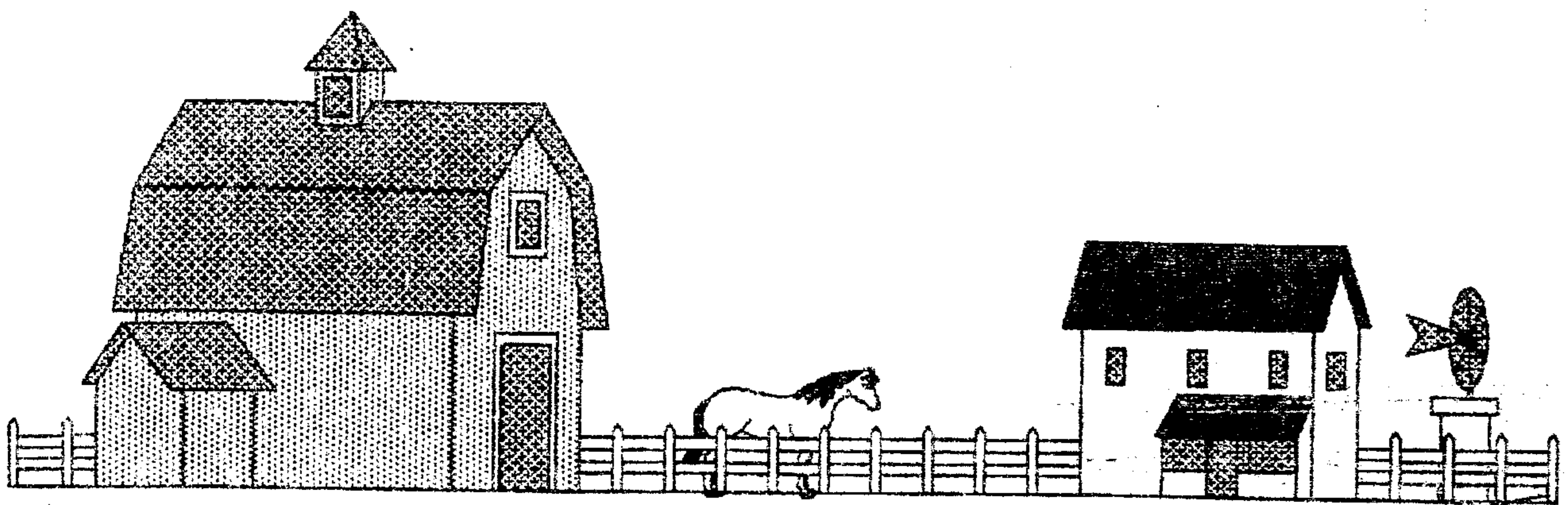
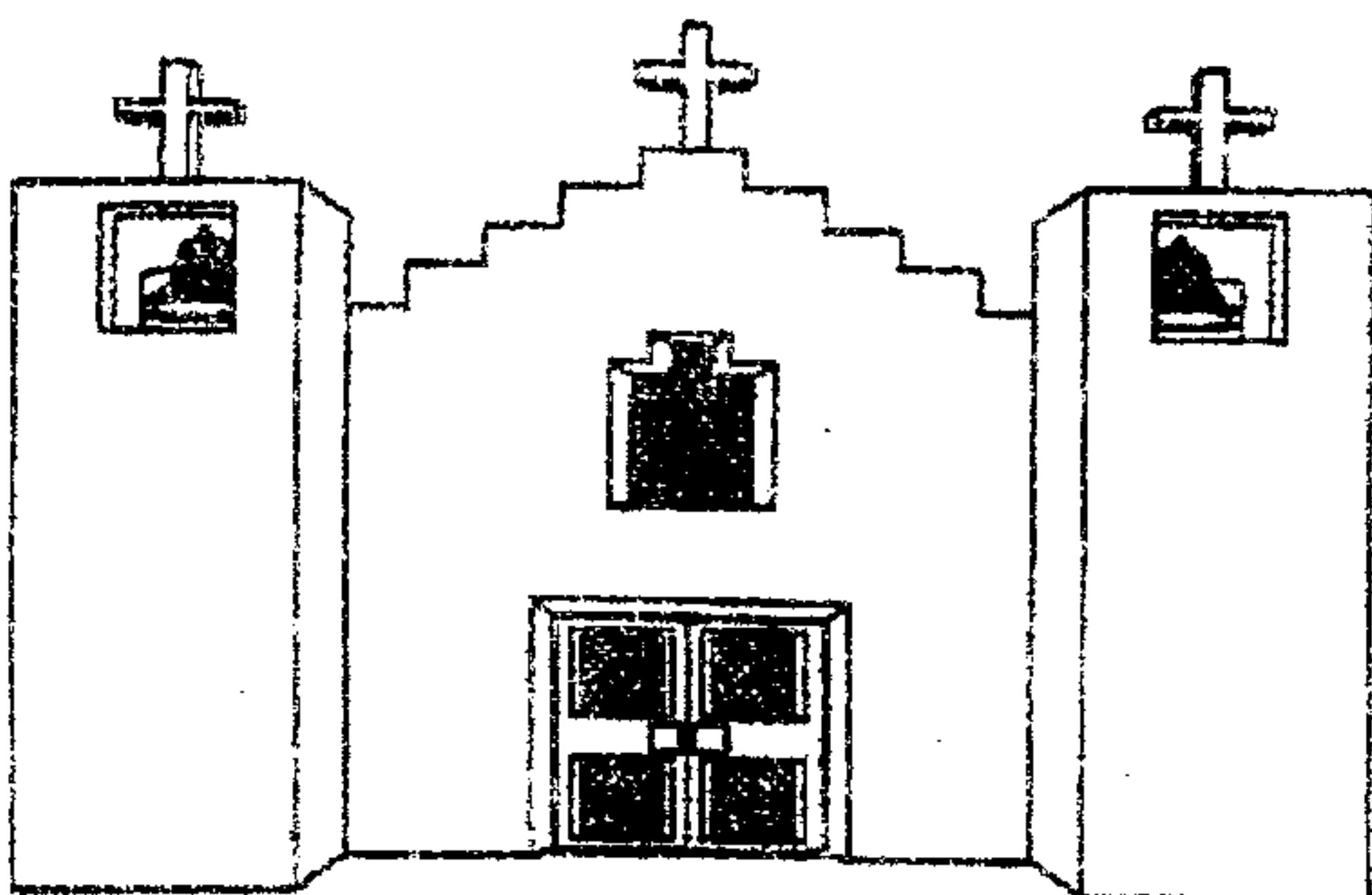
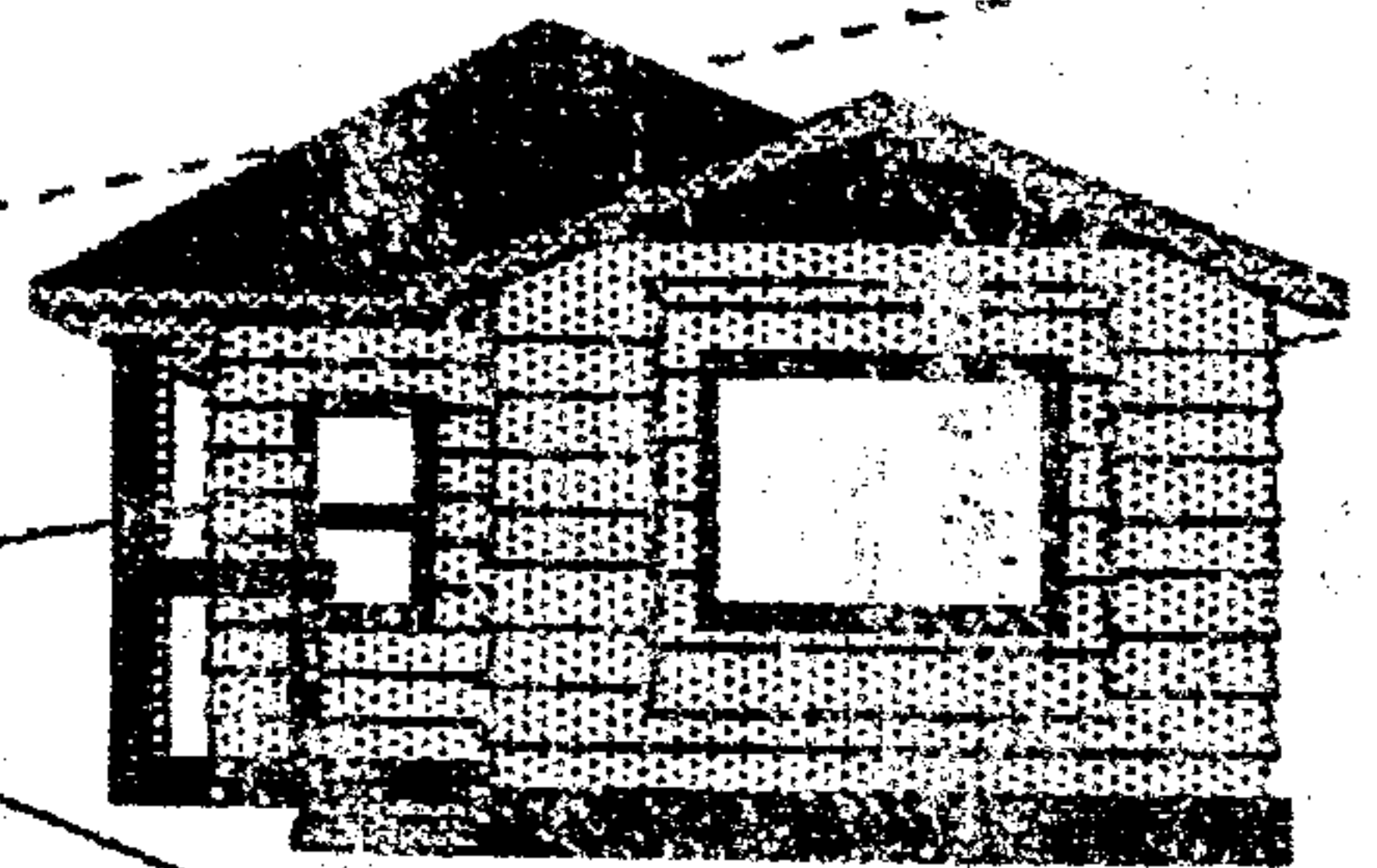


ZONING ORDINANCE



WELCOME
TO
CORNERSVILLE



CORNERSVILLE
TENNESSEE

**MUNICIPAL ZONING ORDINANCE
CORNERSVILLE, TENNESSEE**

Prepared by

**TENNESSEE STATE LOCAL PLANNING OFFICE
MIDDLE TENNESSEE REGION
624 GRASSMERE PARK DRIVE
SUITE 11
NASHVILLE, TENNESSEE 37211-3662**

TABLE OF CONTENTS

		Page
ARTICLE I	TITLE	1
ARTICLE II	PURPOSE	1
ARTICLE III	DEFINITIONS	2
ARTICLE IV	GENERAL PROVISIONS	6
ARTICLE V	ESTABLISHMENT OF DISTRICTS	10
ARTICLE VI	PROVISIONS GOVERNING RESIDENTIAL DISTRICTS	12
ARTICLE VII	PROVISIONS GOVERNING COMMERCIAL DISTRICTS	20
ARTICLE VIII	PROVISIONS GOVERNING INDUSTRIAL DISTRICTS	23
ARTICLE IX	PROVISIONS GOVERNING FLOODPLAIN DISTRICTS	28
ARTICLE X	EXCEPTIONS AND MODIFICATIONS	43
ARTICLE XI	ENFORCEMENT	44
ARTICLE XII	BOARD OF ZONING APPEALS	46
ARTICLE XIII	AMENDMENTS	48
ARTICLE XIV	LEGAL STATUS PROVISIONS	49

**MUNICIPAL ZONING ORDINANCE
CORNERSVILLE, TENNESSEE**

AUTHORITY

AN ORDINANCE, IN PURSUANCE OF THE AUTHORITY GRANTED IN SECTIONS 13-7-201 THROUGH 13-7-209, TENNESSEE CODE, TO PROVIDE FOR THE ESTABLISHMENT OF DISTRICTS WITHIN THE CORPORATE LIMITS OF CORNERSVILLE, TENNESSEE; TO REGULATE WITHIN SUCH DISTRICTS THE LOCATION, HEIGHT, BULK, NUMBER OF STORIES AND SIZE OF BUILDINGS AND OTHER STRUCTURES, THE PERCENTAGE OF LOT OCCUPANCY, THE SIZE OF OPEN SPACES, THE DENSITY OF POPULATION AND THE USE OF LAND, BUILDINGS AND STRUCTURES; TO PROVIDE METHODS OF ADMINISTRATION OF THIS ORDINANCE AND TO PRESCRIBE PENALTIES FOR THE VIOLATION THEREOF.

BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF CORNERSVILLE, TENNESSEE, AS FOLLOWS:

ARTICLE I. TITLE

This ordinance shall be known as the "Municipal Zoning Ordinance of the Town of Cornersville" dated November 4, 1993. The map herein referred to as the "Municipal Zoning Map of Cornersville, Tennessee," dated November 4, 1993 and all explanatory matter thereon is hereby adopted and made a part of this ordinance.

ARTICLE II. PURPOSE

The zoning regulations and districts as herein set forth have been made in accordance with a comprehensive plan for the purpose of promoting the public health, safety, morals, convenience, order, prosperity and general welfare of the community. They have been designed to lessen congestion in the streets, to secure safety from fires, panic and other dangers, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, and to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. 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 buildings and encouraging the most appropriate use of land throughout the town.

ARTICLE III. DEFINITIONS

Unless otherwise stated the following words shall for the purpose of this ordinance have the meaning herein indicated. Words used in the present tense include the future. The singular number includes the plural, and the plural, the singular. The word "shall" is mandatory, not directory.

1. Addition (To An Existing Building). Any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a fire wall. Any walled and roofed addition which is connected by a fire wall or is separated by independent perimeter load-bearing walls is new construction.
2. Alley. Any public or private way set aside for public travel less than twenty (20) feet in width which affords a secondary means of vehicular access to abutting property.
3. Attached. Joined together by party wall(s).
4. Automobile Storage or Standing Space. An area reserved and suitable for automobile storage, standing or parking space. Each parking or standing space shall be a minimum of two hundred (200) square feet in area. Such area shall be provided with a safe vehicular access to a public street or alley.
5. Basement. That portion of a building having its floor subgrade (below ground level) on all sides.
6. Building: Any structure having a roof supported by columns or by walls, including tents, lunch wagons, dining cars, mobile homes and similar structures whether stationary or movable.
 - 6.1 Principal Building: A building in which is conducted the principal use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be a principal building on the lot on which it is situated. Carports and garages if attached to the building are deemed part of the principal building.
 - 6.2 Accessory Building: A subordinate building, the use of which is incidental to that of a principal building on the same lot.
7. Development. Any man-made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavating, or drilling operations.
8. Dwelling. A house, mobile home, apartment building, boarding house, tourist home, or other structure designed or used primarily for human habitation. For the purpose of this ordinance the word "dwelling" shall not include a travel trailer, hotel, motel, or tourist court.
 - 8.1 Apartment. A housing structure containing four (4) or more separate dwelling units.
 - 8.2 Dwelling Unit. That area in a dwelling structure designed and constructed for the occupancy of one family.

- 8.3 Group Housing Development. Two (2) or more dwellings located on the same tract in one ownership and constructed as a planned development.
- 8.4 Mobile Home or House Trailer. A structure, transportable in one section, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers. The term includes but it is not limited to, the definition of "mobile home" as set forth in regulations governing the Mobile Home Safety and Construction Standards Program (24 CFR 3282.7(a)).
- 8.5 Mobile Home Park. A place or tract of land upon which two (2) or more homes, occupied for dwelling or sleeping purposes are located.
- 8.6 Travel Trailer. A vehicular portable structure having a body width not exceeding eight (8) feet (pick-up, piggyback, or motorized camper, converted bus, tent-trailer, or trailer designated as a travel trailer by the manufacturer) designed as a temporary dwelling for travel and recreational purposes only.
9. Elevated Building. A non-basement building built to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns, (posts and piers), shear walls or breakaway walls.
10. Family. One or more persons occupying the premises and living as a single, non-profit housekeeping unit.
11. Habitable Floor. Any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof. A floor used only for storage purposes is not a Habitable Floor.
12. Height of Building. The vertical distance from the established sidewalk grade or street grade, or finished grade at the building line, whichever is the highest, to the highest point of the building.
13. Landscape Treatment. The use of both natural and artificial materials to enhance the physical appearance of a site, to improve its environmental setting, or to screen all or part of one land use from another.
14. Loading and Unloading Space. An area for the loading and unloading of trucks or other vehicles.
15. Lot: A piece, parcel, or plot of land in one ownership which may include one or more lots or record, occupied or to be occupied by one principal building and its accessory buildings and including the open spaces required under this ordinance.
- 15.1 Lot Lines: The boundary dividing a given lot from the street, an alley or adjacent lots.
- 15.2 Lot of Record. A lot whose existence, location and dimensions have been legally recorded or registered in a deed or plat prior to the enactment of the zoning ordinance.

16. Nonconforming Use: A use of a building or of land lawful at the time of enactment of this ordinance that does not conform to the provisions of this ordinance for the zoning district in which it is located.
17. Party Wall. A wall separating two individual dwelling units which are attached at that wall and which is constructed as a fire wall extending from the footings through the roof without openings and would prohibit the spread of fire from one dwelling unit to another.
18. Person. An individual, firm, partnership, corporation, company, association, joint stock association, or body politic, and includes a trustee, receiver, assignee, administrator, executor, guardian, or other representative.
19. Start of Construction: Includes substantial improvement and means the date the zoning compliance certificate was issued, provided the actual start of construction, repair, reconstruction, or improvement was within one hundred eighty (180) days of the permit day. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not as part of the main structure.
20. Street. Any public or private way set aside for public travel fifty (50) feet or more in width. The word "street" shall include the words "road", "highway" and "thoroughfare."
- 20.1 Center Line of Street. That line surveyed and monumented by the City of Cornersville as the center line of the street, or if such center line has not been surveyed, that line running midway between the outside curbs and ditches of the street.
- 20.2 Street Line. The property line which bounds the right-of-way set aside for use as a street. Where a sidewalk exists and location of the property line is questioned, the edge of the sidewalk farthest from the street shall be considered the street line.
21. Structure. Any combination of materials, including buildings, constructed or erected, the use of which requires location on the ground or attachment to anything having location on the ground and including among other things, signs, billboards, and fences.
22. Substantial Improvement. Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either (a) before the repair or improvement or (b) before damage occurred. For the purpose of this definition, "Substantial Improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to ensure safe living conditions or (2) any

alteration or restoration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

23. Total Floor Area. The area of all floors of a building, including finished attic, finished basement and covered porches.

24. Yard: An open space on the same lot with a principal building unoccupied and unobstructed by buildings from the ground to the sky except as otherwise provided in this ordinance.

24.1 Front Yard. The yard extending across the entire width of the lot between the front lot lines and the nearest part of the principal building including carports, garages, and covered porches.

24.2 Rear Yard: The yard extending across the entire width of the lot between the rear lot line and the nearest part of the principal building, including carports and covered porches.

24.3 Side Yard: The yard extending along the side lot line from the front yard to the rear yard, and lying between the side lot line and nearest part of the principal building including carports and covered porches.

ARTICLE IV. GENERAL PROVISIONS

For the purpose of this ordinance there shall be certain general provisions which shall apply to the town as a whole.

1. Zoning Affects Every Building and Use.

No building or land shall hereafter be used and no building or part thereof shall be erected, moved or altered unless for a use expressly permitted by and in conformity with the regulations herein specified for the district in which it is located, whether operated for or without compensation.

2. Continuance of Nonconforming Uses.

2.1 Any existing structure or use which does not conform to the provisions of this ordinance or subsequent amendment may be continued but shall not be:

2.1(1) Changed to another nonconforming use.

2.1(2) Reestablished after discontinuance of one year.

2.1(3) Extended except in conformity with this ordinance.

2.1(4) Rebuilt or repaired after damage exceeding fifty percent (50%) of the replacement cost of the building immediately prior to the damage.

2.2 Any structure on a lot of record that is destroyed by fire, wind, earthquake or other destructive force after the enactment of this ordinance may be replaced or reconstructed provided that no structure shall be constructed on a lot having less than seventy-five hundred (7,500) square feet or the minimum lot area of the zoning district in which it is located.

3. Only One Principal Building on Any Lot.

3.1 In a residential district only one principal building and its customary accessory buildings shall be erected on any lot. This provision does not prohibit group housing developments and mobile home parks as permitted under Article VI, Section 2.9 of this ordinance.

3.2 No dwelling shall be erected on a lot which does not abut a street, unless an easement at least twenty (20) feet in width to a street is provided and such easement is accepted as a public street.

4. Reduction in Lot Area Prohibited.

No lot, although it may consist of one or more adjacent lots of records, shall be reduced in area so that yards, lot area per family, lot width, building area, or other requirements of this ordinance are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose.

5. Obstruction of Vision at Street Intersection Prohibited.

On corner lot, not in the central business district, within the area formed by the center lines of the intersecting streets and a line joining points on such center lines at a distance of ninety (90) feet from their intersection, there shall be no obstruction to vision between the height of three and one-half (3 1/2) feet and a height of ten (10) feet above the average grade of each street at the center line thereof. The requirements of this section shall not be construed to prohibit any necessary retaining wall.

6. Off-Street Automobile Storage.

6.1 Off-street automobile storage or standing space shall be provided on each lot, except those in the central business district, upon which any of the following uses are established. The number of parking spaces provided shall meet the minimum requirements for the specific uses as set forth:

6.1(1) Dwelling. Not less than one space for each family dwelling unit.

6.1(2) Boarding Houses and Rooming Houses. Not less than one (1) space for each two (2) rooms occupied by boarders or roomers.

6.1(3) Tourist Accommodations. Not less than one (1) space for each room offered for tourist accommodation.

6.1(4) Schools, Churches, Stadiums or Other Places of Public Assembly. Not less than one (1) space for each ten (10) seats provided in such places of assembly. For places of public assembly where seating is not a measure of capacity such as club houses, funeral homes, etc., at least one (1) space for each one hundred (100) square feet of floor space devoted to the particular use shall be provided.

6.1(5) Hotels. Not less than one (1) space for each four (4) guest rooms.

6.1(6) Manufacturing or Other Industrial Use. Not less than one (1) space for each five (5) persons employed or intended to be employed on a single shift, with a minimum of five (5) spaces provided for any establishment.

6.1(7) Business Building or Use. In Highway Commercial Districts, not less than one (1) space for each two hundred (200) square feet of total floor area, plus one (1) space for each five (5) employees.

6.1(8) Medical or Dental Clinics. Three (3) spaces per doctor, plus one (1) additional space for each two (2) employees.

