

ARTICLE IV
USE REGULATIONS

DIVISION 4000. PURPOSE

The purpose of this Article is to indicate which land uses may locate in each zoning district and which uses may not locate therein. A further definition is made for uses which may locate in a given district only upon obtaining a conditional use permit to do so.

Sections 4001 through 4105 specify which uses are permitted in each zoning district and define the use categories used in this Ordinance. The uses generally described in Sections 4001 through 4003 are specifically listed in Division 4100.

SECTION 4001. INTERPRETATION OF THE TABLE OF PERMITTED USES: USES PERMITTED BY RIGHT, USES PERMITTED AS SPECIAL USES, USES PERMITTED AS CONDITIONAL USES, AND USES NOT PERMITTED.

- A. The uses permitted in Section 4002 are specifically designated. Other than by zoning change, no use which is expressly prohibited shall be built in a district. However, the Development Director shall have the right to permit uses which are not specifically listed but are similar to uses that are expressly permitted in Section 4002, in accordance, with the procedures in Division 10300. Uses which are not listed in Section 4002 and not considered similar to uses which are specifically listed shall not be permitted.
- B. Uses listed as permitted by right or as a special or conditional use are permitted provided that a zoning certificate has been issued in accordance with Division 9200.
- C. Uses permitted by right or as a special or conditional use shall be subject, in addition to use regulations governing yards, lot size, lot width, building area, easements, provisions of off-street parking and loading, and to such other provisions as are specified in other articles herein. In particular, the laws of the State and the regulations of the Williamson County's Department of Health regarding water supply and waste disposal shall be adhered to. Further, no zoning certificate nor building permit shall be issued until approval is obtained from the County's Department of Health for water supply and sewage disposal, unless the premises are served by public water and/or sewage treatment facilities.

- D. Although a use may be indicated as permitted by right or as a special or condition use in a particular district, it does not follow that such a use is permitted or permissible on every parcel in such district. No use is permitted or permissible on a parcel unless it can be located thereon in full compliance with all of the performance standards and other regulations of this Ordinance applicable to the specific use and parcel in question.

Table of Uses on Following Page.

Section 4002. TABLE OF USES
DISTRICTS

USES	R	E	SE	S	NC	CC	U	AP	MH	RS	IC*
Agricultural											
A. Agricultural	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
B. Intensive Agricultural	Y	C	C	C	C	C	C	Y	C	C	C
C. Selective Cutting	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
D. Clear Cutting	Y	Y	C	C	C	C	C	Y	C	C	C
E. Nursery	Y	Y	Y	Y	Y	Y	Y	Y	Y	C	Y!
F. Farm Employee Housing	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!
G. Stable, Private	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!
Residential											
A. Single-Family *	Y	Y	Y	Y!	Y	Y	Y	C	N	Y	Y
B. Resource Conservation Development	Y	Y	Y	Y/C	N	Y	N	N	N	Y	C
C. Equestrian Subdivision	Y	Y	Y	Y	N	N	N	N	N	N	Y
D. Planned Res. Cons. Dev.	N	N	Y/C	Y/C	N	N	Y	N	N	N	C
E. Mobile Home	Y!	N	N	N	Y*	N	N	N	Y	N	N
F. Mobile Home Park	N	N	N	N	N	N	N	N	Y!	N	N
G. Commercial Apartment	N	N	N	Y!	N	Y!	Y!	N	N	N	N
H. *Accessory Dwelling	S	S	S	S	S	S	N	N	N	N	S
I. Multi-Family	N	N	N	Y/C	N	N	Y/C	N	N	N	N
J. *Bed & Breakfast	C	C	C	C	C	C	C	N	N	N	C
K. *Interior Apartment / Second Dwelling	Y!	Y!	Y!	Y!	Y!	Y!	N	N	N	N	Y!
Institutional											
A. Outdoor Institutional	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
B. Indoor Institutional	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!
C. Institutional Resident: 1-8 Residents *	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!
8 + Residents *	N	N	C	C	N	N	C	N	N	N	N
D. Public Service	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!
E. Wireless Telecommunication Facilities	Y/S	Y/S	Y/S	Y/S	Y/S	Y/S	Y/S	Y/S	Y/S	Y/S	Y/S
F. Nontraditional Sewage Treatment and Disposal Systems – Residential	N	N	Y!	N	N	N	N	N	N	N	Y!
G. Nontraditional Sewage Treatment and Disposal Systems – Non-Residential	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!

