# Town of Walden Zoning Ordinance

Draft of Articles 1 through 7

October 15, 2026

# Article 1. Title, Purpose and Applicability

**1.01 Reference Title of Ordinance.**

This Ordinance, as the same may from time to time be hereafter amended, shall be known as the “Walden Zoning Ordinance,” and may be cited as such.

**1.02 General Purpose.**

For the public health, safety, morals, convenience, order, prosperity, and general welfare of the citizens of the Town of Walden, and in order to secure the public interest in the orderly development of the Town of Walden by promoting sustainable, long-term economic development, adequate light and air, improved traffic safety, reduced traffic congestion, environmental protection; as well as adequate water drainage, water supply, sanitation and recreational facilities through the regulation by districts and zones of the location, height, bulk, number of stories and size of buildings and other structures, the uses of buildings, structures and land for trade, industry, residences, recreation, public activities and other purposes, and in connection therewith, there is hereby adopted and established an official Development and Zoning Plan for the Town of Walden consisting of the maps and regulations described herein. In adopting this Ordinance, the Town of Walden recognizes that its natural landscapes and development patterns play an important role in defining the attractiveness, identity, livability, and therefore, the economic health of the community. Currently, the Town enjoys a rural mountain character supported by scenic overlooks, creek gorges, woodlands, and pasturelands. The character of development is predominantly residential and small in scale.

This ordinance is also designed to enhance and implement the vision established in the Town of Walden Plan (March 2022), as amended. (Ord. 2024-364, 6/11/24)

This ordinance is not intended to deny property owners the reasonable, practical, or economical use of their land, but to promote development that contributes to Walden’s scenic assets. Therefore, in order to provide for continued prosperity, health, and identity of the community in the future, the Town of Walden sets forth the following purposes for the ordinance:

A. To maintain rural character and small scale of development;
B. To protect important natural resources (creek gorges, overlooks, woodlands, steep slopes, wetlands);
C. To protect and enhance property values;
D. To provide a variety of living arrangements;
E. To encourage harmonious and integrated development patterns that are economically feasible and are in harmony with the community with the following development priorities:
    1. Outdoor gathering places;
    2. Compatible Businesses; (Ord. 2024-364, 6/11/24)
    3. Pedestrian facilities;
    4. Mixed uses;
    5. Landscaping;

F. To promote high quality development that is needed and that takes into account the effect on adjacent property as well as the public health, safety, morals and general welfare of the citizens of Walden and promotes materials and design consistent with the maintenance of Walden's character as a rural and residential community. (Ord. 2005-248, 8/9/05)

## 1.03 Applicability

A. **Territorial Applicability:** The Walden Zoning Ordinance applies to all land, uses, and structures within the Town of Walden. The regulations of this Zoning Ordinance apply to private property. The regulations of this Code do not apply to the public right-of-way.

B. **General Application:** In their interpretation and application, the provisions of this Code are held to be the minimum requirements for the promotion and protection of the public health, safety, and welfare.

C. **Amplification of Regulations:** No premises shall be used and no buildings or structure shall be erected, reconstructed, structurally altered, enlarged, rebuilt, moved, or used for any purpose except in conformity with all regulations herein prescribed or which shall hereafter be adopted for the zone in which such premises, building, or structure is located.

D. **Private Restrictions:** The regulations contained herein are minimum requirements and do not affect any easements, covenants, deed restrictions, or other agreements, which impose a greater restriction than is imposed by these regulations. Where these regulations impose a greater restriction than imposed by other rules, regulations, and licenses or by easements, covenants, deed restrictions, or other private agreements, these regulations shall control.

E. **Relation to Other Laws and Regulation:** Unless otherwise specifically provided, when there is a conflict with any state, federal or other statute, ordinance or regulation, the more restrictive statute, ordinance or regulation shall prevail.

F. **References to other Codes and Laws:** Whenever a Provision of this Zoning Ordinance refers to any other part of the Town of Walden Municipal Code or any other law, the reference applies to any subsequent amendment of that municipal code provision or law.

**1.04 Conflicting Ordinances Revoked.**

Any ordinance or parts of Ordinances previously adopted by the Board of Mayor and Aldermen, which are in conflict with the provisions of this Ordinance to the extent that they are inconsistent with this Ordinance, are hereby revoked and declared null and void.

**1.05 Severability.**

Should any section, clause, or provision of this Ordinance be declared by the courts to be invalid the same shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

# Article 2. Definitions and Rules of Measurement.

## 2.01 Construction of Language

Unless the context clearly requires otherwise, the following rules apply when interpreting this Ordinance:

### A. Tense and Number

1. Words in the present tense include the future tense.
2. Words in the singular include the plural, and vice versa.

### B. Mandatory and Permissive Terms

1. The word “shall” means the action is required.
2. The word “may” means the action is permitted but not required.

### C. Persons and Entities

The word “person” includes an individual, corporation, partnership (general or limited), limited liability company, incorporated association, or any similar legal entity.

### D. Uses and Activities

The terms “use” or “used for” also mean arranged for, designed for, intended for, maintained for, or occupied for a particular purpose.

### E. Zoning Terms

The words “zone,” “zoning district,” and “district” have the same meaning.

### F. Text Controls Over Illustrations

If there is any difference in meaning between the text of this Ordinance and any caption, illustration, summary, table, or diagram, the text shall control.

### G. References to the Ordinance

The phrases “this Ordinance,” “these regulations,” “the zoning regulations,” or any similar term refer to the Walden Zoning Ordinance, as it may be amended from time to time.

## 2.02 Specific Definitions

**NOTE:** Definition list to be completed after table of uses is updated.

## 2.03 General Abbreviations

ft is an abbreviation for “feet.”
GFA is an abbreviation for “gross floor area.”
N/A is an abbreviation for "not applicable."
sf is an abbreviation for "square feet."

**NOTE:** Abbreviations to be updated as needed.

## 2.04 Rules of Measurement

A. Building Height: Maximum building height is measured from grade plane to:

1. The mean height between eaves and ridge for gable and hip roofs.
2. The deckline for mansard roofs.
3. The midpoint of the highest pitched section of a gambrel roof.
4. The highest point of the roof for flat roofs with parapet walls of six feet in height or less. When parapet walls exceed six feet in height, the highest point of the parapet wall.

B. Grade Plane

1. A reference plane representing the average of finished ground level adjoining the building at exterior walls.
2. Where the finished ground level slopes away from exterior walls, the reference plane is established by the lowest points within the area between the building and the lot line or, when the lot line is more than six feet from the building, between the building and a point six feet from the building.

C. Gross Floor Area (GFA): The gross floor area (GFA) of a structure is the sum of the gross horizontal areas of all floors of the structure as measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings.

D. Ground Floor Elevation: Ground floor elevation is measured from top of the adjacent curb, or from the crown of the road where no curb exists, to the top of the finished ground floor.

E. Lot Area: The total area within the boundaries of a lot, excluding any street right-of-way. The lot area of a flag lot shall not include the area of the access strip or flag pole.

F. Lot Line: A line of record bounding a lot, as indicated on an approved, filed, and recorded subdivision plat, which divides one lot from another lot or from a public or private street or any other public or private space and includes:

1. A front lot line is the lot line separating a lot from a street right-of-way. The front lot line of a corner lot is the shortest street lot line of a corner lot abutting a street. A front lot line for a double frontage lot is both lot lines that abut a street.
2. A rear lot line is the lot line opposite and most distant from the front lot line. In

the case of triangular or similarly irregularly shaped lots, the rear lot line is a calculated line of ten feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line

3. On a corner lot, the corner side lot line and reverse corner side lot line is perpendicular or approximately perpendicular to the front lot line and is the longer street abutting lot line of a corner lot.

4. On an interior lot, the interior side lot line is perpendicular or approximately perpendicular to the front lot line and abuts an adjacent lot.

5. A street lot line is any lot line separating a lot from a street right-of-way.

G. Lot Width: Lot width is measured at the required front setback of the zone. Where the front setback of the zone is a build-to zone (BTZ), the furthest dimension of the build-to zone is used to measure lot width.

H. Yards and Setbacks

1. Front Yard and Front Setback: The front yard and front setback extend the full width of the lot between side lot lines measured perpendicular to the front lot line.

   i. Front Yard: A front yard is the area located between a principal building line and the front lot line.

   ii. Front Setback: A front setback is the required minimum distance per the zone that a principal building must be located from the front lot line.

   iii. For flag lots, the front yard and setback is measured from the rear lot line of the lot that separates the flag portion of the lot from the street.

   iv. Front setback averaging is calculated by averaging the front setback of two adjacent lots on either side of the subject lot. In the case of a lot near or at the end of the block, the total number of lots averaged must equal four lots total along that blockface, beginning with the lot or lots adjacent.

2. Interior Side Yard and Interior Side Setback: The interior side yard and interior side setback extend along the interior side lot line between the front and rear yard or setback, measured perpendicular to the interior side lot line.

   i. Interior Side Yard: An interior side yard is the area located between a principal building line and the interior side lot line.

   ii. Interior Side Setback: An interior side setback is the required minimum distance per the zone that a principal building must be located from the interior side lot line.

   iii. For single-unit attached dwellings, the interior side yard and interior

side setback are only applicable to the side of the unit with no shared wall attachment to another unit. For townhouse developments, the interior side yard and interior side setback are only applicable to end units of the overall townhouse building

3. Corner Side Yard and Corner Side Setback: The corner side yard and corner side setback extend along the corner side lot line between the front yard or front setback and the rear lot line, measured perpendicular to the corner side lot line.

    i. Corner Side Yard: A corner side yard is the area located between a principal building line and the corner side lot line

    ii. Corner Side Setback: A corner side setback is the required minimum distance per the zone that a principal building must be located from the corner side lot line.

4. Reverse Corner Side Yard and Reverse Corner Side Setback: The reverse corner side yard and reverse corner side setback extend along the corner side lot line between the front yard or front setback and the rear lot line, measured perpendicular to the reverse corner side lot line.

    i. Reverse Corner Side Yard: A reverse corner side yard is the area located between a principal building line and the corner side lot line.

    ii. Reverse Corner Side Setback: A reverse corner side setback is the required minimum distance per the zone that a principal building must be located from the reverse corner side lot line.

