

ORDINANCE 22-06

AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE, AMENDING THE ZONING ORDINANCE TO PROVIDE AN AMMENDMENT TO ARTICLE 5, SECTION 5.056.7, DESIGN DEVELOPMENT STANDARDS

WHEREAS, the Board of Mayor and Aldermen wishes to amend the Zoning Ordinance to provide defined Design and Development Standards.

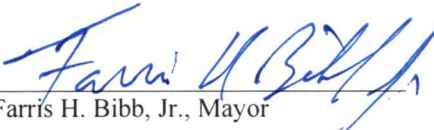
NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen that the Zoning Ordinance Articles V are amended as indicated below.

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: April 21, 2022 PASSED

Second Reading: May 19, 2022 PASSED


Farris H. Bibb, Jr., Mayor

ATTEST:


Derek Watson, City Recorder

5.056.7 Design and Development Standards

A. Development Standards

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

Garages shall be designed to meet one or a combination of the following design features:

1. **Rear loaded garages.**
2. **Side loaded garages, including courtyard garages.**
3. **Recessed front loaded garages located at rear of property or structure a minimum (25ft) twenty-five feet behind front of structure. A maximum of 25% of total structures are permitted to include recessed front-loaded garages, this percentage is in addition to the maximum percentage listed in item #4. The location of recessed front-loaded garages shall be designated on the final master plan. Recessed front loaded garages shall include decorative garage design features.**
4. **To promote flexibility in design, a maximum of 25% of total structures are permitted to include front loaded garages this percentage is in addition to maximum percentage listed in item #3. Front loaded garages shall be intermixed throughout entire development. The location of front-loaded garages shall be designated on the final master plan. Front loaded garages shall include decorative garage design features.**
5. **Alley loaded garages at rear. Garages shall be either five (5ft) from the edge of the alleyway with a twenty (20 ft length) parking area beside garage or twenty (20 ft length) parking area between garage and edge alleyway. The widths of the parking areas shall be determined by the Off-Street Parking Requirements of this ordinance.**
6. **Alternative design features as determined by Planning Commission to meet intention of ordinance.**

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 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 owner's 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. **Residential Design Requirements. The intent of this section**
Is to encourage guide the development of residential neighborhoods that are compatible throughout the development and that complement existing development and the natural environment. Architectural elevations are required as a part of a Planned Unit Development master plan and the alternative density cluster design.
- c. All **building foundations, including** front, side and rear walls are restricted to brick or stone and all wall façades for one and two-family dwellings shall be one hundred (100%) brick, stone, and hardiboard type material. Multi-family buildings and commercial buildings shall meet requirements of Commercial Design Standards.

6. Street Design

- a. A street hierarchy should be established on the Master Plan shall specify standards for minimum pavement width, required right-of-way, presence of curbs, on-street parking, street trees, street

furniture and sidewalks. Residential collector street shall have limited access or have alternative/innovative methods of access incorporated into the plan. No individual driveway will be permitted within 100 feet of an entrance to the development.

- b. The network of streets, alleys and pedestrian ways shall be designed to connect with other streets in the development and to existing or proposed thoroughfares outside the development. Cul-de-sacs are not permitted except where natural features such topography or water bodies prohibit connection. Where it is likely that a street may be extended in the future a stub street may be required.
- c. Streets shall be designed for pedestrian safety by having the street width, pattern and pattern to reduce speed and encourage pedestrian safety. To accomplish this street may vary from the Subdivision Regulations or provisions of this ordinance to control traffic and add aesthetics to the development.
 - i. Reserved.
- c. Sidewalks or pedestrian paths installed per the City's Subdivision Regulation's shall be provided on both sides of the all streets.
- d. Streets shall be designed and sealed by a Tennessee Registered Engineer. **(Added by Ord. 17-21, 06-29-17)**

Section 5.056 PLANNED DEVELOPMENT DISTRICTS

Sub-Section 5.056.7 Design and Development Standards

Item# B. Design Standards

B. Design Standards

All Final Master Plans shall include a Design Plan containing the following:

1. Statement of Intent and Use
2. Street Design and Streetscapes
3. Pedestrian way layout
4. Siting of Buildings
5. Massing, Facades and Roofs and examples of buildings
6. Parking Orientation and Layout ***including the siting of garages***
7. Open Spaces, Landscaping and Buffering
8. Lighting and Utilities
9. Building Materials and percentages