6.1(9) Filling Stations. Five (5) spaces for each grease rack or similar facility, plus one (1) space for each gas pump.

6.1(10) Offices. One (1) space for each two hundred (200) square feet of office space.

6.1(11) Bus and Train Terminals. One (1) space for each one hundred (100) square feet of waiting room space.

6.1(12) Restaurants. One (1) space for each two (2) patrons' seating, plus one (1) space for each five (5) employees.

6.2 If vehicle storage space or standing space required above cannot reasonably be provided on the same lot on which the principal use is conducted, the Municipal Board of Zoning Appeals (See Article XII) may permit such space to be provided on other off-street property, provided such space lies within four hundred (400) feet of the main entrance of the principal use. Such vehicular storage space shall be permitted use and shall not thereafter be reduced or encroached upon in any manner.

7. Off-Street Loading and Unloading Space Required.

Adequate off-street loading space shall be provided so that no part of any commercial vehicle shall encroach upon any street, alley, sidewalk, or public way during loading, unloading or servicing operations.

8. Street Lines.

For the purpose of providing adequate space for widening major streets the required setback line or front yard shall be determined in accordance with the right-of-way width as shown on the Official Cornersville, Tennessee Thoroughfare Plan.

9. Vehicular Access Control.

In order to promote the safety of the motorist and pedestrian and to minimize traffic congestion and conflict by reducing the points of contact, the following regulations shall apply:

9.1 A point of access, i.e., a drive or other opening for vehicles onto a street, shall not exceed thirty (30) feet in width.

9.2 There shall be no more than two (2) points of access to any one public street on a lot unless it is over two hundred (200) feet in width. Lots less than one hundred (100) feet in width shall have no more than one point of access to any one public street.

9.3 No point of access shall be allowed within thirty (30) feet of the right-of-way line of any public intersection.

10. Site Plan Requirements.

The purpose of this provisions is to prevent undesirable site development which would unduly create inadequate circulation and unnecessary congestion; to obtain maximum convenience, safety, economy and identify in relation to adjacent sites; and to provide maximum flexibility for expansion, change in use, adaption to individual needs. Thus, applicants for zoning compliance certificates must submit scale drawings, according to the particular types of development proposals, to the Cornersville Municipal Planning Commission in accordance with the following procedures.

10.1 Proposals for the construction or location of one or more principal structures on a lot (with the exception of single-family, two-family and three-family dwellings) shall be submitted at a scale no smaller than 1" = 100', and must exhibit

required automobile storage areas, openings for ingress and egress to public streets, and landscape treatment in accordance with Article VII, Section 2.3, and Article VIII, Sections 1.5 and 2.5.

- 10.2 Proposals for group housing developments and mobile home parks shall follow separate provisions outlined in Article VI, Section 2.9 in this ordinance.
- 10.3 The above applications must be supported by any other information or data as might be deemed necessary by the Cornersville Municipal Planning Commission.

Amended 6-2-94

11. Buffer Strips.

Where a use is established in areas zoned nonresidential (C-1, C-2, I-1 and I-2) which abuts at any point upon property zoned residential (R-1 and R-2), the developer of said use shall provide a buffer strip at the point of abutment. A buffer strips is defined as a greenbelt planted strip not less than ten (10) feet in width. Such a greenbelt shall be composed of one (1) row of evergreen trees, spaced not more than forty (40) feet apart and not less than two (2) rows of shrubs or hedges, spaced not more than five (5) feet apart and which grow to a height of five (5) feet or more after one (1) full growing season and which shrubs will eventually grow to not less than ten (10) feet. In certain unusual circumstances of topography or to alleviate certain specific problems (i.e. the blocking of glare, muting of noise, etc.) the planning commission may require the use of an earth berm and/or a specialized fence material inn lieu of, or in combination with, any of the transitional screening requirements.

ARTICLE V. ESTABLISHMENT OF DISTRICTS

Amended 11-6-97

1. Classification of Districts.

For the purpose of this ordinance, the Town of Cornersville, Tennessee, is hereby divided into six (6) districts as follows:

<u>Zoning District</u>	<u>District Abbreviation</u>
Low-Density Residential	R-1
Medium/High-Density Residential	R-2
Central Business	C-1
Highway Commercial	C-2
Light Industrial	I-1
General Industrial	I-2
Floodplain	F-1

2. Boundaries of Districts.

- 2.1 The boundaries of these districts are hereby established as shown on the map entitled "Municipal Zoning Map of Cornersville, Tennessee" dated November 4, 1993, which is on file in the office of the city recorder.
- 2.2 Unless otherwise indicated on the zoning map, the boundaries are lot lines, the center lines of streets or alleys, or the corporate limit lines as they exist at the time of the enactment of this ordinance. Questions concerning the exact locations of district boundaries shall be determined by the Municipal Board of Zoning Appeals.
- 2.3 Where a district boundary line divides a lot 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 extend as well to such portion of said lot as is not more than twenty (20) feet within the more restricted district.
- 2.4 Where the property on one side of a street between two intersecting streets is in a commercial or industrial district and the property on the intersecting street, except the corner or corners is in a residential district, the commercial or industrial use shall be limited to the property facing or fronting the street zoned for commerce throughout the block, and any property in the rear thereof facing or fronting the intersecting street, even though it appears to be in a commercial or industrial district, shall be governed by the use prevailing on that street in that block. It is the purpose of the ordinance to limit commercial and industrial uses to the property facing or fronting the street zoned for commerce or industry and to forbid commercial or industrial uses facing or fronting the street zoned for residential uses. In all cases of ambiguity due to the actual layout of the property or other circumstances, the municipal board of zoning appeals shall determine on which street the commercial or industrial use shall face or front so that the spirit of the ordinance shall be observed.

3. Zoning of Annexed Lands.

Upon annexation of land by the Town of Cornersville, said land shall be zoned automatically "Low-Density Residential", until such time as all or any portion of such land is rezoned by amendment (Article XIII).

ORDINANCE NO. 94-09

AMENDMENT TO THE
CORNERSVILLE ZONING ORDINANCE

AN ORDINANCE TO AMEND "THE ZONING ORDINANCE OF CORNERSVILLE, TENNESSEE" TO INCLUDE THE FOLLOWING AMENDMENT:

WHEREAS, the following change has been approved and recommended by the Cornersville Municipal Planning Commission;

WHEREAS, a public hearing has been held as required by law; and

NOW, THEREFORE BE IT ORDAINED BY THE BOARD AND MAYOR AND ALDERMEN OF CORNERSVILLE, TENNESSEE: that the Zoning Ordinance of Cornersville, Tennessee is hereby amended to include the following revision:

ARTICLE IV - GENERAL PROVISIONS SECTION 11

Buffer Strips.

Where a use is established in areas zoned nonresidential (C-1, C-2, I-1 and I-2) which abuts at any point upon property zoned residential (R-1 and R-2), the developer of said use shall provide a buffer strip at the point of abutment. A buffer strip is defined as a greenbelt planted strip not less than ten (10) feet in width. Such a greenbelt shall be composed of one (1) row of evergreen trees, spaced not more than forty (40) feet apart and not less than two (2) rows of shrubs or hedges, spaced not more than five (5) feet apart and which grow to a height of five (5) feet or more after one (1) full growing season and which shrubs will eventually grow to not less than ten (10) feet. In certain unusual circumstances of topography or to alleviate certain specific problems (i.e. the blocking of glare, muting of noise, etc.) the planning commission may require the use of an earth berm and/or a specialized fence material in lieu of, or in combination with, any of the above screening requirements.

This ordinance shall become effective immediately after its' passage and adoption, the public welfare demanding it.

Approved and certified by the Planning Commission:

Judy G. Stewart
CHAIR

Public Hearing Held: May 26, 1994 (15 day newspaper notice)

Approved by the Mayor and Board of Aldermen:

Bobby Johnson
MAYOR

Lynn Winnett
RECORDER

April 7, 1994
1st Reading

May 5, 1994
2nd Reading

June 2, 1994
3rd Reading

ARTICLE VI. PROVISIONS GOVERNING RESIDENTIAL DISTRICTS

1. Low-Density Residential.

Within the low-density residential districts as shown on the Municipal Zoning Map of Cornersville, Tennessee, the following regulations shall apply:

1.1. Uses Permitted.

1.1(1) Single family dwellings.

1.2. Uses Permissible on Appeals.

1.2(1) Churches and other places of worship; parish houses; public libraries; schools offering general education courses; public parks and public recreational facilities, excluding game rooms; municipal, county, state, or federal uses, except general office buildings; public utilities, except storage and warehouse areas; cemeteries; hospitals for human care, except those primarily for mental cases; philanthropic institutions and clubs, except a club the chief activity of which is customarily carried out as a business; customary general farming uses, including gardens; provided however, that no permit shall be issued except with written approval of the Municipal Board of Zoning Appeals, and subject to such conditions as the Municipal Board of Zoning Appeals may require in order to preserve and protect the character of the district in which the proposed use is located.

1.3 Accessory buildings or uses customarily incidental to any aforementioned uses are permissible on appeal under the following conditions:

1.3(1) The taking of boarders or the leasing of rooms by the family residing on the premises; provided that not over fifty percent (50%) of the total floor area of the dwelling is so used. For purposes of advertising such use one sign not over six (6) square feet in area may be used.

1.3(2) Professional offices, studios, beauty and barber shops, conducted within the principal building but only by a person residing in the dwelling and not more than one other person not a resident of the principal building; provided not more than twenty-five (25) percent of the total floor area in any dwelling is devoted to such use. For the purpose of advertising such use one sign not over six (6) square feet in area may be used.

1.3(3) Real estate signs advertising the sale, rental or lease only of the premises on which they are maintained, and not over eight (8) square feet in area for each one-fourth (1/4) acre in the lot tract; provided that such sign shall not exceed thirty-two (32) square feet in area, and shall be at least fifteen (15) feet distance from all street or lot lines.

1.4. Uses Prohibited.

Any use not specifically permitted or permissible on appeal in this Article.

1.5. Required Lot Area, Lot Width and Yard.

The principal building shall be located so as to comply with the following requirements:

Minimum lot area for one-family dwelling	10,000 sq. ft.
Minimum lot width at building line	60 feet
Minimum depth of front yard	35 feet
or in line with adjacent property	
Minimum depth of rear yard	30 feet
Minimum width of side yard on each side of a one or two-story building	15 feet

1.6. Side Yard on Corner Lots.

The minimum widths of side yards along an intersecting street shall be fifty (50) percent greater than the minimum side yard requirements of the district in which the lot is located.

1.7. Location of Accessory Buildings.

Accessory buildings may be erected on any lot provided:

1.7(1) No accessory building shall be erected in any required front or side yard. Accessory buildings shall not cover more than thirty (30) percent of the required rear yard and shall be at least three feet from all lot lines and from any other building on the same lot; provided, however, that a private garage may be built on a side lot line or rear lot line and no less than three feet from an alley line by mutual agreement of adjoining property owners.

1.7(2) A carport or garage, if attached to the principal dwelling, is considered a part of the principal structure.

1.7.(3) On any corner lots adjoining in the rear another lot which is in a residential district, no part of any accessory structure within twenty-five (25) feet of the common lot line shall be nearer the side street line than the depth of any required front yard or a dwelling along such side street.

1.8. Building Area.

On any lot, the area occupied by all buildings, including accessory buildings, shall not exceed twenty-five (25) percent of the total area of such lot, unless the principal building contains more than one dwelling unit, and in this case the total area of said principal building shall not exceed thirty-five (35) percent of the total area of such lot.

