

ORDINANCE 21-01

AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE AMENDING ARTICLE 2, SECTION 2.020 DEFINITIONS OF THE ZONING ORDINANCE, AS INDICATED BELOW, TO PROVIDE DEFINITION OF OUTDOOR DISPLAY, AN AMENDMENT TO ARTICLE 3, SECTION 3.125.3 OUTDOOR DISPLAY DESCRIPTION AND AN AMENDMENT TO THE COMMERCIAL DESIGN STANDARDS

WHEREAS, the Board of Mayor and Aldermen wishes to amend the Zoning Ordinance to provide defined regulation for Short Term Rental in Zoning Districts.

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:	January 21, 2021	PASSED
Second Reading:	February 18, 2021	PASSED



Michael Arnold, Mayor

ATTEST:



Derek Watson, City Recorder

2.020 Definitions

The following words, terms, and phrases are hereby defined as follows and shall be interpreted as such throughout this Zoning Ordinance. Terms not herein defined shall have their standard dictionary definition or such as the context may imply. (For words not defined herein, reference may be made to the 'New Illustrated Book of Development Definitions' published by the APA).

Outdoor Display. Part of a lot used for outdoor display of goods accessory to the principal use.

3.125.4(3) Display Areas

Outdoor display may be allowed as an accessory use for all Retail Uses, Motor Vehicle Rental, Motor Vehicle Service Station/Fuel Center, and Heavy Retail and Rental. It is the intent of this Ordinance to allow the display of merchandise for sale, but not where the display of such items impedes the flow of pedestrian or vehicular traffic, or creates an unsafe condition. The outdoor display of goods shall meet all of the following standards:

1. *Outdoor display areas shall be depicted upon the Site Plan for a new retail and wholesale buildings.*
2. *All outdoor display of goods in front of the building or between the building and any side street shall be located immediately adjacent to the storefront and within twenty (20) feet of the building and not in drive aisles, loading zones, fire lanes, or parking lots.*
3. *All outdoor display beside and behind the building shall not be located within the required side or rear yards and shall not exceed forty percent (40%) of the combined required and non-required yards.*
4. *Outdoor display areas shall be limited to no more than one-half (1/2) of the length of the store front.*
5. *In the case of a shopping center, the storefront shall include the entire frontage of the shopping center façade, meaning that the total amount of display for all the in-line tenants combined shall not exceed fifty percent (50%) of the aggregate store front of the total shopping center.*
6. *At least five (5) feet along the parking lot side of the display shall be maintained free of obstruction to allow for pedestrian and handicap movement, such that handicapped pedestrians and others do not have to enter the parking lot or drive aisle to walk around the display.*
7. *Any proposed display which does not conform to the above standards may be approved by the Planning Commission in the form of Site Plan and Design Review approval.*
8. *The outdoor display of cars, trucks, trailers, boats, recreational vehicles, farm equipment, construction equipment, motorcycles, landscape materials, and similar items for sale or rent which are customarily displayed outdoors shall be exempt from the above standards provided they are located out of the street right-of-way and at least twenty (20) feet from the edge of pavement of the adjoining street(s).*

Screening for display areas may be accomplished by natural plants, closed fences, walls or earthen berms or any combination thereof to meet the requirements of this section so long as all the minimum criteria set forth below are met.



CITY OF WHITE HOUSE COMMERCIAL DESIGN STANDARDS DESIGN STANDARDS - SITE PLANNING

Various Commercial Uses In Suburban Areas

Specialty Retail Centers

Specialty Retail Centers are unanchored retail centers that provide specialty goods and/or services that are generally unavailable in the surrounding area. Shoppers at these centers are less inclined to visit only one shop, and tend to spend time browsing through several shops. Specialty Centers typically rely for their appeal on attractive, and often thematic, architecture, landscaping, and ornamentation, as well as the unusual goods and services.

1. Buildings are encouraged to be placed at the minimum front setback. See note 12, Sheet 18.
2. The site should be organized to encourage relaxed pedestrian circulation with substantial amounts of plantings and site furnishings around buildings.
3. Building design, landscape, outdoor furniture and site fixtures shall conform to the same theme. See Exhibit 10.1 and 10.2.
4. A transition from low buildings at the site perimeter to larger and taller structures within the interior of the site is generally encouraged.
 5. The outdoor display area shall take place on an improved surface such as the sidewalk or pavement.
 6. The perimeter of display area shall be defined with decorative fencing or landscaped buffering as approved by the Planning Commission.