

Town of Walden Zoning Ordinance

Draft of Articles 1 through 7

August 27, 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 discourage commercial strip development; and

- G. 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)

To discourage commercial strip development; and 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. Agricultural uses and accessory farm buildings, unless electrical or plumbing work is to be installed
2. Home gardening and similar non-commercial activities in any zone
3. Minor residential remodeling costing \$5,000 or less, that does not include structural, electrical, or plumbing work
4. 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 ~~recommended~~ by the Planning Commission.

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.

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 newspaper 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 with dimensions shown on a document or plat recorded with the Hamilton County Register of Deeds prior to March 14, 1995 shall meet at least the minimum lot requirements of this Ordinance. However, resubdivision of lots of record may be permitted in accordance with the Subdivision Regulations, provided that no newly created lot is smaller in area than the original lot or lots from which it was created.

(Ord. 2005-248, 8/9/05)

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 Town of Walden 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
 - 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]

Walden Zoning Ordinance - Table of Uses

Blue Highlighted Cells = Added or revised since last review

For Review Only

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Proposed Definition		A-1	E-1	R-1	C-1	TC-MU	TC-R	LM-1	Recommendations / Notes
Residential									
Live/Work Townhouses	A townhouse-style dwelling that contains both living quarters and workspace for the resident in the same unit.					P			
Manufactured homes	Factory-built single residential unit on a single chassis, transported to the site for use as a dwelling.	S	S					S	
Multi-family dwellings	A residential building containing three or more dwelling units in a single structure on a single lot.						P		Need to reconcile with Design Review Standards
Multi-family dwellings on upper floors of non-residential or mixed use buildings	Dwelling units located above the ground floor of a non-residential or mixed-use building.					P			
Single family attached townhouses	Row of three or more attached single-unit dwellings, each on its own lot, separated by vertical party walls and each with its own exterior entrance.					P	P		Need to reconcile with Design Review Standards.
Single Family Dwelling	Separate detached building used as a single housekeeping unit for one family, not including bed-and-breakfasts or short-term vacation rentals, and excluding single-chassis factory manufactured homes. The classification "single family dwelling" includes any home in which eight (8) or fewer unrelated persons with disabilities reside, and may include three (3) additional persons acting as support staff or guardians, who need not be related to each other or to any of the persons with disabilities residing in the home.	P	P	P	P		P		Group homes added per requirements of Tennessee state law, see TCA 13-24-102
Two-Family Dwelling / Duplex	A residential building with two dwelling units separated vertically or horizontally with fire-rated construction per applicable building codes.						P		Group homes added per requirements of Tennessee state law, see TCA 13-24-102

Walden Zoning Ordinance - Table of Uses

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Proposed Definition		A-1	E-1	R-1	C-1	TC-MU	TC-R	LM-1	Recommendations / Notes
Agricultural									
Agriculture	Use of land for commercial production of farm products (crops, livestock, etc.) and commercial nursery stock; may include a single detached dwelling for farm operators.	P							
Animal Care Facility - with outdoor area	An establishment that provides care for animals, excluding livestock, including veterinary offices for the treatment of animals where animals may be boarded during convalescence, pet grooming establishments, animal training centers and clubs, and pet boarding facilities where animals are boarded during the day and/or for short-term stays. This classification of animal care facility includes an outdoor area for exercise, recreation, relief, or supervised activity incidental to the principal indoor use, and not intended for the primary keeping, housing, or continuous confinement of animals. Animal care facilities include pet cremation services.	S			S			S	
Animal Care Facility - Fully indoors	An establishment which provides care for animals, excluding livestock, including veterinary offices for the treatment of animals, where animals may be boarded during their convalescence, pet grooming establishments, animal training centers and clubs, and pet boarding facilities, where animals are boarded during the day and/or for short-term stays. is classification of animal care facility is fully indoors. Animal care facilities include pet cremation services.	P			P	P			
Animal Shelter	A facility used to house or contain stray, homeless, abandoned, and/or unwanted animals. The animal shelter may include an outdoor area for exercise, recreation, relief, or supervised activity incidental to the principal indoor use.	P			S	S			