2. Medium/High-Density Residential.

Within the medium/high-density residential districts as shown on the Municipal Zoning Map of Cornersville, Tennessee, the following regulations shall apply:

2.1. Uses Permitted.

2.1(1) Single family dwellings.

2.1(2) Duplex dwellings.

2.1(3) Multi-family dwellings, including group home developments.

2.1(4) Mobile homes on individual lots.

2.1(5) Mobile home parks.

2.2. Uses Permissible on Appeals.

2.2(1) Churches and other places of worship; parish houses; public libraries; schools offering general education courses; public parks and public recreational facilities, excluding game rooms; municipal, county, state, or federal uses, except general office buildings; public utilities, except storage and warehouse areas; cemeteries; hospitals for human care, except those primarily for mental cases; philanthropic institutions and clubs, except a club the chief activity of which is customarily carried out as a business; customary general farming uses, including gardens; provided however, that no permit shall be issued except with written approval of the Municipal Board of Zoning Appeals, and subject to such conditions as the Municipal Board of Zoning Appeals may require in order to preserve and protect the character of the district in which the proposed use is located.

2.3 Accessory buildings or uses customarily incidental to any aforementioned uses are permissible on appeal under the following conditions:

2.3(1) The taking of boarders or the leasing of rooms by the family residing on the premises; provided that not over fifty percent (50%) of the total floor area of the dwelling is so used. For purposes of advertising such use one sign not over six (6) square feet in area may be used.

2.3(2) Professional offices, studios, beauty and barber shops, conducted within the principal building but only by a person residing in the dwelling and not more than one other person not a resident of the principal building; provided not more than twenty-five (25) percent of the total floor area in any dwelling is devoted to such use. For the purpose of advertising such use one sign not over six (6) square feet in area may be used.

2.3(3) Real estate signs advertising the sale, rental or lease only of the premises on which they are maintained, and not over eight (8) square feet in area for each one-fourth (1/4) acre in the lot tract; provided that such sign shall not exceed thirty-two (32) square feet in area, and shall be at least fifteen (15) feet distance from all street or lot lines.

2.4. Uses Prohibited.

Any use not specifically permitted or permissible on appeal in this Article.

2.5. Required Lot Area, Lot Width and Yard.

The principal building shall be located so as to comply with the following requirements:

Minimum lot area for one-family dwelling	10,000 sq. ft.
Minimum additional lot area for second family	5,000 sq. ft.
Minimum additional lot area for each additional family after second family	2,500 sq. ft.
Minimum lot width at building line	60 feet
Minimum depth of front yard	35 feet
or in line with adjacent property	
Minimum depth of rear yard	30 feet
Minimum width of side yard on each side of a one- or two-story building	15 feet
Minimum width on each side of a building three stories or higher	20 feet

2.6. Side Yard on Corner Lots.

The minimum widths of side yards along an intersecting street shall be fifty (50) percent greater than the minimum side yard requirements of the district in which the lot is located.

2.7. Location of Accessory Buildings.

Accessory buildings may be erected on any lot provided:

2.7(1) No accessory building shall be erected in any required front or side yard. Accessory buildings shall not cover more than thirty (30) percent of the required rear yard and shall be at least three feet from all lot lines and from any other building on the same lot; provided, however, that a private garage may be built on a side lot line or rear lot line and no less than three feet from an alley line by mutual agreement of adjoining property owners.

2.7(2) A carport or garage, if attached to the principal dwelling, is considered a part of the principal structure.

2.7.(3) On any corner lots adjoining in the rear another lot which is in a residential district, no part of any accessory structure within twenty-five (25) feet of the common lot line shall be nearer the side street line than the depth of any required front yard or a dwelling along such side street.

2.8. Building Area.

On any lot, the area occupied by all buildings, including accessory buildings, shall not exceed twenty-five (25) percent of the total area of such lot, unless the principal building contains more than one dwelling unit, and in this case the total area of said principal building shall not exceed thirty-five (35) percent of the total area of such lot.

2.9 Group Housing Developments and Mobile Home Parks.

This section is intended to provide a maximum flexibility in design and to ensure a minimum standard of site development for group housing, mobile home parks, or other projects involving the location of two (2) or more residential structures on a single lot or tract of land, not subdivided.

2.9(1) General Location Map. Before an application is filed for a certificate of zoning compliance, a sketch map at a scale no smaller than 1"=2,000' encompassing the proposed site shall be submitted to the planning commission for its consideration. Such map shall exhibit the following:

- 2.9(1)(a) The approximate boundaries of the site.
- 2.9(2)(b) External (public) access streets or roads in relation to site.
- 2.9(3)(c) Any public water and sewer systems in relation to site.

2.9(2) Site Plan. Subject to the planning commission's recommendation regarding the general location, a site plan at a scale no smaller than 1"=200' also shall be submitted to the planning commission. Such site plan shall exhibit the following:

- 2.9(1)(a) Topographic contours at five (5) foot intervals, and drainage ways.
- 2.9(2)(b) The location and dimensions of proposed internal streets, structures, mobile home spaces, and off-street parking spaces.
- 2.9(2)(c) Points of access to public streets.
- 2.9(2)(d) The location and size of available water and sewer lines.
- 2.9(2)(e) The location and dimensions of any easements.

2.9(3) Required Development Standards. The following shall apply:

- 2.9(3)(a) Density. (Group housing, excluding mobile homes)
 - 2.9(3)(a)(i) The maximum number of dwelling units per acre of total site shall not exceed twelve (12).

2.9(3)(b) Location.

- 2.9(3)(b)(i) The site shall comprise a single lot or tract of land, except where divided by public streets.
- 2.9(3)(b)(ii) The site shall abut a public street.
- 2.9(3)(b)(iii) Permanent residential structures, other than mobile homes, shall not be located within a site to be developed as a mobile home park.

2.9(3)(c) Dimensions.

- 2.9(3)(c)(i) The minimum front yards on a public street shall be twenty-seven (27) feet.
- 2.9(3)(c)(ii) The minimum side or rear yards on a public street shall be fifteen (15) feet.
- 2.9(3)(c)(iii) The minimum yards adjoining another zoning district shall be twenty-five (25) feet.

2.9(4) Internal Streets.

- 2.9(4)(a) The minimum right-of-way width of collector streets exceeding five hundred (500) feet in length, or serving more than fifty (50) dwelling units, shall be sixty (60) feet.
- 2.9(4)(b) The minimum right-of-way of minor streets shall be fifty (50) feet.
- 2.9(4)(c) The maximum grade on any street shall be ten (10) percent.
- 2.9(4)(d) Where feasible, all street inter-sections shall be at right angles.
- 2.9(4)(e) The minimum distance between access points along public street frontage, center line to center line, shall be two hundred (200) feet.
- 2.9(4)(f) The minimum distance between the center line of an access point and the nearest curb line or street line of a public street intersection shall be one hundred (100) feet.

2.9(5) Mobile Home Spacing.

- 2.9(5)(a) The minimum length of each mobile home space shall be one hundred (100) feet.
- 2.9(5)(b) The minimum width of each mobile home space shall be fifty (50) feet.
- 2.9(5)(c) The minimum depth of yards on a mobile home space shall be ten (10) feet.

2.9(6) Required Improvements. The following shall be required:

2.9(6)(a) Internal Streets.

- 2.9(6)(a)(i) Streets shall be privately constructed and maintained.
- 2.9(6)(a)(ii) The base of streets shall consist of crushed stone or gravel, eight (8) inches in depth, compacted.
- 2.9(6)(a)(iii) The surface of streets shall consist of asphalt or better materials, two (2) inches in depth, compacted.
- 2.9(6)(a)(iv) The minimum pavement width of collector streets shall be twenty-four (24) feet.
- 2.9(6)(a)(v) The minimum pavement width of minor streets shall be twenty (20) feet.
- 2.9(6)(a)(vi) Closed ends of dead-end streets shall provide a vehicular turn-around at least eighty (80) feet in diameter.

2.9(6)(b) Mobile Home Stands.

- 2.9(6)(b)(i) Mobile home stands shall be constructed of concrete, compacted gravel, at least five (5) inches in depth, and shall have sufficient area to accommodate appurtenances, such as canopies, patios, and porches.

2.9(6)(c) Utilities.

- 2.9(6)(c)(i) The development shall be serviced with sanitary sewers and public water on trunk lines not less than eight (8) inches and six (6) inches, respectively.

2.9(6)(d) Storage of Waste.

- 2.9(6)(d)(i) Any central refuse disposal area shall be maintained in such manner as to meet county health requirements, and shall be screened from view.

2.9(6)(e) Service Building.

- 2.9(6)(e)(i) Service buildings housing laundry, sanitation, or other facilities for use by occupants shall be permanent structures complying with all applicable codes.

- 2.9(6)(e)(ii) There shall be at least twenty-five (25) feet separating permanent buildings on the site from any mobile home space.

ARTICLE VII. PROVISIONS GOVERNING COMMERCIAL DISTRICTS

1. Central Business Districts.

Within the central business districts as shown on the Municipal Zoning Map of Cornersville, Tennessee, the following regulations shall apply:

1.1 Uses Permitted.

1.1(1) Retail establishments, excluding gasoline service stations and car washes; professional, finance, insurance, real estate, personal, business and repair services; hotels, motels, and boarding houses; commercial amusement establishments, except drive-in theaters and game rooms; churches and other places of assembly and worship; mortuaries; government buildings and community centers; utility facilities (without storage) necessary for the provisions of public services; community services; educational services; medical facilities and services, including medical offices, clinics, analytical, rehabilitative, and long-term care facilities; day care centers; and commercial recreation uses.

1.1(2) Outdoor advertising signs not over forty-eight (48) square feet in area, not to project beyond the property line, and limited to one sign per business.

1.2 Uses Permitted as Special Exceptions.

Automobile parking lots and multi-family dwellings.

1.3 Uses Prohibited.

Any use not specifically permitted in this Article.

1.4 Required Setbacks, Side Yards and Building Areas.

2.2(1) Minimum Lot Size: No requirements.

2.2(2) Minimum Yard Requirements: No requirements.

2.2(3) Maximum Lot Coverage: No requirements.

1.5 Landscape Treatment: As regulated in Article IV, Section 11.

2. Highway Commercial Districts.

The Highway Commercial Districts are primarily established to provide areas for the location of those enterprises which are oriented toward serving occupants of automobiles and trucks and/or their vehicles. Within the Highway Commercial Districts as shown on the Municipal Zoning Map of Cornersville, Tennessee, the following regulations shall apply:

2.1 Uses Permitted.

2.1(1) Any use and special exception permitted in Article VII, Section 1.

2.1(2) Cultural and recreational services and facilities; essential public transport, communication and utility services; building materials and farm equipment sales, provided there is no outdoor storage with the exception of retail nurseries and farm equipment vehicles; contract construction services provided there is no outdoor storage; retail establishments, including gasoline service stations and car washes; food and beverage services; food service (take out); places of amusements; game rooms; animal care and veterinarian services provided there is no outside housing of animals; transient habitation, excluding sporting and recreational vehicle camps; vehicular and related equipment sales, rental and delivery, excluding aircraft dealers, boat dealers, recreational and utility trailer dealers; wholesale sales provided there is no outdoor storage; intermediate impact facilities; special personal and group care facilities; and plant and forest nurseries.

2.2 Uses Permitted as Special Exceptions.

Limited manufacturing and warehousing conducted in a completely enclosed building with a buffer provided as regulated in Article IV, Section 11; transient habitation: sporting and recreational vehicle camps; and large-scale group assembly, excluding race tracks and drag strips.

