

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE TEXT OF THE STANTON ZONING ORDINANCE CREATING THE CENTRAL CORRIDOR COMMERCIAL DISTRICT AND AMENDING THE MUNICIPAL OFFICIAL ZONING MAP OF STANTON TENNESSEE TO REZONE THE INDUSTRIAL DISTRICT ON THE OFFICIAL ZONING MAP AS OF SEPTEMBER 19, 2024 TO CCC (CENTRAL CORRIDOR COMMERCIAL) DISTRICT

WHEREAS, pursuant to TENNESSEE CODE ANNOTATED, Sections 13-7-201 and 13-7-202, a Zoning Ordinance and Map have been adopted by the Town of Stanton, Tennessee; and,

WHEREAS, the Board of Mayor and Aldermen deems it necessary, for the purpose of promoting the health, safety, prosperity, morals and general welfare of the Town to amend said Ordinance; and,

WHEREAS, the Stanton Planning Commission has recommended that the following described amendments be made in the text of the adopted Zoning Ordinance and the Official Zoning Map; and,

WHEREAS, the Stanton Board of Mayor and Aldermen has held a public hearing pursuant to Tennessee Code Annotated, Section 13-7-203 for the purpose of receiving public comment; and,

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Stanton, Tennessee that the text of the Stanton Zoning Ordinance and Stanton Official Zoning Map be amended as follows:

SECTION 1. That Chapter 3, **11-301. ESTABLISHMENT OF DISTRICTS**, Section 11-301 be amended as follows adding CCC (Central Corridor Commercial) Districts:

CHAPTER 3

11-301. ESTABLISHMENT OF DISTRICTS

A. Classification of Districts. For the purpose of this ordinance Stanton, Tennessee, is hereby divided into nine (9) districts, designated as follows:

- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-3 Medium Density/Mobile Home
- B-1 Central Business
- B-2 Highway Business
- B-3 Impact Business-Industrial
- CCC (Central Corridor Commercial) District
- P-H Preservation District Overlay District
- F-H (Flood Hazard Overlay District)

B. Boundaries of Districts

1. The boundaries of districts of this Chapter are hereby established as shown on the Official Zoning Map entitled "Zoning Map of Stanton, Tennessee", which is a part of this ordinance, and which is on file in the Town Hall.
2. Unless otherwise indicated on the zoning map, the boundaries are lot lines, the center lines of streets or alleys, railroad rights-of-way, or the corporate limit lines as they existed at the time of the enactment of this ordinance. Questions concerning the exact locations of district boundaries shall be determined by the Board of Zoning Appeals.
3. Where a district boundary divides a lot as existing at the time this ordinance takes effect and the major portion of said lot is in the less restricted district, the regulations relative to that district may be extended to twenty (20) feet within the more restricted district within said lot.

11-504. CCC (Central Corridor Commercial) District

Intent - The intent of the CCC (Central Corridor Commercial) District is to provide for suitable areas that provide a variety of commercial activities located in the vicinity of state highways and adjacent to areas in a downtown that are serviced by all municipal services.

A. Uses Permitted

1. Retail trade, Limited to:
 - a. General merchandise.
 - b. Food
 - c. Apparel and accessories.
 - d. Furniture, home furnishings and equipment.
 - e. Eating and drinking establishments.
 - f. Other retail trade Limited to (Not elsewhere coded)
 1. Drug and Proprietary
 2. Antiques
 3. Books and Stationery
 4. Sporting Goods and Bicycles
 5. Farm and Garden Supplies
 6. Jewelry
 7. Ice
 8. Florists
 9. Newspaper and Magazines
 10. Cigars and Cigarettes
 11. Cameras and Photographic Supplies
 12. Gifts, Novelties, and Souvenirs
 13. Optical Goods
 14. Pet Stores
 15. Architectural supplies-Retail
 16. Art Dealers-Retail

