

Mount Pleasant Zoning Ordinance Updates

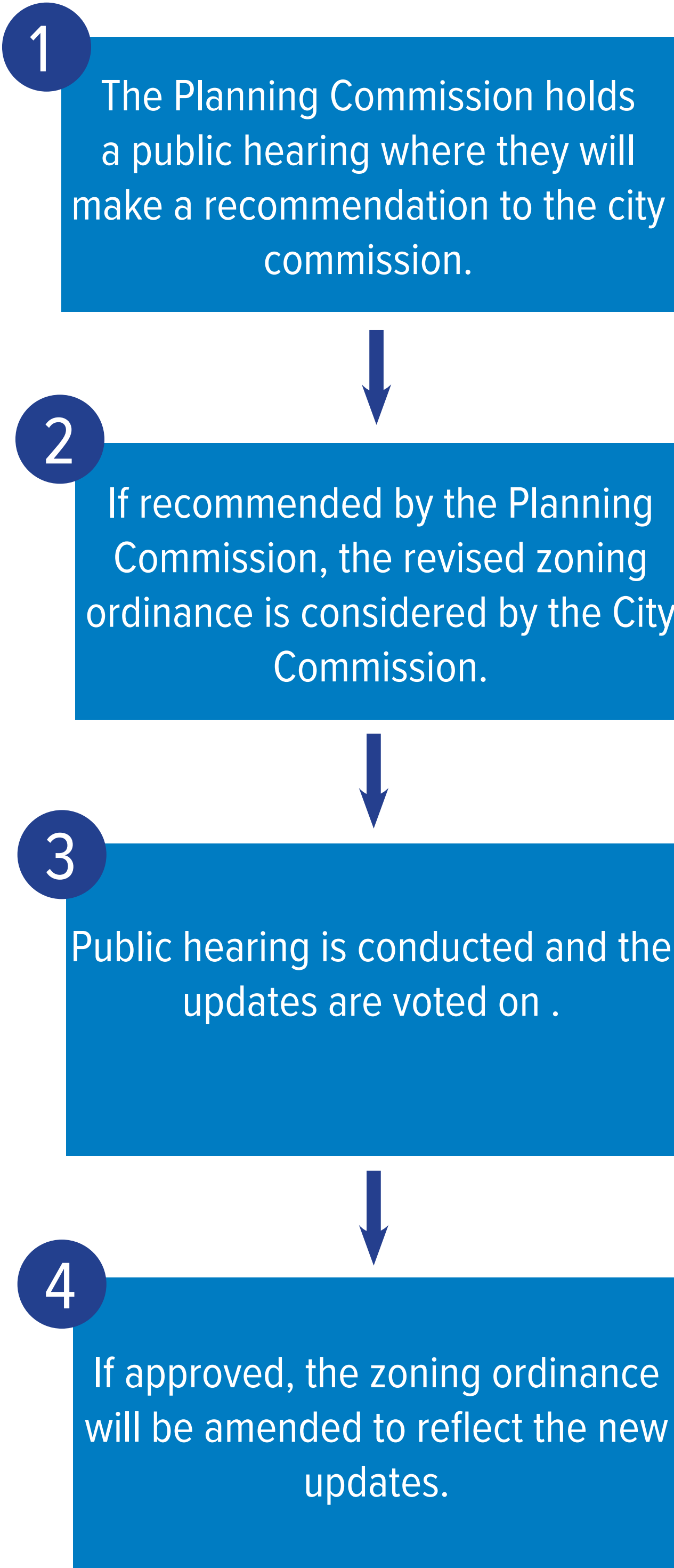
Why Update the Zoning Ordinance?

Mount Pleasant was in need for updates to their zoning ordinance to ensure the ordinance is staying up to date with evolving community needs and compliant with state laws and statute.

What Changes were Included?

