

ARTICLE II

DEFINITIONS

DIVISION 2000. PURPOSE

It is the purpose of this Article to define words, terms, and phrases contained in this Ordinance.

DIVISION 2100. WORD USAGE

Interpretation of this Ordinance shall abide by the provisions and rules of this Section, except when the context clearly requires otherwise:

- A. Words used or defined in one tense or form shall include other tenses and derivative forms
- B. Words in the singular number shall include the plural number, and words in the plural number shall include the singular number.
- C. The masculine gender shall include the feminine, and the feminine gender shall include the masculine.
- D. The word “shall” is mandatory.
- E. The word “may” is permissive.
- F. The word “person” includes individuals, firms, corporations, associations, trusts, and any other similar entities.
- G. The word “County” shall mean Williamson County, Tennessee.
- H. The word “Board” shall mean the Board of Zoning Appeals of Williamson County.
- I. The word “Commissioners” shall mean the Williamson County Board of Commissioners.
- J. The words “Planning Commission” shall mean the Williamson County Regional Planning Commission.
- K. The word “Register” shall mean the Register of Deeds of Williamson County.
- L. The word “Health Board” shall mean the Williamson County Health Board.
- M. If there is any difference in meaning or implication between the text of this Ordinance and any caption, illustration, or table, the text shall control.

DIVISION 2200. ABBREVIATIONS

The following abbreviations are used in this Ordinance and are intended to have the following meanings:

Ac	acre
Ag or agr	agricultural
BR	bedroom
Comm.	commercial
Db	decibel
Den	density
Dbh	diameter at breast height
Du	dwelling unit
FAR	Floor Area Ratio
Ft	feet
ISR	impervious surface ratio
GD	gross density
Lbs	pounds
LSR	landscape surface ratio
Max	maximum
Min	minimum
Na	not applicable
OSR	open space ratio
Res	residential
Rd	road
Sq. ft. or sf.	square foot (feet)
S.F.	single-family
SIC	Standard Industrial Classification Code
SBCC	Southern Building Code Congress

DIVISION 2300. DEFINITIONS

When used in this Ordinance, the following terms shall have the meanings herein ascribed to them:

Abutting. Having a common border with, or being separated from such common border by an alley or easement.

Access. A means of vehicular approach, i.e., entry to or exist from a property, street or highway. For the purpose of issuance of building permits, access is the utilized means of ingress/egress should more than one access be available.

Access, secondary. A means of vehicular or non-vehicular approach, entry to or exit from property from a source other than a public street or highway.

Accessory uses. (See Division 4300) Uses customary, incidental and subordinate to a principal residential use.

Acre. Forty-three thousand, five hundred sixty (43,560) square feet.

Act. The Statutes authorizing the national Flood Insurance Program that are incorporated in 42 U.S.C. 4001-4128.

Addition. Any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a fire wall. Any walled and roofed addition which is connected by a fire wall or is separated by independent perimeter load-bearing walls is new construction.

Adult-Oriented Establishment.* Adult-oriented establishment as used in this ordinance shall have the same meaning as the term “adult-oriented establishment,” as used in the Tennessee Code Annotated (TCA) Section 7-51-1102, as amended from time to time, and in construing this term, the definitions contained in TCA Sections 7-51-1102 (1)-(6), as amended, are likewise incorporated by reference and made a part of this ordinance.

Affidavit of Compliance. A statement of agreement to abide by the conditions of the approval of site plans, special use permits, conditional use permits, or other approved uses that do not require bonds to ensure compliance. The affidavit shall be signed by the recipient of the permit and notarized.

Agricultural. See Section 4101 A.

Agricultural Support. See Section 4104 L.

Alley. A thoroughfare, either used as such or shown on any recorded description of the subject parcel(s), which is not more than thirty (30) feet wide and which affords only a secondary means of access to abutting property.

Animal unit. A measure which represents a common denominator for the purposes of defining a farm. The animal unit accounts for the carrying capacity of one acre of land and is related to the amount of feed various species consume, and the amount of waste they produce. The following table indicates the number of common farm species which comprise a single animal unit.

Type of Livestock	Number of Animals per Animal Unit
Horse (2 yrs or older)	1
Colt (under 2 yrs)	2
Cattle (2 yrs or older)	1
Cattle (1 to 2 yrs)	2
Calves (under 1 yr)	4
Brood Sow or Boar	2.5
Hogs (up to 220 lbs)	5
Sheep	7
Lambs	14
Chickens	200
Other Poultry	200

Source: The Stockman’s Handbook

Apartment. A dwelling unit contained in a building comprised of three (3) or more dwelling units, each of which has an entrance to a hallway or balcony in common with at least one (1) other dwelling unit. (See section 6200 K and J)

*Apartment, Accessory.** A dwelling unit that has been added onto, or created within, a single-family house.

Apartment, Commercial. An apartment located in a commercial building. (See Section 4102 G.)

Appeal. A means for obtaining review of a decision, determination, order, or failure to act pursuant to the terms of this Ordinance as expressly authorized by the provisions of Division 10200.

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

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

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

*Arterial.** For purposes of these regulations, any roadway listed as such by the County Road Plan or Table 5230 A2 herein.

Arterial Highway. See Highway, arterial.

Asphalt Reprocessing, Temporary. See Temporary Uses, Division 4200.

Attic. That part of a building which is immediately below and wholly or partly within the roof framing.

Auxiliary Sign. A sign which provides special information such as direction, price, sales information, hours of operation, or warning, and which does not include names, brand names, or information regarding products lines or services. Examples of such signs include directories of tenants in buildings, "no trespassing" signs, and signs which list prices of gasoline.

Average Ground Elevation. The average level of the finished surface of the ground adjacent to the exterior walls of a building or structure.

Base Flood. The flood having one percent chance of being equaled or exceed in any given year.

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

Base Site Area. The area of a site, as determined by an actual on-site survey, within a single zoning district (if more than one district is present they should be treated as separate parcels) less:

- A. any land within the ultimate right-of-way of existing roads; and
- B. existing utility rights-of-way for pipelines or high tension lines; and
- C. any land which has been cut-off from the main parcel by a highway, rail-line, or stream so that common access and use is impossible, and where separate use is not feasible; and
- D. any land which is subject to any covenants, easements, or restrictions against building except for areas included solely in either stream, drainageway, flood plain, or wetland preservation and/or restoration easements that are held in perpetuity by a non-profit organization or agency with IRS 501 C 3 status devoted to such matters; and
- E. any required bufferyards (See Division 7400); and
- F. any land utilized as a wastewater treatment system, storage lagoon, land disposal and back-up disposal, as defined by Williamson County Regulations for Wastewater Treatment and Land Disposal Systems, dated April 12, 2000 and as subsequently amended.

Bathroom or Bathroom Facilities. (See Restroom)

*Bed and Breakfast.** A building that contains a dwelling unit and guest room(s) that number no more than five (5) where the guests receive a room and only one (1) morning meal per day will be served. (See Sections 4104 J and 4520 Y)

Bedroom. A room in a residence marketed, designed or otherwise likely to function primarily for sleeping.

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

Bufferyard. A unit of land, together with a specified type and amount of planting thereon, and any structures, which may be required between land uses to eliminate or minimize conflicts between them. (See Division 7400.)

Building Code. The standard code developed and promoted by the Southern Building Code Conference.

Building. A structure built, maintained or intended for use for the support, shelter or enclosure of persons, animals, or property of any kind or any occupancy or storage. The term is inclusive of any part thereof. Where independent units with separate entrances are divided by party walls, each unit is a building.

Building, Accessory. A building which:

- A. is subordinate to and serves a principal structure or a principal use;
- B. is subordinate in area, extend, and purpose to the principal structure or use served;
- C. is located on the same lot as the principal structure or use served except as otherwise expressly authorized by provisions of this Ordinance; and
- D. is customarily incidental to the principal structure of use.