17. Artificial flowers-Retail
18. Artists' supplies and material stores-Retail
19. Auction rooms (general merchandise) -Retail
20. Autograph and Philatelist supply stores-Retail
21. Awning Shows-Retail
22. Baby Carriages-Retail
23. Banner shops-Retail
24. Binoculars -Retail
25. Cake Decorating Supplies -Retail
26. Candle Shops-Retail
27. Coin Shops-Retail, except for mail order
28. Cosmetic Shops-Retail
29. Electric Razor Shops-Retail
30. Flag Shops-Retail
31. Gems Stones, rough-Retail
32. Gravestones, finished-Retail
33. Hearing Aids-Retail
34. Hot Tubs-Retail
35. Ice Dealers-Retail
36. Monuments, finished to custom order-Retail
37. Orthopedic and artificial limb stores-Retail
38. Pet food stores-retail
39. Pet shops-retail
40. Picture Frames, ready made-Retail
41. Police Supply Store-Retail
42. Religious Goods Stores (other than books) -Retail
43. Rock and stone specimens-Retail
44. Rubber stamp stores-Retail
45. Stamps, philatelist except mail order-Retail
46. Stones crystalline, rough-Retail
47. Swimming Pools, home: not installed-Retail
48. Telephone Stores-Retail
49. Telescopes-Retail
50. Tent shops-Retail
51. Tombstones-Retail
52. Trophy Shops-Retail
53. Typewriter Stores-Retail
54. Whirlpools-Retail

2. Services, limited to:

- a. Finance, insurance and real estate
- b. Personal services limited to
 1. Laundry, Cleaning, and Garment Services
 2. Photographic Studios, Portrait
 3. Beauty Shops

4. Barber Shops
5. Shoe Repair Shops
6. Funeral Directors, Homes, or Parlors
- c. Miscellaneous Personal Services limited to
 1. Tax Return Preparation Services
 2. Babysitting bureaus
 3. Bartering services for individuals
 4. Birth certificate agencies
 5. Blood pressure testing, coin-operated
 6. Buyers' clubs
 7. Car title and tag service
 8. Checkroom concessions or services
 9. Clothing rental, except industrial launderers and linen supply
 10. Coin-operated service machine operation: scales, shoeshine, lockers,
 11. College clearinghouses
 12. Computer photography or portraits
 13. Consumer buying service
 14. Costume rental
 15. Debt counseling or adjustment service to individuals
 16. Depilatory salons
 17. Diet workshops
 18. Dress suit rental
 19. Electrolysis (hair removal)
 20. Genealogical investigation service
 21. Hair removal (electrolysis)
 22. Hair weaving or replacement service
 23. Locker rental, except cold storage
 24. Marriage bureaus
 25. Porter service
 26. Quilting for individuals
 27. Rest room operation
 28. Scalp treatment service
 29. Shopping service for individuals
 30. Tanning salons
 31. Tuxedo rental
 32. Wardrobe service, except theatrical
 33. Wedding chapels, privately operated

c. Business services, excluding warehousing and storage services limited to

1. Advertising
2. Credit reporting and Collection
3. Mailing, Reproduction, stenographic limited to
4. Direct mail advertising services
5. Photocopying & duplicating services

- 6. Commercial photography
- 7. Commercial art and graphic design
- 8. Secretarial & court reporting
- 9. Employment agencies
- 10. Computer and data Processing services
 - a. Computer programming services
 - b. Prepackaged software
 - c. Computer integrated systems design
 - d. Data processing and preparation
 - e. Information retrieval services
 - f. Computer facilities management
 - g. Computer rental & leasing
 - h. Computer maintenance & repair
- 11. Miscellaneous Business Services (limited to)
 - a. Detective & armored car services offices only
 - b. Security systems services, office only
 - c. News syndicates
- d. Professional services limited
 - 1. Legal Services
 - 2. Engineering, Architectural, and Planning Services
- e. Governmental services, excluding military bases and reservations and correctional institutions.
- f. Educational services.
- g. Miscellaneous services.
- h. Veterinary Hospital or Clinic For Pets And Other Small Animals
- i. Pet Grooming
- j. Cultural Activities, limited to:
 - 1. Libraries.
 - 2. Churches
 - 3. Museums
 - 4. Art galleries.
- k. Public Assembly, limited to:
 - 1. Motion picture theaters.
- l. Amusement

B. Uses Permitted on Appeal - None.

C. Uses Prohibited - Any use not specifically permitted.

D. Regulations Controlling Lot Area, Lot Width, Yards, Building Coverage and Building Height

1. Minimum required lot area

- a. All uses 15,000 sq. ft.

2. Minimum Lot width Measured at the Building Line

- a. All uses No minimum requirement

3. Minimum Depth of Front Yards

- a. All uses Twenty-five (25) ft.

4. Minimum Depth of Rear Yard

- a. All uses Twenty (20) feet, provided that when the commercial lot adjoins a residential district along the rear lot line that the minimum depth of the rear yard shall be twenty-five (25) feet.

