of structure or size of yards and open spaces; establishment of a use otherwise not permitted shall not be allowed by variance, nor shall a variance be granted because of the presence of non-conformities in the zoning district or adjoining zoning districts.

(26) "Yard." A required open space unoccupied and unobstructed by any structure or portion of a structure from 30 inches above the general ground level of the graded lot upward, provided, however, that fences, walls, poles, posts, decks and other customary yard accessories, as well as accessory buildings may be permitted in any rear yard.

(27) "Yard, front." A yard extending between side lots lines across the front of a lot.

In the case of corner lots with more than two frontages, the mayor shall determine the front yard requirements, subject to the following limitations:

(a) At least one front yard shall be provided having the full depth required generally in the district;

(b) No other front yard on such lots shall have less than half the full depth required generally.

Depth of required front yards shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost points of the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such rounding. Front and rear front yard lines shall be parallel.

(28) "Yard, side." A yard extending from the rear line of the required front yard to the rear lot line.

In the case of corner lots with normal frontage, there will be only one side yard, adjacent to the interior lot. In the case of corner lots with reversed frontage, the yards remaining after the full and half-depth front yards have been established shall be considered to be side yards.

Width of required side yards shall be measured at right angles to a straight line joining the ends of front and rear lot lines on the same side of the lot. The inner side yard line of a required side yard shall be parallel to the straight line so established.

(29) "Yard, rear." A yard extending across the rear of the lot between inner side yard lines. In the case of through lots and reversed frontage corner lots, there will be no rear yard. In the case of corner lots with normal frontage, the rear yard shall extend from the inner side yard line of the side yard adjacent to the interior lot to the rear line of the half depth front yard.

Depth of required rear yards shall be measured at right angles to a straight line joining the rearmost points of the side lot lines. The forward rear line of a required rear yard shall be parallel to the straight line so established. (Ord. #01-01, Feb. 2001)

14-203. Official zoning map. The town is hereby divided into zones, or districts, as shown on the official zoning map, which together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this title.

The official zoning map shall be identified by the signature of the mayor, attested by the city recorder, and bearing the seal of the town under the following words: "This is to certify that this is the official zoning map referred to in § 14-203 of the Bruceton Municipal Code," together with the date of the adoption of this title.

If, in accordance with the provisions of this title and Tennessee Code Annotated, §§ 13-7-201 through 13-7-210, changes are made in district boundaries or other matter portrayed on the official zoning map, such changes shall be made on the official zoning map promptly after the amendment has been approved by the board of mayor and aldermen, together with an entry on the official zoning map as follows: "On _____, _____, by official action of the board of mayor and aldermen, the following changes were made in the official zoning map."

The amending ordinance shall provide that such changes or amendments shall not become effective until after such change and entry has been made on said map.

No changes of any nature shall be made in the official zoning map or matter shown thereon except in conformity with the procedures set forth in this title. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this title and punishable as provided under the general penalty clause for this code.

Regardless of the existence of purported copies of the official zoning map which may from time to time be made or published, the official zoning map which shall be located in the office of the city recorder shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the town. (Ord. #01-01, Feb. 2001)

14-204. Replacement of official zoning map. In the event that the official zoning map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the board of mayor and aldermen may by ordinance adopt a new official zoning map which shall supersede the prior official zoning map. The new official zoning map may correct drafting or other errors or omissions in the prior official zoning map, but no such correction shall have the effect of amending the original zoning ordinance or any subsequent amendment thereof. The new official zoning map

shall be identified by the signature of the mayor, attested by the city recorder, and bearing the seal of the town under the following words: "This is to certify that this official zoning map supersedes and replaces the official map adopted _____, _____, as part of title 14 of the Bruceton Municipal Code." (Ord. #01-01, Feb. 2001)

14-205. Rules for interpretation of district boundaries. Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

(1) Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines;

(2) Boundaries indicated, as approximately following platted lot lines, shall be construed as following such lot lines;

(3) Boundaries indicated, as approximately following town limits, shall be construed as following town limits;

(4) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

(5) Boundaries indicated, as approximately following the centerlines of streams, rivers, or other bodies of water shall be construed to follow such centerlines;

(6) Boundaries indicated as parallel to, or extensions of, features indicated in subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the official zoning map, shall be determined by the scale of the map.

(7) Where other circumstances not covered by subsections 1 through 6 above exist to cause a zoning district boundary to be uncertain, the board of zoning appeals shall interpret the district boundaries. (Ord. #01-01, Feb. 2001)

14-206. Application of district regulations. The regulations set forth by chapters 2 through 10 of this title within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided:

(1) 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 unless in conformity with all of the regulations herein specified for the district in which it is located.