5. Rear Yard and Rear Setback: The rear yard and rear setback extend between interior side lot lines, measured perpendicular to the rear lot line.

    i. Rear Yard: A rear yard is the area located between a principal building line and the rear lot line.

    ii. Rear Setback: A rear setback is the required minimum distance per the zone that a principal building must be located from the rear lot line.

    iii. In the case of a corner lot, the rear yard and rear setback extend between the interior side lot line to the required corner side setback, measured perpendicular to the rear lot line.

6. Yard and Setback Requirements for Double-Frontage Lots: For double-frontage lots, both the front and the rear required setbacks must meet the required front setback of the zone. In the case of a double-frontage lot, one of the front setbacks are considered a rear yard for the purposes of applying the accessory structure regulations of this Code; the required dimension of the front setback still applies.

# Article 3. Administration and Enforcement

## 3.01 Permit Requirement

### A. General Rule

A building permit must be obtained from the Hamilton County Department of Building and Zoning before beginning any of the following activities within the Town of Walden:

1. Construction, erection, or placement of any building or structure
2. Relocation or movement of any building or structure
3. Alteration, enlargement, or structural change to an existing building or structure
4. Change in the use of a building, structure, or land.

### B. Exemptions

A building permit is not required for the following activities:

1. Home gardening and similar non-commercial activities in any zone
2. Minor residential remodeling costing $10,000 or less, that does not include structural, electrical, or plumbing work
3. Small accessory residential buildings conforming to all other requirements of this Ordinance, when the total cost of construction or alteration is $5,000 or less and no structural, electrical, or plumbing work is involved

## 3.02 Fees

All permit fees and related penalties are established by resolution of the Board of Mayor and Aldermen and are subject to change by resolution of said board. The adopted Fee Schedule shall be on file and available to the public through the Town Recorder's office.

## 3.03 Building Permits and Inspection

1. The Director of Building and Zoning of Hamilton County shall administer and enforce the provisions of this Ordinance related to building permits and inspections on behalf of the Town.
2. The permit office shall issue or withhold a building permit as required to ensure compliance with the Walden Zoning Ordinance.
3. Failure to obtain a required permit constitutes a misdemeanor, subject to the penalties described in § 7.05 of the Walden Zoning Ordinance.
4. The permit office and its employees shall not be liable for legal action resulting from the issuance or denial of a permit when acting in good faith and under the direction of the Board of Mayor and Aldermen.

### 3.04. Enforcement Authority

It is the duty of the Town Administrator, Code Enforcement Officer, and all other officials responsible for enforcing laws within the Town to enforce the provisions of this Ordinance.

### 3.05 Penalties for Violation.

Any person, firm, or corporation whether as principal, agent, employee, or otherwise violating any provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine of not less than $25.00 or not more than $50.00 per violation. Such person, firm, or corporation shall be deemed guilty of a separate offense for each day during which any violation of this Ordinance is committed, continued, or permitted by such person, firm, or corporation, and shall be punishable as herein provided.

### 3.06 Unlawful Acts and Remedies

A. **Unlawful Acts**
It is unlawful to erect, construct, reconstruct, alter, maintain, or use any building, structure, or land in violation of this Ordinance or any amendment adopted by the Board of Mayor and Aldermen. Any person, firm, or corporation violating this regulation shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.

B. **Additional Remedies**
In addition to criminal penalties, the Town of Walden, acting through the Board of Mayor and Aldermen, may pursue any lawful remedy to correct or remove a violation, including but not limited to:

1. Injunction or restraining order;
2. Mandamus;
3. Abatement or removal of unlawful structures or uses; and
4. Any other remedy authorized by state law or equity.

These remedies are in addition to, and not in lieu of, any other rights or remedies available to the Town under this or any other ordinance, statute, or common law.

# Article 4. Interpretation and Amendments

## 4.01 Interpretation

In interpreting and applying the provisions of this Ordinance, such provisions shall be held to be the minimum requirements adopted for the promotion of the public health, safety, convenience, comfort, property, and general welfare. Nothing in this Ordinance shall be deemed to repeal, abrogate, annul, or impair any existing easements, covenants, or other agreements or regulations that impose greater restrictions.

## 4.02 Initiation of Amendments

The Board of Mayor and Aldermen may, from time to time, after receiving an advisory report from the Planning Commission and after public hearings as required by law, amend, supplement, or change the number, shape, or boundaries of zoning districts, or any regulation or provision of this Ordinance. Amendments may be initiated by a town resident or property owner through application to the Planning Commission, by the Board of Mayor and Aldermen or by the Planning Commission.

All amendments to this Ordinance, including amendments to the Zoning Map, shall be consistent with the Town's adopted land use plan, as amended. An application or proposal that is inconsistent with the adopted land use plan shall not be approved unless the land use plan is first amended in accordance with **T.C.A. § 13-4-202**. An amendment to this Ordinance shall not, by itself, constitute an amendment to the adopted land use plan.

## 4.03 Planning Commission Review of Amendments

Upon receipt of an application or proposal for a zoning ordinance or zoning map amendment, the Planning Commission shall prepare an advisory report approving or disapproving the proposal, or recommending conditions or modifications, together with the reasons therefor, and shall submit such report to the Board of Mayor and Aldermen.

If the Planning Commission determines that a proposed amendment is inconsistent with the adopted land use plan, as amended, the Commission shall not recommend approval of the amendment. Review or approval of a zoning ordinance or zoning map amendment shall not be construed as an amendment to the adopted land use plan.

In the case of amendments that would alter the zoning map, a notice of the meeting at which the rezoning is to be considered by the Walden Planning Commission shall be sent by regular mail to each of the property owners within a minimum of 300 feet of each property in question before the Board. Said notice will be mailed at least seven (7) days prior the public hearing by the Board. The most updated tax rolls for Hamilton County will be the source of ownership information for notification purposes. Amendments to the Zoning Map within the Town Center Boundary shall follow the guidelines and procedures outlined in Section 5.06, “General Provisions Applicable to the Town Center.”

## 4.04 Public Hearing on Amendments

After receipt of the report from the Walden Planning Commission, the Town of Walden Board

of Mayor and Aldermen shall hold a public hearing on all amendments to the Walden Zoning Ordinance. Notice of the public hearing shall be given in accordance with Tennessee Code Annotated § 13-7-203, and shall be published in a news outlet of general circulation within the Town of Walden not less than twenty-one (21) days prior to the date of the hearing.

In the case of amendments that would alter the zoning map, a notice of public hearing shall be sent by regular mail to each of the property owners within a within a minimum of 300 feet of each property in question before the Board. Said notice will be mailed at least seven (7) days prior the public hearing by the Board. The most updated tax rolls for Hamilton County will be the source of ownership information for notification purposes.

### 4.05 Action of the Board of Mayor and Aldermen

Following the public hearing, the Board of Mayor and Aldermen shall, by majority vote, approve, approve with modification, or disapprove the proposed amendment.

### 4.06 Fees for Administrative Costs

The Board of Mayor and Aldermen may require the payment of an application fee in accordance with a fee schedule adopted by resolution or ordinance, which fee shall be reasonably related to the cost of processing the application.

### 4.07 Resubmittal Following Denial

When a petition for amendment has been heard and denied, no substantially similar petition affecting the same property or any part thereof shall be accepted for a period of twelve (12) months following the date of denial.

### 4.08 Incorporation of Amendments

Wherever the phrase “at the time of passage of this Ordinance” appears in this Ordinance, and as applied to land, buildings, properties, or uses affected by an amendment, such phrase shall be construed to mean “at the time of passage of the applicable amendment.”

# Article 5. General Provisions and Exceptions.

## 5.01 Exceptions to the Foregoing Regulations for All Zones

A. **Height Exceptions**

The height limitations of this Ordinance shall not apply to communication towers, church steeples, belfries, water tanks, silos, smokestacks, flagpoles, monuments, or similar structures, including necessary mechanical or functional appurtenances, provided such structures are otherwise permitted in the zoning district in which they are located and comply with all other applicable provisions of this Ordinance.

B. **Side Yards on Corner Lots**

On corner lots, fences and walls not exceeding six (6) feet in height may be erected; provided, however, that no fence, wall, or shrubbery shall be erected or maintained within twenty-five (25) feet of any street intersection.

C. **Lot of Record**

Any lot of record that meets the requirements of this Ordinance and has accepted access, as defined in Section ##, may be used as a building site for a single-family dwelling.

D. **Subdivision of Lots**

No lot shall be reduced in size or area below the minimum requirements of this Ordinance. Any division, recombination, or alteration of a lot or parcel of land that constitutes a “subdivision,” as defined and regulated by the Town of Walden Subdivision Regulations, shall comply with those regulations and all applicable provisions of this Ordinance.

Lots shown on a document or plat recorded with the Hamilton County Register of Deeds prior to March 14, 1995, must meet the minimum lot requirements of this Ordinance when subdivided. However, existing lots of record that do not meet the minimum lot area requirements may be resubdivided, provided that the resubdivision complies with the Town of Walden Subdivision Regulations and no resulting lot is smaller than the original lot from which it was created.

## 5.02 Nonconforming Lots, Structures and Uses

### A. Purpose and Intent

The provisions of this Article are intended to recognize and regulate lawful uses, structures, and lots that existed prior to the adoption of this Ordinance or any amendment thereto but which do not conform to current zoning regulations. It is the intent of this Ordinance to permit the continuation of such nonconformities in accordance with Tennessee law, while limiting their expansion and encouraging their eventual elimination through redevelopment that conforms to this Ordinance.

### B. Nonconforming Lots

A lot that was lawfully created and recorded prior to the adoption of this Ordinance or any amendment thereto, but which does not meet current minimum lot area, width, or dimensional requirements, may be used for a permitted use in the zoning district in which it is located, provided that all other applicable requirements of this Ordinance are met.

### C. Nonconforming Structures

A structure that was lawfully constructed prior to the adoption of this Ordinance or any amendment thereto, but which does not conform to current regulations governing height, setbacks, lot coverage, or other dimensional standards, may be continued, provided that:

1. The structure shall not be enlarged, extended, or altered in a manner that increases the degree of nonconformity; and
2. Structural alterations may be made only as necessary to maintain the structure in a safe condition or to comply with applicable building or safety codes.

