

# ***ZONING ORDINANCE***



***FAYETTEVILLE, TENNESSEE***

**ZONING ORDINANCE**

**FAYETTEVILLE, TENNESSEE**

**ADOPTED: JULY 14, 1998**

**LAST AMENDED: APRIL 10, 2012**

**PREPARED BY**

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**AMENDMENTS**  
**FAYETTEVILLE ZONING ORDINANCE**

<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENTS</u>
January 11, 2000	2000-1	Chapter 4, Added a New Section 14-413, <u>Walls and Fences</u>
January 11, 2000	2000-1	Chapter 5, Subsection 14-501.6, 3, <u>Minimum Handicapped Parking Size Requirements</u> , Amended, a.
January 11, 2000	2000-1	Chapter 8, Section 14-803, B, 2, b, <u>Site Plan Drawn at a Scale No Smaller Than 1" = 200', Showing</u> , Amended, iv.
January 11, 2000	2000-1	Chapter 8, Section 14-803, B, 2, c, <u>Review Procedure</u> , Amended, iii, <u>Final Review</u> .
June 14, 2000	2000-6	Chapter 3, Section 14-302, <u>Definitions</u> , Amended, <u>Sign, Banner</u> .
June 14, 2000	2000-6	Chapter 3, Section 14-302, <u>Definitions</u> , Amended, <u>Sign, Directional</u> .
June 14, 2000	2000-6	Chapter 3, Section 14-302, <u>Definitions</u> , Amended, <u>Sign, Incidental</u> .
June 14, 2000	2000-6	Chapter 3, Section 14-302, <u>Definitions</u> , Amended, <u>Sign, Temporary</u> .
June 14, 2000	2000-6	Chapter 5, Subsection 14-508.1, 2, <u>Intent and Objectives</u> , Amended, <u>Scope</u> .
June 14, 2000	2000-6	Chapter 5, Subsection 14-508.2, 1, c, <u>Exempt Signs</u> , Amended, <u>Construction Signs</u> .
June 14, 2000	2000-6	Chapter 5, Subsection 14508.2, 1, f, <u>Exempt Signs and Temporary Signs</u> , Amended, <u>Flags, Emblems, Insignia, and Banners</u> .
June 14, 2000	2000-6	Chapter 5, Subsection 14-508.2, 2, c, <u>Temporary Signs Requiring Approval</u> , Amended, <u>Construction Signs</u> .
June 14, 2000	2000-6	Chapter 5, Subsection 14-508.2, 2, e, i, <u>Temporary Signs Requiring Approval</u> , Amended, <u>Temporary Banner Signs</u> .
June 14, 2000	2000-6	Chapter 5, Subsection 14-508.2, 2, e, ii, <u>Temporary Signs Requiring Approval</u> , Amended, <u>Temporary Banner Signs</u> .
June 14, 2000	2000-6	Chapter 5, Subsection 14-508.3, 1, e, <u>General Provisions</u> , Amended, <u>General Standards</u> .

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<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENTS</u>
June 14, 2000	2000-6	Chapter 5, Subsection 14-508.3, 1, f, <u>General Provisions</u> , Amended, <u>General Standards</u> .
June 14, 2000	2000-6	Chapter 5, Subsection 14-508.3, 4, g,, <u>General Provisions</u> , Amended, <u>Sign Prohibited in All Districts</u> .
June 14, 2000	2000-6	Chapter 5, Subsection 14-508.3, 4, j, <u>General Provisions</u> , Deleted, <u>Signs Prohibited in All Districts</u> .
June 14, 2000	2000-6	Chapter 5, Subsection 14-508.5, 1, c, ii, <u>Permitted Signs in Commercial and Industrial Districts</u> , Amended, <u>Commercial District Signs</u> .
June 14, 2000	2000-6	Chapter 5, Subsection 14-508.5, 1, e, iii, <u>Permitted Signs in Commercial and Industrial Districts</u> , Amended <u>Commercial District Signs</u> .
June 14, 2000	2000-6	Chapter 5, Subsection 14-508.1, h, i, <u>Permitted Signs in Commercial and Industrial Districts</u> , Amended, <u>Commercial District Signs</u> .
June 14, 2000	2000-6	Chapter 5, Subsection 14-508.6, 3, b, <u>Temporary Sign Provisions</u> , Deleted, <u>Location of Temporary Signs</u> .
June 14, 2000	2000-6	Chapter 5, Subsection 14-508.6, 3, c, <u>Temporary Sign Provisions</u> , Deleted, <u>Location of Temporary Signs</u> .
July 10, 2001	2001-8	Chapter 3, Section 14-302, Amended: <u>Definitions</u> , by Adding: <u>Dwelling, Upper Storage Residential</u> ; and <u>Household</u> .
July 10, 2001	2001-8	Chapter 6, Subsection 14-606.1, <u>Central Business District</u> , Amended: 1, <u>District Description</u>
July 10, 2001	2001-8	Chapter 6, Subsection 14-606.1, <u>Central Business District</u> , Amended: 2, <u>Uses Permitted</u> , by Adding <u>Residential Activities</u> .
July 10, 2001	2001-8	Chapter 6, Subsection 14-606.1, <u>Central Business District</u> , Amended: 6, <u>Dimensional Regulations</u> , by Adding: g, <u>Minimum Floor Area Dwelling, Upper Story Residential</u> .

