TOWN OF WALDEN

PLANNING COMMISSION AGENDA

Walden Town Hall
1836 Taft Highway

Thursday, June 25, 2026
5:30 PM

I. Call to Order

II. Roll Call

- ☐ Tom Bartoo
- ☐ Angela Cassidy
- ☐ Tim Hilvers
- ☐ Joe Robbins
- ☐ Werner Slabber
- ☐ Bill Trohanis
- ☐ Dawson Wheeler

III. Adoption of Agenda

IV. Consideration of the Minutes
May 20, 2026

V. Town Administrator Report

VI. Communication from Chair and Commissioners

VII. Hearing of persons having business with the Commission

VIII. Unfinished Business
a. Zoning Ordinance Updates

IX. New Business

X. Adjournment

Walden Zoning Ordinance - Table of Uses

For Review Only

Blank = Prohibited A = Accessory Use Only P = Permitted S= Special Permit X = Listed as Prohibited

	Proposed Definition	A-1	E-1	R-1	C-1	TC-MU	TC-R	LM-1	Recommendations / Notes
Residential									
Accessory dwelling units	Additional dwelling unit on the same lot as a principal dwelling, incidental to that principal dwelling.						P		Historically, accessory dwellings have been permitted as accessory structures for a principal dwelling. Recommend that this is clear in the ordinance and allow ADUs in A-1, E-1, and R-1. May consider limiting to a single ADU per lot.
Live/Work Townhouses	A townhouse-style dwelling that contains both living quarters and workspace for the resident in the same unit.					P			
Manufactured homes constructed as a single, self-contained unit and mounted on a single chassis	Factory-built single residential unit on a single chassis, transported to the site for use as a dwelling.	S	S						Also known as single-wide mobile homes. Suggested to move to LM-1 as Special Permit.
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			

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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

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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			

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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			
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							

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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					
Farm stand under 100 square feet	Small structure used to display and sell agricultural products.	P	A	A	A				Allow in R-1, and C-1; Remove special permit requirment in A-1
Horticultural nurseries and greenhouses	Facilities for growing nursery stock and plants, typically for commercial sale, often in greenhouses or similar structures.	S	S		S				
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				Remove from C-1
Churches	Place where people gather for religious worship and related activities.	P	P	P	P	P	P		Require special permit
Day care centers	Facility (other than government-run or church-run) 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		Allow in TC-MU
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		Allow in A-1

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Libraries	Facility open to the public providing access to books, media, and related services	P	P						Allow in TC-MU
Municipal Buildings and Structures	Facility open to the public providing access to books, media, and related services	P	P		P	P			
Museums	Facility open to the public providing access to books, media, and related services	P	P						Allow in C-1 and TC-MU
Public Utilities	Facilities, infrastructure, and equipment used to generate, transmit, store, or distribute utilities such as electric power, gas, water, stormwater, cable, internet, telephone, or wastewater between the generation point and end user.	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		Allow in TC-MU
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			

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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	Accessory to church only in E-1, R-1, TC-MU, TC-R; Permit in other zones
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	
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									
Art galleries and studios	Facility where works of art are created, displayed, and/or sold; may include classes or workshops.				P	P			
Audio recording shops					P				
~~Auto repair~~						X	X		Remove - use Vehicle Repair/Service - Major and Minor instead
~~Auto sales~~						X	X		Remove, see Vehicle Dealership
Bakeries	Establishment engaged in producing and selling baked goods for on-site or off-site consumption.				P	P		P	
Bakeries (with fewer than five (5) persons engaged in the operation and conduct of said business);	Small bakery with no more than five employees engaged in the operation.	S	S		P	P		P	Allow in TC-Mu and LM-1
Beauty shops and barber shops	Establishment providing hair cutting, styling, cosmetology, and similar grooming services.				P	P			
Bed and Breakfast	Dwelling in which the operator provides lodging and breakfast, up to a limited number of guest rooms.	S	S	S	P		S		
Book stores	Retail establishment selling books and related merchandise.				P	P			
Clothing shops	Retail establishment selling clothing and related merchandise.				P	P			
~~Commercial banks and savings banks~~					P	P			Remove - See Financial Institution
Convenience stores	Retail establishment under 5,000 sq ft selling food, beverages, household items, and often gasoline (Walden prohibits gasoline separately).				P				Consider allowing in TC-MU

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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.				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, Alernative	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 such 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			
Food Truck Park	Designated site supporting multiple food trucks with seating, utilities, and shared facilities.					S	S		
Furniture shops	Retail sale of household furniture and furnishings.				P				

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Gasoline service stations	Facility selling automobile fuel; may include small accessory retail.				S	X	X	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			
Heavy Equipment Retail, Rental, and Service	Retail or rental involving outdoor storage of large equipment, machinery, or materials.							S	
Home Occupations	Gainful occupation conducted within a dwelling, incidental to residential use.	P	P	P	P	P	P		Allow in TC-R
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			
Junk Yard / Salvage Yard	Facility where junk, scrap, or discarded materials are stored, bought, sold, or dismantled.							S	
Lawn and garden shops	Retail store selling plants, garden tools, landscaping materials.				P	P			

6/22/2026

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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).				S	S			
Live Performance Venue	Facility primarily used for live performances (music, theater, comedy, etc.).				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 used for filming, production, and related support services.				S	S			
Musical instrument shops	Retail sale of musical instruments and accessories.				P	P			
Nail salons	Establishment providing nail care, manicures/pedicures.				P	P			Allow in C-1 Commercial
Nightclub	Establishment providing dancing, DJ entertainment, alcohol service; includes dance floors and amplified music.							S	
Office/school supply and stationary shops	Retail sale of office materials, stationery, and educational supplies.				P	P			
Office/school supply and stationary shops	Retail sale of office materials, stationery, and educational supplies.								
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			
Outdoor Storage Yard	Storage of vehicles, RVs, heavy equipment, construction materials, or similar items outdoors.	S						S	

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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	Bus, train, or air passenger transportation station.				S	S			
Paint and wallpaper shops	Retail sale of paint, stains, wallpaper, and supplies.				P	P			
Pharmacies	Retail sale of medications, health goods, and related items.				P	P			
Photocopying, packaging and telecopy services	Facilities providing copying, shipping/packaging, printing, faxing, and related services.				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				
Printing	Facility offering printing services for documents, graphics, or products.				P	P		P	
Produce stands	Small seasonal stand selling farm products grown on- or off-site exceeding 100 square feet.	P			P	P			Allow in TC-MU
Restaurants and cafes	Establishments serving food and beverages for consumption onsite; may include limited alcohol service.				P	P			
Reseach and Development	Laboratories or product development facilities; may include limited prototype manufacturing.				S	S		S	
Self Storage Facility	Indoor or outdoor facility offering individual storage units or spaces for rent.							S	

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Shoe stores	Retail establishment selling shoes and related merchandise.				P	P			
Short-term vacation rentals	Dwelling rented to guests for periods less than 30 days.				S	S			
Solar Energy System	Ground-mounted facility converting solar energy to electricity for commercial distribution.	S						S	
Specialty Food Service	Small coffee roaster, commercial kitchen, or specialty food production with onsite retail.				P	P			
Stores, shops or services similar in caracter, type and effect to permitted uses, unless otherwise controlled by law					S	S			
Theaters	Facility used for motion pictures or live performance events for the public.				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	
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	