### D. Nonconforming Uses of Structures or Land (General)

A lawful use of land or a structure that existed prior to the adoption of this Ordinance or any amendment thereto, but which is no longer permitted in the zoning district in which it is located, may be continued, subject to the following limitations:

1. The nonconforming use shall not be expanded, enlarged, or extended to occupy additional land or floor area;
2. The nonconforming use shall not be changed to another nonconforming use;
3. If a nonconforming use is changed to a conforming use, it shall not thereafter be changed back to a nonconforming use.

### E. Discontinuance of Nonconforming Uses

Except as otherwise provided in Section ## of this Article, if a nonconforming use of land or structure is discontinued or abandoned for a continuous period of one (1) year, any subsequent use of the land or structure shall conform to the provisions of this Ordinance.

Discontinuance may be evidenced by vacancy, cessation of operations, removal of equipment, or other objective evidence of nonuse.

### F. Nonconforming Business, Commercial, and Industrial Uses

Notwithstanding any other provision of this Ordinance, business, commercial, and industrial establishments that were lawfully in existence and in operation prior to the adoption of this Ordinance or any amendment thereto, and which have become nonconforming as a result of such adoption or amendment, shall be permitted to continue, expand, and reconstruct in accordance with Tennessee Code Annotated § 13-7-208(b)–(d), as amended.

1. Such uses shall lose their protected status only upon cessation of operations for a continuous period of thirty (30) months, provided that the Town establishes that such cessation was intentional and voluntary.
2. Any structure reconstructed or replaced in connection with such nonconforming use shall comply with current zoning requirements governing setbacks, height, bulk, and location on the site, unless otherwise exempt under state law.
3. Nothing in this section shall be construed to permit expansion or reconstruction that would constitute a public nuisance or violate applicable health or safety regulations.

### G. Restoration After Damage or Destruction

A nonconforming structure, or a structure containing a nonconforming use, that is damaged or destroyed by fire, flood, explosion, or other casualty may be repaired or reconstructed, provided that:

1. Restoration is commenced within one (1) year of the date of damage or destruction; and
2. The reconstructed structure does not increase the degree of nonconformity.

The Board of Mayor and Aldermen may grant a reasonable extension of time upon a showing of good cause.

**H. Nonconforming Manufactured Homes**

A manufactured home that constitutes a lawful nonconforming use may be replaced in the same location with another manufactured home, provided that:

1. The replacement occurs prior to abandonment of the nonconforming use;
2. A new building permit is obtained; and
3. The replacement manufactured home complies with all applicable building, plumbing, electrical, and safety codes.

## 5.03 General Lot and Access Standards

**A. Residential Lots – Principal and Accessory Structures**

Each lot used for residential purposes shall be limited to one (1) principal residential structure and any accessory structures customarily incidental to the residential use.

**B. Required Public Access for Residential Lots**

All residential lots within the Town of Walden shall have frontage on an existing street or road that is accepted by the Town and publicly maintained. Residential lots whose sole means of access is by a private road or easement shall not be permitted unless a Special Permit is granted by the Board of Mayor and Aldermen after review by the Walden Planning Commission.

**C. Building Permits on Lots Without Public Access**

No building permit or use permit shall be issued for any lot that does not abut an existing street or road accepted and publicly maintained by the Town, unless a Special Permit authorizing access by a private road or easement has been granted by the Board of Mayor and Aldermen after review by the Walden Planning Commission.

## 5.04 Parking Requirements for All Zones.

It is the intent of this Ordinance to minimize, to the extent practicable, the size and extent of parking areas in order to reduce stormwater runoff and avoid the visual impacts commonly associated with large parking lots.

Off-street parking, with adequate drainage, shall be provided on the same lot as the structure or use it serves, except where alternative parking locations are approved by the Walden Design Review Commission.

Parking requirements for properties located within the Town Center–Residential and Town Center–Mixed Use zoning districts are set forth in Sections ## of this Ordinance. All other zoning districts shall provide off-street parking in accordance with the following minimum requirements:

A. **Residential Uses.** Two (2) parking spaces shall be provided for each dwelling unit.
B. **Churches and Places of Public Assembly.** One (1) parking space shall be provided for every three (3) fixed seats in the main auditorium or assembly area.
C. **Bed and Breakfasts and Inns.** One (1) parking space shall be provided for each guest room or guest unit, plus one (1) additional parking space for the innkeeper's dwelling unit.
D. **All Other Uses.** Four (4) parking spaces shall be provided for each 1,000 square feet of net leasable floor area, or such lesser number of spaces as the Board of Mayor and Aldermen determines to be sufficient to meet the reasonable parking needs of the use.

### 5.05 Distance between buildings.

Where more than one (1) permanent building is located on one (1) parcel, the buildings shall be at least twenty (20) feet apart, except as allowed by the adopted Design Review Standards in the Town Center.

### 5.06 General Provisions Applicable to the Town Center (Ord. 2023-359, 10/17/23)

A. **Purpose.** The purpose of this section is to implement the portions of Town of Walden Plan that promote the development of a mixed-use, pedestrian-friendly Town Center.

B. **Intent.** It is the intent of this section to enable the development of Walden's Town Center in accordance with Article 1.01 of this Ordinance and in a manner that:
   1. allows for an interconnected pattern of development
   2. allows for a mixture of uses that promote a vibrant heart for the community;
   3. allows for a mixture of housing types that meet a variety of needs for all walks of life;
   4. promotes the inclusion of usable formal and informal open space;
   5. creates a comfortable environment for pedestrians and bicyclists through appropriate building placement and sidewalk and street design; and
   6. is sensitive to the unique environmental features of Walden.

C. **Territorial Applicability.** The Town Center is established with the Town of Walden Plan, where it is referred to as the "Taft Highway Focus Area." The Town Center is shown on the Town of Walden Zoning Map. Amendments to the boundaries of the Town Center may only be made through an amendment to the Town of Walden Plan or adoption of a new General Plan by the Board of Mayor and Aldermen in accordance with Article 10 of this Ordinance following a report by the Planning Commission.

D. **Future Zoning Designations**. All future rezonings within the Town Center shall be in compliance with the adopted Walden Land Use Plan. The following zoning designations may be applied for in the Town Center:
   1. TC-MU Town Center Mixed Use
   2. TC-R Town Center Residential

**E. Design Review Standards.** All development must follow the Town of Walden Design Review Standards, unless specifically listed as an exemption in the Design Review Standards.

**F. Rezoning Application Procedures within the Town Center Boundary.**

1. **Applicable Zones.** Property owners and/or developers may apply for either the Town Center- Mixed Use or Town Center-Residential zones within the Town Center Boundary. The developer must illustrate how the proposed TC-MU or TC-R development will comply with the Town of Walden Plan.

2. **Pre-Application Conference.** A pre-application conference with the Town of Walden Staff, or their designee(s), is required prior to any application for approval under the TC district. The purpose of the pre-application conference is to provide an overview of the materials necessary to submit an application and a description of the process; answer questions related to development under the TC district; and determine and clarify issues that may arise. Applicants are encouraged to prepare and bring the following to the pre- application conference:
    i. Sketch map of the site illustrating known constraints;
    ii. Description or sketches of the proposed development or use;
    iii. Information or reports regarding topographic, geotechnical, and other known environmental constraints on the site;
    iv. Information or concepts for stormwater;
    v. management and wastewater treatment; and
    vi. Any other supporting materials the applicant wishes to share about the development

3. **Application.** The application for the TC-MU or TC-R shall include the following:
    i. Survey of existing conditions on the property showing the following: 5-foot elevation; contours; natural drainage areas, streams, and wetlands; existing structures; existing rights-of-way and easements of record; existing paved areas or roads; live specimen trees exceeding 12 inches in diameter at breast height measuring from the natural ground; any features of the land that may impact development.

    ii. Conceptual site plan showing the following:
        a) Adjacent parcels with measurements for reference if only a portion of a property is to be designated TC-MU or TC-R
        b) Approximate location, size, and dimensions of the existing or proposed building(s)
        c) Property lines and building setback lines
        d) Landscaped buffers when required by the Zoning Ordinance and/or Design Review Standards
        e) Proposed streets, sidewalks, lighting and rights-of-way
        f) Proposed open spaces
        g) Approximate location of any proposed public amenities such as parks, squares or greenways
        h) Approximate parking area and calculations
        i) Vehicular and pedestrian points of ingress and egress
        j) Proposed septic field line area, backup field line area and/or wastewater system
        k) Conceptual stormwater plan

iii. A narrative impact statement of the project providing details on the following:
   a) Traffic impact
   b) Environmental Impact, including geotechnical, wastewater and stormwater analysis
   c) Economic viability of proposed commercial uses
   d) Supporting documentation for the narrative impact statement

# Article 6. Zones and Zoning Map

**6.01 Designation of the Town Center Boundary**

The Town Center boundary is designated on the official Zoning Map in accordance with the **Town of Walden Plan**, the adopted General Plan for the Town of Walden. Within this Plan, the Town Center is identified as the **Taft Highway Focus Area**.

All existing zoning within the Town Center that was in effect on **October 17, 2023** shall remain in effect until an application is made to rezone the property.

All future zoning decisions within the Town Center shall comply with the **Town of Walden Plan**, and only zoning districts determined to be consistent with the Plan shall be approved by the Town of Walden Board of Mayor and Aldermen in accordance with Article 10 of this Ordinance following review and recommendation by the Planning Commission.
The zoning districts permitted within the Town Center are identified in Section 6.02(b) below.

**6.02 Divisions into Zones**

For the purpose of regulating land use, building height and bulk, yard areas and open space, and population density, the incorporated territory of the Town of Walden, Tennessee, is divided into the following zoning districts.

**A. Zoning Districts Applicable Outside the Town Center**

A-1 Agriculture Zone
E-1 Estate Zone
R-1 Residential Zone
C-1 Commercial Zone
LM-1 Light Manufacturing Zone

**B. Base Zoning Districts Applicable Within the Town Center Boundary**

TC-MU Town Center Mixed Use
TC-R Town Center Residential

**C. Overlay Zoning Districts**

OS-1 Open Space Overlay Zone

**6.03 Official Zoning Map**

The boundaries of the zoning districts are hereby established as shown on the map entitled "Zoning Map of the Town of Walden, Tennessee," which accompanies and is hereby made a part of this Ordinance.

The Zoning Map, including all notations, references, and other information shown thereon, shall be considered as much a part of this Ordinance as if fully set forth herein.