Any portion of a principal structure devoted or intended to be devoted to an accessory use is not an accessory structure.

Building Front. That exterior wall of a building which faces the front lot line of the lot.

Building Height. The vertical distance as measured from the average ground elevation to the highest point of such building.

Building Line. A line on a lot, generally parallel to a lot line or road right-of-way line, located a sufficient distance therefrom to provide the minimum yards required by this Ordinance. The building line determines the area in which buildings are permitted subject to all applicable provisions of this Ordinance. This is also referred to as a “setback”.

Building, Principal. A building in which is conducted, or in which is intended to be conducted, the main or principal use of the lot on which it is located.

Caliper. A measurement of the size of a tree equal to the diameter of its trunk measurement one-half (0.5) foot above natural grade. Used for trees in a nursery setting.

Candlepower. The amount of light that will illuminate a surface one (1) foot distance from a light source to an intensity of one (1) footcandle. Maximum (peak) candlepower is the largest amount of candlepower emitted by any lamp, light source, or luminaire.

Canopy Tree. A tree that would occupy the upper canopy of a forest in a natural ecological situation. These trees are often referred to as shade trees. Examples include beech, hickory, oak, sassafras, maple, tulip tree, etc. (See Section 7440.)

Caretaker's Residence. A dwelling unit which is used exclusively by either the owner, manager, or operator of a principal permitted use and which is located on the same parcel as the principal use.

Cartway. The paved portion of a road or street.

Cellar. A portion of a building located partially underground having more than fifty (50) percent of its clear floor to ceiling height below grade.

Christmas Tree Sales. See Temporary Uses, Division 4200.

Clear Cutting. The removal of trees from a site in a manner which does not rely on the selection of individual trees for cutting. Clear cutting is typically done in pine woods for pulp harvest purposes. (See Section 4101 D).

Clear Land. An area free of structures, existing or proposed public right-of-ways, public facilities, historic sites or structures, or multi-supplier utility lines/easements. Below ground easements will be exempt upon presentation of evidence indicating lease holder(s) consent.

Clubhouses. Subdivision recreational facilities exclusively for the use of residents in that subdivision. (See Section 4104 U., Commercial Uses).

*Collector, Major.** For purposes of these regulations, any roadway identified as a collector by Table 5230 B1 herein.

*Collector, Minor.** For purposes of these regulations, any roadway listed as a collector by the County Road Plan and not a part of Table 5230 B1 herein.

Collector Road or Street. A road supplementary to the arterial road system providing access between this system and networks of local roads.

Commercial Retail. See Section 4104 B.

Commercial Vehicle. Any motor vehicle used for business or institutional purposes or having painted thereon or affixed thereto a sign identifying a business or institution or a principal product or service of a business or institution. Agricultural equipment used as part of a permitted agricultural principal use shall not be considered as a commercial vehicle.

Comprehensive Plan. The Williamson County Comprehensive Plan text and all accompanying maps, charts, and explanatory material adopted by the County on 4/18/1988, and all amendments thereto.

Construction, Start of. The installation of foundation footings and/or materials for road construction.

Contractors Office or Equipment Sheds. See Temporary Uses, Division 4200.

Contractor's On and Off-Site Storage Yard. See Temporary Uses, Division 4200.

County Sewer. County-operated sewer system.

Curb Cut. See access.

Cutoff. The point at which all lights rays emitted by a lamp, light source, or luminaire are completely eliminated (cut off) at a specific angle above the ground. (See Division 8200.)

Cutoff Angle. The angle formed by a line drawn from the direction of light rays at the light source and a line perpendicular to the ground from the light source above which no light is emitted. (See Division 8200.)

Cutoff Type Luninaire. A luminaire with elements such as shields, reflectors, or refractor panels which direct and cut off the light at a cutoff angle that is less than ninety (90) degrees. (See Division 8200.)

Day Care Center. Any place operated by a person, society, agency, corporation or institution, or any other group wherein are received for pay thirteen (13) or more children under seventeen (17) years of age for group care for less than twenty-four (24) and more than five (5) hours per day without transfer of custody. (See Section 4104 A and 4104 Q and Division 4400 I).

Day Care Home. (See Family Day Care Home.)

Dedication. The transfer of property interests from private to public ownership for a public purpose. The transfer may be of fee-simple interest or of a less than fee-simple interest, including an easement.

Density, Gross (GD). The quotient of the total number of dwelling units divided by the base site area of a site.

Developer. The legal or beneficial owner(s) of a lot or parcel of any land proposed for inclusion in a development, including an optionee or contract purchaser.

Development. The division of a parcel of land into two (2) or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any buildings; any use or change in use of any buildings or land; an extension of any use of land; or any clearing, grading, or other movement of land, for which permission may be required pursuant to this Ordinance.

Development Sign. A sign which, by symbol or name, identifies a development. It may also provide an index of uses (tenants) included in the development (See Section 8170.)

Diameter at Breast Height (dbh). The diameter of a tree taken at four and one-half feet from mean ground level. This measurement is used for a tree not located in a nursery setting.

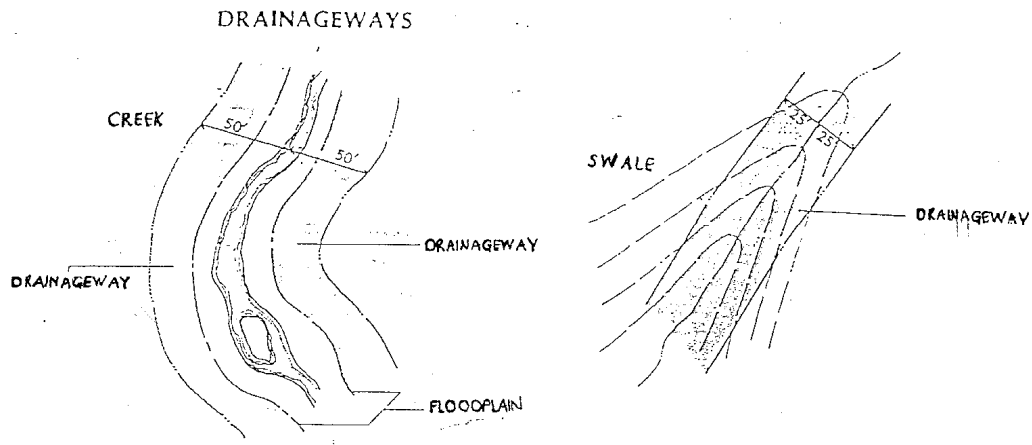
*Directional Sign.** A sign that provides off-site directional information following a standard format for important municipal, emergency, or education uses, or identifies commercial areas or places. (See Section 8170.)

Drainage. The removal of surface water or groundwater from land by drains, grading or other means. Drainage includes the control of runoff, to minimize erosion and sedimentation during and after development, and the means necessary for water supply preservation or prevention or alleviation of flooding.

Drainageway. Minor watercourses which are defined either by soil type or by the presence of intermittent or perennial streams or topography which indicates a swale where surface sheet flows join.

The following areas are drainageways:

- A. The land, except where areas are designated as floodplain, on either side of and within fifty (50) feet of the centerline of any intermittent or perennial stream shown on the U.S. Geological Service's 7 ½ minute quadrangle sheets covering the unincorporated areas of Williamson County.
- B. The land, except where areas are designated as floodplain, on either side of and within twenty-five (25) feet of the centerline of any swale identified by topography having a minimum of five (5) acres of upstream area. (See following illustration).



Dwelling. Any building or portion thereof which is designated or used for residential purposes.
*Dwelling, Accessory.** A second dwelling, either a separate structure or covered accessory building such as a garage, carriage house, or stable. (See Section 4102 H, Section 4002, and Section 4620 E.)

*Dwelling, Attached.** Two (2) or more adjoining dwelling units, each of which is separated from the other by one (1) or more unpierced wall(s) from ground to roof, such as an atrium house, weak-link townhouse, multiplex, or apartment complex.