5. Minimum Width of Side Yards

- a. Churches Twenty-five (25)
- b. Other uses A periphery side yard shall be required for all developments within the Central Corridor Commercial District of 10 feet, provided that when Central Corridor Commercial District lot adjoins a residential district along the side yard, the minimum side yard shall comply with the side yard requirements of the adjacent residential district on the side adjacent to the residential district.

Internal to a zero-lot line development no side yard is required for individual uses constructed as part of an attached structure development, provided all applicable zoning Ordinance requirements are complied with, including access and parking provisions, and all City and State construction codes are met.

6. Maximum Lot Coverage by All Buildings

- a. All uses Forty-five (45) percent

7. Maximum Number of Principal Buildings on a Single Lot

- a. All uses One

8. Maximum Height

No building's front wall shall exceed thirty – five (35) feet in height. This limitation shall not apply to belfries, chimneys, church spires, flagpoles, radio and television antennas, and water tanks or stand pipes provided they comply with the provisions of all pertinent codes and ordinances; and, provided they are located a distance equal to their height plus ten (10) feet from the nearest property line.

9. Accessory buildings

- a. The location of accessory buildings and structures shall be governed by Chapter II, General Provisions 11-208 and any other requirements for this specific district.

10. Site Plan Review

Prior to the issuance of a building permit or certificate of occupancy all site plan requirements as set forth in Chapter 10

11. Landscaping - Prior to the issuance of any building permit or Certificate of Occupancy for a new principal structure, structures, or additions to such structures as Uses Permitted or Uses Permitted on Appeal, the developer shall comply with the provisions in Chapter 11, Section 11-918 of this Ordinance. The Planning Commission or Board of Zoning Appeals will review the landscaping and may require modifications or buffering to minimize the impacts of the project on adjacent development.
12. Parking and Loading Prior to the issuance of any building permit or Certificate of Occupancy for a new principal structure, structures, or additions to such structures as Uses Permitted or Uses Permitted on Appeal, the developer shall comply with the provisions in Chapter 2

E. Use of Required Yard Area

The following uses may be made of any open space in the CCC (Central Corridor Commercial) District:

1. Landscaping

The first ten (10) feet of any required yard adjacent to a street shall be devoted to landscaping. All other required yard areas not occupied by sidewalks and driveways shall also be devoted to landscaping.

2. Driveways and Accessory Off-street Parking
3. Sidewalks

F. Access

All buildings in the CCC (Central Corridor Commercial District) shall be readily accessible from the rear in order to provide for off-street loading or delivery, where feasible.

G. Other Requirement

1. Exterior Storage

Exterior storage of goods and materials of any kind is prohibited. The placement of waste disposal facilities shall be in the rear of buildings only. As depicted on site plans