Walden Zoning Ordinance - Table of Uses

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	Proposed Definition	A-1	E-1	R-1	C-1	TC-MU	TC-R	LM-1	Recommendations / Notes
Barns	A farm or rural accessory structure designed primarily for the shelter, feeding, housing, or confinement of livestock, or for the storage of agricultural products such as hay, grain, or farm equipment. A barn may include stalls, lofts, tack rooms, and related animal-handling or agricultural work areas. A barn is not intended for general household storage.	P	A						
Commercial Keeping of Livestock and Fowl	The keeping, raising, breeding, or maintaining of livestock or fowl for the purpose of generating income or financial gain, including but not limited to: •The sale of animals, eggs, meat, milk, fiber, or other products; •The boarding, training, or leasing of animals; or •The operation of any agricultural enterprise conducted as a business.	P							
Horticultural nurseries and greenhouses	Facilities for growing nursery stock and plants, typically for commercial sale, often in greenhouses or similar structures.	S	S		S				

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Proposed Definition		A-1	E-1	R-1	C-1	TC-MU	TC-R	LM-1	Recommendations / Notes
Government/Institutional									
Cemeteries	Land used for burial or interment of the dead or cremains, including columbariums, mausoleums, and related memorial facilities within the cemetery.	S	S	S	S				
Day care centers	Facility (other than government-run or as an accessory use to a religious assembly) that, for compensation, cares for eight or more children under 17 or aged persons for less than 24 hours per day, without transfer of custody.	S	S	S	P		S		
Day care homes	Home where an operator receives, for pay, not more than seven children (or aged persons) not related to the operator for less than 24 hours per day, without transfer of custody.		P	P			P		
Cultural Facility	A facility open to the public that provides access to cultural exhibits and activities including, but not limited to, museums, cultural or historical centers, non-commercial galleries, and historical societies. A cultural facility may include uses such as, but not limited to, retail sales of related items, performance spaces and auditoriums, and eating and drinking establishments as ancillary uses.	P	P						Changed from Museums to included related uses
Libraries	Facility providing access to books, media, and related services.	P	P						
Municipal Buildings and Structures	Town-owned buildings or structures.	P	P		P	P			

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	Proposed Definition	A-1	E-1	R-1	C-1	TC-MU	TC-R	LM-1	Recommendations / Notes
Public Utilities as a Principal Use	Facilities, infrastructure, and equipment, when operated as a principal use of a property, used for the generation, collection, storage, transmission, distribution, or management of public or regulated utility services, including electric power, natural gas, water, stormwater, wastewater, cable, internet, and telephone services. This use may include utility operation facilities where activities associated with the monitoring, operation, maintenance, or control of utility systems occur entirely within an enclosed building. This use does not include individual utility lines, service connections, meters, transformers, or similar equipment serving an individual residence, business, or other premises. This use also does not include wireless telecommunications towers, antennas, or facilities; satellite dish antennas; waste management facilities; recycling collection or processing facilities; radio, television, or microwave transmission or relay towers; electric vehicle charging stations; solar energy systems or panels; or wind energy systems or private wind turbines, where such uses are otherwise regulated by this Ordinance. Where a utility facility is specifically classified elsewhere in this Ordinance, the more specific use classification shall apply.	S	S	S	S	S	S	S	
Residential Care Facilities	Licensed facility providing 24-hour medical and/or non-medical care and assistance with daily living for residents; includes nursing homes, assisted living, hospice, adult care homes, and continuum-of-care facilities; excludes state-defined group homes.								
Schools	Appropriately licensed public, private, or parochial facility offering primary or secondary education; may include related dormitories, housing, cafeterias, and recreation facilities as ancillary uses.	S	S	S	S		S		