*Dwelling, Interior Apartment.** A dwelling unit contained within or added onto the principal dwelling which has separate bathroom, bedroom, and kitchen facilities. (See Division 4400 W.)

*Dwelling, Second Principal.** A second single family home designed and utilized for residential purposes and located on the same parcel as the primary or existing residence. (See Division 4400 X).

*Dwelling, Single-Family Detached.** A site-built dwelling designed for and occupied by not more than one (1) family and having no roof, wall, or floor in common with any other dwelling unit. For purposes of this regulation, dwellings classified as either a modular home or manufactured home, as defined herein, shall be regulated as a single-family, detached dwelling.

Dwelling Unit. A room or group of rooms, providing or intended to provide living quarters for not more than one (1) family.

Easement. Authorization by a property owner for another party to use for a specified purpose any designated part of his property. All existing ingress/egress easements with houses shall be considered sufficient for up to five (5) parcels but no more than five (5) dwellings.

*Elderly Care Homes.** (See criteria for Institutional Residential 1-8 residents 4103 C).

Elevated Building. A non-basement building (i) built to have the bottom of the lowest horizontal structure member of the elevated floor elevated above the ground level by means of pilings, columns (post and piers), (ii) and adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X, or D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters.

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

Erosion. The detachment and movement of soil or rock fragments by water, wind, ice and/or gravity.

Essential Services. Facilities that are:

- A. owned or maintained by public utility companies or public agencies, and
- B. located in public ways or in easements provided for the purpose, or on a customer's premises and not requiring a private right-of-way, and
- C. reasonably necessary for the furnishing of adequate water, sewer, gas, electric, communication, or similar services to adjacent customers, and
- D. not including any cross-country line on towers, and not in a private right-of-way.

Events of Public Interest, Limited Impact. A temporary use on private property that is not usual or customary for that property and the zoning district in which the subject property is located. See Temporary Uses, Division 4200.

Events of Public Interest, Extensive Impact. A temporary use on private property that is not usual or customary for that property and the zoning district in which the subject property is located, and typified by one of the following: event duration of more than two consecutive days and/or weekends, overnight camping, sale and/or consumption of alcoholic beverages or estimated daily attendance of more than 1000 people. See Special Uses, Section 4620.G.

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

Exterior Storage. Outdoor storage of fuel, raw materials, products and equipment. In the case of lumberyards, exterior storage includes all impervious materials stored outdoors. In the case of truck terminals, exterior storage includes all trucks, truck beds, and truck trailers stored outdoors.

Extraction and Disposal Use. See Section 4105 C.

Facade Sign. A sign located on the facade of a building.

Family. One (1) or more persons related by blood, marriage, adoption, or guardianship (including foster care), or not more than five (5) persons not so related, occupying a dwelling unit and living as a single housekeeping unit.

Family Day Care Home. See Section 4104 P.

Farm. A parcel of land meeting either the following conditions: (1) a parcel of land equal to or exceeding fifteen (15) acres in size and used for residential and agricultural purposes; or (2) a parcel of land equal to or exceeding two (2) acres in size and less than fifteen (15) acres in size and meeting the following conditions: the parcel must be used for residential and agricultural purposes including farming, dairying, pasturing, agriculture, horticulture, floriculture, viticulture, animal and poultry husbandry, and the necessary accessory uses for packing, treating, or storing the produce; provided however, that the operation of any such accessory uses shall be secondary to that of normal agricultural activities, and provided further that the above uses shall not include the raising of more than two (2) animal units per acre.

Farm Product Sales. A retail establishment of no more than 750 square feet in size that is located within a permanent structure, operated in association with a bona fide farm, and which predominantly sells and markets agricultural products grown/produced on the associated farm.

Farm Stand. A temporary structure or vehicle used in the sale of farm products such as fruits, vegetables and juices. (See Division 4200 D.8.)

Farm Winery. An establishment located on a farm with a producing vineyard, orchard or similar growing area and with facilities on the premises for fermenting and bottling wine and wine related beverages, as well as an area devoted to the sampling and sales of wine and wine-related products.

Fast Food Restaurant. See Restaurant, fast food.

Fireworks Sales. See Temporary Uses, Division 4200.

First Habitable Floor. The top surface above an unfinished basement or crawl space that is intended for living quarters.

Filling. The depositing on land, whether submerged or not, of sand, gravel, earth, or other materials of any composition whatsoever.

Flood or Flooding. A general or temporary condition of partial or complete inundation or normally dry land areas from:

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

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

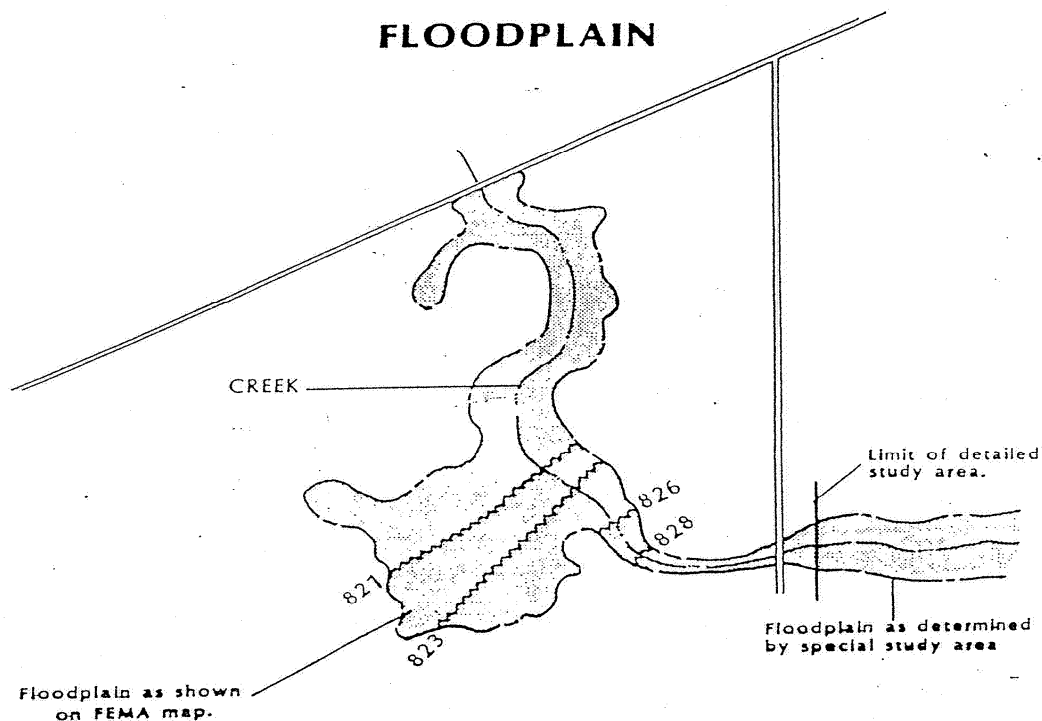
Flood Elevation Study. An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

Flood Hazard Boundary Map (FHBM). An official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the flood related erosion areas having special hazards have been designated as Zone A, M and/or E.

Flood Insurance Rate Map (FIRM). An official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk of premium zones applicable to the community.

Flood Insurance Study. The official report provided by the Federal Emergency Management Agency. The report contains flood profiles as well as the Flood Boundary Map and the water surface elevation of the base flood.

Floodplain. Those areas along streams or swales inundated by a one hundred (100) year flood, comprised of the floodway and flood fringe areas, as designed on the FEMA flood insurance maps. (See following illustration)



Floodplain or Flood-Prone Area. Any land area susceptible to being inundated by water from any source (see definition of “flooding”).

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

Floodproofing. Structural additions, changes or adjustments to structures subject to flooding which reduce or eliminate flood damages to a structure, and/or its contents.