(2) No building or other structure shall hereafter be erected or altered:

(a) To exceed the height;

(b) To accommodate or house a greater number of families;

(c) To occupy a greater percentage of lot areas; or

(d) To have narrower or smaller yards, or other open spaces than herein required, or in any other manner contrary to the provisions of chapters 2 through 10 of this title.

(3) No yard or lot existing at the time of passage of chapters 2 through 10 of this title shall be reduced in dimension or area below the minimum requirements set forth herein. Yards of lots created after the effective date of chapters 2 through 10 of this title shall meet at least the minimum requirements established by chapters 2 through 10 of this title.

All territory which may hereafter be annexed to the town shall be considered to be zoned in the same manner as the contiguous territory inside previous town limits until otherwise classified. (Ord. #01-01, Feb. 2001)

***14-207. Non-conforming lots of record.** In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of chapters 2 through 10 of this title, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of chapters 2 through 10 of this title. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district; provided that yard dimensions and other requirements not involving area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located.

If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of chapters 2 through 10 of this title, and if all or part of the lots do not meet the requirements for lot width and area as established by chapters 2 through 10 of this title, the lands involved shall be considered to be an undivided parcel for the purposes of this title, and no portion of said parcel shall be used or sold which does not meet lot width and area requirements established by chapters 2 through 10 of this title, nor shall any division of the parcel be made which leaves remaining any lot with width or area below the requirements stated in chapters 2 through 10 of this title. (Ord. #01-01, Feb. 2001)

14-208. Non-conforming uses of land.

(1) Where, at the effective date of adoption or amendment of chapters 2 through 10 of this title and except as otherwise set forth herein, lawful use of land exists that is made no longer permissible under the terms of chapters 2 through 10 of this title as enacted or amended, such use may be continued, so long as it remains otherwise lawful, provided that such use shall not be extended to adjoining property not in the same ownership as the parcel which contains the non-conforming use at the time said use becomes lawful.

(2) Where buildings and structures located on land are presently lawful in accordance with the yard, lot size, and building set-back requirements of chapters 2 through 10 of this title, but would be rendered unlawful due to alterations in rights of way for streets and alleys which are instituted by or expressly approved by the Town of Bruceton, whether by condemnation or

*14-207 means that vacant lots as of adoption may have a dwelling erected even though the lot does not comply with area, size or yard dimensions required in the other sections of the code if the lot existed on February 13, 2001. Except if the same owner owns an adjacent lot then a portion thereof must be used to bring about compliance.

acceptance of right of way conveyance, the yard, lot size and building set-back requirements of chapters 2 through 10 of this title shall not be applied and enforced to prohibit or otherwise decree as unlawful such buildings and structures. Nothing herein shall be construed so as to permit any building or structure to be erected after such an alteration in violation of the provisions of chapters 2 through 10 of this title. (Ord. #01-01, Feb. 2001)

14-209. Non-conforming structures. Where a lawful structure exists at the effective date of adoption or amendment of chapters 2 through 10 of this title that could not be built under the terms of chapters 2 through 10 of this title by reason of restrictions on area, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful. (Ord. #01-01, Feb. 2001)

14-210. Mobile homes and parks. The location of mobile homes and mobile home parks for dwelling purposes are prohibited in all zoning districts within the Town of Bruceton. All existing mobile home parks or lots upon which mobile homes presently exist may remain provided said park or lot does not remain vacant for more than 3 months. Should said lot or lot within a mobile home park remain vacant for 3 months without a mobile home on it, no new mobile home shall replace same unless of a model year manufactured in the year of or year preceding the calendar year in which the lot becomes vacant. Any mobile home will be anchored to the ground and underpinned. (Ord. #01-01, Feb. 2001)

14-211. Government; utility uses permitted. Uses conducted by the federal, state or local government shall be permitted in all districts, as well as all utility installations, structures, appurtenances intended to benefit existing or proposed uses within the Town of Bruceton. (Ord. #01-01, Feb. 2001)

14-212. Servicing, storage, repair, sales of motor vehicles, or salvage thereof. Notwithstanding the provisions of Section 14-208, the following limitations shall apply to structures and uses involving the servicing, storage, repair, sales, or salvaging of motor vehicles:

(1) No public street, parking area, sidewalk or way shall be used for the storage or parking of motor vehicles in connection with the activities of such establishments, except for normal parking by individual private owners or operators of such vehicles.

(2) No operation in connection with such establishments shall be carried on in a way which impedes free flow of vehicular or pedestrian traffic in normal courses on public ways.

(3) All motor vehicles being handled, stored or repaired by such establishments shall be maintained in such condition that they may be moved

under their own power at any time except such vehicles as may be under repair in garages or other buildings as provided in item (4), below.