The official Zoning Map shall be maintained in the office of the Town Administrator, or their designee, and shall be available for public inspection.

**6.04 Interpretation of Zoning District Boundaries**

Where uncertainty exists as to the boundaries of zoning districts as shown on the Zoning Map, the following rules shall apply:

A. Boundaries shown as following streets, roads, alleys, or railroad rights-of-way shall be

interpreted as following the centerline of such features.

B. Where boundaries appear to follow lot lines, such lot lines shall be considered the zoning district boundary.
C. Distances not specifically indicated on the Zoning Map shall be determined using the map scale.
D. Measurements and map dimensions shall be interpreted from the centerline of streets and alleys, unless otherwise indicated.

**6.05 Adoption of Zoning District Boundaries**

The zoning district boundaries shown on the official Zoning Map are hereby adopted and approved. The regulations established by this Ordinance shall apply to all land, including water areas, located within each zoning district as shown on the map.

**6.06 Compliance with Zoning District Regulations**

Except as otherwise provided in this Ordinance:

A. No building or structure shall be erected, altered, moved, or used except in compliance with the regulations of the zoning district in which it is located.
B. No land or premises shall be used for any purpose other than those uses permitted within the applicable zoning district.
C. No building or structure shall be erected or structurally altered except in conformity with the height, area, and other regulations established for the zoning district in which it is located.

# Article 7. Uses

## 7.01 General Use Regulations

A. No structure or land may be used or occupied unless allowed as a permitted or special exception use within the zone.
B. All uses must comply with any applicable federal and state requirements, and any additional federal, state, or municipal ordinances.
C. In zones other than E-1 Estate, R-1 Residential and TC-R Town Center Residential, lots may contain more than one principal use, so long as each principal use is allowed in the district. Each principal use is approved separately.
D. All uses, whether permitted or requiring a special permit, must comply with the use standards of Section 7.03 “Principal Use Standards,” or 7.04 “Accessory Use Standards.”

## 7.02 Table of Uses

The “Table of Uses” identifies the principal and accessory uses allowed within each zone. The permissions in the Table of Uses are indicated as follows:

1. “A” indicates that the use is only allowed as an accessory use and must accompany an allowed principal use
2. “P” indicates that the use is permitted in the zone
3. “S” indicates that a special permit is required
4. A blank cell indicates that the uses is prohibited in the zone

[TABLE OF USES]

## 7.03 Use Standards

**A. Applicability.** The use standards of this Section apply to the specific uses identified herein, whether such use is permitted by right, permitted as an accessory use, or requires approval of a Special Permit. Compliance with the applicable use standards shall be required in addition to all other requirements of this Ordinance, the Walden Subdivision Regulations and the Walden Design Review Standards.

**B. Residential Use Standards**

1. **Manufactured Homes.** Manufactured homes shall comply with the following standards:

   i. The manufactured home shall be installed in accordance with all applicable State of Tennessee requirements.

   ii. All wheels, axles, transporting lights, towing apparatus, and other equipment used solely for transportation of the manufactured home shall be removed following installation.

   iii. The area beneath the manufactured home shall be fully enclosed with durable skirting or a permanent perimeter wall within sixty (60) days of placement.

   iv. Where located in a residential zoning district, the manufactured home shall have a residential appearance generally compatible with site-built dwellings. Roofing, siding, veneers, and other exterior materials shall be materials customarily used for residential construction.

   v. The manufactured home shall be at least twelve (12) feet in width along the majority of its length.

   vi. All required porches, decks, stairs, landings, and similar improvements shall comply with applicable building and zoning requirements.

**C. Agricultural Use Standards**

**1. Animal Care Facility — With Outdoor Area**

   i. All overnight boarding and housing of animals shall occur within a fully enclosed building.

   ii. Outdoor exercise, recreation, relief, or activity areas shall be located to the side or rear of the principal building to the greatest extent practicable.

   iii. Outdoor animal areas shall be completely enclosed by a secure fence at least six (6) feet in height.

   iv. Outdoor areas shall include adequate covered areas or other shelter from sun, heat, precipitation, and inclement weather.

   v. All indoor and outdoor animal areas shall be maintained in a clean, dry, sanitary, and odor-controlled condition.

   vi. Animal waste shall be collected regularly and stored in closed containers or otherwise managed so as not to create odor, insect, vermin, or stormwater impacts on adjacent property.

vii. Outdoor areas shall be located and designed to minimize noise impacts upon adjoining residential property.

viii. Exterior lighting associated with outdoor animal areas shall be directed and shielded to prevent glare onto adjoining property.

ix. The Special Permit may establish reasonable limitations on hours of outdoor activity where necessary because of proximity to residential uses.

2. **Animal Shelter.** Animal shelters shall comply with the standards for an **Animal Care Facility — With Outdoor Area**.

3. **Horticultural Nurseries and Greenhouses**

i. Greenhouses, shade structures, storage buildings, and similar structures shall comply with the dimensional requirements of the underlying zoning district.

ii. Outdoor storage of soil, mulch, fertilizer, pots, pallets, equipment, and similar materials shall be located to the side or rear of the principal building or principal sales area and screened from adjoining residential property.

iii. Loading, unloading, and delivery areas shall be located and designed to minimize impacts upon adjoining residential property and public streets.

iv. Fertilizers, pesticides, fuels, and similar materials shall be stored and handled in compliance with applicable state and federal requirements and in a manner that prevents discharge to streams, drainageways, groundwater, or adjoining property.

v. Exterior lighting shall be directed and shielded to prevent glare onto adjoining property.

vi. Retail sales shall be limited to plants, nursery stock, gardening products, and other goods customarily associated with a horticultural nursery or greenhouse unless another retail use is separately permitted.

## D. Government and Institutional Use Standards

### 1. Cemeteries

i. Where a cemetery abuts a residential zoning district or residential use, a 25-foot landscaped buffer shall be provided along the common property line.

ii. The buffer shall remain free of graves, mausoleums, parking areas, interior drives, service buildings, and other cemetery improvements except landscaping, fencing, walls, or similar screening features.

iii. Land used for grave sites shall be located outside the one-percent annual chance floodplain.

iv. Maintenance buildings, crematories, funeral homes, or other principal uses associated with a cemetery shall not be considered part of the cemetery use unless specifically permitted by this Ordinance.

v. Access and internal circulation shall be designed so that funeral processions and regular cemetery traffic do not create unreasonable interference with traffic on adjoining public streets.

**2. Day Care Centers**

i. A day care center shall comply with all applicable State of Tennessee licensing and operational requirements.

ii. A current state license shall be maintained and displayed as required by state law.

iii. Required outdoor play areas shall be securely enclosed.

iv. Outdoor play areas shall be located to the side or rear of the principal building where practicable and shall be designed to minimize impacts on adjoining residential property.

v. Adequate on-site area shall be provided for the safe drop-off and pick-up of patrons without requiring vehicles to queue within a public street.

vi. Vehicular circulation shall be designed to minimize backing movements into a public street.

vii. Exterior lighting shall be directed and shielded to prevent glare onto adjoining residential property.

**3. Public Utilities as a Principal Use**

i. Buildings and equipment shall comply with the setbacks of the underlying zoning district except where a greater setback is required by this section or as a condition of Special Permit approval.

ii. Outdoor utility equipment shall be set back at least twenty (20) feet from any required setback line.

iii. Outdoor mechanical or utility equipment shall be screened from adjoining residential property and public streets where such screening does not interfere with the safe operation of the facility.

iv. Fencing shall be designed to provide security while minimizing its visual impact upon adjoining property.

v. Exterior lighting shall be limited to that reasonably necessary for safety, security, and operation of the facility and shall be shielded from adjoining residential property.

vi. Noise-producing equipment, including generators, pumps, compressors, and similar equipment, shall be located or screened to minimize noise impacts upon adjoining residential property.

vii. Any buildings associated with the use shall be designed, to the extent practicable, to be compatible in scale and appearance with development in the surrounding area.

viii. These standards do not apply to individual utility lines, service connections, meters, transformers, or similar equipment serving an individual premises where excluded from the definition of this use.

4. **Schools**

i. The facility shall comply with all applicable federal, state, and local licensing, accreditation, building, fire, and life-safety requirements.

ii. Vehicular access, drop-off and pick-up areas, bus loading areas, and parking shall be designed to minimize congestion and conflicts with through traffic on adjoining streets.

iii. Bus loading areas and other regularly used loading areas shall be located off-street.

iv. Outdoor recreational facilities, playgrounds, athletic fields, and similar activity areas shall be located and designed to minimize noise, lighting, and other impacts upon adjoining residential property.

v. Outdoor lighting for athletic or recreational facilities shall be directed and shielded to minimize light trespass and glare.

vi. Service areas, refuse collection areas, and loading areas shall be located and screened to minimize impacts upon adjoining residential property.

vii. Dormitories, cafeterias, athletic facilities, and similar uses may be permitted as ancillary uses when clearly associated with the operation of the school.

**5. Correctional Facility**

i. The facility shall comply with all applicable federal and state licensing, certification, security, and operational requirements.

ii. A security plan shall be provided as part of the Special Permit application describing perimeter security, controlled access, emergency procedures, and measures for preventing unauthorized entry or exit.

iii. Security fencing, walls, lighting, and similar facilities shall be located and designed to minimize their visual impact upon public streets and adjoining property to the extent consistent with security requirements.

iv. Outdoor recreation areas shall be enclosed and located to minimize noise and visibility from adjoining residential property.

v. Loading, service, employee parking, and secure transport areas shall be located to the side or rear of the principal building where practicable.

vi. Exterior lighting shall be designed to provide required security while minimizing glare and light trespass onto adjoining property.

vii. The Special Permit application shall identify the anticipated maximum resident population, number of employees, hours of operation, and anticipated frequency of transport vehicles and other service traffic.

**6. Children's Home**

i. The facility shall obtain and maintain all licenses and approvals required by the State of Tennessee.

ii. The facility shall maintain a residential character to the greatest extent practicable where located in or adjacent to a residential zoning district.

iii. Outdoor recreation areas shall be located to the side or rear of the principal building where practicable and shall be appropriately enclosed where required for resident safety.

iv. Parking, loading, refuse collection, and service areas shall be located and designed to minimize impacts upon adjoining residential property.

v. Exterior lighting shall be residential in character where the facility is located within a residential district and shall be shielded from adjoining property.

vi. The Special Permit application shall identify the maximum number of residents, anticipated number of employees, and the nature of any ancillary educational,

recreational, or treatment services proposed on the premises.