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

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

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

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

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

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

Floor Area. The sum of the gross floor area for each of a building's stories measured from the exterior limits of the faces of the structure. The floor area of a building includes basement floor area. Attic floor area is included only if the attic area meets the Williamson County Building Code standards for habitable floor area. Not included are cellars and unenclosed porches or any floor space in an accessory building or in the principal building which is designed for the parking of motor vehicles in order to meet the parking requirements of this Ordinance.

Floor Area Ratio (FAR). An intensity measured as a ratio derived by dividing the total area of a building by the base site area. Where the lot is part of a larger development and has no bufferyard, that lot area may be used instead of the base site area.

Footcandle. A unit of illumination produced on a surface, all points of which are one (1) foot from a uniform point source of one (1) candle.

Forest. Area containing mature woodlands and/or young woodlands. See Woodland, Young and Woodland, Mature.

Forestry. See Clear Cutting.

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

Freestanding Sign. See ground sign.

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

Garden Center. A place of business where retail and wholesale products and produce are sold to the retail consumer. These centers, which may include a nursery and/or greenhouses, import most of the items sold. Items offered for sale may include plants, nursery products, and stock, fertilizers, potting soil, hardware, power equipment and machinery, hoes, rakes, shovels, and other garden and farm tools, and utensils. Garden centers are considered heavy retail commercial uses.

Garage. A deck or building, or part thereof, used or intended to be used for the parking and storage of motor vehicles.

Gas Station. An establishment providing sales of vehicle fuel and such services as lubrication oil and tire changes, and minor repairs. This use does not include paint spraying or body/fender repair.

Glare. The brightness of a light source which causes eye discomfort.

Graphic Sign. Assign which is an integral part of a building façade. The sign is painted directly on, carved in, or otherwise permanently embedded in the façade. Signs in shop windows are graphic signs unless they qualify as auxiliary signs.

Grassland. An area planted and/or maintained with natural grass species and forbs.

Greenhouse. An enclosed building, permanent or portable, which is used for the growth of small plants. (See Section 4400 O.)

Gross Density. See Density, gross.

Ground Sign. A self-supporting sign resting on or supported by means of poles, standards, or any other type of base on the ground. Freestanding signs are considered ground signs, except for off-site signs.

Group Dwellings. The residence of a group of six (6) or more persons not related by blood, marriage, adoption, or guardianship and living together as a single housekeeping unit.

Height of Structure. The vertical distance measured from the lowest ground elevation of the highest point on such structure.

Highest Adjacent Grade. The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

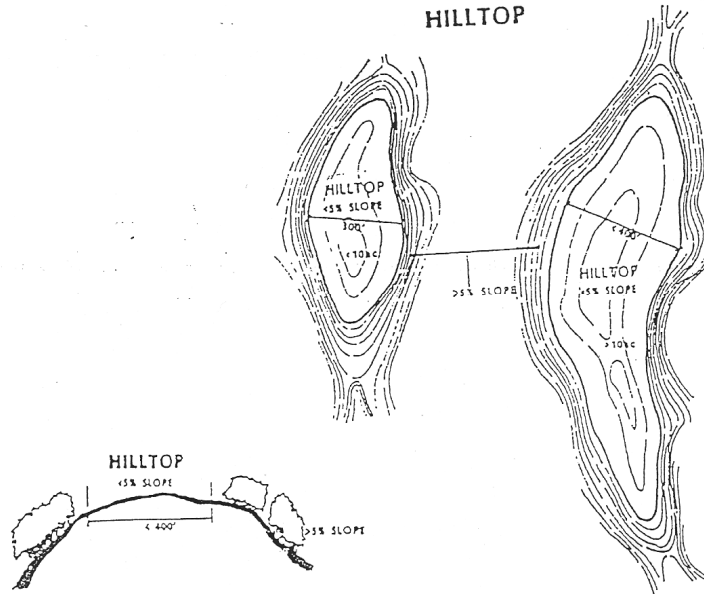
Highway, Arterial. These roads are intended to provide for high-speed travel between or within communities or to and from collectors and expressways. Access is controlled so that only regionally significant land uses may take direct access to these streets.

Highway, Collector. Collector roads connect residential streets to the highway system's major and high-speed arterial roads or provide access to non-residential uses and arterial streets.

Highway, Freeway. Arterial highway with restricted or limited access, i.e., I-65, I-40 the Natchez Trace and I-840.

Hilltop. The top of a hill where the average slope is less than five (5) percent, and where:

- A. the area is less than ten (10) acres; or
- B. the maximum width of the hilltop area which is less than five (5) percent slope is four hundred (400) feet or less, with an area greater than ten (10) acres. (See following illustration)



Historic Site. A parcel of land containing any structure or site listed in the National Register of Historic Places or the Tennessee Register of Historic Sites. If the site is larger than twenty (20) acres, then an area of no more than twenty-five (25) percent of the site, or twenty (20) acres (whichever is less), shall be considered to be the historic site. To the extent made possible by the placement of the historic structure or specific site on the parcel, such an area shall be located equally on all sides of the structure or specific site. If the parcel is less than five (5) acres in size, then land within four hundred (400) feet of the structure or out boundary of the site shall be part of the historic site. (See Sections 5270 and 7120)

*Home Occupation.** A business, profession, occupation, or trade conducted for gain or support, employing no more than one employee other than the resident of the home, and located entirely within a residential building, secondary to the use of the building for dwelling purposes, and does not change the essential residential character or appearance of such building. See Section 4104 N.

Hotel. A building or group of buildings containing individual rooms or suites of rooms, each having a private bathroom, for the purpose of providing overnight lodging facilities to the general public, for periods not to exceed thirty (30) days, for compensation with or without meals, and which has common facilities for reservations and cleaning services and on-site management. See Section 4104 H.

Impervious Surface. Impervious surfaces are those which do not absorb water. They consist of all buildings, parking areas, driveways, roads, sidewalks, and any areas of concrete or asphalt. In the case of lumberyards or similar uses, areas of stored lumber constitute impervious surfaces.

Indoor Institutional. See Section 4103 B.

Industrial, Heavy. See Section 4105 B.

Industrial, Light. See Section 4105 A.

Inoperative Vehicle. Any motor vehicle which is not legal for road use and/or is not mechanically functioning. (See also Junkyard definition.)

Institutional, Residential. See Section 4103.

Institutional Uses. See Section 4103 C.

*Junkyard.** Any land or structure used for a salvaging operation, including but not limited to: the storage and/or sale of waste paper, rags, scrap metal, and discarded materials; the collection, dismantlement, storage, or salvage of two (2) or more unlicensed, inoperative vehicles; or any unoccupied mobile home other than one specifically to be used to house temporary farm workers.

Kennel. Any place in or at which any number of dogs are kept for the purpose of sale of in connection with boarding care or breeding, or which any fee is charged.

Landscape Surface Area. Surface area of land not covered by any impervious surface that is maintained to support plant life.

Landscape Surface Ratio (LSR). The ratio derived by dividing the area of landscaped surface by the base site area.

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

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

Local Street. See residential street.

Lot. A parcel of land that:

- A. is undivided by any street or private road;
- B.* is occupied by or designated to be developed for buildings or principal uses which must meet all Zoning and Subdivision requirements of this Ordinance and the Williamson County Subdivision Regulations. Any application for up to three multiple dwellings or commercial buildings on a single parcel must be approved by the Planning Commission Staff through a Zoning Certificate, and any application for more than three such structures must be approved by the Planning Commission. This requirement is not applicable to farm employee housing. (See Division 6200 A).
- C. contains the accessory buildings or uses customarily incidental to such building, use, or development, including such open spaces and yards as are designed and arranged or required by this Ordinance for such building, use, or development.
- D.* Any application for multiple dwellings on a lot of ten (10) acres or less must meet all standards for a minor subdivision plat including soils mapping for septic systems or regulations governing accessory dwellings as noted in Division 4600.

Lot Area. The area contained within the boundary lines of a lot.

Lot corner. A lot abutting two (2) or more streets at their intersection.