- **New Content:** New sections were developed, including a section for planned unit development overlay (PUD), annexation, and revisions to the R3, R1, and RA zoning districts.
- **Reference Corrections:** Including internal section references, as well as grammar and phrasing updates to improve clarity and minimize misinterpretation.
- **Table and Figure Updates:** Corrected table and figure captions and references to properly link these items to the appropriate section within the text.
- **Additional Definitions:** Useful definitions were added to Section 14 - Definitions to clarify some of the terms used throughout the document.
- **Removed Sections:** The Irrigation section from Section 11.4- Landscaping, screening, and tree preservation was removed. Sections AE.4 Tree Planting Specifications and AE.5 Planting Details were both removed from Appendix E. Landscape Standards of the zoning ordinance. These sections were deemed overly restrictive for Mount Pleasant.

How will the Updated Zoning Ordinance be Adopted?



Mount Pleasant Zoning Ordinance Updates

What is a PUD?

A PUD is a flexible zoning device that allows for more adaptable zoning districts that support various uses in one area. The purpose of the PUD overlay is to provide an additional tool for the Planning Commission and City Commission to use in negotiations with developers as a way to create harmonious and desirable living spaces in Mount Pleasant. A PUD would have a set plan that overlays the existing zoning. PUD plan sets are approved by the planning commission and must align with the standards set forth in all of Mount Pleasant's regulating documents.

General PUD Requirements

- **Common Space and Common Elements:** Common space and elements are to be established to provide recreational, visual, or environmental amenities. Upon approval of the planned development, provisions must be set in place that ensure the maintenance of all open space.
- **Permitted Uses:** The permitted uses will be determined by the underlying zoning districts.
- **Unit Count:** The allowed unit numbers will be determined by the underlying zoning districts.
- **Design Standards:** Within a PUD plan set, architectural and design guidelines can be established to ensure a coordinated sense of place and complementary architecture (e.g., building materials, façade requirements, etc).



PUD Example Master Plan

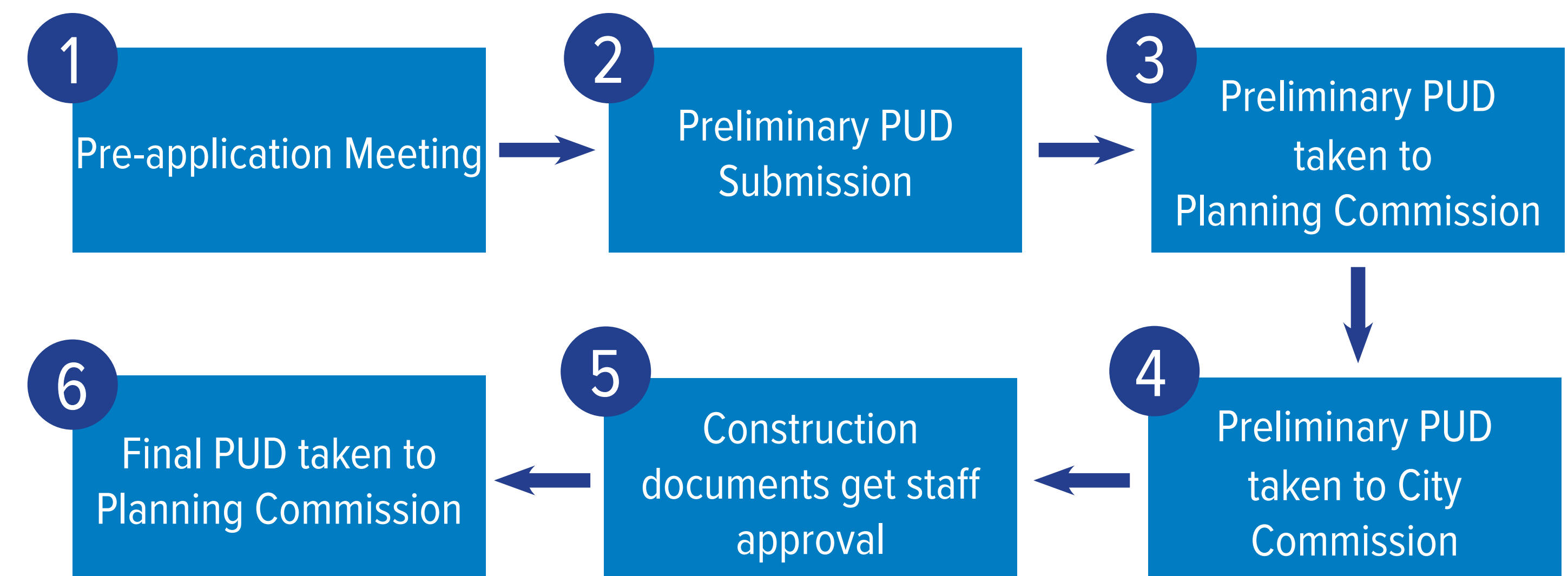
What's New?