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Correctional Facility	Publicly or privately operated establishment that provides housing, care, and 24-hour supervision for individuals legally confined for violations of law.							S	
Children's Home	Institutional residential facility providing housing and care for minors who are wards of the state or whose parents/guardians cannot care for them; may be one or more buildings under one administrative body.	S	S			S			
Community Center	Non-profit or public facility used for meetings, recreation, or social activity, open to the public, offering a range of educational and community service activities; may serve as a local food hub.	S	S	S	S	S	S	S	
Community Garden	Site where fruits, vegetables, flowers, or ornamental plants are cultivated by one or more individuals.	P	P	P	P	P	P		
Food Bank	Non-profit or governmental organization that collects and distributes food to hunger-relief organizations, not directly to individuals.	S			S	S		P	
Food Pantry	Non-profit or governmental organization that provides food directly to those in need and may prepare and serve meals at no cost; may be ancillary to a place of worship, community center, social service center, or shelter.	P	A*	A*	P	A*	A*	P	*Permitted as accessory use to specified principal uses.
Hospital	Facility providing in-patient medical and surgical care and related services; Chattanooga treats hospitals within broader "Medical" and "Institutional" categories, but no stand-alone use definition text is clearly provided in the retrieved sections.				S	S		S	
Religious Assembly	Place where people gather for religious worship and related activities.	P	P	P	P	P	P		Changed term from "churches" to incorporate other religions
Residential Addiction Treatment Facility	Licensed facility providing 24-hour medical, non-medical, and/or therapeutic care for persons seeking rehabilitation from drug and/or alcohol addiction, including medical detoxification.							S	

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Shelter, Domestic Violence	A licensed facility that provides temporary shelter, protection, and support for those escaping domestic violence and intimate partner violence, including victims of human trafficking. A domestic violence shelter also accommodates the minor children of such individuals. The facility may also offer a variety services to help individuals and their children including counseling and legal guidance.				S	S		S	
Shelter, Homeless	Shelter means a facility which provides temporary shelter with overnight sleeping accommodations for persons experiencing homelessness and which does not require occupants to sign leases or occupancy agreements.				S	S		S	

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Commercial									
Adult-oriented establishments	See Article 8 Section (f) for definitions of adult-oriented establishments.							S	
Aerial Lift Stations	A passenger terminal or transit station housing mechanical drive equipment, tensioning devices and boarding/alighting platforms for an aerial passenger tramway or gondola.							S	Added after discussion prior meeting
Art galleries and studios	Facility where works of art are created, displayed, and/or sold; may include classes or workshops.				P	P			
Audio recording shop or studio	Facility used for the commercial recording, mixing, mastering, editing, or broadcasting of music, voice, podcasts, or sound effects.				P				
Bakeries	~~Establishment engaged in producing and selling baked goods for on-site or off-site consumption.~~				P	P		P	Commercial / wholesale bakeries now fit in Industrial.
Retail Bakery	A shop that makes and sells bread, pastry, cakes, cookies and/or other baked goods and sells the majority of their goods directly to consumers on the premises. Retail Bakeries do not include commercial or wholesale bakeries, see Light Industrial.	S	S		P	P		P	Formerly "Bakery with fewer than 5 employees."
Beauty shops and barber shops	Establishment providing hair cutting, styling, cosmetology, and similar grooming services.				P	P			
Bed and Breakfast	An owner-occupied Dwelling Unit advertised or held out to the public to be a place where living and/or sleeping accommodations usually including provision of at least one meal per day are supplied to transient guests for compensation. In order for a Dwelling Unit to be considered as "owner-occupied," the unit must be the owner's primary residence and must be continually occupied by the owner at the time of the bed and breakfast use. A Bed and Breakfast may have up to ten (10) rooms available for transient guests.	S	S	S	P		S		Discussed 10 rooms at prior meeting.
Book stores	Retail establishment selling books and related merchandise.				P	P			