Lot Frontage. Lot width measured at the street lot line. When a lot has more than one (1) street lot line, lot width shall be measured, and the minimum lot width required by this Ordinance shall be provided at each such line.

Lot Line. A line bounding a lot which divides one lot from another or from a street or any other public or private space.

Lot Line, Front. See Lot Line, Street.

Lot Line, Rear. In the case of rectangular or most trapezoidal shaped lots, that lot line which is parallel and most distant from the front lot line of the lot. In the case of an irregular, triangular, or gore-shaped lot, a line twenty (20) feet in length, entirely within the lot, parallel to and at the maximum possible distance from the front line shall be considered to be the rear lot line. In the case of lots which have frontage on more than one road or street, the rear lot line shall be opposite the lot line along which the lot takes access to a street.

Lot Line, Side. Any lot line other than a front or rear lot line.

Lot Line, Street. In the case of a lot abutting only one (1) street, the street line separating such lot from such street; or in the case of a double frontage lot, each street line separating such lot from a street shall be considered to be the front lot line. However, where the rear yard requirement is greater than the front yard requirement, one (1) of two (2) opposing yards shall be a rear yard.

Lot of Record. Any validly recorded lot which at the time of its recordation complied with all applicable laws, ordinances, and regulations.

Lot width. The mean horizontal distance between the side lot lines measured at right angles to those side lot lines at the building line. Where there is only one (1) side lot line, lot width shall be measured between such lot line and the opposite lot line or future right-of-way line.

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

Luminaire. A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.

Maintenance Guarantee. A guarantee of facilities or work to either ensure the correction of any failures of any improvements required pursuant to this Ordinance or to maintain same.

*Manufactured Home.** A factory-manufactured dwelling designed for and occupied by not more than one (1) family that consists of sections constructed on two or more chassis, meeting the minimum standards of HUD specifications and mounted on a permanent foundation. (See Division 4400 J).

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

Maximum Permitted Illumination. The maximum illumination measured in footcandles at the interior bufferyard line at ground level.

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

Messenger Sign. A sign displaying the time, date, temperature, or other information not pertinent to a specific product, activity of land use.

Mined Area. An area disturbed for the mining of phosphate or other material. (See Section 4105 C)

Minimum Floor Elevation. The lowest elevation permissible for the construction, erection, or other placement of any floor, including a basement floor.

Mini-Warehouse. A building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, or controlled-access stalls or lockers for the dead storage of a customer's goods or wares. At least one toilet facility shall be available to customers. No sales, service, or repair activities other than the rental of dead storage units are permitted on the premises. Outdoor storage or the storage of junk, explosives or flammable materials, and other noxious or dangerous materials are specifically prohibited.

Mixed Commercial Center. This use includes any group of commercial establishments on a single lot that is not centrally planned, developed or managed. (See 4104 X)

Mixed Use Development. A use which contains two or more platted parcels or dissimilar types of development including single-family or multi-family residential development, institutional uses, commercial and/or industrial uses. (See Section 4106)

*Mobile Home.** A transportable, factory-manufactured dwelling designed for and occupied by not more than one (1) family constructed as a single self-contained unit and mounted on a single chassis. All mobile homes shall meet minimum standards of HUD specifications and shall be mounted on a permanent foundation. (See Section 4400 J)

Mobile Home Park. A mobile home park is a planned resource conservation development containing mobile homes placed on lots specifically designed for them. Such a facility shall meet all requirements for performance subdivisions listed in Section 5110. Also see Section 4102 F.

*Modular Home.** A factory-manufactured dwelling designed for and occupied by not more than one (1) family certified as meeting the specifications of Southern Building Code Congress and/or the Tennessee Modular Building Code, and mounted on a permanent foundation. (See Division 4400 J)

Motel. See Hotel.

Multi-Family Residential Development. Uses which include apartments, attached units for sale or rent and any development other than fee simple homes on individual lots. (See Section 4102 I).

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

Nonconforming Structure. Any building or structure, other than a sign, legally established prior to the effective date of this Ordinance or subsequent amendment to it, which does not fully comply with the standards imposed by the individual sections of this Ordinance.

Nonconforming Use. An activity using land, buildings, signs, and/or structures which were legally established prior to the effective date of this Ordinance or subsequent amendment to it and which would not be permitted to be established as a new use in a zone in which it is located by the regulations of this Ordinance. (See Division 9900)

Non-Traditional Sewage Disposal Systems. Wastewater systems that serve more than one (1) household and are not subject to subsurface disposal permitted by TCA, Title 68, Chapter 221, Part 4, or to wastewater facilities owned or operated by a governmental entity.

Nursery. An enterprise which conducts the retail and wholesale sale of plants (a minimum of fifty one (51) percent of which must be grown on the site) as well as accessory items (but not power equipment such as gas or electric lawnmowers and farm implements) directly related to their care and maintenance. The accessory items normally sold are clay pots, potting soil, fertilizers, insecticides, hanging baskets, rakes, and shovels. Nurseries may contain accessory greenhouses. (See Section 4101 E.)

Office. See Section 4104 A.

Office, Temporary. See Division 4200 D 3 & 6.

Off-Site Sign. An off-premise sign that provides information on one (1) or more businesses as limited by the provisions of Section 8170 B.

On-Site. Located on the lot in questions, except in the context of on-site detention, when the term means within the boundaries of the development site as a whole. *Open Space.* Undeveloped land used primarily for resource protection or recreational purposes.

One Hundred (100) Year Flood. See Base Flood.

Open Space. The portion of a site consisting of reserved common areas in vegetation---agricultural, forested or grasslands or are use permitted in Section 4003. It should clearly be an integral part of the development and more than compensate for reduced lot sizes by creating a sense of openness. Property separated by a street classified as a major arterial or larger, a large waterway or stream, or any other such barrier without automobile access could not be so classified since such separation would deny its applicability in the visual equation. (See Section 7340)

Open Space Ratio. The proportion of a site consisting of open space as specified in Section 5110, which shall be calculated using the base site area.

Outdoor Institutional. See Section 4103 A..

Owner. The person or persons having the right of legal title to, beneficial interest in, or a contractual right to purchase a lot or parcel of land.

Pad, Development. The area of a lot within a large lot residential development which is devoted to structures and septic systems. (See Section 7112 B)

Parcel. The area within the boundary lines of a plat.

Performance Guarantee. A financial guarantee to ensure that all improvements, facilities or work required by this Ordinance will be completed in compliance with the Ordinance, regulations and the approved plans and specifications of a development.

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

Planned Resource Conservation Development. A development that contains a minimum amount of common open space and uses one (1) or more of the dwelling unit types in Section 5110. Also see Section 4102 D.

Porch. A roofed open area, usually attached to or part of and with direct access to or from a building. This area cannot be heated or air-conditioned. Side and rear porches may be screened, but front porches may not be screened or enclosed in any manner.

Portable Sign. A permanent sign mounted on a frame and/or chassis which is designed for each and repeated relocated. (see 8170 D – Temporary Sign.)

Principal, Building. See Building, principal.

Principal Use. See Use, principal.

Private Landing Strips and Heliports. See Section 4104 M.

Private Recreational Club. Recreational center for the exclusive use of members and their guests with facilities usually including swimming pools and/or tennis courts, but specifically exclusively golf courses. (See Section 4101 U)

Produce or Farm Stand. See Temporary Uses, Division 4200.

Projecting Sign. A sign, other than a wall sign, which is attached to and projects perpendicular from a structure or building face. The sign face of double-faced projected signs is calculated by measuring one (1) face of the sign only, provided both faces are back to back.

Public Improvements. Any improvements, facility, or service, together with customary improvements and appurtenances thereto, necessary to provide for public needs such as: streets, roads, alleys or pedestrian walks or paths, storm sewers, flood control improvements, water supply and distribution facilities, sanitary sewage disposal and treatment, public utility and energy services.

Public Service. Any facility or service provided by the local or federal government, or duly authorized by the State of Tennessee, to provide services to the general public. See Section 4103 D.