(4) No repair of motor vehicles or parts thereof shall be made except within garages, service stations, body shops or other buildings used for such purposes.

(5) Any repair business that does not have adequate building space to store vehicles not presently being worked upon must have an area fenced with six foot fencing, such that said vehicles cannot be seen. Said fence shall be no closer than three (3) feet from the nearest street and shall be erected so as not to impede traffic.

(6) There shall be no salvage yards or operation of a salvage yard in Bruceton. Any vehicle kept by an owner for parts or to be later repaired must be in a building or behind a fence as in (5) above.

(7) Any nonconforming use pursuant to this section shall be brought into compliance within six (6) months of the effective date of the ordinance. (Ord. #01-01, Feb. 2001)

14-213. Schedule of district regulations adopted. District regulations shall be as set forth in the schedule of district regulations, hereby adopted by reference and declared to be part of chapters 2 through 10 of this title For the purpose of chapters 2 through 10 of this title and as shown on the official zoning map, Bruceton, Tennessee, is hereby divided into the following districts:

R-20 District - (Low Density Residential)

R-MF District - (Multi-family Residential)

B-1 District - (Neighborhood Business)

B-2 District - (Central Business)

B-3 District - (General Business)

M-1 District - (Industrial)

AE District - (Adult Entertainment) (Ord. #01-01, Feb. 2001)

CHAPTER 3

R-20 (LOW DENSITY RESIDENTIAL) DISTRICTS

SECTION

- 14-301. R-20 (Low Density Residential Districts).
- 14-302. Uses permitted.
- 14-303. Uses permissible by special exception.
- 14-304. Minimum lot requirements.
- 14-305. Yard requirements.
- 14-306. Maximum height.
- 14-307. Minimum off-street parking requirements.
- 14-308. Signs and billboards.

14-301. R-20 (Low Density Residential Districts). Within the R-20 districts as designated on the official zoning map, the following regulations shall apply. (Ord. #01-01, Feb. 2001)

14-302. Uses permitted. Uses permitted shall include the following:

- (1) Single-family detached dwellings, excluding mobile homes.
- (2) Private elementary and high schools having courses of study approximately the same as public elementary and high schools.
- (3) Churches and other places of worship, including Sunday schools.
- (4) Parks, playgrounds and play fields.
- (5) Farms, nurseries, truck gardens, greenhouses and other customary agricultural uses and structures.
- (6) The taking of boarders or renting of rooms by a resident family, provided that the total number of boarders and roomers does not exceed two.
- (7) Private garages, tool sheds, and other accessory uses and structures customarily incidental to residential or other permitted uses when located on the same property with the following provisions:
 - (a) Except for attached private garages, all accessory buildings shall be located behind the main building and further provided that on no lot shall any structure be built closer than five (5) feet to any lot line.
 - (b) Customary home occupations, such as the offices of physicians, architects, or engineers, child care up to five children not related to the occupant of the home, tailor, beauty or barbershop limited to a maximum of two chairs, or artist's studios as well as similar uses as determined by the mayor, subject to appeal to the board of zoning appeals, are permitted provided that:
 - (i) Such occupation shall be carried on within the home;
 - (ii) Not more than two persons not a resident of the premises shall be employed;

*Changed
Ord 12-01*

ORDINANCE NO. 12- 01
TOWN OF BRUCETON, TENNESSEE

AN ORDINANCE AMENDING TITLE FOURTEEN, CHAPTER THREE
OF THE BRUCETON MUNICIPAL CODE
RELATIVE TO ZONING

WHEREAS, the Mayor and Board of Alderman wish to amend Title 14, Chapter 3, Section 14-302(7)(b) of the zoning ordinances of the Town of Bruceton to allow customary home occupations to be carried on in otherwise permissible accessory buildings incidental to a residence.

WHEREAS, proper notice was given and a public hearing was held on February 14, 2012, to solicit comments from citizens about the proposed amendment to the zoning ordinance.

SECTION I. BE IT ORDAINED BY THE MAYOR AND THE BOARD OF ALDERMEN of the Town of Bruceton, Tennessee, that:

Title 14, Chapter 3, Section 14-302(7)(b) of the Bruceton Municipal Code be amended by deleting the relevant sub-section listed above and substituting in lieu thereof the following words and symbols:

- 14-302 (7)(b)** Customary home occupations, such as the offices of physicians, architects, or engineers, child care up to five children not related to the occupant of the home, tailor, beauty or barbershop limited to a maximum of two chairs, or artist's studios as well as similar uses as determined by the mayor, subject to appeal to the board of zoning appeals, are permitted provided that:
- (i) Such occupation shall be carried on within the home, private garages and accessory structures customarily incidental to a residence;
 - (ii) Not more than two persons not a resident of the premises shall be employed;
 - (iii) Such occupation shall be clearly incidental and secondary to the use of the building for residential purposes and shall in no event constitute more than 25 % of the total floor area of the home;
 - (iv) The external appearance of the dwelling shall not be changed as a result of the conduct of the occupation, and there shall be no external evidence of such occupation on the buildings or grounds except that a small professional

notice or sign, not exceeding ten square feet in area, may be mounted against the side of the dwelling and may not be illuminated.