Section 4002. TABLE OF USES

USES	DISTRICTS										
	R	E	SE	S	NC	CC	U	AP	MH	RS	IC*
Commercial											
A. Office **	N	N	N	Y	N	Y	Y	Y	N	N	C++
B. Commercial Retail	N	N	N	C	N	Y	Y	Y	N	N	C
C. Heavy Retail/Services	N	N	N	Y!	N	C!	Y!	Y!	N	N	C!
D. Restaurant	N	N	N	Y	N	Y	Y	Y	N	N	C
E. Drive-In Restaurant	N	N	N	Y	N	N	Y	Y	N	N	C
F. Services	N	N	N	Y	N	Y	Y	Y	N	N	N
G. Shopping Center	N	N	N	C	N	C	Y!	N	N	N	C
H. Hotel	N	N	N	Y	N	C	Y	N	N	N	C
I. Rural Retreat – Limited	Y!	Y!	Y!	N	N	Y!	N	N	N	N	Y!
J. Farm Wineries	Y!	Y!	Y!	Y!	N	Y!	N	N	N	N	Y!
K. Rural Retreat – Extensive	Y!	Y!	Y!	N	N	Y!	N	N	N	N	Y!
L. Agricultural Support	C	N	C	C	N	C	N	Y	N	N	C
M. Airport, Landing Strip & Heliport	C	N	N	N	N	N	N	C	N	N	N
N. Home Occupation	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!
O. *Residential Business	C	C	C	N	N	C	N	N	N	N	N
P. Family Day Care Home	S	S	S	S	S	S	S	S	S	S	S
Q. Day Care – Accessory Uses	S	S	S	S	S	S	S	S	S	S	S
R. Off-Site Signs	C	N	N	C	N	N	C	C	N	N	N
S. Stables, Commercial	C	C	C	C	C	C	N	C	N	N	N
T. Animal Boarding Facility	C	N	N	C	N	C	C	C	N	N	C
U. Private Recreational Ctrs.	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!
V. Recreational & Athletic Facility	N	N	N	Y	N	Y	Y	N	N	N	C
W. Cemeteries, Commercial	N	N	C	C	N	N	N	N	N	N	C
X. Mixed Commercial Center	N	N	N	C	N	C	C	N	N	N	C
Y. Adult- Oriented Establishment	N	N	N	C	N	N	N	N	N	N	N

** Includes Commercial Day Care

Section 4002. TABLE OF USES

USES	DISTRICTS										
	R	E	SE	S	NC	CC	U	AP	MH	RS	IC*
Industrial											
A. Light Industrial	N	N	N	C	N	C	C	C	N	N	C
B. Heavy Industrial	N	N	N	C	N	N	N	C	N	N	N
C. Private Extraction & Disposal	C/O	C+	C/O	N+	N+	N+	N+	C	N+	N+	N
D. Sawmill/Planing Mill	C	N	N	C	N	N	N	N	N	N	N
Mixed Use Development	N	N	C	C	N	N	C	N	N	N	C

(Key to Table 4002 on following Page)

KEY TO TABLE OF PERMITTED USES

Y = permitted by right in this district, with site plan and/or zoning certificate approval by staff.

N = Not permitted in this district.

S = Permitted as a special use in this district. (Refer to Division 4600)

C = Permitted as a conditional use in this district. (Refer to Division 4500 for detailed regulations.)

Y/C = Permitted by right if density is restricted by the presence of natural resources as determined by Division 7100 and the calculations in Section 5210.

Permitted as a conditional use if density is not restricted by the presence of natural resources as determined by Division 7100 and the calculations in Section 5210.

Y/S = Permitted by right (See 4400Y). Permitted as a Special Use if required under 4400Y, in addition to the requirements in 4400Y see Division 4600.

C/O = Phosphate mining operations within the Mining (M) Overlay District which shall include all portions of Williamson County west of U.S. Highway 31 are a permitted use.

Phosphate mining operations not within the Mining (M) Overlay District are a permitted use, provided the operator meets the requirements of Section 4520PP herein.

! Refer to Division 4400 for additional standards.