The planned unit development overlay is an entirely new section of Mount Pleasant's zoning ordinance.

PUD Minimum Standards

Category	Residential Requirements	Commercial Requirements
Minimum PUD Size	5 acres	5 acres
Minimum Lot Size	5,000 sq. ft. for single-family 2,2000 sq. ft. for townhomes 2,000 sq. ft. per unit for multifamily	20,000 sq. ft.
Minimum Lot Width	55'	100'
Front Setback	20'	20'
Side Setback	5'	0' or 20' if adjacent to residential
Rear Setback	20'	20'
Maximum Lot Coverage	35%	40-60%
Maximum Building Height	35'	60' or 35' if adjacent to residential
Minimum Open Space	15%	10-15%

PUD Approval Process



Planned Unit Development (PUD) Overlay



Mount Pleasant Zoning Ordinance Updates

Section 4.7 - Annexation

The annexation process has been added to the Zoning Ordinance to clarify the process that is to be followed. The annexation process comes from the Tennessee Code Annotated state statute.

There are two ways in which land can be annexed into the city:

Annexation by Owner Consent	Annexation by Referendum
The property owner/agent submits an annexation request	The annexation area is defined by the City Commission

A Findings of Fact component was also included in the annexation section as considerations for the City Commission to base their decisions on. The Findings of Fact are as follows:

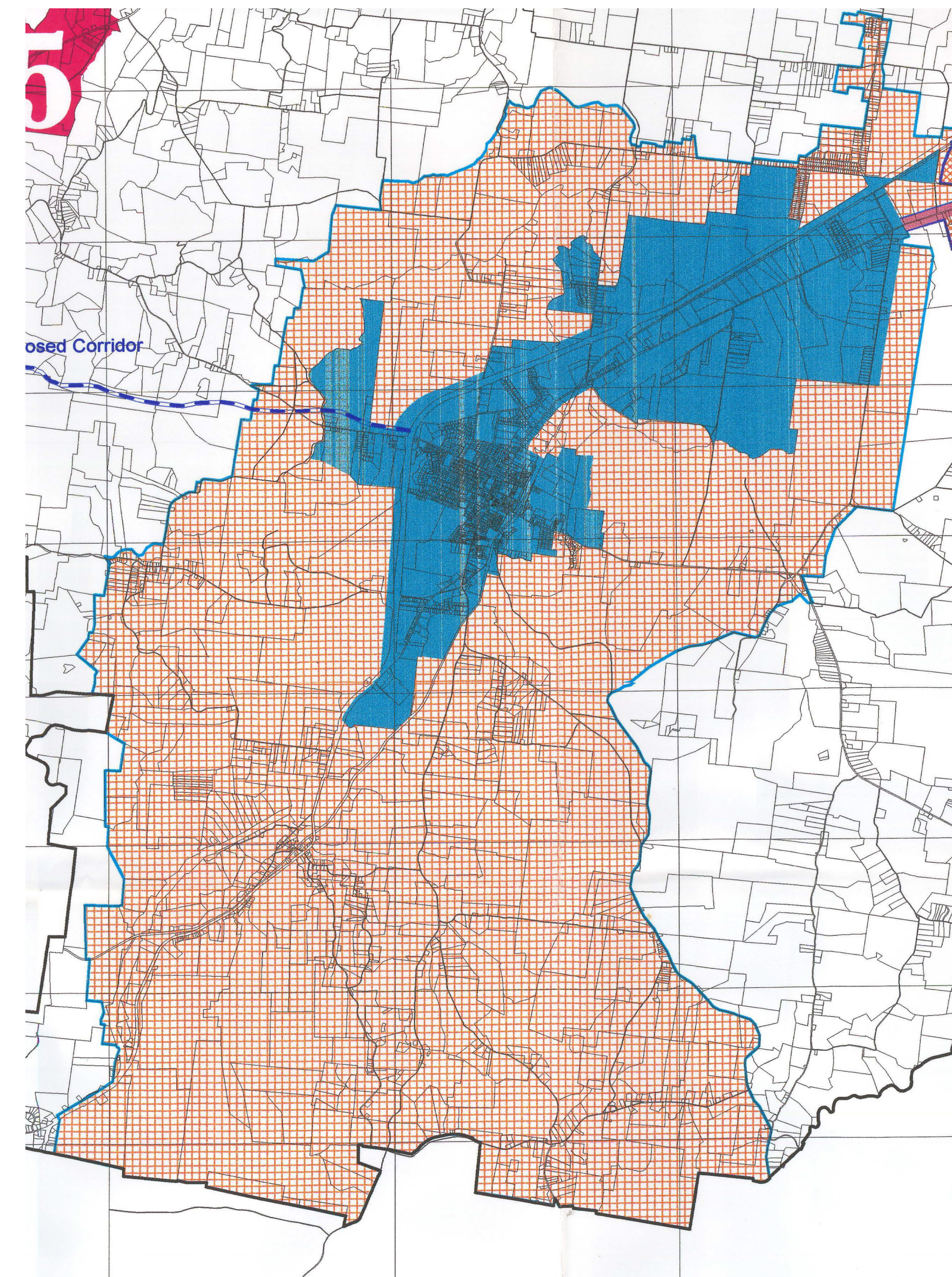
- The annexation resolution must be compliant with the requirements of Tennessee Code Annotated (TCA) Title 6, Chapter 51 and any subsequent amendment.
- The annexed area must be contiguous to the city boundary and if it is not contiguous it must meet the standards in TN Code § 6-51-104.
- The annexation is consistent with the Comprehensive Plan and adopted Urban Growth Boundary.
- The plan of services provides details on what municipal services will be provided to serve the proposed annexed area in a reasonable and timely manner.
- The annexation is in the best interest of the public and will promote orderly growth for the city.
- Infrastructure and environmental impacts must be evaluated.

What's New?

Section 4.7 - Annexation is an entirely new section of Mount Pleasant's zoning ordinance.

Section 5.4 Annexed Land

Section 5.4 was updated to include information that was added to Section 4.7-Annexation, for consistency.