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	Proposed Definition	A-1	E-1	R-1	C-1	TC-MU	TC-R	LM-1	Recommendations / Notes
Clothing shops	Retail establishment selling clothing and related merchandise.				P	P			
Convenience stores	A store that provides a range of food and miscellaneous products for sale which may include the sale of gasoline.				P				Existing definition. May wish to remove sale or gasoline - overlap with gasoline service stations.
Craft shops	Retail store selling handmade items, crafts, or artisan merchandise.				P	P			
Decorator shops	Retail store offering interior design supplies and services (e.g., wallpaper, décor, furnishings).				P	P			
Dry cleaning shops (pick-up and drop-off only)	Facility that receives garments for transport to an off-site dry-cleaning plant; no chemicals used onsite. Dry cleaning processing facilities are considered General Industrial.				P	P			
Fabric stores	Establishment selling textiles, sewing materials, and related craft supplies.				P	P			
Financial Institution, General	A bank, savings and loan, credit union, or mortgage office, excluding all alternative financial institutions.				P	P			
Financial Institution, Alternative	An establishment primarily engaged in the provision of short-term, unsecured, or high-interest consumer loans, including payday loans, paycheck advances, title loans, or similar financial products, where repayment is typically required on or near the borrower's next payday or within a short-term cycle. This use may also include check cashing services, money order sales, or similar non-depository financial transactions where the business does not maintain insured customer deposits as a primary function.							S	
Fitness Studio	Small indoor fitness facility that teaches classes in skills such as as yoga, barre, Pilates, martial arts, personal training (smaller than full health, fitness and wellness center).				P	P			
Florist shops	Retail sale of cut flowers, arrangements, and related items.				P	P			

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Food Truck Park	The use of land designed to accommodate one or more food truck vendors offering food and/or beverages for sale to the public as the primary use of the property, which may include seating areas for customers.					S	S		
Furniture shops	Retail sale of household furniture and furnishings.				P				
Gasoline service stations	Facility selling automobile fuel; may include small accessory retail.				S			S	
Gift shops	Retail store selling gifts, souvenirs, and accessories.				P	P			
Grocery Stores	Retail store offering food, beverages, and household items.					P			
Hardware stores	Retail sale of tools, hardware, home repair supplies.				P	P			
Health, wellness, and fitness centers	Larger facilities with exercise equipment, fitness classes, and wellness services.					P			
Hotel / Motel	A building in which lodging is provided with or without meals and offered to members of the public as transient guests for compensation, and is not a Bed and Breakfast or Short-term Vacation Rental.				S	S			
Inns	A building which is not less than two (2) nor more than two and one-half (2 ½) stories in height, having ten (10) or less guest rooms in which lodging is offered to transient guests for stays of thirty (30) days or less. An Inn building may include a restaurant, outdoor service area for the service of guests and/or members of the public, and up to two (2) dwelling units for employees of the Inn or any restaurant located therein.				P	S			
Jewelry stores	Retail sale of jewelry, watches, and related goods.				P	P			
Lawn and garden shops	Retail store selling plants, garden tools, landscaping materials.				P	P			
Liquor Stores	Retail sale of packaged alcoholic beverages.				S	P			
Live Entertainment (Secondary Use)	Entertainment such as live music within a business whose primary use is not entertainment (e.g., restaurant with stage). This use does not include adult-oriented establishments.				S	S			

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Live Performance Venue	Facility primarily used for live performances (music, theater, comedy, etc.). This use does not include adult-oriented establishments.				S	S			
Micro-Production of Alcohol	Small-scale brewery, winery, or distillery producing alcoholic beverages for onsite sales and offsite distribution.				S	S			
Movie Studio	Facilities for the production of motion pictures and film, including stages, exterior sets, film laboratories, sound-recording facilities, construction, repair and storage facilities, caretaker and temporary housing, related commercial vehicles, and accessory fabrication activities.				S	S			
Musical instrument shops	Retail sale of musical instruments and accessories.				P	P			
Nail salons	Establishment providing nail care, manicures/pedicures.				P	P			
Nightclub	Establishment providing dancing, DJ entertainment, alcohol service; includes dance floors and amplified music. Excludes adult-oriented establishments.							S	
Office/school supply and stationary shops	Retail sale of office materials, stationery, and educational supplies.				P	P			
Offices	Business or professional offices for administrative, consulting, clerical, or similar services.				P	P		P	
Outdoor Market	Space with multiple vendor stalls for outdoor sale of goods.	S			S	S			
Other Retail Stores or Shops	Stores, shops or services similar in character, type and effect to permitted uses, unless otherwise controlled by law				S	S			Added to accommodate retail that is not listed.
Parking Lot as Principal Use	Standalone lot used for paid vehicle parking with no other principal use.				S	S			
Parking Structure as Principal Use	Multi-level garage used for paid vehicle parking as a standalone use.				S	S			
Passenger Terminal	A facility for the assembly and dispersal of travelling passengers, including air, bus, rail, water or taxi transportation stations. This use excludes aerial lift stations.				S	S			
Paint and wallpaper shops	Retail sale of paint, stains, wallpaper, and supplies.				P	P			

