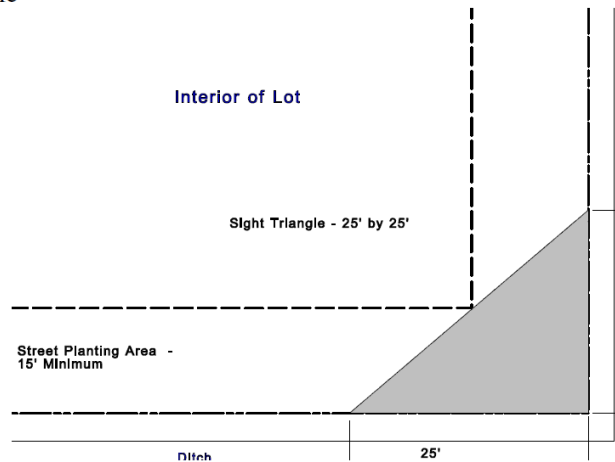


Section 503 Loading Areas. All nonresidential uses shall provide an area outside of the public right-of-way sufficient for loading and unloading goods. The size and number of loading areas should be based on the particular use.

504. Vision Clearance. No fence, wall, shrubbery, sign or other obstruction to vision between the height of three feet and fifteen feet above the center line grades of the intersecting streets and/or drives shall be permitted within twenty feet of the intersection of the rights-of-way lines of streets, or of streets and railroads.

Sight Triangle



505. Design, Construction and Maintenance of Off-Street Parking and Unloading Lots.

505.1. Clearly defined driveways used for ingress and egress shall be confined to and shall not exceed thirty feet in width, exclusive of curb returns. Unless otherwise approved by the planning commission, there shall be one point of ingress and egress to each parking or unloading lot unless the lot is shared between two or more uses.

505.2. All areas devoted to permanent off-street parking and loading and unloading as required under this section shall be of a sealed surface construction and maintained in such a manner that no dust will result from continuous use.

505.3. Parking and loading and unloading lots shall be well drained to eliminate surface water.

505.4. Landscaping requirements are in accordance with Appendix A, *Landscape Manual*.

506. Access Control. In order to promote the safety of the motorist and pedestrian and to minimize traffic congestion and conflict by reducing the points of contact, the following regulations shall apply.

506.1. A point of access, i. e., a drive or other opening for vehicles onto a street shall not exceed thirty (30) feet in width.

506.2. There shall be no more than two (2) points of access to any one (1) public street on a lot of less than 400 feet but more than 100 feet in width. Lots less than one hundred(100) feet in width shall have no more than one (1) point of access to any one (1) public street.

506.3. No point of access shall be allowed within twenty-five (25) feet of the right-of-way of any public street intersection.

506.4. Where sidewalks exist, the area existing between the street and an interior parking space or driveway parallel to the street shall have a curb at least six (6) inches in height and six inches (6) inches in width separating the parking area from the sidewalk to prevent encroachment of vehicles onto the sidewalk area.

506.5. No curbs on county streets or rights-of-way shall be cut or altered without written approval of the Washington County Highway Department. Written approval shall be submitted in order to obtain any permits from the Zoning Office.

506.6. Cases requiring variances relative to this action, and hardships not caused by the property owner, shall be heard and acted upon by the Board or Zoning Appeals with a recommendation from the Public Works Committee, provided, further, that no curb cuts for off-street automobile storage or parking space shall be permitted where the arrangement would require that vehicles back directly into a public street.

506.7. Access control on property abutting state or federal highways shall be governed by official regulations of the Tennessee Department of Transportation, Division of Highways or the provisions of this resolution, whichever is higher.

507. Alcoholic Beverages. The retail sale of beverages having an alcoholic content of less than five (5) percent by weight and the retail sale of beverages having an alcoholic content of more than five (5) percent by weight and requiring for their sale a license issued by the Tennessee Alcoholic Beverage Commission shall be permitted only in Business District that permits the sale of retail goods, (B-2, B-3, &B-4) No such sale, however, shall be permitted until all state laws have been complied with and approval has been received from the Washington County Beer Board or other such board as designated by the Washington County Board of Commissioners.

508. Mobile Home Parks. Except for the A-1 General Agriculture District and the R-3 Residential District, mobile homes will be permitted only in approved mobile home parks. Each mobile home park shall be subject to the density provisions of the district in which it is located. A mobile home park is any plot of ground containing a minimum of two acres upon which two or more mobile homes unless otherwise provided for in this resolution, are located or are intended to be located, but does not include sites where unoccupied mobile homes are on display for sale. The following property development standards shall apply for all mobile home parks:

508.1. Mobile Home Park Definitions. A detached single family dwelling unit with all the following characteristics:

508.1.1. Designed for long-term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems.

508.1.2. Designed to be transported after fabrication on its own wheels, or on flatbed or other trailers or detachable wheels.