

CHAPTER 15

SUPPLEMENTARY REGULATIONS TO ALL DISTRICTS

SECTION

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11-1500. Supplementary Regulations to All Districts. The supplementary regulations listed and described herein apply to a specific district, to several districts, or to all districts. these regulations pertain to certain specific uses, authorities certain exemptions, or relate to unusual conditions.

11-1501. Accessory Uses. The uses of land, buildings, and other structures permitted in each of the districts established by this ordinance are designated by tables or lists of principal uses permitted. In addition to such principal uses, this section shall regulate uses customarily incidental to any principal uses permitted in the district.

A. General Provisions. Each permitted accessory use shall:

- 1. Be customarily to and serve such principal use established on the same lot.
- 2. Be subordinate to and serve such principal use.
- 3. Be subordinate in area, extent, and purpose to such principal use.
- 4. Contribute to the comfort, convenience, or necessity of users of such principal use.

B. Permitted Accessory Structures. Accessory uses shall be permitted as specified above, and such accessory uses shall be applicable to the principal use of the lot as follows:

- 1. For Dwelling.
 - a. Shelter to house animal pets, but not exceeding two shelters per dwelling.
 - b. Children's playhouse and playground equipment.
 - c. Private greenhouse, vegetable, fruit, or flower garden, from which no products are sold or offered for sale.
 - d. Private garage or carport.
 - e. Private swimming pool and bath houses.

- f. Shed for the storage or maintenance of recreation and yard equipment used on the premises.
2. For Church, Chapel, Temple or Synagogue.
- a. Parish house, or residence for the clergymen of the congregation.
 - b. Religious education building.
3. For Educational Institution.
- a. Convent or lay teacher's quarters.
 - b. Dormitories.
 - c. Power or heating plant.
 - d. Stadium, gymnasium, field house, game courts, or field.
4. For Golf and Country Clubs.
- a. Dwelling for caretaker.
 - b. Maintenance equipment storage shed.
 - c. Pro shop.
 - d. Lounge and dining area.
5. For Hospitals and Health Institutions.
- a. Staff quarters.
 - b. Laundry, incidental to the principal use only.
 - c. Medical and nursing instruction.
 - d. Chapel.

6. For Industrial Uses in the Industrial Districts.

- a. Offices.
- b. Restaurant or cafeteria.
- c. Watchmen's quarters.
- d. Research or pilot structure.

C. Location of Accessory Buildings.

- 1. No accessory building shall be located in any required front or side yard.
- 2. Accessory buildings shall not cover more than thirty (30) percent of any rear yard and shall be at least five (5) feet from all rear lot lines and from any other building on the same lot.
- 3. On any corner lot adjoining in the rear another lot which is in a residential district, accessory buildings within the rear yard shall conform to the side yard setback on corner lots as indicated in subsection D. of this section.

11-1502. Vision Clearance - Sight Triangle.

- A. Parking and Landscaping at Driveway and Street Intersections. To insure that landscape materials and parked vehicles do not constitute a driving hazard, a sight triangle will be observed at all street intersections or intersections of driveways with streets. Within this sight triangle, there shall be no obstruction to vision between a height of two and one-half (2-1/2) and twelve (12) feet. In addition, no landscape material (except for required grass, shrubs, or other ground cover nor parked vehicles shall be permitted in the sight triangle which shall be determined as follows:
- B. Driveway Intersection Sight Triangle. At intersections of driveways with streets, the sight triangle shall be formed by the intersection of each side of the driveway and the public right-of-way line with two sides of each triangle ten (10) feet in length from the point of intersection on the third side connecting these points.
- C. Street Intersection Sight Triangle. At street intersections, the sight triangle shall be formed by measuring at least twenty-five (25) feet along public right-of-way lines and connecting these points.

11-1503. Lot Restrictions and Required Street Access.