**7. Community Center**

i. The principal building and associated outdoor activity areas shall be located and designed to minimize noise and activity impacts upon adjoining residential property.

ii. Outdoor recreation and gathering areas shall comply with applicable lighting and noise standards.

iii. Parking, loading, refuse collection, and service areas shall be located and screened to minimize impacts upon adjoining residential property.

iv. Exterior lighting shall be directed and shielded to prevent glare onto adjoining property.

v. Accessory food service, meeting rooms, recreation areas, educational activities, and community-service activities shall be permitted when subordinate to the community center.

**vi.** Where a local food hub is operated as part of the community center, loading, food distribution, and storage activities shall occur in designated areas shown on the approved site plan.

**8. Food Bank**

i. Food storage shall occur within an enclosed building except for temporary loading and unloading.

ii. Loading docks, loading areas, and refuse or recycling collection areas shall be located to the side or rear of the building where practicable and screened from adjoining residential property.

iii. The site shall provide adequate space for delivery vehicles to enter, maneuver, load, and unload without obstructing a public street.

iv. Outdoor storage of donated goods, pallets, containers, or similar materials is prohibited except during active loading or unloading.

v. Refrigeration, mechanical equipment, compactors, and similar equipment shall be located or screened to minimize noise impacts upon adjoining residential property.

**9. Hospital**

i. All buildings and facilities shall comply with applicable federal and State of Tennessee licensing and operational requirements.

ii. Emergency entrances, ambulance loading areas, loading docks, service areas, and refuse collection areas shall be located and designed to minimize impacts upon adjoining residential property.

iii. Emergency vehicle access shall be designed to provide safe and direct access to the facility without unnecessary circulation through residential areas where practicable.

iv. Mechanical equipment, generators, cooling equipment, and similar equipment shall be located, enclosed, or screened to minimize noise impacts upon adjoining property.

v. Exterior lighting necessary for emergency operations and safety shall be designed to minimize glare and light trespass onto adjoining property.

vi. Helicopter landing facilities are not included as part of a Hospital approval unless

separately permitted as an accessory Helipad in accordance with this Ordinance.

vii. Medical offices, laboratories, pharmacies, cafeterias, and similar uses may be permitted as ancillary uses when principally serving the hospital.

**10. Opioid Treatment Facility**

i. The facility shall obtain and continuously maintain all licenses, approvals, and certifications required by the State of Tennessee and federal law.

ii. The Special Permit application shall identify the applicable State facility classification and the type of treatment provided, including whether controlled substances will be dispensed or administered on the premises.

iii. Patient waiting, intake, and discharge shall occur within the building or in designated on-site areas. Routine patient queuing shall not occur within a public right-of-way.

iv. The site shall provide sufficient on-site parking, passenger loading, and circulation to accommodate anticipated patient turnover without obstructing adjacent streets.

v. Medication delivery, refuse collection, and other service activities shall occur in designated areas located to minimize impacts upon adjoining property.

vi. Exterior lighting shall be directed and shielded in accordance with the applicable lighting requirements of this Ordinance.

vii. Security measures required by State or federal law shall be incorporated into the site and building design.

viii. Any counseling, behavioral-health, laboratory, pharmacy, or similar services offered as part of the facility may be considered accessory to the principal use when subordinate and directly related to treatment provided by the facility.

**11. Religious Assembly**

i. Accessory uses customarily associated with religious assembly may include administrative offices, meeting rooms, classrooms, fellowship halls, kitchens, day care, recreation areas, and similar activities, subject to any separate use standards applicable to such uses.

ii. Parking, loading, refuse collection, and service areas shall be located and designed to minimize impacts upon adjoining residential property.

iii. Outdoor gathering and recreation areas shall be located and designed to minimize noise impacts upon adjoining residential property.

iv. Exterior lighting shall be directed and shielded to prevent glare onto adjoining property.

v. Where amplified sound is used outdoors, speakers shall be oriented and operated so as to minimize impacts upon adjoining residential property.

vi. Schools, day care centers, food pantries, community centers, and similar activities shall be considered accessory only where they are subordinate and incidental to the Religious Assembly; otherwise they shall comply with the regulations applicable to the respective principal use.

**12. Residential Addiction Treatment Facility**

i. The facility shall obtain and maintain all licenses required by the State of Tennessee.

ii. Parking, loading, refuse collection, and service areas shall be located and designed to minimize impacts upon adjoining residential property.

iii. Exterior lighting shall be directed and shielded to prevent glare onto adjoining property.

iv. The Special Permit application shall identify the maximum number of residents, number of employees, anticipated staffing by shift, and any outpatient services proposed on the premises.

v. Any medical detoxification or other medical services provided onsite shall be properly licensed and shall remain ancillary to the residential treatment use unless separately permitted as another principal use.

**13. Shelter, Domestic Violence**

i. The facility shall comply with all applicable federal and State of Tennessee licensing and operational requirements.

ii. Sleeping accommodations shall be located within a fully enclosed building.

iii. Outdoor recreation or gathering areas shall be located to the side or rear of the principal building where practicable and shall be designed to minimize impacts on adjoining residential property.

iv. Parking, loading, refuse collection, and service areas shall be located and designed to minimize impacts on adjoining residential property.

v. Exterior lighting shall be sufficient for safety and security but shall be directed and shielded to minimize light trespass onto adjoining property.

vi. Offices, counseling rooms, kitchens, dining areas, children's activity areas, and similar facilities may be provided as accessory uses when associated with the operation of the shelter.

**14. Shelter, Homeless**

i. Sleeping accommodations shall be located within a fully enclosed building.

ii. The facility shall provide adequate indoor space for persons awaiting admission or services so that routine queuing or congregation does not occur within a public right-of-way.

iii. Outdoor gathering areas shall be located to the side or rear of the principal building where practicable and shall be designed to minimize impacts on adjoining residential property.

iv. Parking, loading, refuse collection, and service areas shall be located and designed to minimize impacts on adjoining residential property.

v. Exterior lighting shall be sufficient for safety and security but shall be directed and shielded to minimize light trespass onto adjoining property.

vi. The facility shall maintain an identified person or entity responsible for operation and maintenance of the premises.

vii. Counseling, dining, administrative, laundry, hygiene, and similar services may be provided as accessory uses when principally serving residents or clients of the shelter.

## E. Commercial Use Standards

### 1. Aerial Lift Station.

i. The Special Permit application shall include a site plan showing the location and dimensions of all terminal buildings, towers, cables, boarding and unloading areas, mechanical equipment, access roads, parking areas, and other associated improvements.

ii. The Special Permit application shall also include an operations plan, including route maps, route capacity, planned route schedule, connecting transit or transportation options, and operating hours.

iii. Boarding and unloading areas shall be designed to provide safe pedestrian circulation and to prevent conflicts between pedestrians and vehicles.

iv. Mechanical equipment shall be located, enclosed, or screened to minimize noise impacts upon adjoining residential property.

v. Exterior lighting shall be limited to that necessary for safe operation and shall be directed and shielded to minimize glare and light trespass.

vi. Structures, towers, and other facilities shall be located and designed to minimize disturbance of steep slopes, significant vegetation, streams, and other environmentally sensitive areas.

vii. Emergency access and evacuation provisions shall be demonstrated as part of the Special Permit application.

viii. Any parking, retail, restaurant, recreational, or other principal use associated with an aerial lift station shall comply with the requirements applicable to that use unless expressly approved as accessory to the station.

### 2. Retail Bakery

i. The primary function of the establishment shall be the retail sale of baked goods directly to consumers on the premises.

ii. Baking and food preparation shall occur entirely within an enclosed building.

iii. Wholesale distribution shall remain incidental and subordinate to retail sales from the premises.

iv. Commercial loading and delivery activities shall be conducted in a manner that minimizes impacts upon adjoining residential property.

v. Mechanical ventilation, exhaust equipment, refuse storage, and similar service facilities shall be located or designed to minimize odor, noise, and other impacts upon adjoining

property.

**vi.** Outdoor storage of ingredients, products, equipment, pallets, or similar materials is prohibited.

**3. Bed and Breakfast**

i. **Owner Occupancy.** A Bed and Breakfast shall be operated within an owner-occupied dwelling. The dwelling shall be the owner's primary residence, and the owner shall continuously occupy the dwelling during operation of the Bed and Breakfast.

ii. **Guest Rooms.** A Bed and Breakfast may contain no more than ten (10) sleeping rooms available to transient guests, or such lower maximum as may be established by the underlying zoning district.

iii. **Site Plan Required.** An application for a Special Permit shall include a site plan depicting, at a minimum:
- Site access;
- Existing and proposed building configuration;
- Building setbacks;
- Proposed landscaping;
- Drainage;
- Parking; and
- Such other information as may reasonably be required to evaluate the proposed use.

iv. **Parking.** At least one (1) off-street parking space shall be provided for each guest room, plus one (1) parking space for the dwelling occupied by the owner or innkeeper. Parking shall be located and arranged to minimize impacts upon adjoining residential property.

v. **Residential Character**. The residential character and appearance of the dwelling shall be maintained. Exterior alterations associated with the Bed and Breakfast shall not cause the property to take on the appearance of a conventional commercial establishment.

vi. **Cooking Facilities**. Individual guest rooms shall not contain full cooking facilities. A mini-refrigerator, microwave, coffee maker, or similar small appliance may be provided.

vii. **Food Service**. At least one meal must be offered daily to guests. On-premise restaurants shall be limited to providing food service for overnight guests.

viii. **Accessory Retail Sales**. Incidental retail sales of items customarily associated with the Bed and Breakfast may be permitted, but a general retail establishment shall not be operated as part of the use.

ix. **Outdoor Activity.** Outdoor gathering and activity areas shall be located and operated to minimize noise and other impacts upon adjoining residential property.

**4. Financial Institution, Alternative**

i. An Alternative Financial Institution shall be located at least one thousand three hundred twenty (1,320) feet from another Alternative Financial Institution, measured from the

nearest lot line of each establishment.

ii. An Alternative Financial Institution shall be located at least five hundred (500) feet from a residential zoning district, measured from the nearest lot line of the establishment to the nearest boundary of the residential zoning district.

iii. Drive-through service shall be prohibited unless separately permitted as a Drive-Thru Facility under this Ordinance.