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Personal Service Establishment	An establishment that provides frequent or recurrent needed services of a personal nature not listed elsewhere, excluding all adult-oriented establishments.				S	S			
Pharmacies	Retail sale of prescription medications. Health goods and related items may also be sold.				P	P			
Plumbing and electrical shops, radio and TV shops, appliance repair shops, and similar workshop type uses	Small-scale repair/service shops employing no more than three repair persons onsite.				S				May want to allow larger employment size.
Restaurants and cafes	Establishments serving food and beverages for consumption onsite; may include limited alcohol service subject to proper permitting for alcohol sales.				P	P			
Retail Print Shop	Facilities providing copying, shipping/packaging, printing, faxing, and related services directly to consumers or local offices. This does not include commercial or industrial print shops that offer mass publication services, see Light Industrial.				P	P			Changed from "Printing"
Shoe stores	Retail establishment selling shoes and related merchandise.				P	P			
Short-term vacation rentals	A Dwelling Unit that is rented in part or in its entirety to transient guests for living or sleeping accommodations, whether on a daily or weekly basis. Unlike a Bed and Breakfast, a short-term vacation rental is not "owner-occupied."				S	S			
Specialty Food Service	Small coffee roaster, commercial kitchen, or specialty food production with onsite retail.				P	P			
Toy stores	Retail sale of toys, games, and hobby goods.				P	P			
Travel agencies	Business providing travel booking and related services.				P	P			
Vehicle Dealership	Establishment selling or leasing vehicles (cars, trucks, etc.).							S	
Vehicle Operation Facility	Dispatch center or operations yard for commercial vehicles (e.g., service fleets).							S	
Vehicle Rental	Business renting vehicles to the public.							S	

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Vehicle Repair/Service, Major	Major mechanical repairs, engine work, transmission work, or collision/body repair.							S	
Vehicle Repair/Service, Minor	Oil changes, tire rotation, minor inspections, and quick-service automotive work.				S	S		S	

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Recreation, Industrial, and Accessory Use sections have been added since last review

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Proposed Definition		A-1	E-1	R-1	C-1	TC-MU	TC-R	LM-1	Recommendations / Notes
Recreation									
Amusement Facility - Indoor	A facility for spectator and participatory uses conducted within an enclosed building, such as movie theaters, indoor sports arenas, bowling alleys, tumbling centers, skating centers, roller rinks, escape room/physical adventure game facilities, movie theaters and pool halls. Indoor amusement facilities do not include live performance venues. Concession stands, eating and drinking establishments, and retail sales may be included as ancillary uses. This use excludes indoor shooting ranges.	P	P						
Amusement Facility – Outdoor	A facility for spectator and participatory uses conducted outdoors or within partially enclosed structures, such as outdoor sports stadiums, batting cages, and miniature golf courses. Concession stands, eating and drinking establishments, and retail sales may be included as ancillary uses. This use excludes hunting clubs, golf courses, driving ranges, and shooting ranges.								
Athletic fields		P	P						Remove - include in definition of park
Community swimming pools		P	P			P	P		Remove, include in Private Recreation Club
Country clubs		P	P						Remove, include in Private Recreation Club
Golf courses and Driving Ranges	A tract of land designed with at least nine holes for playing golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms, snack bar, and pro shop as ancillary uses. This use does not include mini golf or "Par 3" courses.	S	S	S					
Hunting Club	Property or structures used for the seasonal hunting, fishing, and social gatherings. Property may be either operated as a private membership club or open to the general public. Facilities may include clubhouse, kitchens, meeting areas, animal cleaning stations, and temporary camping spaces.	S	S						