- A. Setback Exceptions. Notwithstanding the provisions included in Table 2 or any other section of this Title the following exceptions may be allowed:
1. In residential districts. If twenty-five (25) percent or more of the lots on one side of the street between two intersecting streets are improved with buildings all of which have observed an average setback line, then no building shall be erected closer to the street line than the minimum setback so established by the existing buildings; but, this regulation shall not require a front yard of greater depth than fifty (50) feet (Ord. #739, 09/06/90).
 2. In commercial districts. In instances where the right-of-way is in excess of the maximum right-of-way required by the Paris Major road Plan and the requirements of the Paris Subdivision Regulations, the minimum front yard setback may be reduced upon action of the Paris Municipal Regional Planning Commission. Prior to any such actions, certification by the Paris City Engineer, and if applicable, the Tennessee Department of Transportation shall be required to determine the long-range impact. In no case shall the front yard be reduced by a greater amount than the "excess" noted earlier, nor shall the front yard setback be reduced to less than 15 feet from the right-of-way (Ord. #739, 09/06/90).
- B. Double frontage lots shall provide the required front yard setbacks along those streets.
- C. For all buildings located on corner lots, there shall be required a front yard setback only on one (1) street and one-half (1/2) of the required front yard setback on the intersecting street. The interior side yard requirement shall be the same as that required for an interior lot (Ord. #771, 11/07/91).
- D. Division of a lot. No recorded lot shall be divided into two or more lots unless such division results in the creation of lots each of which conforms to all of the applicable regulations of the district in which the property is located. No reduction in the size of a recorded lot below the minimum requirements of this Ordinance shall be permitted.
- E. Principal Buildings on a Lot. On any residential or commercial lot the following restrictions shall apply:
1. On any residential lot, only one principal building and its customary accessory buildings may hereafter be erected. In any residential district, the dwelling shall be deemed to be the principal building on the lot on which the same is situated.
 2. On any commercial lot, more than one principal building shall be allowed, together with any customary accessory building as provided in this title, provided, however that any such principal building or buildings and any accessory buildings shall meet the area and bulk regulations of this title (Ord. #945, 04/06/99).
- F. Buildings must be on lot that abuts public street. No building shall be erected on a lot which does not abut at least one public street for at least fifty (50) feet. This shall not be construed to apply to properties abutting a cul-de-sac type street; minimum street abutment distance of twenty-five (25) feet shall apply to cul-de-sacs, provided that the minimum required lot width at the building line is complied with. (See Resolution # 1261 Regarding Permanent Easements)
- G. Principal uses without buildings. Where a permitted use of land involves no structure, such use, excluding agricultural uses, shall nonetheless comply with all yards and minimum lot area

requirements applicable to the district in which located, as well as obtaining any other license or permit applicable to that particular use.

- H. An attached or detached private garage which faces on a street shall not be located closer than twenty-five (25) feet to the street right-of-way lines.
- I. Accessory buildings shall not be located in any front yard.
- J. Outdoor display of merchandise. Where permitted, shall set back from street right-of-way lines not less than one-half (1/2) the distance of the required building setback.

11-1504. Grading and Excavation.

- A. No excavation, cut or fill of earth or debris shall hereafter be undertaken unless a permit is issued by the building inspector for such excavation, cut or fill.
- B. All grading and excavation shall conform to the standards provided in the Standard Excavation and Grading Code.

11-1505. Exterior Lighting. All lighting for parking areas, or for the external illumination of buildings or grounds, or for the illumination of signs, shall be directed away from and shall be shielded from adjacent residential districts, and shall be arranged so as not to affect driver visibility on adjacent thoroughfares.

11-1506. Dwelling Density. In computing dwelling densities (dwelling units per acre) the following standards apply:

- A. For a single-family area with curvilinear streets, approximately twenty-five (25) percent of a gross acre will be consumed by street rights-of-way and other open space (net dwelling density).
- B. For a townhouse development, approximately twenty-five (25) percent of a gross acre will be consumed by streets and parking bays and open space.
- C. For multi-family development, the assigned lot area is modified by building height, building coverage, number of stories, and spacing between structures in relation to lot area.

11-1507. Sidewalk Development.

- A. Sidewalks are required when developing a lot on an existing street where sidewalks are present or it is determined that future development of sidewalks will occur on either side of the lot being developed. Sidewalks shall be required to conform to the width of the existing sidewalks in the area or to the standards as provided in the Subdivision Regulations of the City of Paris.
- B. When development occurs in the B-2 (Central Business District) either by new construction, repair or replacement any such new construction, repair, or replacement shall conform to the existing adjacent sidewalks or to the sidewalks that are being repaired or replaced.
- C. Any sidewalk construction in the City of Paris, including the provisions of paragraph 1, and 2, above shall conform to the standards of the Local Government Public Works Standards and Specifications as adopted by the Board of Commissioners of the City of Paris. (Ord. #714, 08/03/89).

11-1508. Storm Water Management.