2.3 Uses Prohibited.

Any use not specifically permitted in this Article.

2.4 Required Setbacks, Side Yards and Building Areas.

2.4(1) Minimum Lot Size:

One (1) acre.

2.4(2) Front Yard.

Minimum front yard fifty (50) feet on each lot.

2.4(3) Side Yard.

Minimum side yard fifteen (15) feet on each side of every lot.

2.4(4) Building Area.

Maximum building area forty (40) percent of total lot area.

2.5 Landscape Treatment.

As regulated in Article IV, Section 11.

2.6 Outdoor Storage.

All outdoor storage shall be prohibited in the front yard; outdoor storage shall take place in the rear yard only and shall be screened by fencing or landscaping at least equal to the required buffer as regulated in Article IV, Section 11.

ARTICLE VIII. PROVISIONS GOVERNING INDUSTRIAL DISTRICTS

Within the Industrial Districts, as shown on the Municipal Zoning Map of Cornersville, Tennessee, the following shall apply:

1. Light Industrial District. This district is designed for a wide range of industrial and related uses which conform to a high level of performance standards. Industrial establishments of this type, within completely enclosed buildings, provide a buffer between Commercial Districts and other industrial uses which involve more objectionable influences. New residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development. Community facilities which provide needed services to industrial development are permitted.

1.1 Uses Permitted.

- 1.1(1) Apparel and other finished products made from fabrics, leather, and similar materials manufacturing.
- 1.1(2) Food and kindred manufacturing except meat products.
- 1.1(3) Textile mill products manufacturing except dying and finishing of textiles.
- 1.1(4) Furniture and fixtures manufacturing.
- 1.1(5) Professional, scientific, and controlling instrument; photographic and optical goods, watches and clocks manufacturing.
- 1.1(6) All types of wholesale trade.
- 1.1(7) Office functions only where it is directly related to the industrial establishment in which it is located.
- 1.1(8) Airports.
- 1.1(9) Agricultural equipment sales and repair.
- 1.1(10) Animal health facilities, including veterinary clinics.
- 1.1(11) Building materials storage and sales.
- 1.1(12) Miscellaneous manufacturing including jewelry, silverware and plated ware, musical instruments and parts, toys, amusement and sporting goods, pens, pencils, and other office materials, costume jewelry, novelties and miscellaneous notions, tobacco, and motion pictures and recording production.
- 1.1(13) All public utilities, including buildings, necessary structures, storage yards, and other related uses.
- 1.1(14) Outdoor advertising signs not over forty-eight (48) square feet in area, not to project beyond the property line, and limited to one (1) sign per business.

- 1.2 Uses Permissible on Appeal. In the Light Industrial District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Article XII, Section 4.2.
- 1.2(1) Restaurants and cafeterias where food is consumed on the premises inside the principal structure.
- 1.2(2) Retail and convenience sales.
- 1.3 Uses Prohibited.
- Uses not specifically permitted.
- 1.4 Required Setbacks, Side Yards and Building Areas.
- 1.4(1) Minimum Lot Size
- One (1) acre.
- 1.4(2) Front Yard.
- Minimum front yard fifty (50) feet on each lot.
- 1.4(3) Side Yard.
- Minimum side yard twenty (20) feet on each side of every lot.
When lots adjoin a residential district along the side yard, the minimum side yard shall be forty (40) feet.
- 1.4(4) Rear Yard.
- Minimum rear yard will be the same as side yard requirements.
- 1.4(3) Building Area.
- Maximum building area forty (40) percent of total lot area.
- 1.5 Landscaped Treatment.
- 1.5(1) Each site shall be developed with ten percent (10%) of its area landscaped. Along the street property line a strip of landscaped ground of a minimum width of ten (10) feet exclusive of drives and walks shall be provided and maintained.
- 1.5(2) Landscape treatment shall not interfere with sight line requirements, nor obstruct needed views of buildings or their means of identification. All landscape should be designed for minimum maintenance; in an area difficult to maintain paving or terracing may be used as a part of the landscape treatment.
- 1.5(3) As regulated in Article IV, Section 11.
- 1.6 Parking Space Requirement. As regulated in Article IV, Section 6.

1.7 Miscellaneous.

- 1.7(1) All drives and parking spaces shall be either concrete or asphalt paving.
- 1.7(2) At least forty percent (40%) of the area of the front of a building shall be brick or other masonry approved by the Planning Commission.
- 1.7(3) The land area to the rear of the building shall be enclosed with a fence not less than six (6) feet high.
- 1.7(4) Supplies, materials, inventory, goods and finished products shall be stored within the enclosed fenced area to the rear of the building.

2. General Industrial District.

2.1 Uses Permitted.

- 2.1(1) Any use and special exception permitted in Article VIII, Section 1.
- 2.1(2) Lumber and wood products manufacturing; lots or yards for scrap or salvage operations or for processing, storage, display, or sales or any scrap or salvage materials; meat products manufacturing; paper and allied products manufacturing; primary metal industries; ordinance and accessories manufacturing; resource productions and extractions, mining activities, and related services; automobile and truck assembly manufacturing; and block and brick manufacturing.

2.2 Uses Permissible as Special Exceptions.

Truck terminal facilities; dyeing and finishing textiles; automobile wrecking, junk yard, and salvage yards; private sanitary landfill operations, subject to approval of the Marshall County Health Department, the Tennessee Department of Environment and Conservation, and the Cornersville Board of Mayor and Aldermen; solid waste disposal, subject to approval of the Marshall County Health Department, the Tennessee Department of Environment and Conservation, and the Cornersville Board of Mayor and Aldermen; chemicals and allied products manufacturing; petroleum refining or related industries; rubber and miscellaneous plastic products manufacturing; chemical storage, storage of products treated with potentially hazardous chemicals; radioactive materials waste handling; waste disposal by incineration or compaction; explosives manufacturing; hazardous waste transfer or storage; race tracks and drag strips; sexually oriented businesses; and any other uses which in the opinion of the Municipal Board of Zoning Appeals would cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, or other objectionable conditions.

2.3 Uses Prohibited.

Uses not specifically permitted.

2.4 Required Setbacks, Side Yards and Building Areas.

2.4(1) Minimum Lot Size

Five (5) acre.

2.4(2) Front Yard.

Minimum front yard fifty (50) feet on each lot.

2.4(3) Side Yard.

Minimum side yard twenty (20) feet on each side of every lot.
When lots adjoin a residential district along the side yard, the minimum side yard shall be forty (40) feet.

2.4(4) Rear Yard.

Minimum rear yard will be the same as side yard requirements.

2.4(3) Building Area.

Maximum building area fifty (50) percent of total lot area.

2.5 Landscaped Treatment.

2.5(1) Each site shall be developed with ten percent (10%) of its area landscaped. Along the street property line a strip of landscaped ground of a minimum width of ten (10) feet exclusive of drives and walks shall be provided and maintained.

2.5(2) Landscape treatment shall not interfere with sight line requirements, nor obstruct needed views of buildings or their means of identification. All landscape should be designed for minimum maintenance; in an area difficult to maintain paving or terracing may be used as a part of the landscape treatment.

2.5(3) As regulated in Article IV, Section 11.

2.6 Parking Space Requirement. As regulated in Article IV, Section 6.

Amended 8-3-00

2.7 Miscellaneous.

2.7(1) All drives and parking spaces shall be either concrete or asphalt paving.

2.7(2) At least forty percent (40%) of the area of the front of a building shall be brick or other masonry approved by the Planning Commission.

2.7(3) The land area to the rear of the building shall be enclosed with a fence not less than six (6) feet high.

2.7(4) Supplies, materials, inventory, goods and finished products shall be stored within the enclosed fenced area to the rear of the building.

CITY OF CORNERSVILLE, TENNESSEE

ORDINANCE NO. _07-103_

**AN ORDINANCE TO AMEND THE CORNERSVILLE MUNICIPAL ZONING
ORDINANCE OF THE CITY OF CORNERSVILLE, TENNESSEE, BY AMENDING
ARTICLE IX, PROVISIONS GOVERNING FLOODPLAIN DISTRICTS**

Whereas, the Cornersville Municipal Planning Commission has duly recommended to the Board of Mayor and Aldermen that the Municipal Zoning Ordinance of Cornersville, Tennessee, be amended as hereinafter described; and

Whereas, the Board of Mayor and Aldermen have reviewed such recommendation and have conducted a public hearing thereon.

**NOW THEREFORE BE IT ORDAINED BY THE CITY OF CORNERSVILLE,
TENNESSEE, AS FOLLOWS:**

That the Municipal Zoning Ordinance of the City of Cornersville, Tennessee, is hereby amended by omitting the language in ARTICLE IX in its entirety and inserting the following language:

**1. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND
OBJECTIVES**

1.1 Statutory Authorization

The Legislature of the State of Tennessee has in Sections 13-7-201 through 13-7-210; Tennessee Code Annotated delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Cornersville, Tennessee Mayor and Board of Aldermen, does ordain as follows:

1.2 Findings of Fact

- 1.2(1) The Cornersville Mayor and Board of Aldermen wishes to maintain eligibility in the National Flood Insurance Program and in order to do so must meet the requirements of 60.3 of the Federal Insurance Administration Regulations found at 44 CFR Ch. 1 (10-1-04 Edition).
- 1.2(2) Areas of Cornersville are subject to periodic inundation which could result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- 1.2(3) These flood losses are caused by the cumulative effect of obstructions in floodplains, causing increases in flood heights and velocities; by uses in flood hazard areas which are vulnerable to floods; or construction which is inadequately elevated, flood-proofed, or otherwise unprotected from flood damages.

1.3 Statement of Purpose

It is the purpose of this Ordinance to promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions in specific areas. This Ordinance is designed to:

- 1.3(1) Restrict or prohibit uses which are vulnerable to water or erosion hazards, or which result in damaging increases in erosion, flood heights, or velocities;
- 1.3(2) Require that uses vulnerable to floods, including community facilities, be protected against flood damage at the time of initial construction;
- 1.3(3) Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation floodwaters;
- 1.3(4) Control filling, grading, dredging and other development which may increase flood damage or erosion, and;
- 1.3(5) Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

1.4 Objectives

The objectives of this Ordinance are:

- 1.4(1) To protect human life, health and property;
- 1.4(2) To minimize expenditure of public funds for costly flood control projects;
- 1.4(3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- 1.4(4) To minimize prolonged business interruptions;
- 1.4(5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodable areas;
- 1.4(6) To help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize blight in flood areas;
- 1.4(7) To ensure that potential homebuyers are notified that property is in a floodable area; and
- 1.4(8) To maintain eligibility for participation in the National Flood Insurance Program.

2. DEFINITIONS

Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application given its stated purpose and objectives.

"Accessory Structure" shall represent a subordinate structure to the principal structure and, for the purpose of this section, shall conform to the following:

1. Accessory structures shall not be used for human habitation.
2. Accessory structures shall be designed to have low flood damage potential.
3. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.
4. Accessory structures shall be firmly anchored to prevent flotation which may result in damage to other structures.
5. Service facilities such as electrical and heating equipment shall be elevated or floodproofed.

"Act" means the statutes authorizing the National Flood Insurance Program that are incorporated in 42 U.S.C. 4001-4128.

"Addition (to an existing building)" means any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a firewall. Any walled and roofed addition, which is connected by a firewall or is separated by an independent perimeter load-bearing wall, shall be considered **"New Construction"**.

