

ORDINANCE 20-12

AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE AMENDING ARTICLE V OF THE ZONING ORDINANCE, AS INDICATED BELOW, CONCERNING PLANNED UNIT DEVELOPMENT.

WHEREAS, the Board of Mayor and Aldermen wishes to amend the Zoning Ordinance to provide for accessory residential dwelling units in the Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen that the Zoning Ordinance Articles V are amended as indicated below.

BE IT FURTHER ORDAINED that this Ordinance has been approved by the Planning Commission.

This ordinance shall become effective upon its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare requiring it.

First Reading:	June 30, 2020	PASSED
Second Reading:	July 16, 2020	PASSED



Michael Arnold, Mayor

ATTEST:



Derek Watson, City Recorder

5.056.5 Residential Planned Developments

The Planning Commission may vary this design where creative site and building design are proposed.

A. Type of Developments

There are hereby created two (2) types of residential PUDs as follows:

Suburban Residential Planned Development	SRPUD
Neighborhood Center Residential Planned Development	NCRPUD

B. Purpose

The purpose of a SRPUD is to permit development of land, which by reason of topography or floodable land contains some areas unsuitable for development, and to permit the cluster of lots in order to leave the unsuitable land as permanent open space.

The purpose of a NCRPUD is to permit a variety of housing types within a totally planned environment.

C. Minimum Size

The minimum size of either residential PUD shall be five (5) acres. The planning commission and board of mayor and aldermen may, within their discretion, approve developments considered as an infill on less acreage.

D. Permitted Activities in a Residential PUD

The following activities listed in Table I listed as "may be considered a permitted use" in a RPUD only when deemed appropriate by the Planning Commission and the Board of Mayor and Aldermen as approved with the preliminary master plan. Other activities listed as prohibited in Table I or not listed in Table I below are prohibited.

Residential accessory residential dwelling units shall require review by the Board of Zoning Appeals for a special exception under Section 4.190 of this ordinance. If a residential planned unit development is being designed to include accessory dwelling units for the entire development, then ~~the~~ such units will need to be included on the preliminary master plan to be approved by Planning Commission and Board of Mayor and Aldermen. **(Added by Ordinance 06-31, August 17, 2006)**

E. Limitation on Commercial Activities

The commercial activities permitted in Table I, shall be limited to no more than four (4) percent of the total floor area within such development and provided further that the maximum floor area for any establishment shall be five thousand (5,000) square feet. Such commercial activities shall be designed to serve primarily the residents within the PUD and shall not be constructed until at least one-half (1/2) the residential units are complete. Home occupations shall be considered separate from convenience commercial and shall be regulated under article 4.180. **(Amended by Ordinance 06-16, May 18, 2006)**

Table I
Permitted Uses and Structures
Residential Planned Development

<u>Residential Activities</u>	<u>Districts</u>	
	<u>SRPUD</u>	<u>NCRPUD</u>
<u>Permanent Residential</u>		
Dwelling Attached	N	P
Dwelling One-Family Detached	P	P
Dwelling Two-Family Detached	P	N
Dwelling Semi-Detached	P	P
Dwelling Mobile Home	N	N
Dwelling Multi-Family	N	P
Residential Accessory Dwelling Unit (section 4.190)	SE	SE
Semi-Permanent Residential	N	N
 <u>Community Facilities Activities</u>		
Administrative Services	P	P
Community Assembly	P	P
Community Education	P	P
Cultural & Recreation Services	P	P
Essential Services	P	P
Personal & Group Care Facilities	N	P
Religious Facilities	P	P
 <u>Commercial Activities</u>		
Consumer Repair Services	P	P
Convenience Commercial	P	P*
Home Occupations (Section 4.180)	P	P
Entertainment & Amusement Services	P*	P
Financial, Consultative & Administrative	P	P
Food & Beverage Services	P*	P
General Business Services	P*	P
General Personal Services	P*	P
Medical and Professional Services	P	P

Key to Interpreting Uses

P - May be considered as a permitted use.

N - Not permitted in the district.

SE- May be considered by Board of Zoning Appeals as Special Exception

* May be considered only when the PUD contains 200 units or more.

F. Suburban Residential Planned Development

The maximum overall density shall be 3.0 dwelling units per acre. The minimum lot size shall be established by the preliminary master plan based on the purpose and characteristics of the PUD and the area in which it is proposed to be located. The minimum yard and open space requirements shall be as follows:

1. Density and Open Space Regulations

Maximum Density	3.0 Units/Acre
Minimum Lot Size	8,500 sq. ft. per dwelling unit

The remaining area shall be left as common open space and used for designated purposes as approved by the Planning Commission. The minimum required ratio of dedicated common open space shall be in terms of the maximum density of the planned development. The percentage of the total acreage dedicated to open space shall be as follows:

<u>Maximum Density</u>	<u>Minimum Open Space %</u>
3.0 Units/Acre	15%

2. Yards

Minimum Front Yard	35 ft.
Minimum Side Yard	10 ft.*
Minimum Rear Yard	15 ft.*

~~*Minimum lot width at Front Building Setback 75ft.~~

G. Neighborhood Center Residential Planned Development

1. Density, Bulk and Open Space Regulations for One Family Detached Dwellings

a. Density and Open Space Regulations

Maximum Density	6.0 Units/Acre
Minimum Lot Size	4,500 sq. ft. *

<u>Maximum Density</u>	<u>Minimum Open Space %</u>
2.5 to 3.0 Units/Acre	20%
3.0 to 4.0 Units/Acre	25%
4.0 to 6.0 Units/Acre	30%

A minimum 100-foot setback where a residential collector intersects a major collector shall be observed. This requirement may be waived for innovative/alternative designs.