* Individual single-wide mobile homes are permitted on any lot in the NC district with a "T" designation. However, the lot size must meet the minimum lot size requirements for that district.

+ The holders of mineral rights on land in these districts must exercise their rights and commence mining operations within then (10) years of the effective date of this Ordinance. Holders of mineral rights who do not exercise their rights within this time frame shall not be permitted to commence mining operations unless the affected property is rezoned to a district which permits extraction either by right or by conditional approval. (Phosphate mining activities are exempt from this provision this exemption shall expire within six (6) months of the date of adoption of this Ordinance.)

++ Only uses under SIC 51, exclusive of SIC 515 and 517.*

SECTION 4003. PERMITTED USES IN REQUIRED OPEN SPACE

In all districts it is possible that areas must be set aside as open space for resource protection or to meet the minimum requirements of Article V. Where such open space is required, and where the use is also permitted by the applicable district’s zoning, the following table shall control.

Use	Woodlands	Floodplains	Sinkholes	Drainageways	Slippage Soils	Steep Slopes	Hilltops	Ridgetops	Required Open Space
A. Agricultural									
1. Row Crop & Other Fields	N	N	N	N	N	N	N	N	Y
2. Pasture & Livestock Enc,	N	Y	Y	Y	Y	Y	Y	Y	N
3. Clear Cutting	C	C	N	N	N	N	N	N	N
4. Nursery	N	Y	N	N	N	N	N	N	N
5. Commercial Greenhouse	N	N	N	N	N	N	N	N	N
B. Recreational									
1. Active Recreation	N	Y	N	Y	N	N	Y	Y	Y
2. Garden Plots	N	Y	Y	Y	N	N	Y	Y	Y
3. Natural Areas	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. Passive Recreation	Y	Y	Y	Y	N	Y	Y	Y	Y
5. Picnic Area	Y	Y	N	Y	N	N	Y	Y	Y
6. *Golf Course	N	Y	N	Y	N	N	N	Y	C
C. Other									
1. Drainage Structures	C	Y	N	Y	N	N	N	N	C
2. Filling	N	C	N	C	N	N	N	N	C
3. Septic Disposal Systems	Y	10	N	N	N	N	Y	Y	N*
4. Public Facilities	N	N	N	N	N	N	N	N	Y
5. Nontraditional Sewage Treatment and Disposal System - Residential	N*	N*	N*	N*	N*	N*	N*	N*	N*
6. Nontraditional Sewage Treatment and Disposal System – Non-Residential	N*	N*	N*	N*	N*	N*	N*	N*	N*

10 = Permitted in or above the ten (10) year floodplain.

* Auxiliary disposal sites, as identified by Williamson County Regulations for Wastewater Treatment and Land Disposal Systems, dated April 12, 2000 and as subsequently amended, shall be allowed in required open space.

DIVISION 4100. USE CATEGORIES DEFINED.

The use categories utilized by this Ordinance are defined in Sections 4101 through 4105. The uses not enumerated in these Sections are not necessarily excluded from locating within any given zoning district. Section 10110 and Division 10300 empower the Planning Director or a designee to make interpretations on matters regarding specific land use proposals.

SECTION 4101. AGRICULTURAL USES

- A. Agricultural. Agricultural uses are farms (and farm residences), that involve orchards, raising of livestock, dairy cattle, horses, or poultry, and truck farming. Nursery and forestry operations are not considered agricultural uses. Family member housing is considered an agricultural use. Farm employee housing is regulated separately (4400 Q).
- B. Intensive Agricultural. These agricultural uses include fee lots, hog farms, and poultry operations where animals are tightly confined in buildings or outdoor pens containing more than two animal units per acre. (See Section 4520 A).
- C. Selective Cutting. The cutting or harvesting of trees over twelve (12”) inches in diameter or the cutting of trees for personal on-site (such as firewood, pole barns, or fences) where the extent of such activity is limited to normal harvesting practice and does not result in a gain in allowed density if the property is proposed for development within five (5) years.
- D. Clear Cutting. This use includes the clearing or destruction of woodland areas (young and/or mature woodlands as defined by this Ordinance) over an area greater than that permitted as selective cutting. Clearing in accordance with site plans or subdivision plans approved pursuant to resource protection standards of this Ordinance is not considered clear cutting. (SIC 241) (See Section 4520 B)
- E. Nursery. This category includes nurseries with or without retail sales or accessory greenhouses. A minimum of fifty-one (51) percent of all materials sold by nursery must be grown, or otherwise produced, on-site. Nurseries containing a garden center shall be considered as commercial, heavy retail uses.
- F. Farm Employee Housing (See Division 4400 Q)
- G. Stables, Private. Any building, incidental to an existing residential principal use, that shelters horses for the exclusive use of the occupants of the premises. (See Division 4400 V)