**5. Food Truck Park**

i. A minimum of twenty percent (20%) of the lot area devoted to the Food Truck Park shall consist of common customer areas, exclusive of food truck spaces, vehicular circulation, and parking.

ii. Common areas shall include appropriate customer amenities, which may include seating, landscaping, shade, and restroom facilities.

iii. A Food Truck Park may be established as a standalone principal use or may be located on a property containing another principal use where otherwise permitted by this Ordinance.

iv. The site shall provide designated locations for individual food trucks that do not obstruct required parking spaces, fire lanes, pedestrian routes, or vehicular circulation.

v. The site shall be maintained free of litter and debris, and adequate waste and recycling receptacles shall be provided and regularly serviced.

vi. A commissary serving vendors within the Food Truck Park may be permitted as an accessory use.

vii. Exterior lighting shall be directed and shielded to minimize impacts upon adjoining property.

viii. Amplified music or live entertainment shall require separate approval where otherwise required by this Ordinance.

ix. Permanent utility connections provided to individual food truck spaces shall comply with applicable building, electrical, plumbing, health, and fire requirements.

**6. Gasoline Service Station**

i. The principal building and gasoline pump islands shall comply with all dimensional standards of the underlying zoning district.

ii. Fueling, loading, and service areas shall be arranged so that vehicles do not back into or queue within the public right-of-way.

iii. Outdoor storage of vehicle parts, tires, equipment, or merchandise is prohibited except where separately permitted as Outdoor Sales and Display.

iv. Refuse containers and service areas shall be screened from public streets and adjoining residential property.

v. Canopy and site lighting shall be fully shielded and directed downward in accordance with applicable lighting requirements.

vi. Any convenience store, car wash, vehicle repair, or other use located on the premises shall comply with the requirements applicable to that use.

vii. All fuel storage, dispensing, spill prevention, and environmental controls shall comply with applicable state and federal requirements.

**7. Grocery Store**

i. Loading docks, delivery areas, refuse collection areas, compactors, and similar service facilities shall be located to the side or rear of the principal building where practicable and screened from public streets and adjoining residential property.

ii. Loading and deliveries shall be accommodated entirely on-site without blocking public streets or required parking and circulation areas.

iii. Mechanical and refrigeration equipment shall be located, enclosed, or screened to minimize noise impacts upon adjoining property.

iv. Shopping cart storage areas shall be provided where carts are made available to customers.

v. Outdoor sales and display shall comply with the standards applicable to Outdoor Sales and Display.

vi. Exterior lighting shall comply with applicable lighting standards and shall be directed and shielded to minimize impacts upon adjoining residential property.

vii. Any restaurant, pharmacy, fuel sales, drive-through facility, or other separately classified use shall comply with the applicable requirements for that use.

**8. Hotel / Motel**

i. Guest rooms shall be accessed through a permanent building designed and constructed for transient lodging.

ii. Parking, loading, refuse collection, and service areas shall be located and designed to minimize impacts upon adjoining residential property.

iii. Exterior lighting shall be directed and shielded to prevent glare and light trespass onto adjoining property.

iv. Outdoor swimming pools, patios, gathering spaces, and recreation areas shall be located and operated to minimize noise impacts upon adjoining residential property.

v. Restaurants, meeting rooms, fitness facilities, swimming pools, and similar amenities may be permitted as accessory uses when principally associated with the Hotel/Motel.

vi. Any restaurant, bar, live entertainment venue, reception facility, or other use intended to operate independently for the general public shall comply with the requirements applicable to that use.

vii. Guest stays shall be transient in nature as defined by this Ordinance.

**9. Inn**

i. An Inn have a maximum of ten (10) guest rooms or, where applicable, the maximum established by the underlying zoning.

ii. Parking shall be provided on-site and arranged to minimize its visibility from public streets and impacts upon adjoining residential property.

iii. Outdoor service or gathering areas shall be located and operated to minimize noise impacts upon adjoining residential property.

iv. Exterior lighting shall be directed and shielded to prevent glare and light trespass onto adjoining property.

v. Refuse collection, deliveries, and service areas shall be located to the side or rear of the building where practicable and screened from adjoining residential property.

vi. Where a restaurant is operated within the Inn, it shall comply with applicable requirements for restaurants, except where this Ordinance expressly provides otherwise.

vii. Live entertainment shall comply with the standards applicable to Live Entertainment as a Secondary Use.

viii. Employee dwelling units authorized as part of the Inn shall remain accessory to the Inn and shall not be separately rented or conveyed.

**10. Liquor Store**

i. The establishment shall maintain all licenses and permits required by the State of Tennessee and the Walden Municipal Code.

ii. The proposed location shall meet all requirements of Title 8 of the Walden Municipal Code.

iii. Consumption of alcoholic beverages on the premises is prohibited except where separately authorized by law and permitted as another use under this Ordinance.

iv. Loading, deliveries, refuse collection, and service areas shall be located to minimize impacts upon adjoining property.

v. Exterior lighting shall comply with applicable lighting standards and shall be directed and shielded to minimize impacts upon adjoining residential property.

vi. A Drive-Thru Facility associated with a Liquor Store is prohibited.

vii. Any accessory sale of merchandise other than alcoholic beverages shall remain subordinate to the principal use.

**11. Live Entertainment — Secondary Use**.

i. Live Entertainment shall be accessory and subordinate to the principal use of the

premises.

ii. The area principally devoted to live entertainment, including any permanent stage or dance floor, shall not constitute the majority of the customer area of the establishment.

iii. Live Entertainment shall not change the primary character of the establishment to that of a Live Performance Venue or Nightclub.

iv. Outdoor live entertainment shall be permitted only where specifically included in the Special Permit approval.

v. Speakers and amplification equipment shall be located and oriented to minimize sound transmission to adjoining residential property.

vi. Doors and windows shall not be routinely kept open for the purpose of transmitting indoor amplified entertainment outdoors.

vii. The Special Permit may establish reasonable hours for live entertainment where necessary to address impacts upon nearby residential property.

viii. Adult-oriented entertainment is prohibited under this classification.

**12. Live Performance Venue**

i. All performance areas shall be identified on the approved site plan.

ii. Outdoor performance areas shall be permitted only where specifically approved as part of the Special Permit.

iii. Outdoor speakers and amplification equipment shall be oriented away from adjoining residential property to the greatest extent practicable.

iv. The Special Permit application shall identify the anticipated maximum occupancy, typical hours of operation, location of stages and performance areas, and whether amplified sound will be used.

v. Parking, passenger loading and unloading, refuse collection, and service areas shall be designed to accommodate the anticipated intensity of the use without obstructing adjoining public streets.

vi. Exterior lighting shall be directed and shielded to minimize glare and light trespass onto adjoining residential property.

vii. The Special Permit may establish reasonable hours for performances and outdoor activities where necessary to address impacts upon adjoining residential property.

viii. Restaurants, bars, concession stands, and retail sales may be permitted as accessory uses where otherwise lawful.

ix. Adult-oriented establishments are not included within this use classification.

**13. Micro-Production of Alcohol**

i. All brewing, fermentation, distillation, bottling, canning, packaging, and other alcohol-production activities shall occur within a fully enclosed building.

ii. The establishment shall include a tasting room, bar, restaurant, or similar customer-oriented area within the same building as the production use.

iii. The customer-oriented area shall constitute at least twenty percent (20%) of the gross floor area occupied by the use or one thousand two hundred (1,200) square feet, whichever is less.

iv. Retail sales of alcoholic beverages produced on the premises and merchandise related to the establishment may be permitted subject to applicable state law.

v. Outdoor storage of raw materials, finished products, barrels, containers, pallets, or production equipment is prohibited.

vi. Loading and delivery areas shall be located and designed to minimize impacts upon public streets and adjoining residential property.

vii. Mechanical equipment and production processes shall be located or designed so that noise, vibration, odor, and similar effects are not perceptible at an unreasonable level on adjoining property.

viii. Outdoor seating or activity areas shall comply with the applicable standards for commercial outdoor seating/activity areas.

ix. Live entertainment shall require approval in accordance with the standards for Live Entertainment — Secondary Use.

x. The establishment shall maintain all licenses and permits required by the State of Tennessee.

**14. Movie Studio**

i. All permanent buildings and structures shall comply with the dimensional standards of the underlying zoning district.

ii. Outdoor sets, filming areas, storage areas, fabrication areas, and similar outdoor activities shall be shown on the approved site plan and located to minimize impacts upon adjoining properties.

iii. Exterior lighting used for filming or production shall be directed and shielded to the extent practicable to minimize glare and light trespass upon adjoining properties. Temporary production lighting shall not be directed toward adjoining residential properties.

iv. Outdoor storage of equipment, materials, sets, props, and commercial vehicles shall be located to the side or rear of principal buildings and screened from public streets and adjoining residential properties.

v. Fabrication, construction, repair, and similar activities that produce substantial noise, dust, fumes, or vibration shall occur within an enclosed building or in an area

specifically approved as part of the Special Permit.

vi. Temporary housing shall be limited to actors, production personnel, caretakers, or other persons directly associated with an active production and shall not be used as permanent residential accommodations.

vii. The Special Permit application shall identify anticipated production activities, outdoor filming areas, exterior sets, hours of operation, temporary housing, commercial vehicle storage, loading areas, and any activities expected to generate significant noise or lighting.

**15. Medical/Dental Office/Clinic**

i. All examination, treatment, and patient-care activities shall occur within a fully enclosed building, except for emergency activities or other incidental activities customarily conducted outdoors.

ii. Patient drop-off and pick-up areas shall be located so that vehicles do not routinely queue or obstruct a public street.

iii. Medical waste, refuse, oxygen tanks, and other service or storage areas shall comply with applicable law and shall be located or screened to minimize visibility from public streets and adjoining residential properties.

iv. Mechanical equipment and emergency generators shall be located or screened to minimize noise impacts upon adjoining residential properties.

v. Exterior lighting shall be directed and shielded to minimize glare and light trespass upon adjoining properties.

vi. This use shall not include an Opioid Treatment Facility where such facility is separately defined and regulated by this Ordinance.