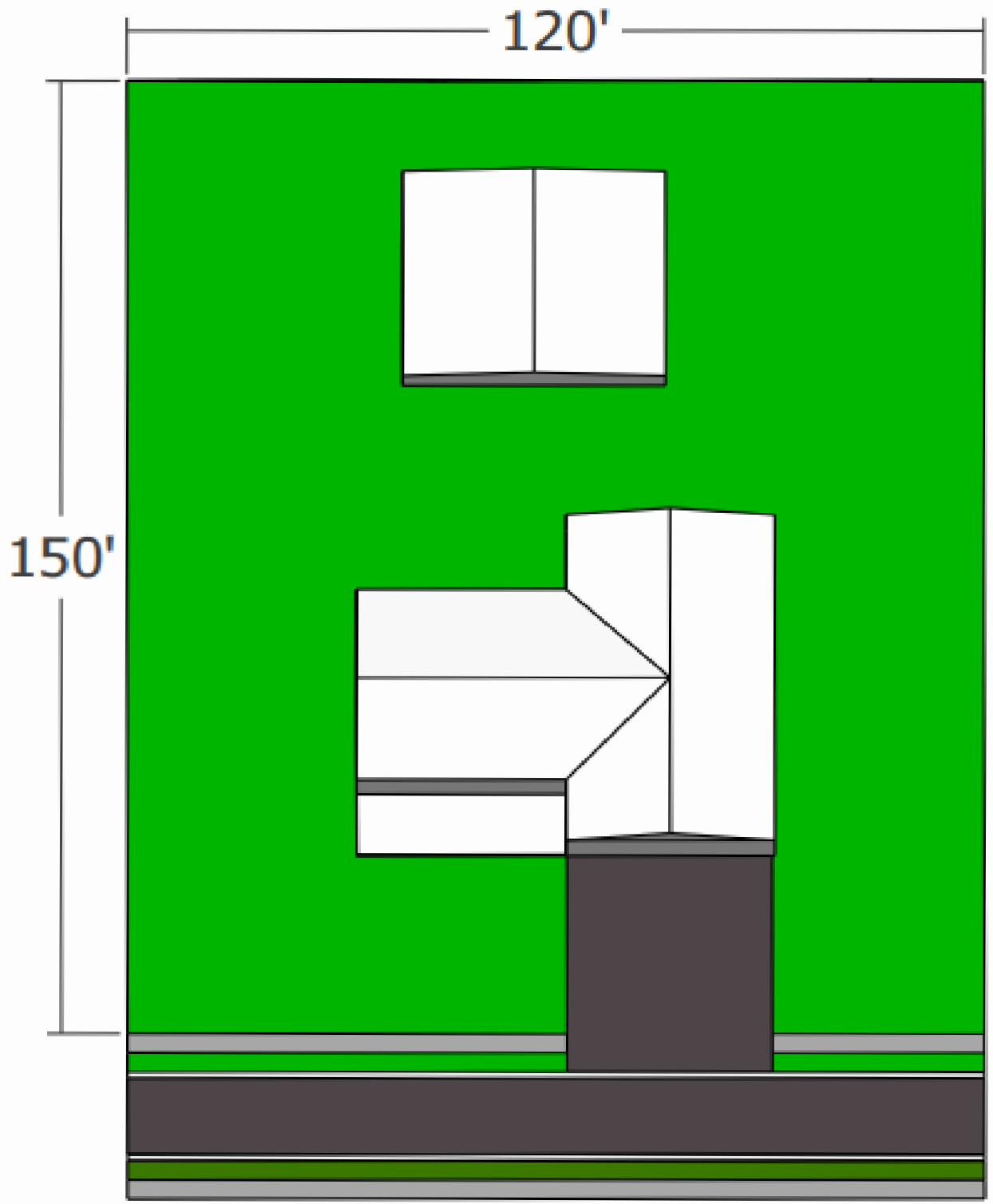
Mount Pleasant's Current City Boundary and Urban Growth Boundary



Mount Pleasant Zoning Ordinance Updates

Section 6.1 R1 Low Density Residential

Accessory dwelling units were added as a permitted use in the R1 zone to provide more opportunities for housing development, particularly for larger lots within Mount Pleasant.



Accessory Dwelling Unit on 18,000 sq. ft. lot

Section 6.3 R3 High Density Residential

The description of the R3 High Density Residential zoning district was updated to better reflect Mount Pleasant’s desires for this zoning district.

The R3 zone is intended to promote a connected and pedestrian friendly environment and is traditionally located adjacent to downtown commercial areas. The R3 zone is now recommended for expansion into other suitable areas where higher-density living could enhance community vitality and connect more areas to the downtown district.

Section 6.5 RA Large Lot Residential/Agricultural District

The RA District is a new zoning district that would provide opportunities for large lot residential development where appropriate. This zone would serve low-density residential and would also be suitable for agricultural activity. RA zoning may be appropriate in areas where sanitary sewer is unavailable or not desired.

Permitted Uses include:

- Single-family residences, agricultural uses (sod farming, plant nursery), public utilities, community facilities (fire and police department), public schools, public parks and playfields

Conditional Uses:

- Places of worship or assembly

Bulk Regulations	
Minimum Lot Size	5-10 acres
Minimum Lot Width	250'
Front Setback	50'
Side Setback	25'
Rear Setback	50'
Maximum Lot Coverage	5-10%
Maximum Building Height	35'
Is Design Review Required	No

Section 7.4 IL Light Industrial

Uses from the permitted uses list in the Light Industrial Zoning District were removed so this district has less intense uses and differentiates it more from the Heavy Industrial Zoning District.