- A. Purpose. This article is adopted to improve public safety, to control the rate of flow of storm water, to minimize increases in the peak flow rates of storm water runoff caused by development, to minimize any detrimental effect on water quality by the completed facility, and to avoid such adverse effects during construction.

- B. Applicability: All new development (new construction, expansion, modification or alteration), which results in an increase in storm water runoff of 10% or more, shall comply with this Storm Water Management Ordinance, excluding any single residential lot or minor residential subdivision. All major residential subdivisions, commercial and/or industrial developments shall comply with this ordinance.

- C. Critical Areas and No Increase Zones. The Planning Commission hereby establishes four Critical Areas and four No Increase Zones, the boundaries of which are depicted on the City of Paris, Storm Water Management, Critical Areas and No Increase Zones map.

A critical area shall be defined as any area of the city that, after careful review and research, the city manager, city planner, and city planning commission agree shall be regarded as extremely sensitive to increases in storm water runoff.

A no increase zone shall be defined as an area designated by the city planning commission, within which no increase in storm water runoff shall be allowed, except as expressly authorized in Section B of this ordinance.

- D. Waivers. The Planning Commission shall reserve the right to waive the detention requirements for any development which is physically located entirely outside of the boundaries of a No Increase Zone, as shown on the City of Paris, Storm Water Management, Critical Areas and No Increase Zones map, and meets the conditions of one of the following:

- 1. Results in an increase in storm water flow of 10% or less, as calculated by comparing the post-development runoff to the predevelopment runoff, or
- 2. Results in an increase in storm water flow of 5 cfs or less, as calculated by comparing the post-development runoff to the predevelopment runoff.

- E. Design Criteria. The following designs standards shall be adopted:

- 1. Storm drains and culverts shall be designed to pass the storm water flow associated with a 25-year storm event.

- 2. Bridges shall be designed to pass the storm water flow associated with a 100-year storm event.

- 3. Detention facilities and outfall structures shall be designed to provide a minimum of 0.5 feet of freeboard above the maximum water surface level and retain the increase(s) in storm water flow associated with the following storm events:
 - 1. 1-year event
 - 2. 5-year event
 - 3. 10-year event
 - 4. 25-year event

4. Detention facility overflow structures shall be designed to pass the storm water flow associated with a 50-year storm event.

5. The detention facility shall be analyzed based on the storm water flow associated with a 100-year storm event, and shall be designed such that the facilities shall not encounter damage due to the 100-year flow.

6. Detention facilities may be provided by use of detention ponds, underground detention piping, parking area depressions, or other methods that meet the approval of the City Manager, City Planner and Regional Planning Commission. Such facilities shall be clearly delineated on the grading plan.

F. Design Computations. The following computations, if applicable, shall be submitted to the Planning Department as required for inclusion on the agenda of the monthly Planning Commission meeting:

1. Pre- and Post-development runoff calculations.
2. Storm drain capacity.
3. Culvert analysis.
4. Bridge design.
5. Channel analysis.
6. Detention analysis.

For drainage areas less than 100 acres, storm water runoff shall be computed using the Rational Equation method as follows: $Q=ciA$, where "i" is the rainfall intensity for the applicable storm event. Rainfall intensity shall be determined from the IDF curve for the City of Memphis, Tennessee. The IDF curve can be found in either of the following documents:

1. Local Government Public Works Standards & Specifications, Drawing Number RIDFC- 1; Rainfall Intensity-Duration-Frequency Curves.
2. Tennessee Department of Transportation, Design Division, Roadway Design Guidelines, First Edition, October 1987, Chapter 2, Figure 2-10.

The rainfall intensity shall be computed based on the time of concentration for the drainage area. Time of concentration shall be determined from an acceptable nomograph or other method. In no case shall the time of concentration be less than 5 minutes. An acceptable nomograph for computing time of concentration can be found in:

Tennessee Department of Transportation, Design Division, Roadway Design Guidelines, First Edition, October 1987, Chapter 2, Figure 2-11.

For drainage areas exceeding 100 acres, storm water runoff shall be computed using the Regional Regression Equations for Hydrologic Area 4 of Tennessee. The Regression equations can be found in:

Tennessee Department of Transportation, Design Division, Roadway Design Guidelines, First Edition, October 1987, Chapter 2, Table 2-4.

If computer software is used to complete the design, the drainage submittal shall include all inputs, outputs, warnings, and errors produced by the software. (Ord. # 984, 09/06 /01).