The remaining area shall be left as common open space and used for designated purposes as approved by the Planning Commission. A minimum of five (5) percent of the site shall be improved recreational open space.

2. Yards

Minimum Front Yard	35 ft.
Minimum Side Yard	6.5* ft. or zero lot line
Minimum Rear Yard	6.5* ft.

**Five-foot side (5) minimum side setback permitted where fire protection meets City's Fire Department requirements for reduced building separation.*

A twenty-five (25) foot building setback consisting of dedicated open space is required around the outside boundary of the development.

3 Density, Bulk and Open Space Regulations for Multi-Family Dwellings

a. Density, Bulk and Open Space Regulations

The following requirements shall apply to multi-family dwellings within a high-density residential planned development:

Maximum Area per Dwelling Unit	3,000 Sq. Ft.
Minimum Required Open Space	30 percent
Minimum Developed Open Space	10 percent
Maximum Building Height	53 Feet

b. The maximum overall densities shall be in terms of the number of dwelling units per gross acre of all the area within said development.

c. The maximum floor area shall be in terms of a ratio of total floor area per total area within said development, as provided herein.

d. Yard requirements are waived and the above minimum controls shall be applied with the following exception a twenty-five (25) foot building setback consisting of dedicated open space is required around the outside boundary of the development.

e. The minimum total outdoor area (including all uncovered outdoor areas, such as streets, parking, lawn, landscaped areas, patios, recreation, as well as usable roofs and uncovered balconies) shall be provided at no less than a minimum ratio of outdoor area per total floor area, as provided herein.

f. The minimum total living space (that part of the total outdoor area which includes lawn, landscaping, and recreation areas and excluding streets and parking) shall be provided at no less than a minimum ratio of living space area per total floor area, as provided

H. Limitation on Density

The planning commission and board of mayor and aldermen may, within their discretion, limit the density to a figure lower than the maximum permitted above. This type of limitation shall be exercised only if the character of the adjoining neighborhood is inappropriate for the proposed development or if the development would place an excessive burden on the existing street and utility system.

5.056.7 Design and Development Standards

A. Development Standards

1. Perimeter Requirements

Along the perimeter of the Planned Development, buildings shall be designed to harmonize in scale, setbacks, and mass with existing adjacent areas. A minimum setback of twenty-five (25) feet shall be required around the perimeter of all residential planned developments. ~~Type and density to be determined by Planning Commission with emphasis on maintaining existing~~

~~trees when possible.~~ Perimeter landscaping shall also be required. *Type and density of trees and landscaping to be determined by Planning Commission with emphasis on maintaining existing trees when possible.*

2. Landscaping Requirements

Every PUD shall be attractively landscaped. The site perimeter and parking lot *(if applicable)*, landscaping requirements of Article III shall apply and be included in the dedicated open space. All transitional buffers within single-family developments shall be in dedicated open space or within a Buffer Easement that will be maintained by the homeowners Association. All developments are required to have street trees along the right-of-way in the area reserved for them.

3. Parking and Storage

On-street parking is a permitted design feature, except along arterial streets unless a section of an arterial street is within a commercial town center development. All parking lots and storage areas shall be enclosed or concealed by berms, buffers or through building design

4. Signs

The sign provisions contained in Article IV, Section 4.080 shall apply. Entry sign locations and designs shall be shown on or as a separate element of the final master plan and be consistent with the character of the development. Any sign located within a dedicated public right-of-way shall be perpetually maintained by the Homeowners

5. Building Design

- a. Architectural design shall be regulated, governed and ~~Enforced~~ *enforced* as architectural design standards by an association of property owners in order to ensure compatibility of building types and to relate new buildings to the building designs of the region. These standards shall be contained in private covenants, declarations, or restrictions, of the property owners' association and shall be approved in concept by the Planning Commission at the time of approval of the Master Plan. Changes in architectural design standards may occur from time to time thereafter if approved by the planning commission and the property owners association.
- b. Architectural design standards shall specify the materials and configurations permitted for walls, roofs, openings, street furniture and other elements. Architectural standards should encourage the following: architectural compatibility among structures in the development, human scale design.
- c. All walls ~~building foundations including~~ front, side, and rear walls ~~are restricted to brick or stone and the front wall façade~~ for one and two family dwellings shall be one hundred (100%) brick, stone, and hardboard type material ~~with a minimum fifty (50%) percent brick, stone. All percentages are calculated based on the wall surface area and do not include areas used for windows and doors.~~ Multi-family buildings and commercial buildings shall meet requirements of Commercial Design Standards.