"Appeal" means a request for a review of the local enforcement officer's interpretation of any provision of this Ordinance or a request for a variance.

"Area of Shallow Flooding" means a designated AO or AH Zone on a community's Flood Insurance Rate Map (FIRM) with one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate; and where velocity flow may be evident. (Such flooding is characterized by ponding or sheet flow.)

"Area of Special Flood-related Erosion Hazard" is the land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Hazard Boundary Map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area in preparation for publication of the FIRM, Zone E may be further refined.

"Area of Special Flood Hazard" is the land in the floodplain within a community subject to a one- percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE or A99.

"Base Flood" means the flood having a one percent chance of being equalled or exceeded in any given year.

"Basement" means that portion of a building having its floor subgrade (below ground level) on all sides.

"Breakaway Wall" means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

"Building", means any structure built for support, shelter, or enclosure for any occupancy or storage (See **"Structure"**)

"Development" means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or permanent storage of equipment or materials.

"Elevated Building" means a non-basement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of fill, solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwater, pilings, columns, piers, or shear walls adequately anchored so as not to impair the structural integrity of the building during a base flood event.

"Emergency Flood Insurance Program" or **"Emergency Program"** means the program as implemented on an emergency basis in accordance with section 1336 of the Act. It is intended as a program to provide a first layer amount of insurance on all insurable structures before the effective date of the initial FIRM.

"Erosion" means the process of the gradual wearing away of landmasses. This peril is not per se covered under the Program.

"Exception" means a waiver from the provisions of this Ordinance which relieves the applicant from the requirements of a rule, regulation, order or other determination made or issued pursuant to this Ordinance.

"Existing Construction" means any structure for which the "start of construction" commenced before the effective date of the first floodplain management code or ordinance adopted by the community as a basis for that community's participation in the National Flood Insurance Program (NFIP).

"Existing Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management code or ordinance adopted by the community as a basis for that community's participation in the National Flood Insurance Program (NFIP).

"Existing Structures" see **"Existing Construction"**.

"Expansion to an Existing Manufactured Home Park or Subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"Flood" or "Flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters;
2. The unusual and rapid accumulation or runoff of surface waters from any source.

"Flood Elevation Determination" means a determination by the Zoning Compliance Officer of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

"Flood Elevation Study" means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) or flood-related erosion hazards.

"Flood Hazard Boundary Map (FHBM)" means an official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of areas of special flood hazard have been designated as Zone A.

"Flood Insurance Rate Map (FIRM)" means an official map of a community, issued by the Federal Emergency Management Agency, delineating the areas of special flood hazard or the risk premium zones applicable to the community.

"Flood Insurance Study" is the official report provided by the Federal Emergency Management Agency, evaluating flood hazards and containing flood profiles and water surface elevation of the base flood.

"Floodplain" or "Flood-prone Area" means any land area susceptible to being inundated by water from any source (see definition of "flooding").

"Floodplain Management" means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

"Flood Protection System" means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

"Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

"Flood-related Erosion" means the collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood, or by some similarly unusual and unforeseeable event which results in flooding.

"Flood-related Erosion Area" or "Flood-related Erosion Prone Area" means a land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

"Flood-related Erosion Area Management" means the operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works and flood plain management regulations.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

"Floor" means the top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

"Freeboard" means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings and the hydrological effect of urbanization of the watershed.

"Functionally Dependent Use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

"Highest Adjacent Grade" means the highest natural elevation of the ground surface, prior to construction, adjacent to the proposed walls of a structure.

"Historic Structure" means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminary determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on the Tennessee inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:

- a. By an approved state program as determined by the Secretary of the Interior, or
- b. Directly by the Secretary of the Interior.

"Levee" means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

"Levee System" means a flood protection system, which consists of a levee, or levees, and associated structures, such as closure, and drainage devices, which are constructed and operated in accordance with sound engineering practices.

"Lowest Floor" means the lowest floor of the lowest enclosed area, including a basement. An unfinished or flood resistant enclosure used solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance.

"Manufactured Home" means a structure, transportable in one or more sections, which is built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities. The term **"Manufactured Home"** does not include a **"Recreational Vehicle"**, unless such transportable structures are placed on a site for 180 consecutive days or longer.

"Manufactured Home Park or Subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Map" means the Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM) for a community issued by the Agency.

"Mean Sea Level" means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For the purposes of this Ordinance, the term is synonymous with National Geodetic Vertical Datum (NGVD) or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

"National Geodetic Vertical Datum (NGVD)" as corrected in 1929 is a vertical control used as a reference for establishing varying elevations within the floodplain.

"New Construction" means any structure for which the "start of construction" commenced after the effective date of this ordinance or the effective date of the first floodplain management ordinance and includes any subsequent improvements to such structure.

"New Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed after the effective date of this ordinance or the effective date of the first floodplain management ordinance and includes any subsequent improvements to such structure.

"North American Vertical Datum (NAVD)" as corrected in 1988 is a vertical control used as a reference for establishing varying elevations within the floodplain.

"100-year Flood" see **"Base Flood"**.

"Person" includes any individual or group of individuals, corporation, partnership, association, or any other entity, including State and local governments and agencies.

"Recreational Vehicle" means a vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

"Riverine" means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

"Special Hazard Area" means an area having special flood, mudslide (i.e., mudflow) and/or flood-related erosion hazards, and shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, A99, or AH.

"Start of Construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; and includes the placement of a manufactured home on a foundation. (Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds, not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"State Coordinating Agency" The Tennessee Department of Economic and Community Development's, Local Planning Assistance Office as designated by the Governor of the State of Tennessee at the request of the Zoning Compliance Officer to assist in the implementation of the National Flood Insurance Program for the state.

"Structure", for purposes of this section, means a walled and roofed building that is principally above ground, a manufactured home, a gas or liquid storage tank, or other man-made facilities or infrastructures.

"Substantial Damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

"Substantial Improvement" means any repairs, reconstruction's, rehabilitation's, additions, alterations or other improvements to a structure, taking place during a 5-year period, in which the cumulative cost equals or exceeds fifty percent of the market value of the structure before the "start of construction" of the improvement. The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the structure prior to the damage occurring. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed.

For the purpose of this definition, "Substantial Improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been pre-identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions and not solely triggered by an improvement or repair project or; (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

"Substantially Improved Existing Manufactured Home Parks or Subdivisions" is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

"Variance" is a grant of relief from the requirements of this Ordinance which permits construction in a manner otherwise prohibited by this Ordinance where specific enforcement would result in unnecessary hardship.

"Violation" means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certification, or other evidence of compliance required in this Ordinance is presumed to be in violation until such time as that documentation is provided.

"Water Surface Elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains of riverine areas.

3. GENERAL PROVISIONS

3.1 Application

This Ordinance shall apply to all areas within the incorporated area of Cornersville, Tennessee.

3.2 Basis for Establishing the Areas of Special Flood Hazard

The Areas of Special Flood Hazard identified on the Cornersville, Tennessee, Federal Emergency Management Agency, Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM), Community Panel Numbers 470117C0165D, 470117C0235D, 470117C0245D and 470117C0255D, dated September 28, 2007, along with all supporting technical data, are adopted by reference and declared to be a part of this Ordinance.

3.3 Requirement for Development Permit

A development permit shall be required in conformity with this Ordinance prior to the commencement of any development activities.

3.4 Compliance

No land, structure or use shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations.

3.5 Abrogation and Greater Restrictions

This Ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Ordinance conflicts or overlaps with another regulatory instrument, whichever imposes the more stringent restrictions shall prevail.

3.6 Interpretation

In the interpretation and application of this Ordinance, all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the governing body, and; (3) deemed neither to limit nor repeal any other powers granted under Tennessee statutes.

3.7 Warning and Disclaimer of Liability

The degree of flood protection required by this Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Ordinance does not imply that land outside the Areas of Special Flood Hazard or uses permitted within such areas will be free from flooding or flood damages. This Ordinance shall not create liability on the part of the City of Cornersville, Tennessee or by any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made hereunder.

3.8 Penalties for Violation

Violation of the provisions of this Ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance shall constitute a misdemeanor punishable as other misdemeanors as provided by law. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of

Cornersville, Tennessee from taking such other lawful actions to prevent or remedy any violation.

4. ADMINISTRATION

4.1 Designation of Ordinance Administrator

The Zoning Compliance Officer is hereby appointed as the administrator to implement the provisions of this Ordinance.

4.2 Permit Procedures

Application for a development permit shall be made to the Zoning Compliance Officer on forms furnished by the community prior to any development activities. The development permit may include, but is not limited to the following: plans in duplicate drawn to scale and showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill placement, storage of materials or equipment, and drainage facilities. Specifically, the following information is required:

4.2(1) Application stage

- a. Elevation in relation to mean sea level of the proposed lowest floor, including basement, of all buildings where BFE's are available, or to the highest adjacent grade when applicable under this Ordinance.
- b. Elevation in relation to mean sea level to which any non-residential building will be flood-proofed where BFE's are available, or to the highest adjacent grade when applicable under this Ordinance.
- c. Design certificate from a registered professional engineer or architect that the proposed non-residential flood-proofed building will meet the flood-proofing criteria in Article IV. Section B.
- d. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

4.2(2) Construction Stage

Within unnumbered A zones, where flood elevation data are not available, the Zoning Compliance Officer shall record the elevation of the lowest floor on the development permit. The elevation of the lowest floor shall be determined as the measurement of the lowest floor of the building relative to the highest adjacent grade.

For all new construction and substantial improvements, the permit holder shall provide to the Zoning Compliance Officer an as-built certification of the regulatory floor elevation or floodproofing level upon the completion of the lowest floor or floodproofing. Within unnumbered A zones, where flood elevation data is not available, the elevation of the lowest floor shall be determined as the measurement of the lowest floor of the building relative to the highest adjacent grade.

Any lowest floor certification made relative to mean sea level shall be prepared by or under the direct supervision of, a registered land surveyor and

certified by same. When floodproofing is utilized for a non-residential building said certification shall be prepared by or under the direct supervision of, a professional engineer or architect and certified by same.

Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The Zoning Compliance Officer shall review the above-referenced certification data. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being allowed to proceed. Failure to submit the certification or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.

4.3 Duties and Responsibilities of the Zoning Compliance Officer

Duties of the Zoning Compliance Officer shall include, but not be limited to:

- 4.3(1) Review of all development permits to assure that the permit requirements of this Ordinance have been satisfied, and that proposed building sites will be reasonably safe from flooding.
- 4.3(2) Advice to permittee that additional federal or state permits may be required, and if specific federal or state permit requirements are known, require that copies of such permits be provided and maintained on file with the development permit. This shall include Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U. S. C. 1334.
- 4.3(3) Notification to adjacent communities and the Tennessee Department of Economic and Community Development, Local Planning Assistance Office, prior to any alteration or relocation of a watercourse, and submission of evidence of such notification to the Federal Emergency Management Agency.
- 4.3(4) For any altered or relocated watercourse, submit engineering data/analysis within six (6) months to the Federal Emergency Management Agency to ensure accuracy of community flood maps through the Letter of Map Revision process. Assure that the flood carrying capacity within an altered or relocated portion of any watercourse is maintained.
- 4.3(5) Record the elevation, in relation to mean sea level or the highest adjacent grade, where applicable of the lowest floor including basement of all new or substantially improved buildings, in accordance with Section 4.2.
- 4.3(6) Record the actual elevation; in relation to mean sea level or the highest adjacent grade, where applicable to which the new or substantially improved buildings have been flood-proofed, in accordance with Section 4.2.
- 4.3(7) When flood proofing is utilized for a structure, the Zoning Compliance Officer shall obtain certification of design criteria from a registered professional engineer or architect, in accordance with Section 4.2.
- 4.3(8) Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Zoning Compliance Officer shall make the necessary interpretation. Any person

contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this Ordinance.