Public Sewer. Includes the County Sewer System and other forms of sewer systems approved by the State Health Department and maintained by a public or private agency authorized to operate such systems.

Real Estate Sales Office. See Temporary Uses, Division 4200.

Recorded Lot. (See Lot of Record)

Recording Studio, Private. See Section 4520 X and 4400 N*.

Recreational Vehicle. A vehicle which is:

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

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

Residential Business.* See Sections 4104 O. and 4520 M.

Residential Street. A roadway, the main purpose of which is to provide access to abutting residential properties. A local street which does not serve a collector, arterial or highway function.

Resource Conservation Development. See Section 4101 B.

Restrictive, More (Less). A regulation imposed by this Ordinance is more (less) restrictive than another if it prohibits or limits development to a greater (lesser) extent or by means of more (less) detailed specifications.

Restaurant, Fast Food. An establishment whose principal business is the sale of food and/or beverages in a ready-to-consume state. The products sold are usually served in containers that are either edible or made of paper, plastic, or other disposable material. Consumption of the products may be within the restaurant building, a motor vehicle that is parked on the premises, or off the premises, in a car or home or other locations as carry-out services.

Restaurant, Standard. An establishment whose principal business is the sale of food and/or beverages to customers in a ready-to-consume state, and whose principal method of operation includes one (1) or both of the following characteristics:

- A. customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which food and beverages are consumed, or
- B. a cafeteria-type operation where food and beverages generally are consumed within the restaurant building.

Restroom. A room maintained within a structure, or as a stand-alone structure on the premises of any place open to the public, containing a fixture maintained for the purpose of defecation or urination or both, and containing fixtures suitable for sanitizing and cleansing hands. Restroom requirements shall be determined by the applicable building codes or other State or Local wastewater or health regulations. For all uses authorized by this Zoning Ordinance where said use is a permanent use and not classified as a Temporary Use by Article IV and where one or more Restrooms are required by the applicable building codes or other State or Local wastewater or health regulations, said Restroom(s) shall be a permanent nature connected to a permanent water supply and connected to a permanent wastewater treatment system. Said Restroom(s) shall not consist of any facility that can be classified or utilized as a temporary toilet or portable facility. Temporary toilets or portable facilities shall only be permitted in association with an active construction project, or any use classified as a Temporary Use by this Zoning Ordinance, or as a supplemental facility to a permanent use, so long as the required Restroom(s), as defined by this Article is provided and available for use prior to the placement of the temporary toilets or portable facilities. (See also Bathroom and Toilet Facility).

Resubdivision. See Subdivision.

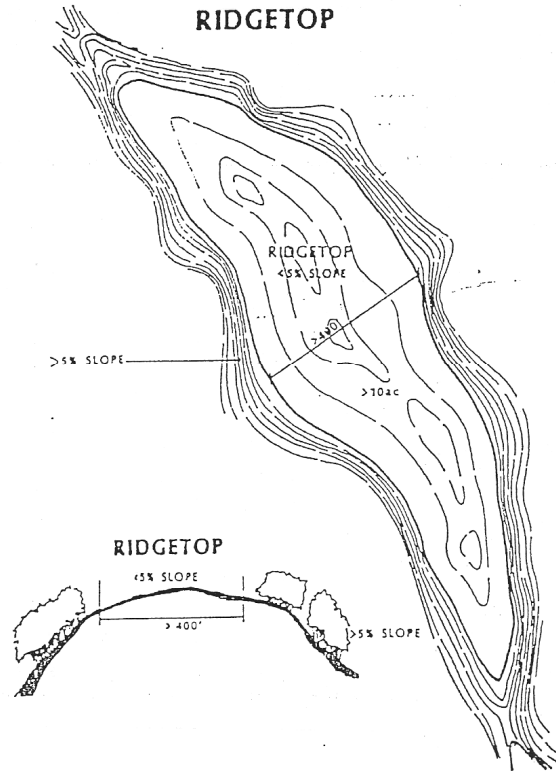
*Retirement Communities.** - see requirements under 4400 T, Detailed Use Regulations. This use would be inclusive of planned residential communities incorporating some or all of the following residential use types for retired senior citizens age 55 and older.

- Single Family Residential Housing – Attached or Detached
- Congregate Independent Living Facilities
- Congregate Assisted Living Facilities
- Nursing/Convalescent Center

The use also could include, but not be limited to, the following communal facilities as accessory to the primary residential facilities.

- Community Open Space Recreational Areas
- Recreational/Therapeutic Center
- Congregate Eating Facility
- Convenience Scale Commercial Services such as
 - Pharmacy/Gift/Card/Postal Services Shop, Beauty/Barber Shop. Such uses must be limited to a scale that will be of service to the retirement community only and limited to services which would eliminate the necessity of automobile trips for frequently used services. Such uses must be accessed from a building interior only and may have no exterior signage.

Ridgetop. The top of a ridge, where the average slope is less than five (5) percent within an area of ten (10) acres or more and where the minimum width is four hundred (400) feet. (See following Illustration)



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

Rooming House. A dwelling where lodging is provided, for compensation, for from four (4) to ten (10) persons who are not members of a family occupying that dwelling unit and who do not occupy the dwelling as a simple housekeeping unit.

Rural Retreat - Limited. A facility owned and operated by a non-governmental entity for the purpose of providing a rural training center and retreat for its employees, members, or affiliates. The use may include conference and meeting facilities, dining facilities, and recreational amenities of a rural nature, none of which shall be open to the general public.

Rural Retreat - Extensive. A facility owned and operated by a non-governmental entity for the purpose of providing a rural setting in which lodging, camping and/or conference, meeting, and event facilities are provided for compensation. The use may also include restaurant and/or banquet facilities and recreational amenities of a rural nature. Uses meeting the definition of Rural Retreat - Limited that exceed the size limitation for that use or provide facilities for overnight lodging or camping are also included under this category.

Sedimentation. The deposition of soil that has been transported from its site of origin by water, ice, wind, gravity, or other natural means as a result of erosion.

Selective Cutting. See Section 4101 C.

Setback. The distance a structure must be built from a lot line or road right-of-way. If a non-dedicated easement or private road is used for access to more than two parcels, the setback shall be measured from the easement right-of-way. A dedicated public road right-of-way shall be fifty (50) feet unless otherwise specifically dedicated. (See 6200)

Shelter, Temporary. See Temporary Uses, Division 4200.

Shopping Center. A group of commercial establishments planned, developed, and managed as a unit with off-street parking provided on the property (See also Mixed Commercial Center) (See 4104 G)

Shopping Center, Community. A shopping center having 100,000 – 300,000 square feet, with no individual building any larger than 100,000 square feet.

Shopping Center, Convenience. A shopping center having less than 15,000 total square feet with no individual building any larger than 6,000 square feet.

Shopping Center, Neighborhood. A shopping center having 15,000 – 100,000 square feet, with no individual building any larger than 29,000 square feet.

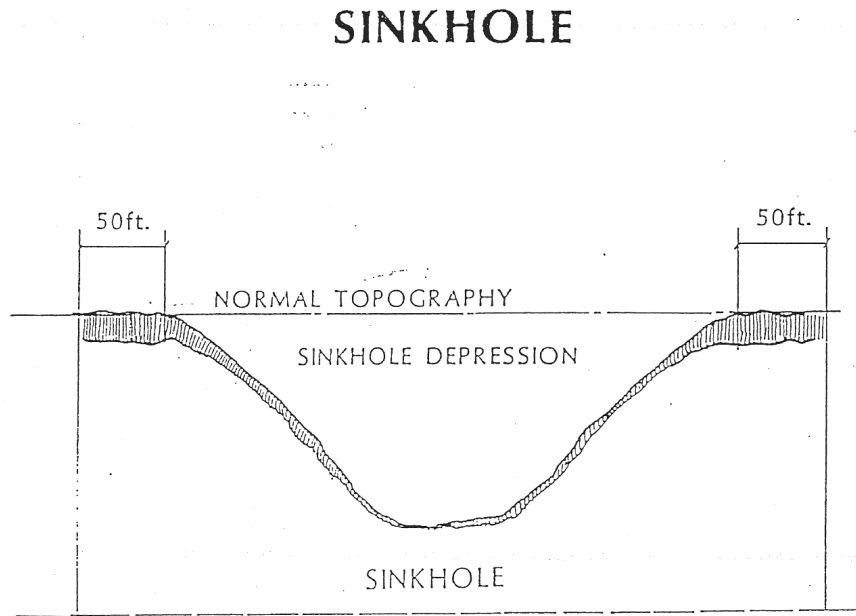
Shopping Center, Regional. A shopping center having in excess of three hundred thousand (300,000) square feet of gross floor area. (See Section 5121.)