Amendments - (continued)

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<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENTS</u>
July 10, 2001	2001-8	Chapter 8, Section 14-808, <u>Procedure for Authorizing Special Exceptions</u> , Amended: C, <u>Criteria for Review</u> , by Adding: 9, a; 10, 11, 12, and 13.
August 10, 2004	2004-16	Chapter 5, Section 14-510, <u>Alternative Provisions for Lot Size and the Location of Open Space</u> , (Deleted and Replaced with New Section 14-510, <u>Overlay Zone for Residential Development</u> .
March 8, 2005	2005-02	Chapter 5, Subsection 14-513, <u>Special Conditions for Bed and Breakfast</u> , Amended C, G, and Added K.
August 14, 2007	2007-18	Chapter 6, Section 14-608, Provisions Governing Floodway and Flood Fringe Districts, Deleted in Its Entirety and Replaced with New Section 14-608, Provisions Governing Floodway and Flood Fringe Districts.
October 16, 2007	2007-27	Chapter 5, Section 14-510, Subpart E, 2, c, Amended by Deleting c; and d, becomes c.
February 12, 2008	2008-4	Chapter 6, Amended by Adding Section 14-610, Mixed Use Planned Unit Development.
February 12, 2008	2008-5	Chapter 6, Section 14-508, Standards for Signs, Billboards, and Other Advertising Structures, Amended by Adding Subsection 14-508.8, Mixed Use Planned Unit Development Signage.
February 12, 2008	2008-6	Chapter 6, Subsection 14-606.3, C-3, General Commercial District, Subpart 1, District Description, Deleted in Its Entirety and Replaced with New Text.  Subsection 14-606.3, General Commercial, Subpart 2, Uses Permitted, Amended by Adding in the Subcategory, Residential Activities.  Subsection 14-606.3, C-3, General Commercial, Subpart 6, Dimensional Regulations, Amended by Adding g.
February 12, 2008	2008-7	Chapter 6, Subsection 14-609.2, Historic Overlay District, Subpart 3, Creation of the Historical Zoning Commission, Deleted in Its Entirety and Replaced with New Text.

Amendments - (continued)

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<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENTS</u>
June 12, 2008	2008-11	Chapter 7, Section 14-702, <u>Nonconforming Use</u> , Subsection 14-702.1, <u>Provisions Governing Conforming Use</u> , , Amended, Subpart 9, <u>Discontinuance</u> .
September 3, 2008	2008-13	Chapter 3, Section 14-302, <u>Definitions</u> , Amended by Adding Definition of <u>Private Street</u> .  Chapter 5, <u>Supplementary Provisions Applying to Specific Districts</u> , Amended by Adding Section 14-517, <u>Gated Community</u> .
December 8, 2009	2009-13	Chapter 8, Section 14-807; <u>Variances Subsection C; Fee</u> Amended by referencing the adopted "Planning Commission Schedule of Fees."  Chapter 8, Section 14-808 Subsection G; <u>Special Exceptions Appeals</u> Amended by referencing the adopted "Planning Commission Schedule of Fees."  Chapter 14, Section 14-809 <u>Amendments to the Resolution</u> ; Amended by referencing the adopted "Planning Commission Schedule of Fees."  Chapter 14, Section 14-809.1, <u>Application for Rezoning</u> Subsection 6; Amended by referencing "Planning Commission Schedule of Fees."
September 14, 2010	2010-06	Chapter 4, Section 14-413, Subsection A; Deleted and Replaced with New Text.  Chapter 4, Section 14-413, Subsection B; Deleted and Replaced with New Text.  Chapter 4, Section 14-413, Subsection I; Fence Height Table Amended to Include Height Regulations for T-P and A-1 Zones and Include a 8' Height Restrictions for any Critical Infrastructure Facility Regardless of Zoning District Classification.
January 11, 2011	2011-01	Chapter 5, Section 14-506 Amended by the Addition of Subsection E.
June 14, 2011	2011-14	Chapter 8, Section 14-803 Subsection E; <u>Construction Progress</u> Deleted in its Entirety and replaced with New Text.

Amendments - (continued)  
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<u>DATE</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENT</u>
April 10, 2012	2012-08	Chapter 8, Section 14-803 Building Permits; Site Plan Requirements, Subsection B(2)(b)(iv); Deleted in its Entirety and replaced with New Text.



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