- 4.3(9) When base flood elevation data or floodway data have not been provided by the Federal Emergency Management Agency then the Zoning Compliance Officer shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, State, or other sources, including data developed as a result of these regulations, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the Community FIRM meet the requirements of this Ordinance.

Within unnumbered A zones, where base flood elevations have not been established and where alternative data is not available, the Zoning Compliance Officer shall require the lowest floor of a building to be elevated or floodproofed to a level of at least three (3) feet above the highest adjacent grade (lowest floor and highest adjacent grade being defined in Section 2 of this Ordinance). All applicable data including elevations or flood proofing certifications shall be recorded as set forth in Section 4.2.

- 4.3(10) All records pertaining to the provisions of this Ordinance shall be maintained in the office of the Zoning Compliance Officer and shall be open for public inspection. Permits issued under the provisions of this Ordinance shall be maintained in a separate file or marked for expedited retrieval within combined files.

5. PROVISIONS FOR FLOOD HAZARD REDUCTION

5.1 General Standards

In all flood prone areas the following provisions are required:

- 5.1(1) New construction and substantial improvements to existing buildings shall be anchored to prevent flotation, collapse or lateral movement of the structure;
- 5.2(2) Manufactured homes shall be elevated and anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable state requirements for resisting wind forces;
- 5.2(3) New construction and substantial improvements to existing buildings shall be constructed with materials and utility equipment resistant to flood damage;
- 5.2(4) New construction or substantial improvements to existing buildings shall be constructed by methods and practices that minimize flood damage;
- 5.2(5) All electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- 5.2(6) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

- 5.2(7) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
- 5.2(8) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
- 5.2(9) Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this Ordinance, shall meet the requirements of "new construction" as contained in this Ordinance; and,
- 5.2(10) Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provision of this Ordinance, shall be undertaken only if said non-conformity is not further extended or replaced.

5.3 Specific Standards

These provisions shall apply to ALL Areas of Special Flood Hazard as provided herein:

- 5.3(1) Residential Construction. Where base flood elevation data is available, new construction or substantial improvement of any residential building (or manufactured home) shall have the lowest floor, including basement, elevated no lower than one (1) foot above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls and to ensure unimpeded movement of floodwater shall be provided in accordance with the standards of Section 5.2.

Within unnumbered A zones, where base flood elevations have not been established and where alternative data is not available, the Zoning Compliance Officer shall require the lowest floor of a building to be elevated or floodproofed to a level of at least three (3) feet above the highest adjacent grade (lowest floor and highest adjacent grade being defined in Section 2 of this Ordinance). All applicable data including elevations or flood proofing certifications shall be recorded as set forth in Section 4.2.

- 5.3(2) Non-Residential Construction. New construction or substantial improvement of any commercial, industrial, or non-residential building, when BFE data is available, shall have the lowest floor, including basement, elevated or floodproofed no lower than one (1) foot above the level of the base flood elevation.

Within unnumbered A zones, where base flood elevations have not been established and where alternative data is not available, the Zoning Compliance Officer shall require the lowest floor of a building to be elevated or floodproofed to a level of at least three (3) feet above the highest adjacent grade (lowest floor and highest adjacent grade being defined in Section 2 of this Ordinance). All applicable data including elevations or flood proofing certifications shall be recorded as set forth in Section 4.2.

Buildings located in all A-zones may be flood-proofed, in lieu of being elevated, provided that all areas of the building below the required elevation are watertight, with walls substantially impermeable to the passage of water, and are built with structural components having the capability of resisting

hydrostatic and hydrodynamic loads and the effects of buoyancy. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the Zoning Compliance Officer as set forth in Section 4.2.

5.3(3) Elevated Building. All new construction or substantial improvements to existing buildings that include ANY fully enclosed areas formed by foundation and other exterior walls below the base flood elevation, or required height above the highest adjacent grade, shall be designed to preclude finished living space and designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls.

- a. Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria.
 - 1) Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - 2) The bottom of all openings shall be no higher than one foot above the finish grade; and
 - 3) Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.
- b. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the elevated living area (stairway or elevator); and
- c. The interior portion of such enclosed area shall not be partitioned or finished into separate rooms in such a way as to impede the movement of floodwaters and all such petitions shall comply with the provisions of Section 5.2 of this Ordinance.

5.3(4) Standards for Manufactured Homes and Recreational Vehicles

- a. All manufactured homes placed, or substantially improved, on: (1) individual lots or parcels, (2) in expansions to existing manufactured home parks or subdivisions, or (3) in new or substantially improved manufactured home parks or subdivisions, must meet all the requirements of new construction, including elevations and anchoring.
- b. All manufactured homes placed or substantially improved in an existing manufactured home park or subdivision must be elevated so that either:
 - 1) When base flood elevations are available the lowest floor of the manufactured home is elevated on a permanent foundation no lower than one (1) foot above the level of the base flood elevation; or,

- 2) Absent base flood elevations the manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements) at least three (3) feet in height above the highest adjacent grade.
- c. Any manufactured home, which has incurred "substantial damage" as the result of a flood or that has substantially improved, must meet the standards of Section 5.3(4) of this Ordinance.
- d. All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
- e. All recreational vehicles placed on identified flood hazard sites must either:
 - 1) Be on the site for fewer than 180 consecutive days;
 - 2) Be fully licensed and ready for highway use. (A recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions.)
 - 3) The recreational vehicle must meet all the requirements for new construction, including the anchoring and elevation requirements of this section above if on the site for longer than 180 consecutive days.

5.3(5) Standards for Subdivisions

Subdivisions and other proposed new developments, including manufactured home parks, shall be reviewed to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposals shall be reviewed to ensure that:

- a. All subdivision proposals shall be consistent with the need to minimize flood damage.
- b. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
- c. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- d. Base flood elevation data shall be provided for subdivision proposals and other proposed developments (including manufactured home parks and subdivisions) that are greater than fifty lots and/or five acres in area.

6. Standards for Areas of Special Flood Hazard with Established Base Flood Elevations and With Floodways Designated

Located within the Areas of Special Flood Hazard established in Section 3.2, are areas designated as floodways. A floodway may be an extremely hazardous area due to the velocity of floodwaters, debris or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights and velocities. Therefore, the following provisions shall apply:

- 6.1 Encroachments are prohibited, including earthen fill material, new construction, substantial improvements or other developments within the regulatory floodway. Development may be permitted however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the cumulative effect of the proposed encroachments or new development, when combined with all other existing and anticipated development, shall not result in ANY increase the water surface elevation of the base flood level, velocities or floodway widths during the occurrence of a base flood discharge at any point within the community. A registered professional engineer must provide supporting technical data and certification thereof.
- 6.2 New construction or substantial improvements of buildings shall comply with all applicable flood hazard reduction provisions of Section 5.

7. Standards for Areas of Special Flood Hazard Zones AE with Established Base Flood Elevations but Without Floodways Designated

Located within the Areas of Special Flood Hazard established in Section 3.2, where streams exist with base flood data provided but where no floodways have been designated, (Zones AE) the following provisions apply:

- 7.1 No encroachments, including fill material, new structures or substantial improvements shall be located within areas of special flood hazard, unless certification by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.
- 7.2 New construction or substantial improvements of buildings shall be elevated or flood-proofed to elevations established in accordance with Section 5.2.

8. Standards for Streams without Established Base Flood Elevations or Floodways (A Zones)

Located within the Areas of Special Flood Hazard established in Section 3, where streams exist, but no base flood data has been provided (A Zones), OR where a Floodway has not been delineated, the following provisions shall apply:

- 8.1 When base flood elevation data or floodway data have not been provided in accordance with Section 3, then the Zoning Compliance Officer shall obtain, review and reasonably utilize any scientific or historic base flood elevation

and floodway data available from a Federal, State or other source, in order to administer the provisions of Section 5. ONLY if data is not available from these sources, then the following provisions (2 & 3) shall apply:

- 8.2 No encroachments, including structures or fill material, shall be located within an area equal to the width of the stream or twenty feet, whichever is greater, measured from the top of the stream bank, unless certification by registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.
- 8.3 In special flood hazard areas without base flood elevation data, new construction or substantial improvements of existing shall have the lowest floor of the lowest enclosed area (including basement) elevated no less than three (3) feet above the highest adjacent grade at the building site. Openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with the standards of Section 5.2, **and** "Elevated Buildings".

9. Standards For Areas of Shallow Flooding (AO and AH Zones)

Located within the Areas of Special Flood Hazard established in Section 3.2, are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one to three (1-3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate; therefore, the following provisions apply:

- 9.1 All new construction and substantial improvements of residential and non-residential buildings shall have the lowest floor, including basement, elevated to at least one (1) foot above the flood depth number specified on the Flood Insurance Rate Map (FIRM), in feet, above the highest adjacent grade. If no flood depth number is specified, the lowest floor, including basement, shall be elevated, at least three (3) feet above the highest adjacent grade. Openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with standards of Section 5.2, **and** "Elevated Buildings".
- 9.2 All new construction and substantial improvements of nonresidential buildings may be flood-proofed in lieu of elevation. The structure together with attendant utility and sanitary facilities must be flood proofed and designed watertight to be completely flood-proofed to at least one (1) foot above the specified FIRM flood level, with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. If no depth number is specified, the lowest floor, including basement, shall be flood proofed to at least three (3) feet above the highest adjacent grade. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this ordinance and shall provide such certification to the Zoning Compliance Officer as set forth above and as required in Section 4.2.

- 9.3 Adequate drainage paths shall be provided around slopes to guide floodwaters around and away from proposed structures.
- 9.4 The Zoning Compliance Officer shall certify the elevation or the highest adjacent grade, where applicable, and the record shall become a permanent part of the permit file.

10. Standards For Areas Protected by Flood Protection System (A-99 Zones)

Located within the areas of special flood hazard established in Section 3. are areas of the 100-year floodplain protected by a flood protection system but where base flood elevations and flood hazard factors have not been determined. Within these areas (A-99 Zones) all provisions of Section 4. and Section 5.1 shall apply.

11. Standards for Unmapped Streams

Located within Cornersville, Tennessee are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams the following provisions shall apply:

- 11.1 In areas adjacent to such unmapped streams, no encroachments including fill material or structures shall be located within an area of at least equal to twice the width of the stream, measured from the top of each stream bank, unless certification by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the locality.
- 11.2 When new elevation data is available, new construction or substantial improvements of buildings shall be elevated or flood proofed to elevations established in accordance with Section 4.

12. VARIANCE PROCEDURES

The provisions of this section shall apply exclusively to areas of Special Flood Hazard within Cornersville, Tennessee.