**16. Nightclub**

i. Entertainment, dancing, and amplified music shall occur within a fully enclosed building unless outdoor entertainment is specifically approved as part of the Special Permit.

ii. Entrances, outdoor waiting areas, and passenger loading and unloading areas shall be designed to prevent routine obstruction of sidewalks, parking areas, or public streets.

iii. Speakers and amplification equipment shall be located and operated to minimize sound transmission to adjoining residential properties.

iv. Doors and windows shall not be routinely kept open for the purpose of transmitting amplified entertainment outdoors.

v. Exterior lighting shall be directed and shielded to minimize glare and light trespass upon adjoining properties.

vi. Refuse collection, service, and loading areas shall be located to the side or rear of the principal building where practicable and screened from adjoining residential properties.

vii. The Special Permit application shall identify the maximum occupancy, anticipated hours of operation, location of entertainment and dancing areas, passenger loading areas, and any proposed outdoor activities.

viii. Adult-oriented entertainment is not included within this use classification.

**17. Outdoor Market**

i. A minimum of ten percent (10%) of the area devoted to the Outdoor Market shall consist of common customer areas, which may include seating, landscaping, restroom facilities, or similar amenities.

ii. Vendor stalls, customer circulation, parking, loading, and pedestrian areas shall be shown on the approved site plan.

iii. The market shall be maintained free of litter and debris, and adequate waste and recycling receptacles shall be provided.

iv. Restroom facilities shall be provided for vendors and the public in accordance with applicable requirements.

v. The days and hours of operation shall be clearly posted on the premises.

vi. A manager or other responsible representative shall be present on-site whenever the market is open to the public.

vii. Permanent outdoor storage of merchandise, equipment, pallets, or similar materials is prohibited except within areas specifically approved for such storage.=

viii. Exterior lighting shall be directed and shielded to minimize impacts upon adjoining properties.

**18. Other Retail Stores or Shops**

i. The proposed use shall be similar in character, scale, intensity, and land-use impacts to retail stores, shops, or services otherwise permitted within the applicable zoning district.

ii. The use shall not include an activity separately classified or regulated by this Ordinance.

iii. Outdoor storage shall be prohibited unless separately permitted by this Ordinance.

iv. Loading, deliveries, refuse collection, and service areas shall be located and designed to minimize impacts upon adjoining properties.

v. The use shall not generate materially greater noise, vibration, odor, glare, traffic, loading activity, or other off-site impacts than other commercial uses allowed within the zoning district.

**19. Parking Lot as a Principal Use**

i. The parking lot shall provide safe and adequate vehicular ingress and egress and shall not require vehicles to routinely back into a public street.

ii. Parking spaces, drive aisles, and access points shall be arranged to provide safe pedestrian and vehicular circulation.

iii. Parking areas shall comply with all applicable landscaping, screening, stormwater management, and parking lot design requirements of this Ordinance and the Walden Design Review Standards.

iv. Where the parking lot adjoins residential property, screening shall be provided in accordance with the applicable landscaping and screening standards.

v. Exterior lighting shall be directed downward and shielded to minimize glare and light trespass upon adjoining properties.

vi. The parking lot shall not be used for the permanent storage of inoperable vehicles, commercial equipment, trailers, or merchandise.

vii. Where the parking lot principally serves another use located on a separate lot, safe pedestrian access between the parking lot and the use it serves shall be provided where practicable.

**20. Parking Structure as a Principal Use**

i. The parking structure shall provide safe and adequate vehicular ingress and egress and shall be designed to minimize conflicts with pedestrian circulation.

ii. Vehicle entrances and exits shall be located to minimize impacts upon adjoining streets and properties.

iii. Exterior lighting, including lighting within the structure visible from adjoining properties, shall be designed and shielded to minimize glare and light trespass.

iv. Mechanical equipment, ventilation systems, and similar equipment shall be located or designed to minimize noise impacts upon adjoining residential properties.

v. The exterior design of the structure shall comply with all applicable Walden Design Review Standards.

vi. Rooftop parking shall be screened from adjacent streets and properties to the extent required by applicable design standards.

vii. The structure shall not be used for the permanent storage of inoperable vehicles, commercial equipment, merchandise, or materials.

**21. Passenger Terminal**

i. The site shall provide adequate areas for passenger loading and unloading without requiring vehicles to routinely stop, queue, or load passengers within a public travel lane.

ii. Vehicular circulation shall be designed to minimize conflicts among passenger vehicles, transit vehicles, pedestrians, and other modes of transportation.

iii. Passenger waiting areas shall be provided on-site and shall not routinely require passengers to congregate within a public right-of-way.

iv. Bus, taxi, shuttle, or other commercial vehicle staging areas shall be located to minimize noise, exhaust, and other impacts upon adjoining residential properties.

v. Exterior lighting shall be directed and shielded to minimize glare and light trespass.

vi. The Special Permit application shall identify anticipated transportation modes, hours of operation, passenger volumes, vehicle staging areas, passenger loading areas, and internal circulation.

vii. An Aerial Lift Station shall be regulated separately and is not included within this use.

**22. Personal Service Establishment**

i. Business, servicing, processing, and storage activities shall occur within a fully enclosed building unless otherwise expressly permitted by this Ordinance.

ii. Outdoor storage and display are prohibited unless separately permitted by this Ordinance.

iii. Equipment, ventilation systems, and other operations that may generate noise, vibration, odor, fumes, or similar impacts shall be located and operated to minimize impacts upon adjoining properties.

iv. Refuse collection and service areas shall be located to the side or rear of the principal building where practicable and screened from public streets and adjoining residential properties.

v. A use separately defined or regulated by this Ordinance shall comply with the standards applicable to that use and shall not be classified as a Personal Service Establishment solely for the purpose of avoiding such requirements.

**23. Plumbing and Electrical Shops, Radio and TV Shops, Appliance Repair Shops, and Similar Workshop-Type Uses**

i. Repair, fabrication, servicing, and similar activities shall occur within a fully enclosed building.

ii. Outdoor storage of equipment, appliances, materials, parts, or other merchandise is prohibited unless specifically approved as part of the Special Permit.

iii. The use shall employ no more than three (3) repair persons on-site at any one time.

iv. Equipment and activities shall not create noise, vibration, fumes, odors, dust, or glare that create an unreasonable impact upon adjoining properties.

v. Loading, deliveries, and service activities shall occur on-site and shall not obstruct a public street.

vi. Refuse and discarded equipment or materials shall be stored within an enclosed building or screened area pending lawful disposal.

**24. Short-Term Vacation Rental**

i. A Short-Term Vacation Rental shall be operated within a lawful Dwelling Unit.

ii. The property shall remain residential in appearance and shall not contain exterior alterations or displays that cause it to take on the appearance of a conventional commercial lodging establishment.

iii. Guest parking shall be accommodated on-site in accordance with the applicable parking requirements and shall not obstruct a public street, sidewalk, or neighboring driveway.

iv. The maximum overnight occupancy shall not exceed the occupancy authorized by applicable building, fire, wastewater, or other health and safety requirements.

v. Weddings, receptions, commercial parties, or other events involving persons substantially in excess of the authorized overnight occupancy shall not be permitted as part of the Short-Term Vacation Rental use unless separately permitted by this Ordinance.

vi. Outdoor amplified sound shall not be permitted as part of the Short-Term Vacation Rental use.

vii. The owner or operator shall maintain current contact information for a person responsible for addressing conditions or complaints concerning the operation of the property.

**25. Vehicle Dealership**

i. Areas used for the outdoor display or storage of vehicles shall be shown on the approved site plan and shall not obstruct required parking, pedestrian circulation, fire access, or vehicular circulation.

ii. Vehicle display and storage areas shall be located and landscaped or screened in accordance with applicable landscaping and design standards.

iii. Exterior lighting shall be directed and shielded to minimize glare and light trespass upon adjoining properties.

iv. Outdoor loudspeakers shall not be operated in a manner that creates an unreasonable noise impact upon adjoining properties.

v. Partially dismantled, wrecked, junked, or inoperable vehicles shall not be stored outdoors except temporarily within an approved vehicle repair area.

vi. Vehicle repair or service activities shall comply with the standards applicable to Vehicle Repair/Service and shall be permitted only where such activity is authorized by the Special Permit or separately permitted by this Ordinance.

vii. Loading and unloading of vehicle inventory shall occur on-site and shall not routinely obstruct a public street.

**26. Vehicle Operation Facility**

i. Areas used for dispatch, vehicle storage, vehicle staging, and maintenance shall be shown on the approved site plan.

ii. Vehicles associated with the use shall be stored and staged on-site and shall not routinely queue, park, or wait within a public right-of-way.

iii. Vehicle maintenance and repair activities shall occur within a fully enclosed building and shall remain accessory to the principal Vehicle Operation Facility.

iv. Outdoor storage areas shall be located to the side or rear of the principal building where practicable and shall be screened from public streets and adjoining residential properties.

v. Exterior lighting shall be directed and shielded to minimize glare and light trespass.

vi. Vehicle dispatch, idling, maintenance, and other operations shall be conducted to minimize noise and other impacts upon adjoining residential properties.

vii. The Special Permit application shall identify the type and maximum anticipated number of vehicles, hours of operation, vehicle storage areas, dispatch activities, and maintenance activities.

**27. Vehicle Rental**

i. Areas used for the outdoor storage or display of rental vehicles shall be shown on the approved site plan.

ii. Rental vehicles shall be stored entirely on the premises or at another lawful vehicle storage location.

iii. Vehicle storage areas shall not obstruct required parking, pedestrian circulation, fire access, or vehicular circulation.

iv. Exterior lighting shall be directed and shielded to minimize glare and light trespass upon adjoining properties.

v. Incidental washing and routine servicing of rental vehicles may be permitted where conducted in an area designed for such activity and in compliance with applicable stormwater and wastewater requirements.

vi. Vehicle repair beyond incidental routine servicing shall comply with the requirements applicable to Vehicle Repair/Service.

vii. The rental or storage of heavy trucks, construction equipment, or other heavy equipment is not included within this use unless otherwise specifically permitted by this Ordinance.