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Municipal parks		P	P	P	P	P	P		Remove - include in definition of park
Parks	A facility that serves the recreational needs of residents and visitors. Parks include, but are not limited to, playgrounds, ballfields, athletic fields, basketball courts, tennis courts, dog parks, skateboard parks, passive recreation areas, trails and playgrounds.	P	P	P		P	P		
Playgrounds		P	P						Remove - include in definition of park
Private Recreation Club	An establishment owned or operated by a corporation, association, or group of private individuals, open to members, their families, and invited guests, organized and operated for social and recreational purposes. It may include indoor and outdoor recreation facilities, swimming pools, athletic fields, restaurants and bars, meeting rooms, and similar uses. This use excludes hunting clubs, shooting ranges, golf courses, and driving ranges.	S	S	S		S	S		
Recreational areas operated by membership organization		P	P						Change to Private Recreation Club
Tennis clubs		P	P						Remove, include in Private Recreation Club

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Industrial, Manufacturing, Utilities, and Other Uses									
Commercial radio, television, telephone, and microwave towers		S			S				Change to Telecommunication Tower Facility to match Municipal Code
Data Center	A facility primarily used to house computer servers, data storage systems, networking equipment, and related electronic infrastructure for the processing, storage, management, transmission, or distribution of digital data. A data center may include associated cooling systems, electrical equipment, backup power generation, security systems, and administrative space incidental to the operation of the facility.							S	
Distribution or Logistics Center	A facility primarily used for the receiving, sorting, consolidating, transferring, processing, or dispatching of goods, merchandise, parcels, or materials for shipment to other locations. Such facilities may include loading docks, cross-docking operations, order fulfillment, package sorting, temporary storage, administrative offices, and related transportation or logistics activities. Storage is generally subordinate to the movement and distribution of goods. This use does not include a freight terminal or vehicle operation facility where separately classified by this Ordinance.							S	
Freight Terminal	A processing node for freight, such as a trucking terminal.							S	
Heavy Equipment Retail, Rental, and Service	Retail or rental involving outdoor storage of large equipment, machinery, or materials.							S	

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	Proposed Definition	A-1	E-1	R-1	C-1	TC-MU	TC-R	LM-1	Recommendations / Notes
Industrial, Artisan/Craft	Artisan-related crafts and industrial processes that are more intensive uses, such as small-scale metalworking, glassblowing, furniture making, and small-scale food production involving preparation, processing, canning, or packaging. Micro-production of alcohol and specialty food production are regulated separately. An artisan/craft industrial use may also include sales of products created on-site.				S			S	
Industrial, General	The manufacture, fabrication, processing, reduction, and/or destruction of any article, substance, or commodity, or other treatment that changes its form, character, and/or appearance, including incidental storage, sales, and distribution of such products. General industrial uses may produce noise, vibrations, illumination, or particulate perceptible to adjacent land users and typically have outdoor storage areas.							S	
Industrial, Light	The manufacture, fabrication, processing, or assembly or consumer-ready goods using small machines, hand tools, or assembly processes inside an enclosed building. Light industrial uses may not produce noise, vibrations, odor, illumination, or particulate perceptible to adjacent land users and are not permitted to have outdoor storage areas.							S	
Junk Yard / Salvage Yard	A facility used for the abandonment, sale, storage, collection, or baling of scrap metal, other scrap or discarded materials, waste-tire processing or collection, and/or abandoned vehicles or machinery, or parts thereof.							S	
Landfill	Land designated for the permanent disposal, burial, or containment of solid waste, garbage, or debris by filling and covering it.							S	