12.1 Board of Zoning Appeals

- 12.1(1) The Cornersville Board of Zoning Appeals shall hear and decide appeals and requests for variances from the requirements of this Ordinance.
- 12.1(2) Variances may be issued for the repair or rehabilitation of historic structures (see definition) upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum to preserve the historic character and design of the structure.
- 12.1(3) In passing upon such applications, the Board of Zoning Appeals shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this Ordinance, and:

- a. The danger that materials may be swept onto other property to the injury of others;
 - b. The danger to life and property due to flooding or erosion;
 - c. The susceptibility of the proposed facility and its contents to flood damage;
 - d. The importance of the services provided by the proposed facility to the community;
 - e. The necessity of the facility to a waterfront location, in the case of a functionally dependent facility;
 - f. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - g. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - h. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - i. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site, and;
 - j. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- 12.1(4) Upon consideration of the factors listed above, and the purposes of this Ordinance, the Board of Zoning Appeals may attach such conditions to the granting of variances as it deems necessary to effectuate the purposes of this Ordinance.
- 12.1(5) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

13. Conditions for Variances

- 13.1 Variances shall be issued upon a determination that the variance is the minimum relief necessary, considering the flood hazard; and in the instance of a historical building, a determination that the variance is the minimum relief necessary so as not to destroy the historic character and design of the building.
- 13.2 Variances shall only be issued upon: a showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship; or a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary

public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or Ordinances.

- 13.3 Any applicant to whom a variance is granted shall be given written notice that the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance, and that such construction below the base flood level increases risks to life and property.
- 13.4 The Zoning Compliance Officer shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

14. LEGAL STATUS PROVISIONS

14.1 Conflict with Other Ordinances

In case of conflict between this Ordinance or any part thereof, and the whole or part of any existing or future Ordinance of Cornersville, Tennessee, the most restrictive shall in all cases apply.

14.2 Validity

If any section, clause, provision, or portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this Ordinance which is not of itself invalid or unconstitutional.

14.3 Effective Date

This Ordinance shall become effective immediately after its passage, in accordance with the Charter of Cornersville, Tennessee, and the public welfare demanding it.

BE IT ENACTED that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

Recommended by Planning Commission N/A

Public Hearing Held on N/A

Passes 1st Reading: 7-5-2007

Passes 2nd Reading: 8-2-2007

Passed 3rd Reading: 9-6-2007

Scotty Bruck
Recording Secretary

Alvin C. Davis
Mayor, City of Cornersville

APPROVED AS TO FORM:

Town Attorney

ARTICLE X. EXCEPTIONS AND MODIFICATIONS

1. Lot of Record.

1.1 Where the owner of a lot consisting of one or more adjacent lots of official record at the time of the adoption of this ordinance does not own sufficient land to enable him to conform to the yard or other requirements of this ordinance, an application may be submitted to the Municipal Board of Zoning Appeals for a variance from the terms of this ordinance, in accordance with Article XII, Section 4. Such lot may be used as a building site; provided, however, that the yard and other requirements of the district are complied with as closely as in the opinion of the Municipal Board of Zoning Appeals is possible.

1.2 No lot shall be so reduced in area that the yards and open spaces will be smaller than prescribed by this ordinance, and no yard, court or open space provided around any building for the purpose of complying with these provisions shall again be considered as a yard, court or other open space for another building.

2. Front Yards.

The front yard requirements of this ordinance for dwellings shall not apply to any lot where the average depth of existing front yards on developed lots located within two hundred (200) feet of each side of such lot and within the same block and zoning district and fronting on the same street as such lot is less than the minimum required front yard depth. In such case the minimum front yard shall be the average of the existing front yard depths on the developed lots.

3. Adjoining Substandard Lots of Records.

Where two (2) or more substandard lots of record with a continuous frontage are under the same ownership, or where a substandard lot of record has continuous frontage with a large tract under the same ownership, such lots shall be combined to form one or more building sites meeting the minimum requirements of the district in which they are located.

ARTICLE XI. ENFORCEMENT

1. Enforcing Officer.

The provisions of this ordinance shall be administered and enforced by a zoning compliance officer appointed by the Cornersville Mayor and approved by the Cornersville Board of Mayor and Aldermen, and he shall have the power to make inspection of buildings or premises necessary to carry out his duties in the enforcement of this ordinance.

2. Zoning Compliance Certificate.

2.1 Zoning Compliance Certificate Required.

No building or other structure shall be located, erected, moved, or added to, or structurally altered, nor any development be commenced without a zoning compliance certificate issued by the zoning compliance officer. No zoning compliance certificate shall be issued except in conformity with the provisions of this ordinance.

2.2 Issuance of a Zoning Compliance Certificate.

In applying to the zoning compliance officer for a zoning compliance certificate the applicant shall submit a dimensional sketch or a scale plan indicating the shape, size and location of all buildings to be erected, altered or moved and of any buildings already on the lot. He shall also state the existing and intended use of all such buildings and supply such other information as may be required by the zoning compliance officer for determining whether the provisions of this ordinance are being observed. If the proposed excavation or construction as set forth in the application are in conformity with the provisions of this ordinance and other ordinances of the Town of Cornersville then in force, the zoning compliance officer shall issue a zoning compliance certificate for such excavation and/or construction. If a zoning compliance certificate is refused the zoning compliance officer shall state such refusal in writing with the cause.

2.2(1) The issuance of a zoning compliance certificate shall in no case be construed as waiving any provision of this ordinance.

2.2(2) A zoning compliance certificate shall become void twelve (12) months from date of issuance. If substantial progress has been made by that date on the project described therein, the permit may be renewed.

3. Certificate of Occupancy.

No land or building part thereof hereafter erected or altered in its use or structure shall be used until the zoning compliance officer shall have issued a certificate of occupancy stating that such land, structure, or part thereof and the proposed use thereof are found to be in conformity with the provisions of this ordinance.

Within three (3) days after notification that a building or premises or part thereof is ready for occupancy of use, it shall be the duty of the zoning compliance officer to make a final inspection thereof, and to issue a certificate of occupancy if the land, building or part thereof and the proposed use thereof are found to conform with provisions of this ordinance, or, if such certificate is refused, the zoning compliance officer shall state refusal in writing with the cause.

4. Records.

A complete record of such applications, sketches and plans shall be maintained in the office of the zoning compliance officer, based in whole or in part upon the provisions of this ordinance.

5. Penalties.

Any persons violating any provision of this ordinance shall be guilty of a misdemeanor, and upon conviction shall be fined not less than two (\$2.00) dollars nor more than fifty (\$50.00) dollars for each offense. Each day that a violation is permitted to exist shall constitute a separate offense; payment of fine shall not constitute compliance.

6. Remedies.

In case any building or structure is erected, constructed, reconstructed, repaired, converted, or maintained, or any building, structure, or land is used, in violation of this ordinance, the zoning compliance officer or any other appropriate authority or any adjacent or neighboring property owner who would be damaged by such violation, in addition to other remedies, may institute injunction, mandamus, or other appropriate action or proceeding to prevent the occupancy or use of such building, structure, or land.

ARTICLE XII. BOARD OF ZONING APPEALS

1. Creation and Appointment.

A Cornersville Municipal Board of Zoning Appeals is hereby established in accordance with Sections 13-7-205, 13-7-206, and 13-7-207 of the Tennessee Code. The Municipal Board of Zoning Appeals shall consist of three (3) members, at least one of whom shall be a member of the Cornersville Municipal Planning Commission. They shall be appointed by the Mayor of Cornersville and confirmed by a majority vote of the Cornersville Board of Mayor and Aldermen. The term of membership shall be three (3) years except that the initial individual appointments to the board shall be terms of one (1), two (2) and three (3) years, respectively. Vacancies shall be filled for any unexpired term by the chief executive officer with confirmation by the Cornersville Board of Mayor and Aldermen.

2. Procedure.

Meetings of the Cornersville Board of Zoning Appeals (hereafter referred to as the board) shall be held at the call of the chairman, and at such other times as the board may determine. All meetings of the board shall be open to the public. The board shall adopt rules of procedure and shall keep records of applications and action taken thereon, which shall be public record.

3. Appeals, How Taken.

An appeal to the board may be taken by any person, firm or corporation aggrieved, or by any governmental officer, department, other board or bureau affected by any decision of the zoning compliance officer based in whole or in part upon the provisions of this ordinance. Such appeal shall be taken by filing with the board a notice of appeal, specifying the grounds thereof.

The zoning compliance officer shall transmit to the board all papers constituting the record upon which the action appealed was taken. The board shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties of interest, and decide the same within a reasonable time. At the hearing any person or party may appear and be heard in person or by agent or by attorney.

4. Powers.

The board shall have the following powers and duties:

4.1 Administrative Review.

To hear and decide appeals where it is alleged by the appellant that there is error in any order, requirement, permit, decision, determination or refusal made by the zoning compliance officer or other administrative official in the carrying out or enforcement of any provision of this ordinance, and to interpret the zoning map and ordinance.

4.2 Special Exceptions.

To hear and decide applications for special exceptions upon which the board is specifically authorized to pass.

4.3 Variances.

To hear and decide applications for variances from the terms of this ordinance, but shall grant variances only where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property which at the time of adoption of this ordinance was a lot of record, or where by reason of exceptional topographic situations or conditions of a piece of property the strict application of the provisions of this ordinance would result in practical difficulties to or undue hardship upon the owner of such property; provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of this ordinance.

4.3(1) In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purpose of this ordinance.

4.3(2) Before any variance is granted it shall be shown that special circumstances attached to the property do not generally apply to other properties in the neighborhood.

4. Fee.

A fee of fifteen (\$15.00) dollars shall be posted with zoning compliance officer with each appeal to the board; said fee is to defray costs of notices, the hearing and any other miscellaneous expenses.

ARTICLE XIII. AMENDMENTS

1. Introduction of Amendments.

The Cornersville Board of Mayor and Aldermen may amend the regulations, restrictions, and boundaries or any provision of this ordinance. Any member of the Board of Mayor and Aldermen may introduce such amendment, or any official, board, or any other person may present a petition to the Board of Mayor and Aldermen requesting an amendment or amendments to this ordinance.

2. Review by the Planning Commission.

No amendment shall become effective unless it is first submitted for approval, disapproval or suggestions to the Cornersville Municipal Planning Commission. If the planning commission within sixty (60) days of such submission disapproves the amendment, it shall require the favorable vote of a majority of the entire membership of the Cornersville Board of Mayor and Aldermen to become effective. Failure of the planning commission to either approve or disapprove the amendment within ninety (90) days of its submission shall be deemed approval.

3. Notice of Public Hearing.

Upon the introduction of an amendment to this ordinance or upon the receipt of a petition to amend this ordinance, the Cornersville Board of Mayor and Aldermen shall public a notice of such request for an amendment together with the notice of time set for the hearing by the Board of Mayor and Aldermen on the requested change. Said notice shall be published in some newspaper of general circulation in the Town of Cornersville, Tennessee, said hearing by the Board of Mayor and Aldermen shall take place not sooner than fifteen (15) days after the publication of such notice.

4. Fee:

A fee of fifteen (\$15.00) dollars due and payable at the time of filing of petition shall be posted with request to amend the zoning ordinance; said fee is to be used by the Town of Cornersville to defray costs resulting from such petitions and any subsequent amendment of the zoning ordinance.

ARTICLE XIV. LEGAL STATUS PROVISIONS

1. Conflict with Other Ordinances.

In case of conflict between this ordinance or any part thereof, and the whole or part of any existing or future ordinance of the Town of Cornersville, the most restrictive provision shall in all cases apply.

2. Validity.

If any section, clause, provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this ordinance which is not of itself invalid or unconstitutional.

3. Effective Date.

This ordinance shall take effect and be in force immediately from and after its passage, the public welfare demanding it.

Certified by Planning Commission

Judy G. Stewart
Chairman

Date: November 4, 1993

Adopted on Final Reading

Bobby Johnson
Mayor

Attest: Sym L. Linnott
City Recorder

Date: November 4, 1993



**Department of Economic and Community Development, Authorization
No. 330650, 150 copies, November, 1993.**

This public document was promulgated at a cost of \$1.21 per copy.