Shrub. A low-lying deciduous or evergreen plant. (Refer to Section 7440)

*Signs.** any object, device, display, structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, religious group, product, service, event, or location by any means including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Signs do not include: the flag or emblem of any nation, organization of nations, state, city, religious, fraternal, or civic organization; merchandise and pictures or models of products or services incorporated in a window display; works of art which in no way identify a product; or scoreboards located on athletic fields. Products or equipment displayed or stored in a manner in which they are normally used and consistent with approved site plan do not constitute a sign. All signs that can be read or understood from the property line will count as part of the sign square footage allowed for that parcel. Any sign authorized in this Ordinance is allowed to contain non-commercial copy in-lieu-of other copy. (See Division 8100)

Single-Family Residential Use. (See Section 4102 A)

Sinkhole. A topographic feature defining a depression in the ground's surface, typically formed by the collapse of underlying strata, which surface water drains into, but drains out of primarily via infiltration. For the purpose of this Ordinance, a sinkhole shall be considered as encompassing the entire area lying with the depression, plus an additional area fifty (50) feet wide around the edge of the depression. (See the following illustration)

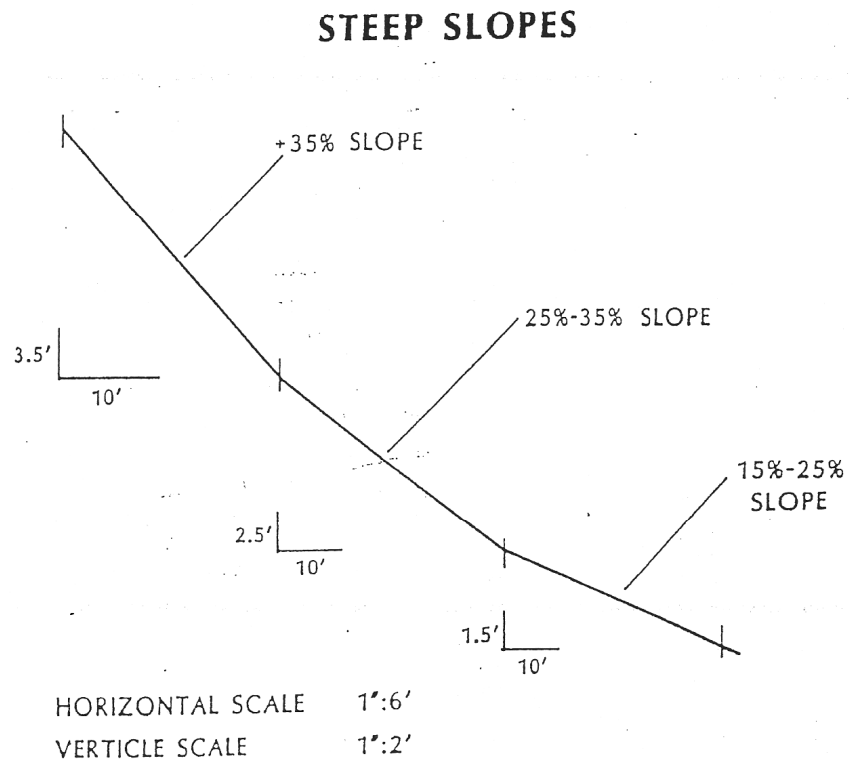


Site Area. See Base Site Area.

Site Plan. A graphic depiction of features on a site such as existing and proposed structures, paved areas, ingress/egress points, and landscaped areas along with certain information as required in Division 9500.

Slippage Soils. Delrose Soils. (The regulation of slippage soils varies with the slope associated with the soil. Two slope categories are used: slopes of less than ten [10] percent, and slopes of ten [10] percent or more. See Section 7115 for complete regulations.) (See the following illustration.)

Slope. A contiguous area of one-half (0.5) acre or more in which the ground's elevation changes by a minimum of ten (10) vertical feet and having a change of grade in excess of fifteen (15) percent over the entire area. (see the following illustration.)



Special Events. See Events of Public Interest, Division 4200, Temporary Uses.

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

Stable, Commercial. A building or land where horses are kept for remuneration, hire, sale, boarding, riding, or show. (See Section 4101 S)

Stable, Private. Any building, incidental to an existing residential principal use, that shelters horses for the exclusive use of the occupants of the premises. (See Section 4101 G)

Standard Code. The building code developed by the Southern Building Code Congress.

Standard Industrial Classification Code (SIC). The numeric code for categorizing land uses developed by the US Department of Commerce. SIC codes in this Ordinance are based on the listing contained within the 1987 manual.

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

*Story.** That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

Street Line. See Lot line, front.

Structural Alteration. Any change in the supporting members of a building, such as the bearing walls, beams, or girders, or any change in the dimension or configuration of the roof or exterior walls.

Structure. See Building.

Structure, Accessory. See Building, accessory.

Subdivision. Any subdivision or re-division of a parcel of land as defined under Tennessee Code Annotated. (Also see Williamson County Subdivision Regulations.)

Subdivision Sales Office. See Real Estate Offices, Temporary Uses, Division 4200.

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

Substantial Improvement. Any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or; (2) Any alteration of a “historic structure”, provided that the alteration will not preclude the structure’s continued designation as a “historic structure”.

Substantially Improved Existing Manufactured Home Parks or Subdivision. Where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds fifty (50) percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

Swale. A linear depression in land running downhill or having a marked change in contour direction in which sheet runoff would collect and form a temporary watercourse.

Swimming Pools. See Accessory Uses. (See Division 4300 D.)

Temporary Shelter. See Temporary Uses, Division 4200.

Temporary Sign.* A sign or advertising display constructed of cloth, canvas, fabric, paper, plywood, or other light material. Included in this category are retailers' signs temporarily displayed for the purpose of informing the public of a sale or "special" offer. One temporary sign shall be allowed per parcel (Not to exceed 25 sq ft in size). Sign can only be posted on the building or one the permanent permitted sign for the business once a year for a period not to exceed 30 days.

Temporary Use. See Use, temporary. (See Division 4200.)

Toilet Facility or Toilet Facilities. (See Restroom)

Towers. (See Section 4103 E.)

Understory Tree. A tree that would occupy the understory of a forest in a natural ecological situation. These types of trees are often referred to as ornamental trees. Examples include redbud, hazel, alder, holly, hornbeam, dogwood, witch-hazel, etc. (See Section 7440.)

Use. The purpose or activity for which land or any building thereon is designed, arranged, or intended, or for which it is occupied or maintained.

Use, Accessory. A use which:

- A. is subordinate to and serves a principal structure or a principal use,
- B. is subordinate in area, extent, and purpose to the principal structure or use served,
- C. is located on the same lot as the principal structure or use served except as otherwise expressly authorized by provisions of this Ordinance, and
- D. is customarily incidental to the principal structure or use.

Use, Principal. The specific primary purpose for which land is used.

Use Sign. The sign(s) permitted for each land use by Section 8150.