SECTION 4102. RESIDENTIAL USES

- A. **Single-Family Development.** Single-family developments include all individual residential lots and residential subdivisions comprised entirely of conventional single-family detached houses (as described in Division 6200 A), and which do not provide common open space. Single-family development also includes all lots exempted from subdivision by the State of Tennessee Statutes.
- B. **Resource Conservation Development.** Resource conservation developments include all residential subdivisions comprised solely of conventional single-family houses and/or zero lot-line houses (as described in Division 6200 A and B) which provide common open space meeting the requirements of Section 5110. (See Section 4520 E)
- C. **Equestrian Development.** Equestrian developments are resource conservation developments which contain horse trails and facilities in which horses or other animals may be stabled on each lot. (See H., below) (See Section 4101 G)
- D. **Planned Resource Conservation Development.** Planned resource conservation developments include all residential subdivisions comprised of one or more of the following housing types: conventional single-family houses, zero lot-line houses, village houses, twin houses, patio houses, atrium houses, townhouses, weak-link townhouses, multiplexes, and apartments. Such developments shall be planned as a unit, provide common open space, and meet all the provisions of Section 5110. (See Section 4520 E)
- E. **Mobile Home.** A mobile home not located in a mobile home park and meeting all the requirements of Section 4400 J and 5110.
- F. **Mobile Home Park.** A planned resource conservation development containing mobile home lots for sale or for rent, including mobile home subdivisions. Such a facility shall meet all requirements for mobile home parks listed in Section 4400 H and J., 5110 and 6200 K.
- G. **Commercial Apartment.** An apartment located in a commercial building. (See Section 4400 D)
- H. **Accessory Dwelling.** A new dwelling unit or converted building such as a stable, garage, or carriage house containing no more than 750 sq. ft. in area. (See Article II – Definitions, Section 4102 H, Section 4620 E.)
- I. **Multi-Family Residential Development.** This use includes developments of apartments, attached units for sale or rent, and any development other than fee simple homes on individual lots. They must follow the regulations for PRCD developments (See Section 4102 D)

- J. Bed and Breakfast. These uses include 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 is served. (See Section 4620.B.)
- K. Interior Apartment/Second Principal Dwelling. See Article II (Definitions), Sections 4400 W (Interior Apartments) and 4400 X (Second Principal Dwellings) for specific standards.

SECTION 4103. INSTITUTIONAL USES

- A. Outdoor Institutional. Outdoor institutional uses include public areas for active recreational activities, including, but not limited to, jogging, cycling, tot lots, playfields, playgrounds, outdoor swimming pools, outdoor tennis courts, and golf courses. Also included are passive recreational uses (including but not limited to, arboretums, areas for hiking, nature areas, and wildlife sanctuaries. Also included are picnic areas, parks, garden plots, cemeteries, and beaches. Private parks and other open space such as youth recreation camps, are also considered outdoor institutional uses.
- B. Indoor Institutional. These uses include public aquariums, churches, public conference centers, community or public recreational centers, public gymnasiums, libraries or museums, indoor public recreational centers, public or private schools, and all other public indoor institutional uses. (See Section 4400 E. and 4620 A)
- C. Institutional Residential. These uses include group homes, convents or monasteries, nursing homes, protective living facilities, and sheltered care homes. (See Section 4520 F, 4400 T, and 4620 A). Retirement Communities. See Division 4400 T and Retirement Communities in Article II, Definitions.
- D. Public Service. These uses include all government or public utility owned and operated facilities, emergency services, service buildings or garages (e.g., ambulance, fire, police, rescue), utility substations or distribution facilities. (SIC 43) (See Section 4400 A and L)
- E. Wireless Telecommunications Facilities (See Divisions 2300, 4400Y, and 4600).
- F. Nontraditional Sewage Treatment and Disposal Systems – Residential. These uses are designed to collect, treat, and store wastewater and to utilize land to dispose of the treated effluent. Although these uses are intended to primarily serve residential uses, non-residential uses may also utilize these systems. The system includes all components, such as treatment mechanisms and methodologies, collection lines, tanks, pump stations, storage ponds and disposal systems. These uses are subject to Site Plan approval by the Planning Commission. Disposal systems may be located on a development property, but are also subject to Site Plan approval. (See Section 4400 CC)
- G. Nontraditional Sewage Treatment and Disposal Systems – Nonresidential. These uses are designed to collect, treat, and store wastewater from nonresidential uses and to utilize land to dispose of the treated effluent. The system includes all components,