- (v) Specifically excluded from the definition of customary home occupations are motor vehicle servicing, repair, sales, storage or salvage businesses, unless otherwise allowable pursuant to Section 14-208 and subject to the provisions of Section 14-212.

SECTION II. Be it further ordained that this ordinance shall be in full force and effect after the date of passage, the public welfare requiring it.

PASSED on First Reading 1-10-2012

PASSED on Second Reading 2-14-2012

Robert N. Scott

Robert Scott
Mayor

ATTEST:

Kimberly B. Owens
Kimberly Owens
Town Recorder

Michael U. King
Michael U. King
Town Attorney (*approved as to form*)



(iii) Such occupation shall be clearly incidental and secondary to the use of the building for residential purposes and shall in no event constitute more than 25 % of the total floor area of the home;

(iv) The external appearance of the dwelling shall not be changed as a result of the conduct of the occupation, and there shall be no external evidence of such occupation on the buildings or grounds except that a small professional notice or sign, not exceeding ten square feet in area, may be mounted against the side of the dwelling and may not be illuminated. (Ord. #01-01, Feb. 2001)

14-303. Uses permissible by special exception. After public notice and hearing, submission and approval of a site plan and subject to appropriate conditions and safeguards, the board of zoning appeals may permit by special exception:

- (1) Golf courses,
- (2) Cemeteries,
- (3) Temporary structures and field offices, provided that such permit shall not be for a term of more than one year.
- (4) Private clubs, and lodges, excepting those which are open to the public at large for commercial purposes more than once per month, without adult entertainment.
- (5) Commercial kennels. (Ord. #01-01, Feb. 2001)

14-304. Minimum lot requirements. Minimum lot requirements shall be:

- (1) Lot area: 20,000 sq. ft. - dwellings.
- (2) Lot width: 120 ft.- dwellings.
- (3) Lot area: one acre - churches.
- (4) Lot area: five acres plus one acre for each 100 students - schools.
- (5) Lot area as determined by the board of zoning appeals - Special exception uses. (Ord. #01-01, Feb. 2001)

14-305. Yard requirements. Required front and side yards shall be free of accessory buildings. The following minimum yard dimensional requirements shall apply:

- (1) Front yard (dwellings) - 30 ft. measured from the right-of-way.
- (2) Front yard (other uses) - 40 ft. measured from the right-of-way or more, if required by the board of zoning appeals.
- (3) Rear yard (dwellings) - 20 ft.-
- (4) Rear yard (other uses) - 30 ft. or more, if required by the board of zoning appeals.
- (5) Side yard (dwellings) - 12 ft.

(6) Side yard (other uses) - 30 ft. or more, if required by the board of zoning appeals. (Ord. #01-01, Feb. 2001)

14-306. Maximum height. Maximum height shall be:

(1) Residence: The greater of 35 feet or 2 stories.

(2) Other permitted structures: The lesser of 35 feet or 2 stories.

(Ord. #01-01, Feb. 2001)

14-307. Minimum off-street parking requirements. Minimum off-street parking requirements shall be as follows:

(1) Dwellings: Two off-street parking spaces for each dwelling unit.

(2) Schools: One off-street parking space for each staff member, plus one off-street parking space for each ten (10) fixed seats in auditoriums or for each 100 square feet of floor space in assembly rooms with movable seats.

(3) Churches, Sunday schools: One off-street parking space for each five (5) fixed seats or for each 50 square feet in assembly rooms with movable seats.

(4) Public and private non-residential buildings: One off-street parking space for each regular employee plus adequate parking space for public use or for private use based on membership as determined by the mayor. (Ord. #01-01, Feb. 2001)

14-308. Signs and billboards. No signs, billboards, posters, bulletin boards or other similar matter shall be permitted except as follows:

(1) Announcements and professional signs as provided for in connection with home occupations.

(2) Only one sign, not exceeding 10 square feet in area to advertise the premises on which such sign is displayed for sale, rent or lease, provided that such sign shall not be placed closer than ten (10) feet to any property line.

(3) One bulletin board, not to exceed 100 square feet in area, may be erected by any church.

(4) Official public notices may be erected at appropriate locations on property affected. (Ord. #01-01, Feb. 2001)