Use, Temporary. A temporary use is one established for a fixed period of time with the intent of discontinuing such use upon the expiration of such time. Such uses do not involve the construction or alteration of any permanent structure. (See Division 4200.)

Variance. Permission to depart from the literal requirements of this Ordinance granted pursuant to Division 9600.

Wall Sign. A sign mounted parallel to a building façade or other vertical building surface. Parallel signs shall not extend beyond the edge of any wall or other surface to which they are mounted, nor shall they project more than eighteen (18) inches from the wall surface.

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

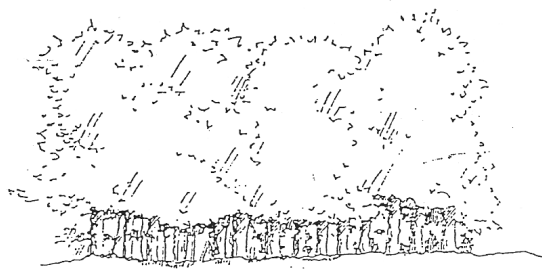
Waterway Natural Area. A strip of undisturbed vegetation, either original or re-established, that borders streams and rivers, ponds and lakes, wetlands, and springs.

Wireless Telecommunication Facilities. Means (also referred to as "Telecommunication Tower," "Tower," "Telecommunication Site," and "Personal Wireless Facilities") a structure, facility or location designed, or intended to be used as, or used to support, Antennas or other transmitting or receiving devices. This includes without limit, Towers of all types and kinds and structures that employ stealth technology, including, but not limited to structures such as a multi-story building, church steeple, silo, water tower, sign or other structures that can be used to mitigate the visual impact of an Antenna or the functional equivalent of such, including all related facilities and equipment such as cabling, equipment shelters and other structures associated with the site. It is a structure and facility intended for transmitting and/or receiving radio, television, cellular, paging, personal Telecommunications services, commercial satellite services, microwave services and services not licensed by the FCC, but not expressly exempt from the County's siting, building and permitting authority, excluding those used for the County's emergency services or exclusively for private, non-commercial radio and television reception and private citizen's bands, amateur radio and other similar non-commercial Telecommunications where the height of the facility is below the height limits set forth in this ordinance.

Woodland, Mature. An area of mature deciduous trees:

- A. covering one (1) acre or more and consisting of thirty (30) percent or more largely deciduous canopy trees having a ten (10) inch or greater caliper, or
- B. any grove of deciduous trees consisting of eight (8) or more trees having an eighteen (18) inch or greater caliper.

Woodlands, Young. An area of deciduous or evergreen trees covering one (1) acre or more and consisting of seventy (70) percent or more canopy trees having a three (3.0) inch caliper or greater, or a tree plantation for commercial or conservation purposes which seventy (70) percent or more of the canopy trees have a three (3.0) inch or greater caliper. (See following illustration)



MATURE WOODLAND



YOUNG WOODLAND

Yard. The space between a lot line and building line.

Yard, Front. A yard extending the full width of the front of a lot between the front (street) right-of-way line and the front building line.

Yard, Rear. A yard extending the full width of the lot in the area between the rear lot line and the rear building line.

Yard, Side. A yard extending the full length of the lot in the area between a side lot line and a side building line.

Zoning Certificate. A written certificate that a structure, use or parcel of land is, or will be, in compliance with the requirements of this Ordinance.

Zoning Map. The map and/or detailed maps showing the location and boundaries of the zoning districts established by this Ordinance. These maps are entitled, "Official Zoning Maps, Williamson County, Tennessee."

AMENDMENTS
ARTICLE II

<u>Section/Division</u>	<u>Date</u>	<u>Book/Page</u>	<u>Topic</u>
2300	06-20-88	13/637	Dude Ranches
2300	06-20-88	13/637	Regional Shopping Centers
2300	03-20-89	14/181	Lots
2300	03-20-89	14/182	Open Space
2300	03-20-89	14/183	Clubhouses
2300	03-20-89	14/184	Private Recreational Clubs
2300	03-20-89	14/185	Multifamily Residential Devlpmt.
2300	03-20-89	14/186	Mixed Use Development
2300	03-20-89	14/186	Day Care Centers
2300	03-20-89	14/182	Temporary Uses
2300	03-20-89	14/182	Accessory Uses
2300	11-20-89	14/385	Affidavit of Compliance
			Inoperative Vehicle
			Mixed Commercial Center
			Setback
			Shopping Center
			SC, Community
			SC, Convenience
			SC, Neighborhood
			Subdivision
	06-10-96	17/291	Story
			Swimming Pools
2300	01-21-91	14/665	Retirement Communities
2300	01-21-91	14/665	Elderly Care Homes
2300	07-15-91	15/38	Recording Studio, Private
2300	11-12-91	15/140	Directional Sign
2300	11-12-91	15/140	Marquee&FacadeSigns (delete)
2300	11-12-91	15/140	Sign
2300	11-12-91	15/140	Temporary Sign
2300	11-08-93	16/169	Apartment, Accessory
			Bed and Breakfast
			Country Inn
			Dwelling, Accessory
			Dwelling, Single-Family Detached
			Home Occupation
			Junkyard
			Lot
			Manufactured Home
			Mobile Home
			Modular Home
			Residential Business

AMENDMENTS
ARTICLE II

<u>Section/Division</u>	<u>Date</u>	<u>Book/Page</u>	<u>Topic</u>
2300	07-10-95	17/4	Arterial
2300	07-10-95	17/4	Collector, Major
2300	07-10-95	17/4	Collector, Minor
2300	02-10-97	17/562	Antenna Clear Land Communication Towers
2300	09-08-97	18/10	Porches
2300	11/10/97	18/191	Mini-warehouses
2300	05-11-98	18/379	Dwelling, Accessory Dwelling, Attached Dwelling, Interior Apartment Dwelling, Second Principal Lot
2300	09-13-99	19-312	Adult-Oriented Establishment
2300	07-10-00		Base Site Area Non-Traditional Sewage Disposal System
2300	1-12-04	22-176	Access
2300	1-12-04	22-176	Easement
2300	1-10-05		Events of Public Interest
2300	5-9-05	22-790-794	Wireless Telecommunications Facilities Deletes Antenna, Communication Towers, etc.
2300	07-11-05		Addition/Deletion or Replacement of the following: Act, Area of Shallow Floodplain, Area of Special Flood-related Erosion Hazard, Area of Special Hazard, Base Flood, Basement, Breakaway Wall, Building, Elevated Building, Emergency Flood Insurance Program or Emergency Program, Expansion to an Existing Manufactured Home Park or Subdivision, Flood or Flooding, Flood Elevation Determination, Flood Area, Flood Elevation Study, Flood Fringe, Flood Hazard Boundary Map, Flood Insurance Rate Map, Flood Insurance Study, Floodplain or Flood-Prone Area, Floodplain Management, Flood Protection System, Flood- related Erosion, Flood-related Erosion Area or Flood-related Erosion Prone Area, Flood-related Erosion Area Management, Floodway, Floor,

AMENDMENTS
ARTICLE II

<u>Section/Division</u>	<u>Date</u>	<u>Book/Page</u>	<u>Topic</u>
			Freeboard, Functionally Dependent Use, Highest Adjacent Grade, Levee, Levee System, Lowest Floor, Manufactured Home Park or Subdivision, Mean Sea Level, National Geodetic Vertical Datum, 100-year Flood, Person, Recreational Vehicle, Regulatory Floodway, Riverine, Special Hazard Area, Start of Construction, Substantial Damage, Substantial Improvement, Substantially Improved Existing Manufactured Home Parks or Subdivisions, Water Surface Elevation, Waterway Natural Area.
2300	1/9/06		Farm Winery
2300	11/13/06		Farm Product Sales
2300	5/15/07		Rural Retreat Limited and Extensive (Deleted Campgrounds, Country Inn and Dude Ranch)
2300	5/10/10		Definition of Restroom Bathroom or Bathroom Facilities Toilet Facility or Toilet Facilities