such as treatment mechanisms and methodologies, collection lines, tanks, pump stations, storage ponds and disposal systems. These uses may occur on a development property and are subject to Site Plan approval by the Planning Commission. (See Section 4400 DD)

SECTION 4104. COMMERCIAL USES

A. Office. Office uses include:

Banking and other credit agencies, office only (SIC 60, 61)
Security, commodity brokers and services (SIC 62)
Insurance Carriers (SIC 63, 64, & 66)
Real Estate (SIC 65 & 66)
Holding and Other Investments (SIC 67)
Business Services (SIC 73)
Health Services (SIC 801-804 807)
Legal Services (SIC 81)
Social Services (SIC 83) including day care facilities SIC 835-836 (See Division 4104 A., 4104 Q and Section 4400 I)
Membership organizations (SIC 86)
Engineering Services (SIC 87)
Miscellaneous Services (SIC 89)
Landscape counseling and planning (SIC 0781)
Agricultural Services, office only (SIC 07)

B. Commercial Retail. These uses include the following retail uses:

Building supplies (SIC 523-526)
General merchandise stores (SIC 53)
Food Stores (SIC 54)
Apparel and accessories stores (SIC 56)
Furniture and home furnishings stores (SIC 57)
Miscellaneous Retail (SIC 59) except fuel dealers (SIC 598)

C. Heavy Retail and Heavy Services. These are retail and/or services activities that have large amounts of exterior services or storage areas or partially enclosed structures as listed below: (See Section 4400 B and 4520 G)

Lumber and other building materials (SIC 52), except garden centers (SIC 526)
Mobile Home Dealers (SIC 527)
Automobile and Recreational Vehicle Dealers and Service Station (SIC 55) (See Section 4400 C)
Fuel and Ice Dealers (SIC 598)
Garden Centers and combination Garden Center/Nurseries (SIC 526)
Auto Repair and Services (SIC 75)

- D. Restaurant. These uses include all establishments primarily oriented to the serving of food and/or beverages. This use category does not include those restaurants serving food and/or beverages to customers in vehicles. (SIC 58) except drive-in and drive-up restaurant.
- E. Drive-In. These uses include all restaurants which serve food and/or beverages to customers located in vehicles for consumption on or off the premises.
- F. Services. These uses include a wide variety of personal and commercial services.
- Commercial services (SIC 60-61)
 Personal Services (SIC 72)
 Miscellaneous repair services (SIC 76)
 Motion picture services (SIC 78)
 Indoor amusement (SIC 791, 792, 793, 7991, 7993)
- G. Shopping Center. These uses include any group of commercial establishments planned, developed and managed as a unit with off-street parking provided on the property. (See Division 4400 R for detailed regulations)
- H. Hotel. These uses include hotels, motels, and convention centers (SIC 701 & 704), except bed and breakfast facilities and dude ranches. (See Section 4520 H)
- I. Rural Retreat – Limited. These are facilities 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. (See Section 4400.AA.)
- J. Farm Wineries. These are establishments 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. (See Section 4400 Z.)
- K. Rural Retreat – Extensive. These are facilities 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. (See Section 4400.BB.)
- L. Agricultural Support. This category includes (See Section 4520 K):
- Veterinary Services (SIC074)
 Farm stands – such facilities may sell agricultural products not grown on site (See Section 4200.D.8)
 Farm Product Sales