**28. Vehicle Repair/Service, Major**

i. Repair of vehicles shall occur within a fully enclosed building.

ii. Merchandise, automobile parts, supplies, equipment, and similar materials shall be stored within an enclosed building.

iii. A solid fence or wall between six (6) and eight (8) feet in height shall be provided along interior side and rear lot lines adjoining residential property, supplemented by landscaping in accordance with the applicable landscaping requirements.

iv. Partially dismantled, wrecked, junked, or discarded vehicles shall not be stored outdoors, except that vehicles actively awaiting or undergoing repair may be temporarily stored within an approved screened area.

v. The sale of new or used vehicles is prohibited unless separately permitted as a Vehicle Dealership.

vi. No vehicle storage, repair work, parts storage, or equipment storage shall occur within a public right-of-way.

vii. Vehicle painting, body work, engine testing, and other activities that may generate noise, fumes, odors, or other emissions shall occur within an enclosed building designed for such activities and in compliance with applicable environmental requirements.

viii. Refuse, waste fluids, tires, batteries, and other automotive waste shall be stored and disposed of in accordance with applicable requirements and shall not be stored within required yards or public rights-of-way.

**29. Vehicle Repair/Service, Minor**

i. Repair and servicing of vehicles shall occur within a fully enclosed building.

ii. Merchandise, automobile parts, supplies, equipment, and similar materials shall be stored within an enclosed building.

iii. Where an interior side or rear lot line adjoins residential property, a solid fence or wall between six (6) and eight (8) feet in height shall be provided, supplemented by landscaping in accordance with applicable landscaping requirements.

iv. Partially dismantled, wrecked, junked, or discarded vehicles shall not be stored outdoors, except that vehicles actively awaiting or undergoing repair may be temporarily stored within an approved area.

v. The sale of new or used vehicles is prohibited unless separately permitted as a Vehicle Dealership.

vi. No vehicle storage, repair work, parts storage, or equipment storage shall occur within a public right-of-way.

vii. Refuse, waste fluids, tires, batteries, and other automotive waste shall be stored and disposed of in accordance with applicable requirements.

viii. Major vehicle repair activities, including collision repair, body work, vehicle painting, engine rebuilding, transmission rebuilding, or similar activities, are prohibited under this use

## F. Recreation Use Standards

### 1. Amusement Facility - Indoor

i. All spectator and participatory activities shall occur within a fully enclosed building, except for incidental outdoor customer waiting, loading, or similar activities specifically shown on the approved site plan.

ii. Entrances, passenger loading areas, parking, and pedestrian circulation shall be arranged to minimize conflicts with adjoining streets and properties.

iii. Mechanical equipment, ventilation systems, and other noise-producing equipment shall be located, enclosed, or screened to minimize impacts upon adjoining residential property.

iv. Exterior lighting shall be directed and shielded to minimize glare and light trespass upon adjoining property.

v. Concession stands, eating and drinking establishments, and retail sales may be permitted as ancillary uses when subordinate to the principal amusement use.

vi. The Special Permit application shall identify the anticipated maximum occupancy, hours of operation, principal activities, and any activities expected to generate substantial noise, traffic, or late-evening activity.

### 2. Amusement Facility - Outdoor

i. All principal activity areas, spectator areas, accessory structures, parking, loading areas, and pedestrian circulation shall be shown on the approved site plan.

ii. Outdoor activity areas shall be located and designed to minimize noise, glare, and other impacts upon adjoining residential property.

iii. Exterior lighting, including lighting for courts, fields, attractions, or spectator areas, shall be directed and shielded to minimize glare and light trespass upon adjoining property and public streets.

iv. Amplified sound systems shall be located, oriented, and operated to minimize sound transmission to adjoining residential property.

v. Parking and vehicular access shall be designed to accommodate the anticipated intensity of the use without routine parking, queuing, or loading within a public street.

vi. Concession stands, eating and drinking establishments, and retail sales may be permitted as ancillary uses when subordinate to the principal amusement use.

vii. The Special Permit application shall identify proposed activities, anticipated maximum attendance, hours of operation, lighting, amplified sound, and any seasonal or special-event operations.

**3. Archery Range, Outdoor**

i. The Special Permit application shall include a site plan showing firing lines, target locations, shooting directions, backstops, safety areas, parking, structures, and access points.

ii. The range shall be designed and operated so that arrows or other projectiles remain within the boundaries of the property and do not endanger adjoining property or public rights-of-way.

iii. Targets, backstops, berms, netting, fencing, and other safety features shall be provided as necessary for the type and distance of archery activity conducted.

iv. Shooting lanes shall be oriented away from public streets, adjoining dwellings, and other occupied areas to the greatest extent practicable.

v. Access to active range areas shall be controlled and appropriate warning signs shall be posted around the perimeter of the range.

vi. Exterior lighting shall be directed and shielded to minimize glare and light trespass upon adjoining property.

vii. The Special Permit may establish reasonable limitations on hours of operation where necessary to minimize impacts upon adjoining residential property.

**4. Firearm Range, Outdoor**

i. The Special Permit application shall include a site plan and range safety plan showing firing lines, target locations, shooting directions, berms, backstops, baffles, safety areas, access controls, parking, and structures.

ii. The range shall be designed and operated so that bullets, shot, fragments, and other projectiles remain within the boundaries of the property.

iii. Berms, backstops, baffles, shot-containment systems, or other safety improvements appropriate to the type of firearms and shooting activities proposed shall be provided and maintained.

iv. Firing directions shall be oriented away from public streets, adjoining dwellings, and other occupied areas to the greatest extent practicable.

v. Access to active range areas shall be controlled and warning signs shall be posted at appropriate locations around the perimeter of the range.

vi. The Special Permit application shall include measures to minimize noise impacts upon adjoining property, which may include range orientation, berms, buffers, vegetation, sound barriers, limitations on firearm types, or limitations on hours of operation.

vii. Lead, spent ammunition, targets, and other range-related waste shall be managed in a manner that prevents contamination of soil, groundwater, streams, drainageways, and adjoining property and complies with applicable environmental requirements.

viii. Exploding targets and incendiary targets are prohibited.

ix. Exterior lighting shall be directed and shielded to minimize glare and light trespass upon adjoining property.

**5. Golf Course and Driving Range**

i. Tees, greens, fairways, driving-range hitting areas, and other activity areas shall be located and designed to minimize the likelihood of golf balls leaving the property or entering public rights-of-way.

ii. Netting, fencing, landscaping, setbacks, or other protective measures shall be provided where necessary to protect adjoining property, streets, parking areas, and occupied areas from errant golf balls.

iii. Outdoor lighting for driving ranges or other recreational areas shall be directed and shielded to minimize glare and light trespass upon adjoining property.

iv. Irrigation systems and the storage and application of fertilizers, pesticides, fuels, and similar materials shall comply with applicable requirements and shall be managed to prevent discharge to streams, drainageways, groundwater, or adjoining property.

v. Clubhouses, restrooms, snack bars, pro shops, equipment storage, and similar facilities may be permitted as ancillary uses when subordinate to the golf course or driving range.

vi. Cart paths, parking, buildings, and other improvements shall be located and designed to minimize unnecessary grading and disturbance of steep slopes, streams, mature vegetation, and other environmentally sensitive areas.

vii. The Special Permit application shall identify the location of holes, tees, driving-range areas, accessory facilities, parking, lighting, irrigation, and maintenance areas.

**6. Hunting Club**

i. All hunting and fishing activities shall comply with applicable State of Tennessee licensing, season, safety, and wildlife requirements.

ii. The Special Permit application shall identify the property proposed for hunting or shooting activities, anticipated types of hunting, access points, parking, structures, temporary camping areas, and any firearm or archery practice areas.

iii. Areas used for the discharge of firearms or archery equipment shall be located and operated to protect adjoining property, dwellings, public roads, trails, and other occupied areas.

iv. Clubhouses, kitchens, meeting rooms, animal-cleaning stations, and similar facilities may be permitted as ancillary uses when subordinate to the Hunting Club.

v. Animal-cleaning and waste-disposal areas shall be located and maintained in a sanitary manner and shall not discharge waste to streams, drainageways, or adjoining property.

vi. Temporary camping shall be limited to members and guests in connection with the Hunting Club and shall not be used for permanent or year-round residential occupancy.

vii. Exterior lighting and amplified outdoor sound shall be located and operated to minimize impacts upon adjoining residential property.

**7. Private Recreation Club**

i. The Special Permit application shall identify all proposed indoor and outdoor recreational facilities, accessory uses, anticipated membership or attendance, hours of operation, parking, and outdoor activity areas.

ii. Outdoor swimming pools, athletic fields, courts, gathering areas, and similar outdoor facilities shall be located and designed to minimize noise, lighting, and other impacts upon adjoining residential property.

iii. Parking, loading, refuse collection, and service areas shall be located and designed to minimize impacts upon adjoining residential property and public streets.

iv. Exterior lighting, including lighting for athletic or recreational facilities, shall be directed and shielded to minimize glare and light trespass upon adjoining property.

v. Restaurants, bars, meeting rooms, and similar facilities may be permitted as ancillary uses when subordinate to and customarily associated with the Private Recreation Club and when all required licenses and permits are maintained.

vi. Amplified outdoor sound and organized outdoor events shall be conducted in a manner that minimizes impacts upon adjoining residential property.

vii. Hunting clubs, shooting ranges, golf courses, and driving ranges are not included within this use and shall comply with the standards applicable to those uses.

**8. Shooting Range, Indoor**

i. The range shall be located entirely within a fully enclosed building specifically designed or adapted for the type of shooting activity conducted.

ii. The range shall incorporate backstops, bullet traps, baffles, walls, ceilings, or other containment systems sufficient to prevent projectiles and fragments from leaving the designated range area.

iii. Where firearms are discharged, the building shall include ventilation and air-filtration systems designed to control smoke, airborne lead, and other contaminants in accordance with applicable occupational, building, and environmental requirements.

iv. The building shall be designed or acoustically treated so that noise from the discharge of firearms or other projectile-launching equipment does not create an unreasonable impact upon adjoining property.

v. Access to firing areas shall be controlled, and the facility shall maintain appropriate safety procedures and supervision for range users.

vi. Ammunition, firearms, targets, spent projectiles, lead, and other range-related materials shall be stored and handled in accordance with applicable fire, safety, and environmental requirements.

vii. No firing or discharge of firearms, bows, crossbows, or similar equipment associated with the facility shall occur outdoors.

viii. The Special Permit application shall identify the type of range, anticipated hours of operation, maximum number of firing lanes, and proposed projectile-containment, ventilation, noise-control, and safety systems.