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Medical/Dental Office/Clinic	A facility operated by one or more physicians, dentists, chiropractors, psychiatrists, physiotherapists, or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis. Medical/dental offices also include alternative medicine clinics, such as acupuncture and holistic therapies, and physical therapy offices for physical rehabilitation.				S	S			
Outdoor Storage Yard	The storage of material outdoors as a principal use of land for more than 24 hour, including storage of vehicles, RVs, heavy equipment, construction materials, or similar items outdoors. An outdoor storage yard often functions as a secondary principal use to a business with outdoor storage of materials, such as storage of materials used in a contracting business where the contractor's office is also located on-site.	S						S	
Quarry/Mining and Extraction	An open excavation for obtaining building stone, slate, limestone, or other mineral substances. The process of removal may include blasting, crushing, screening, sizing, and conveying of material. The material derived is usually sold on a commercial basis.	S						S	
Recycling Processing Facility	An establishment for materials to be collected, sorted and recycled for use in new products.							S	
Research and Development	A facility where research and development is conducted in industries including, but not limited to, biotechnology, pharmaceuticals, medical instrumentation or supplies, communication and information technology, electronics and instrumentation, and computer hardware and software. The establishment may create prototypes of products but may not manufacture products for direct sale and distribution from the premises.				S			S	
Self-Storage Facility	A building or group of buildings in a controlled-access and fenced compound that contains various sizes of individual, compartmentalized, controlled-access stalls or lockers for the storage of customers' goods or wares.							S	

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Solar Energy System	Facility converting solar energy to electricity primarily for commercial distribution.	S						S	
Telecommunications Facility	A facility, other than an amateur radio station, that transmits and/or receives electromagnetic signals and may include omnidirectional antennae, directional antennae, parabolic antennae, microwave dishes or horns, and other types of equipment for the transmission and/or receipt of such signals.	S			S				Change to Telecommunication Facility to match Municipal Code
Warehouse/Storage Facility	A building or facility primarily used for the receiving, storage, and keeping of goods, merchandise, materials, or equipment for subsequent use, sale, or distribution off-site. Incidental activities may include loading and unloading, inventory management, packaging, labeling, and administrative offices. This use does not include self-storage facilities, outdoor storage yards, or retail sales to the general public.							S	
Wholesale Establishment	An establishment primarily engaged in the sale or distribution of goods, merchandise, or materials to retailers, contractors, institutions, businesses, or other commercial users rather than to the general public. A wholesale establishment may include incidental offices, showrooms, and storage of goods associated with the wholesale business.				S			S	
Warehouses (Mini/self-storage)								S	Remove - now "Self-Storage Facility"
Wireless communication facility	A facility for the transmission and or reception of wireless communication services, usually consisting of an antenna array, transmission cables, an equipment facility, and a support structure to achieve the necessary elevation.	S			S				Regulated by Title 20 of Municipal Code
Wind Energy System	Facility converting wind energy to electricity for commercial distribution.	S						S	

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Accessory Uses									
Drive-Thru Facility	Portion of a business where transactions occur directly with customers via a service window, kiosk, or other configuration that allows customers to remain in their vehicle.				S				
Accessory dwelling units	Additional dwelling unit on the same lot as a principal dwelling, incidental to that principal dwelling. A maximum of one additional accessory dwelling unit is allowed per lot.	A	A	S		S	A		Did not reach final decision on allowing in other zones. Should consider if limiting to one per lot.
Helipad	Land or part of a structure used for the landing of helicopters.							S	
Home Occupation	An activity carried out for economic gain by a resident, conducted as an accessory use in the resident's dwelling.	A	A			A	A		
Non-Commercial Keeping of Livestock and Fowl	The keeping, raising, or maintaining of livestock or fowl, including any customary accessory structures such as barns, stables, coops, sheds, pens, corrals, or similar enclosures, as an accessory use to a residential dwelling for personal use and enjoyment, and not for the purpose of generating income or financial gain. Non-commercial keeping shall not include the sale of animals, eggs, meat, milk, fiber, or other products, except for incidental or occasional sales that do not constitute a business or commercial activity.	A	A	A					
Outdoor Sales and Display	Part of a lot used for outdoor sales and/or display of goods accessory to the principal use.				S	S		S	
Outdoor Seating / Activity Area	An outdoor seating/activity area as an accessory use is located outside the permanent enclosed area, and is used for seating, for food and/or beverage consumption, and/or participatory activities such as trivia. This includes, but is not limited to, areas such as patios, decks, rooftops, and open areas.				A	A			
Produce stands	Small seasonal stand selling farm products grown on- or off-site exceeding 100 square feet.	A			A	A			