- M. Airport, Landing Strip and Heliport. This use includes all airports as well as landing strips and heliports (SIC 45) including those for the private use of an individual. (See Section 4520 L)
- N. Home Occupation. * These uses include occupations at home that do not change the essential character of the residential use. Typical examples are professional offices at home and crafts created for sale at home (including Private Recording Studios as a Conditional Use in all zoning district. [4520 X]. See Section 4400 N.
- O. Residential Business. * These uses may be carried on within the existing principal structure within an accessory structure. These include, but are not limited to: craftsman and building trades, well drillers, auto repair, furniture making and repair, and the sale of products produced on the property. No more than three (3) persons other than the resident may be employed by the business. (See Section 4520 M)
- P. Family Home Day Care. An occupied residence in which a person provides day care for children other than his/her own family and the children of close relatives. Such care in a family day care home is limited to that care given to between five (5) and twelve (12) children, including children living in the home and children of close relatives cared for in the home. (Refer to Section 4620 C)
- Q. Day Care Center as an Accessory Use. A day care center may be operated in a church or school as an accessory use. (See Section 4620 D)
- R. Off Site Signs. (See Section 8170 B.)
- S. Stable, Commercial. A stable operated as commercial venture. (See Section 4520 C)
- T. Animal Boarding Facilities. This includes boarding and training facilities for a variety of small household pets. (See Division 4500 S, Conditional Uses)
- U. Private Recreational Centers. This use includes subdivision recreational facilities exclusively for the use of residents in that subdivision or private membership recreational club with facilities including, but not limited to: swimming pools, tennis pools, clubhouses, putting greens. Clubs or facilities with 9-18 hole golf courses are not included in this category. (See Division 4400 P, Detailed Uses)
- V. Recreational and Athletic Facilities. This use includes all commercial facilities (including but not limited to) skate centers, gymnastics schools, racquetball/tennis facilities , sport stadiums, etc.
- W. Commercial Cemeteries. (See Section 4520 T)
- X. Mixed Commercial Centers. These uses include any group of commercial establishments on a single lot that are not centrally planned, developed or managed. See Division 4520 W for conditional use regulations.

- Y. 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 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.*

SECTION 4105. INDUSTRIAL USES

- A. Light Industry. This use includes manufacturing, transportation and wholesale uses provided the use meets all light industrial performance standards (Section 4520 N) as well as additional standards for the Crossroads Center district and involves no more than five hundred (500) employees on the largest shift. Light industrial uses are conditional uses and must comply with all of the general standards of Division 4500, as well as the specific standards of Section 4520 N. These uses include:

General building contractors (SIC 15)

Special trade contractors (SIC 17) except any storing equipment that is more than 12 feet in height.

Food products (SIC 20) except meat products and alcoholic beverages (SIC 201, 2077 and 2082-2085)

Tobacco manufacturers (SIC 21)

Textiles and apparel (SIC 22 and 23)

Lumber and wood products (SIC 24)

Furniture and fixtures (SIC 25)

Paper products (SIC 26) except mills (SIC 261, 262 & 263)

Printing and publishing (SIC 27)

Drugs (SIC 283)

Leather and leather products (SIC 31) except tanning and finishing (SIC 311)

Fabricated metal (SIC 34)

Office and computing machines (SIC 357)

Electric and electronic equipment (SIC 36) except electronic distribution and electrical industrial (SIC 361 and 362)

Instruments and related products (SIC 38)

Miscellaneous manufacturing industries (SIC 39)

Local and interurban passenger transit (SIC 41)

Trucking and warehousing (SIC 42)

Transportation services (SIC 47)

Communications (SIC 48)

Wholesale trade, durable and nondurable (SIC 50 & 51)

Mini-warehouses (See Section 4520 Z)

- B. Heavy Industry. This use category includes construction, mining, manufacturing, and transportation. It also includes all uses listed as light industry that employ more than five hundred (500) people on a single shift. Heavy industrial uses are conditional uses, and are subject to the general provisions of Division 4500. (See Section 4520 O) The following uses are permitted:

Heavy construction contractors (SIC 16)
 Meat Products (SIC 20 and 2077)
 Alcoholic beverages (SIC 2082-85)
 Paper, pulp or paperboard mills (SIC 261-63)
 Chemicals and allied products (SIC 28) except drugs (SIC 283) (See Section 4400 K)
 Petroleum and coal products (SIC 29) (See Section 4400 K)
 Rubber and miscl. Plastics (SIC 30)
 Leather tanning (SIC 311)
 Stone, clay and glass products (SIC 32)
 Primary metal industries (SIC 33)
 Machinery (SIC 35)
 Electrical distribution equipment (SIC 361) (See Section 4400 L)
 Electrical industrial apparatus (SIC 362)
 Transportation equipment (SIC 37)
 Railroad switching and terminals (SIC 4013)
 Utility (SIC 49) production or processing facilities but not offices or transmission or distribution.

