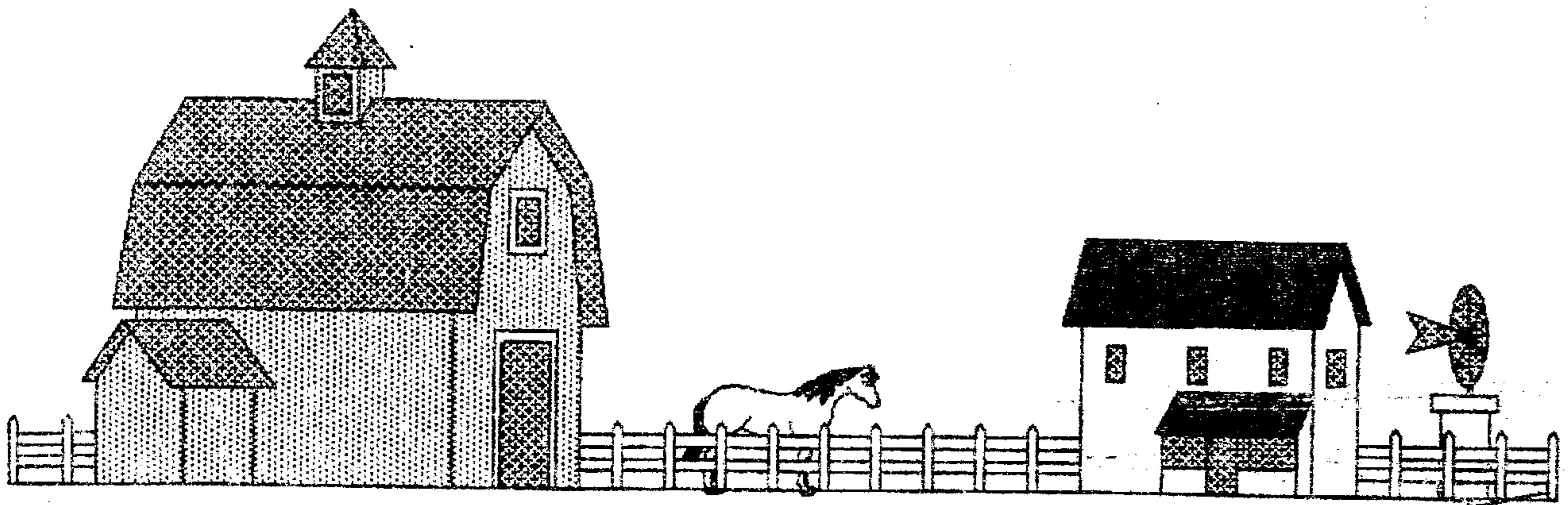
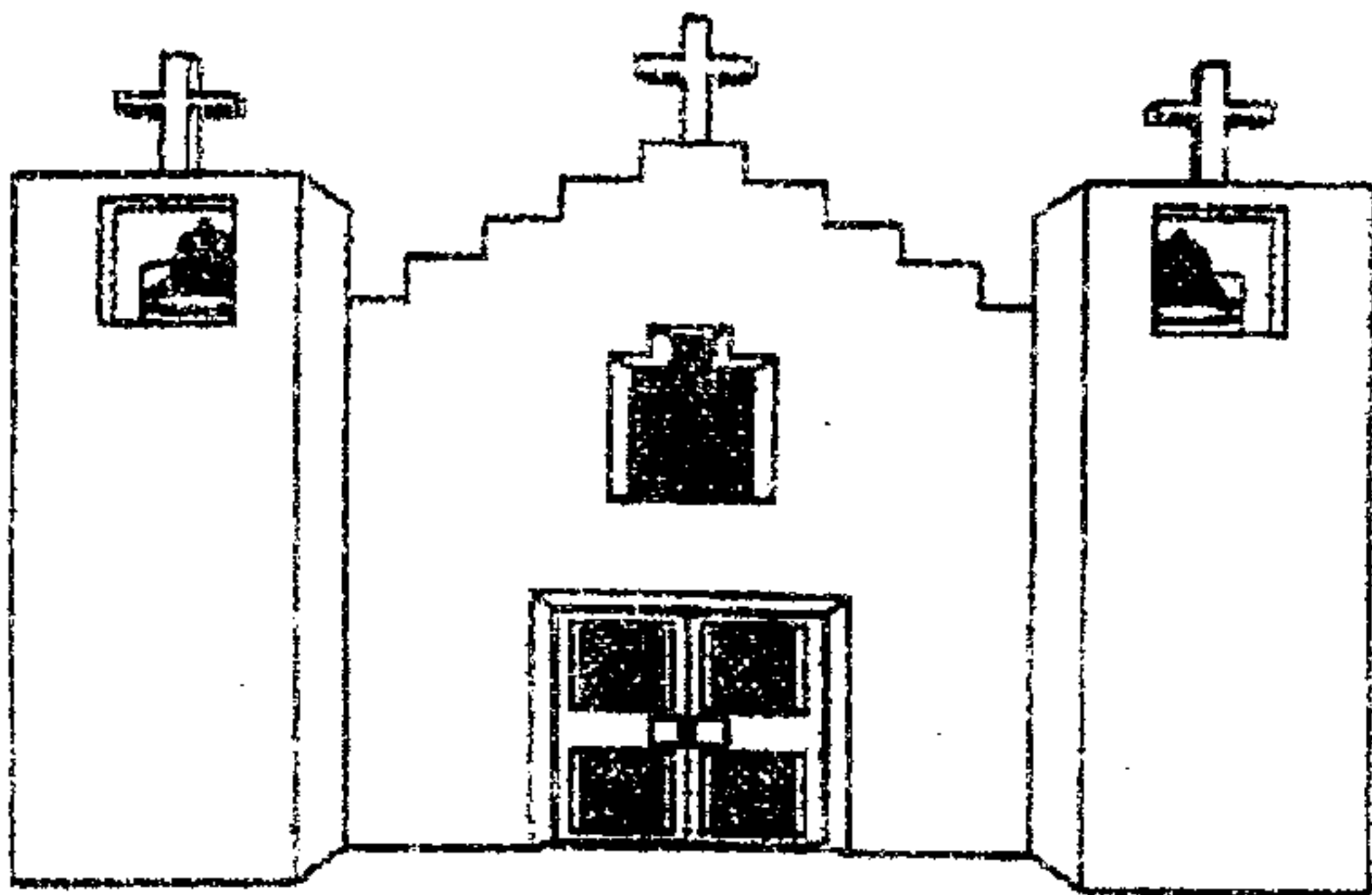
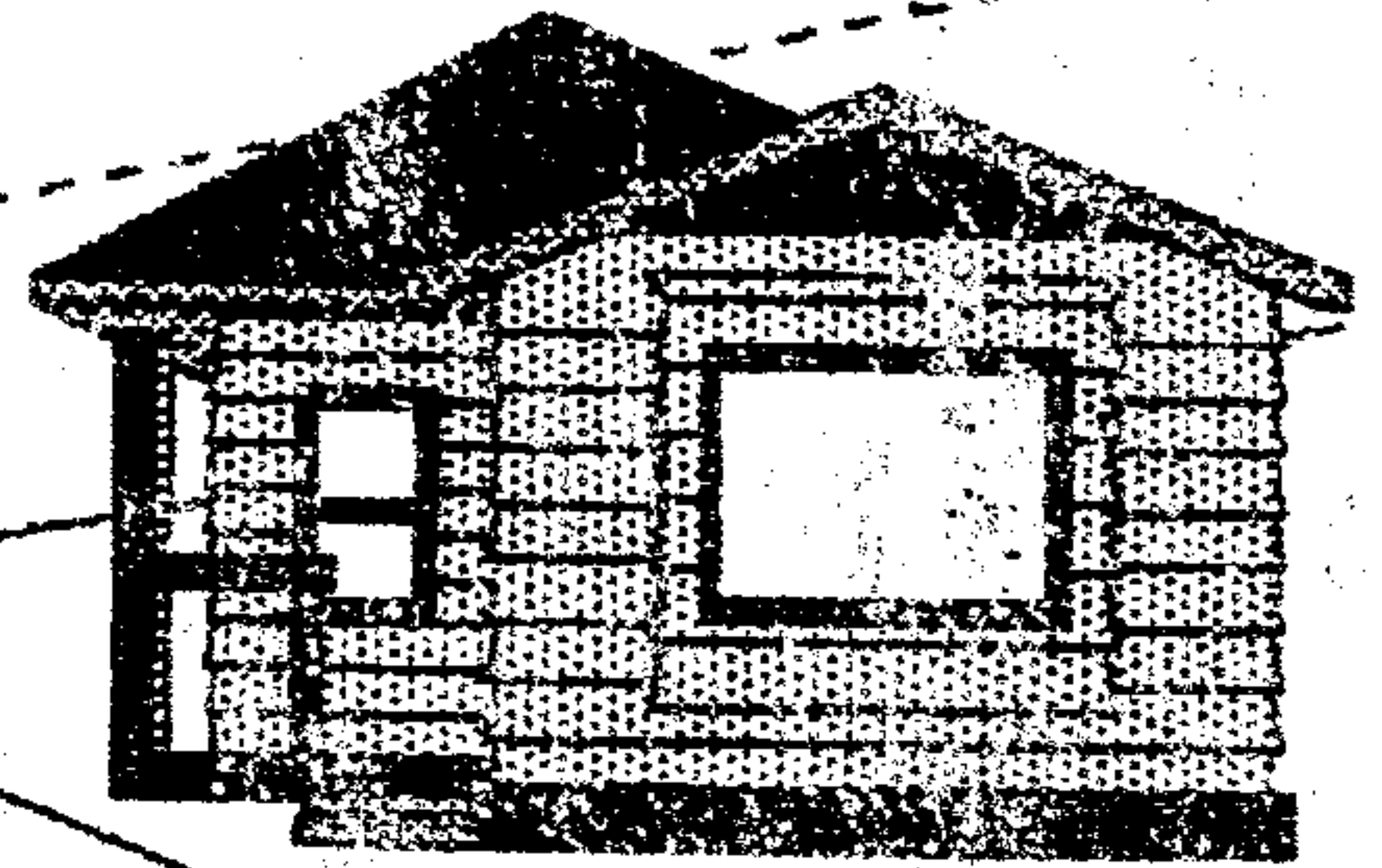


ZONING ORDINANCE



WELCOME
TO
CORNERVILLE



CORNERVILLE
TENNESSEE

**MUNICIPAL ZONING ORDINANCE
CORNERSVILLE, TENNESSEE**

Prepared by

**TENNESSEE STATE LOCAL PLANNING OFFICE
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**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).

