

CORRIDOR OVERLAY DISTRICT

Section 622 CO – Corridor Overlay District

622.1. INTENT: The purpose of this overlay district is to establish higher environmental, aesthetic, and design standards for designated areas of Washington County that includes properties visible from specified roadways. Because these standards shall apply without regard to the underlying use of the land, they are created in a special overlay district which shall be applied over any zoning district located along a designated roadway.

622.2. APPLICABILITY: The Corridor Overlay District shall be in effect in all zoning districts along designated roadways as shown on the Zoning Map of Washington County, Tennessee. The district as measured extends from a parcel's front property line for a distance of 300 feet. Provided that when any parcel under five (5) acres in size has an area in the 300 feet overlay, the entire parcel shall be included. As an overlay, this district is applied in addition to those standards of the underlying district. Any developments within the geographic limits of this district shall conform to the requirements of both districts or the more restrictive of the two. New and existing single-family, two-family, and agricultural uses land uses shall be exempt from the provisions of this overlay.

622.3. DEVELOPMENT STANDARDS: The following standards and guidelines shall apply to all development, construction, reconstruction, or alteration including, but not limited to, any conversion of a residential or agricultural structure to a commercial or industrial use:

622.3.1. Mechanical Equipment: Ground-mounted mechanical equipment shall not be located in the front yard. All ground-mounted mechanical equipment shall be screened from view from the designated street by the use of walls, fences, or landscaping. All roof-mounted mechanical equipment shall be properly screened to minimize visual impact from the designated street, where such screening will be effective. Where screening will not be effective, the color of the equipment shall be the same as or complementary to the building.

622.3.2. Building Facades: Buildings shall be designed and constructed to avoid lengthy, unbroken facades with no scale, detailing, or fenestration. Examples of architectural details include: recessed or articulated wall surfaces; columns and beams; windows and other openings that reflect and enhance the character and style of the building; and defined rooflines. The use of sloped roofs in combination with flat roofs, may be used to vary the building profile and to provide equipment screening.

622.3.3. Exterior building materials requiring a waiver granted by the Planning Commission to use, when visible from the designated roadway or an abutting residential development, include: corrugated metal siding; vinyl siding, unpainted concrete block, and visually similar materials. Painted smooth-faced concrete block may be utilized, in an amount not to exceed five percent (5%). No more than twenty-five (25%) non-smooth block may be utilized. The Planning Commission, in reviewing a waiver request, may consider the proposed building design and property conditions associated with the proposal and the character of adjacent properties in the area.

622.3.4. Service, Loading, and Equipment Storage Areas: Service areas, including storage, special equipment, maintenance, and loading areas, shall be screened so as to minimize visibility from the designated roadway or abutting residential development. Refuse collection areas shall be located in the side or rear yard and shall be screened so as to minimize visibility. If architectural elements are employed for screening, they shall be of the same or complimentary building materials as the principal structure.

622.3.5. Signage: All signage located within this overlay shall comply with the requirements of the underlying zoning unless modified below:

Monument signs shall be the only sign allowed not attached to a building. No monument sign shall exceed one-hundred (100) square feet of sign area and shall not exceed fourteen (14) feet in height above ground level including supports. Multiple tenant commercial buildings with seven (7) or more tenants may apply for an additional eleven (11) square feet of sign area for each additional tenant above six up to a maximum of one hundred and forty-four (144) square feet.

622.3.6. Lighting: Direct light and glare from lights can be both a hazard and a nuisance to drivers and neighboring residential development. Exterior lighting shall be full cutoff fixtures which do not emit light above a horizontal plane. Searchlights, laser source lights, or any similar high intensity light for advertising purposes shall be prohibited. The maximum height of lights not located in the public right-of-way shall be thirty-five (35) feet.

622.4. PROHIBITED USES: The following uses shall be prohibited in the CO district:

- A. Adult-oriented establishments;
- B. Wireless Transmission Facilities;
- C. Mobile home sales;
- D. Salvage and/or junk yards;
- E. Material Storage or Display and Equipment Yards when storage of materials and equipment are visible from the designated roadway;
- F. Automobile Sales & Repair; and
- G. Self Service Storage.

622.5. USES PERMITTED BY APPROVAL AS SPECIAL EXCEPTION: When allowed in the underlying district, the following is permitted when approved by the Board of Zoning Appeals as a Special Exception:

- A. Freestanding signs may be allowed as special exception. As allowed under this section, no freestanding or development identification sign shall exceed fifteen (15) feet in height as measured at the base of the sign or from the surface grade of the highway to which this overlay is applied. The surface grade of the designated highway shall be measured from the centerline of the travel lane closest to the sign. No freestanding sign or development identification sign shall exceed one hundred (100) square feet in sign area. However, the Board of Zoning Appeals may increase the sign size and height based on the setback of the sign and size of the development in a manner not to exceed the requirements of Section 510 of the Zoning Resolution. In evaluating a request for a freestanding sign, the Board of Zoning Appeals shall make an affirmative finding on one or more of the following:
 - a. The use of a monument sign as prescribed in this section is overly burdensome for the applicant based on the topography of the property.
 - b. The development is a large scale comprehensive development, the scope of which a monument sign will not be suitable as advertisement and a freestanding sign will not negatively impact the intent of the Corridor Overlay District.

622.6. GREENWAYS: At the time of subdivision or development, whichever comes first, all parcels which abut a flood zone shall provide a drainage and transportation easement of up to fifteen (15) feet in the flood zone to ensure the continued safe flow and unimpeded access.

622.7. DRAINAGE AND EROSION CONTROL: The construction of storm sewers and storm water management systems shall be in accordance with the Washington County standards of latest issue. Reseeding or sodding any cleared or graded site shall be required where no building activity has occurred within a three (3) month period. Additional reseeding or sodding will be required in the event the initial application(s) are unsuccessful.