Commentary: This group contains those uses which have severe potential for negative impact on any uses located relatively close to them. This group differs from light industrial uses in that it includes uses that require unenclosed structures that are large, tall and unsightly, such as concrete batching plants. These uses also have severe potential for generation of odor and may involve large amounts of exterior storage; because of their scale, they are also likely to have a regional impact.

- C. Extraction and Disposal Uses. This category includes junk, scrap, or salvage yards, landfills, sludge disposal or storage, resource recovery facilities, and trash compaction or transfer stations, and any other form of waste management facilities and all extraction uses. (SIC 10, 12, 13, 14) (See Section 4520 P & PP).

Commentary: These uses create major disruptions to the area's environment, even when carefully regulated. Dust, dirt, noise and unsightly conditions can be anticipated. None of these uses is an acceptable neighbor in a residential environment.

- D. Sawmill and Planing Mill. This category includes milling operations which are suited to rural locations. (See Section 4520 Q)

Sawmills and planing mills (SIC 242)

SECTION 4106. MIXED USE DEVELOPMENTS

This use shall be defined as developments which contain two or more platted parcels of dissimilar types of development including single-family or multi-family residential development, institutional uses, commercial uses and/or industrial uses. Individual sections of mixed use developments shall conform to the various standards applicable to the type development they contain. (See Division 4520 V., Conditional Uses)

DIVISION 4200. TEMPORARY USE REGULATIONS.

- A. Authorization. Temporary uses are permitted only as expressly provided in this Division.
- B. Zoning Certificate Required. No temporary use shall be established unless a Zoning Certificate (as provided in Division 9200.) evidencing the compliance of such use with the provisions of this Section and other applicable provisions of this Ordinance shall be first been issued.
- C. Signage Limitation. No signs in connection with a temporary use shall be permitted except in accordance with the provisions of Section 8170 D.
- D. Particular Temporary Uses Permitted. The following are temporary uses which are subject to the following specific regulations and standards, in addition to the other requirements specified in this Ordinance.
 - 1. Christmas Tree Sales.
 - a. Permitted in the Rural (R), Crossroads Center (CC), Airport Overlay (AP), Suburban (S), and Urban (U) Districts.
 - b. Permitted as a conditional use in either the Estate (E), Suburban Estate (SE), Neighborhood Conservation (NC) or Restricted Single-Family (RS) districts.
 - c. Maximum length of permit for display and open lot sales shall be forty-five (45) days.
 - 2. Fireworks Sales
 - a. Permitted as a conditional use in the Urban (U), Suburban (S), and Crossroads Center (CC) districts.
 - b. Maximum length of permit for display and sales shall be forty-five (45) days.
 - c. *No residential structure shall be within three hundred (300) feet of the proposed structure.
 - d. *The parcel in which the proposed use is located shall be a minimum of five hundred (500) feet from other similar uses. This distance shall be measured from structure to structure.
 - e. *The conditional use, once approved, must be reviewed every two (2) years by the Planning Commission, unless the site plan is

amended. In such cases, the approval is subject to re-approval by the Planning Commission.

3. Contractor's Office and Construction Equipment Sheds.

- a. Permitted in any district where use is incidental to a construction project.
- b. Office or shed shall not contain sleeping or cooking accommodations.
- c. Maximum length of permit shall be one (1) year.
- d. Office or shed shall be removed upon completion of construction project.
- e. Any gravel or pavement area shall be returned to its natural state, and shall be stabilized.
- f. Such permits shall be renewable at the discretion of the Planning Director.
- g. Heavy equipment may not be stored on-site. (See 4., below)

4. Contractor's On-site or Off-site Storage Yard.

- a. Permitted in any district where use is incidental to a construction project.
- b. Office or shed shall not contain sleeping or cooking accommodations.
- c. Maximum length of permit shall be one (1) year.
- d. Office or shed shall be removed upon completion of construction project.
- e. Such permits shall be renewable at the discretion of the Planning Director.
- f. Such use requires the pre-approval of the Board of Zoning Appeals following the procedure for the consideration of a special use permit. (See Division 4600.)