2. Enclosure Requirements

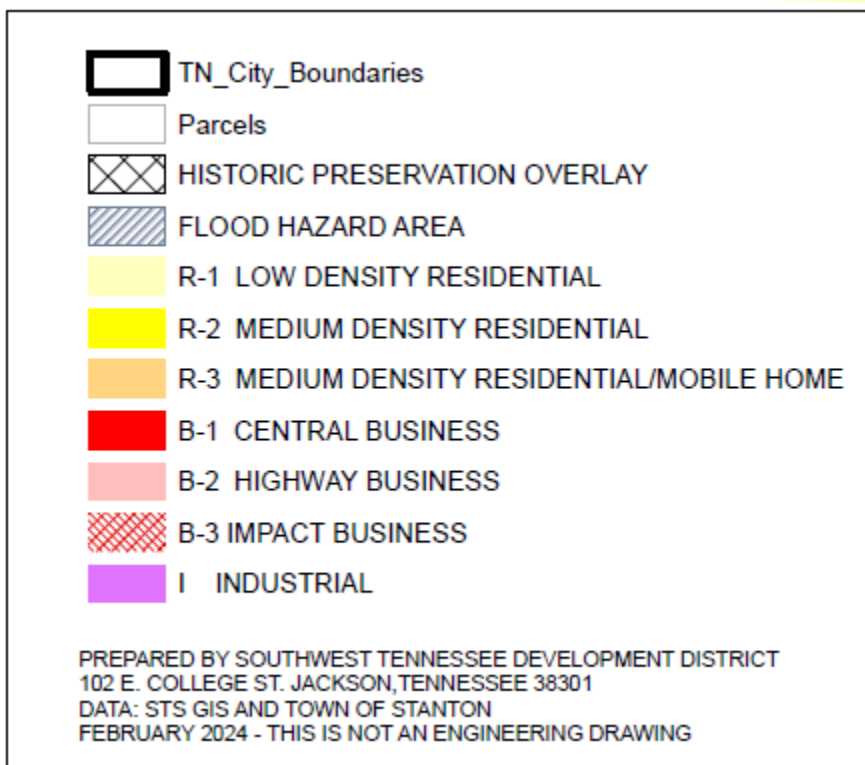
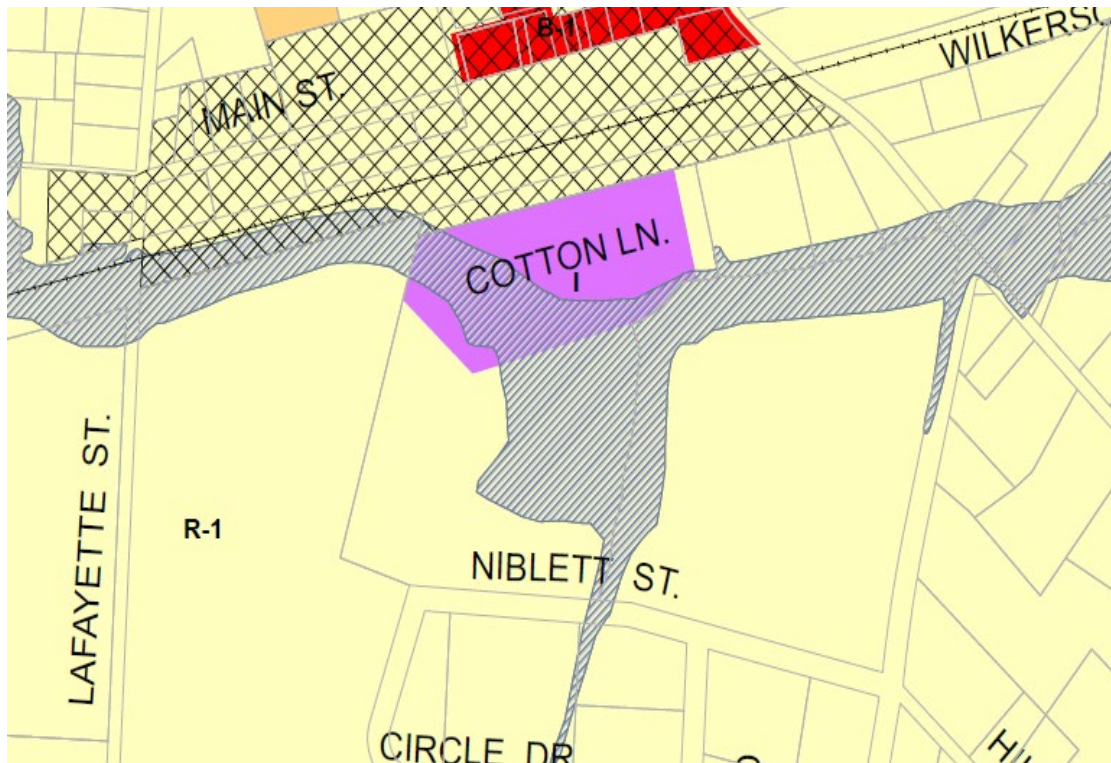
All uses shall be conducted within completely enclosed buildings except for parking, loading and other accessory uses that by their nature must exist outside a building. Outdoor dining and seating may be permitted as depicted on Site Plans and approved by the appropriate Review Authority.

3. Outside Display

No outside display of merchandise shall be permitted except as depicted on Site Plans and approved by the appropriate Review Authority.

SECTION 3. That the following described property be rezoned from I INDUSTRIAL District to B-2 (HIGHWAY BUSINESS) District:

This description includes that portion of Haywood County Tax Map 134C, Group C, Parcel 002.00 on the Official Zoning Map zoned I Industrial.



SECTION 2. That this ordinance shall become effective immediately upon adoption, THE PUBLIC WELFARE REQUIRING IT.

Recommended by the Stanton Municipal Planning Commission on:

Date

Planning Commission Secretary

Approved and adopted by the Board of Mayor and Aldermen, Stanton, Tennessee.

1st Reading: _____

2nd Reading: _____

Date of Adoption: _____

Mayor

Attest: _____
Town Recorder