5. Events of Public Interest, Limited Impact.

- a. Permitted in any zoning district.

- b. Each Event must meet the following standards:
 - 1. Number of Events - maximum number of events per year is four (4) per individual lot or site during a calendar year.
 - 2. Duration of Event - an individual event cannot exceed two (2) consecutive days.
 - 3. A zoning certificate must be filed for each event establishing that its impact will not exceed that of Events of Public Interest, Limited Impact (See Definitions, Article II).
 - 4. Events held on the grounds of any church, private or public school, athletic field, arena, auditorium or other similar place or places of permanent assembly are not subject to the limitation of maximum daily attendance as outlined in Article II (see definition, Events of Public Interest, Extensive Impact.

6. Real Estate Sales Office

- a. Permitted in any district for any new development approved in accordance with the Williamson County Zoning and Subdivision Regulations. A model home may be used as a temporary sales office.
- b. Maximum length of permit shall be one (1) year, and may be renewed from year to year until the completion of the development.
- c. Office shall be removed upon completion of the development of the subdivision.

7. Temporary Shelter. When fire or natural disaster has rendered a single-family residence unfit for human habitation, or when a property owner desires to live in temporary housing on his property, while his home is being built, the temporary use of a mobile home located on the single-family lot during rehabilitation of the original residence, or construction of a new residence, is permitted subject to the following additional regulations.

- a. Required water and sanitary facilities must be provided.
- b. Maximum length of permit shall be six (6) months, but the Planning Director or a designee may extend the permit for a total

of extra time not to exceed six (6) months in the event of circumstances beyond the control of the owner.

- c. Application for the extension shall be made at least fifteen (15) days prior to expiration of the original permit.
- d. The mobile home shall be removed from the property upon issuance of any occupancy permit for the new or rehabilitated residence.
- e. The applicant shall be required to provide express consent and authorization of Williamson County to remove the shelter at the owner's expense upon termination of the permit.
- f. A permit for a mobile home to be used as a temporary residence during construction of a permanent residence may be issued by the Board of Zoning Appeals for no longer than six (6) months with no more than one six (6) months renewal and no change in location. Unless extreme circumstances have occurred, no renewal shall be issued unless a building permit has been issued and construction began on the permanent structure. This shall be treated as a Special Use permit to follow the procedures of Division 9400. This permit shall in no way supersede any private subdivision covenants.

8. Produce of Farm Stand.

- a. Permitted in the Rural (R), Estate (E), Suburban Estate (SE) and Crossroads Center (CC) districts.
- b. Permitted in other Districts where all products are grown on-site.
- c. Farm stands operating as a temporary use shall be open for no more than six (6) months per year.
- d. All temporary signs shall be affixed to the stand and, when added together, shall not exceed thirty-five (35) square feet in area. The sign(s) may contain the name of the stand but shall only contain advertising that pertains to the produce sold at the stand. This type of sign will not require the issuance of a sign permit.
- e. The stand shall neither block nor be located within any right-of-way and shall be a minimum of ten (10) feet from the paved surface of the road. When located on or within one hundred (100) feet of intersecting streets, the stand shall conform to the clear-view distance requirements as set forth in Section 8450.

9.* Temporary Asphalt, Asphalt Reprocessing Plants, or Rock Quarries.

- a. Such facilities shall be erected only in conjunction with County and State/Federal highway road improvements in Williamson County.
- b. They shall be permitted only for the period of such highway work.
- c. The contractor shall submit a routing of trucks to and from the proposed plat to the County Highway Commission as a condition prior to approval.
- d. The contractor shall provide a bond in the amount required by the County Highway Commission to pay for correcting any damage done to County roads during the course of said plant's operations.
- e. A bond amount for said plant shall be approved by the Planning Commission. Said bond shall be for covering the costs of fully mitigating site damage caused by the plant. Said bond shall be posted and accepted by the County prior to the issuance of the temporary use permit.
- f. In the case of temporary rock quarries, an end use plan meeting the criteria listed in 4520 P.3.d. will be required prior to the Planning Commission setting a bond in e., above.
- g. Such facilities shall only be allowed access via arterial streets and highways. Access via local residential and/or residential collector streets shall be prohibited.