Town of Arlington
Planning Commission
Meeting

January 16, 2018
6:30 P.M.
AGENDA
Planning Commission Meeting
Tuesday, January 16, 2018
6:30 p.m.

I. Invocation

II. Call to Order & Establishment of a Quorum

III. Approval of the December 18, 2017 Meeting Minutes

IV. Comments from Citizens

V. Old Business
   A. Other as Properly Presented

VI. New Business
   A. Resolution 2018-01 - To amend and re-adopt the Town of Arlington Subdivision Regulations to incorporate standard construction details.

   PUBLIC HEARING – Planning Commission to consider Resolution 2018-01 to amend and re-adopt the Town of Arlington Subdivision Regulations.

   B. Arlington Zoning Ordinance – Amendment to multiple chapters to incorporate temporary and special events, and add clarification on uses, rear yard coverage, and fence heights.

   PUBLIC HEARING – Planning Commission to consider Amendments to the Arlington Zoning Ordinance chapters 2 (Definitions), 4 (Zoning District, Bulk Regulations, and Uses), and 6 (Development Standards) to incorporate temporary and special events, and add clarification on uses, rear yard coverage, and fence heights.

   C. Other as Properly Presented

VII. Adjourn
PLANNING COMMISSION RESOLUTION 2018-01

A RESOLUTION TO AMEND AND RE-ADOPT THE TOWN OF ARLINGTON SUBDIVISION REGULATIONS TO INCORPORATE STANDARD CONSTRUCTION DETAILS

WHEREAS, Tennessee Code Annotated Title 13, Chapter 4 outlines the procedures and requirements of the Municipal Planning Commission to adopt rules governing the subdivision of land and procedures for the submittal and recording of subdivisions; and

WHEREAS, the Town of Arlington Planning Commission fulfilled their requirements by adopting and amended the Arlington Subdivision Regulations in accordance with the requirements of Tennessee Code Annotated Title 13, Chapter 4; and

WHEREAS, the most recent amendment of the Arlington Subdivision Regulations was adopted on August 15, 2016; and

WHEREAS, the Planning Commission has held a duly advertised public hearing on January 16, 2018, with notification of said public hearing published in the Commercial Appeal on December 16, 2017, pursuant to Tennessee Code Annotated 13-4-303 and Article 1, Section I of the Arlington Subdivision Regulations; and

WHEREAS, the Planning Commission finds the proposal meets the purpose set forth in the Town of Arlington Subdivision Regulations by supporting coordinated and orderly development in Arlington.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the Town of Arlington, Tennessee, that the text of the Arlington Subdivision Regulations are hereby amended and re-adopted as attached hereto as exhibit “A”.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its adoption, the public welfare requiring it.

ADOPTED THIS THE 16TH DAY OF JANUARY, 2018

Russell Campbell, Planning Commission Chairman

Brian Thompson, Planning Commission Secretary

January 16, 2018
Public Hearing - Planning Commission

December 16, 2017
Notice Publication Date
RESOLUTION 2018-01
TO AMEND AND RE-ADOPT THE TOWN OF ARLINGTON
SUBDIVISION REGULATIONS TO INCORPORATE
STANDARD CONSTRUCTION DETAILS

DATE: January 10, 2018

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: An amendment to the Town’s requirements for driveway locations and to add standard construction details

NOTICE: Published in the Commercial Appeal on December 16, 2017

BACKGROUND: The Planning Department makes an attempt to review our regulations annually to correct any errors, oversights, or deficiencies that may have been identified. This year we have identified a handful of revisions to the Subdivision Regulations for consideration and review by the Planning Commission.

SUMMARY AND ANALYSIS:
The current proposal includes changes in Article 1, 3, 4, and 5 of our Regulations. The proposed amendment language is in the attached Exhibit, in an underline, strike-through format. Below is a description and justification for those changes.

Article 1:
The Town has seen a steady increase in new construction, which is guided through requirements in our Subdivision Regulations and our adopted Technical Specifications. The Town Engineer determined that by also providing construction details specific to Arlington, it would help ensure our high standards are being met, provide consistency for developers, and allow for faster staff review of projects. A set of standard construction details were prepared, which detail items such as curb cuts, drainage inlets, concrete swales, asphalt, and headwalls. Those details are adopted in this section by reference.

Article 3:
Three items are changed in this section. One clarifies the scale required for plans shall be submitted to the Town. One change includes the addition of a Certificate to be provided on Subdivision Plats that confirms the sewage plans have been approved by TDEC (a state requirement). And the final change includes language to be added to plats that clarifies stormwater detention areas shall be preserved and maintained by the property owner of HOA.
Article 4:
Earlier this year, the issue of driveway separation from intersections was raised during home construction in a local subdivision. The item came up again when the Planning Commission approved a request for a reduction of the distance from an intersection corner to a driveway on a Master Development Plan, with staff support. At that time, staff committed to address it in the annual clean-up and maintenance amendment this year.

The Code currently requires 50-feet between the end of turn radius and the center line of a residential driveway. A Town review found that this requirement has not been strictly enforced in several neighborhoods, and we have not had an obvious problem as a result of that. As such, staff saw the benefit of providing some flexibility. The proposed language would allow residential driveway intersecting other interior subdivision roads to have only 20-feet between the end of the curve and the edge of the driveway. Corner lots where subdivision streets intersect larger streets (arterials, highways, and collectors) would still be required to meet the 50’ requirement. Staff recommends that a 50’ minimum corner clearance be maintained there due largely to higher speeds on those roads and related longer distances required to stop a vehicle at those speeds (Figure 1: Stopping Site Distances data).

Amendments in this section also removes references to “places” and “lanes” and replaces them with the naming convention that is typically used on our streets (arterials, collectors, highways, and local) to be clear and consistent.

Lastly, a sentence is added to address the ADA requirements when sidewalks cross driveways.

Article 5:
This section simply adds definitions for our roadway designations: arterial, collector, and local street. It is intended to provide further clarification.

Recommendation:
Staff recommends approval of Resolution 2018-01 to incorporate the proposed amendments to the Town of Arlington Subdivision Regulations.
Amendment to the Subdivision Regulations for the Town of Arlington

The proposed amendment would revise the existing language in Articles 1, 3, 4 and 5 as follows. All edits are in red text to be more visible, with new language underlined and removed language in strike-through format.

Article 1 GENERAL PROVISIONS

G. Technical Specifications and Standard Details included as Part of the Regulations

The “Local Government Public Works Standards and Specifications” by the Municipal Technical Advisory Service of the University of Tennessee is hereby adopted by reference as the Technical Specifications of the Town of Arlington. These specifications may be amended from time to time and adopted by the Planning Commission.

The Town has adopted a set of standard construction details which are incorporated herein by reference. These details may be revised and amended from time to time and adopted by the Planning Commission.

Article 3 SPECIFICATIONS FOR DOCUMENTS TO BE SUBMITTED

C. Construction Plans

3) Plan and profile sheets showing all engineering data necessary for construction of proposed streets, storm drainage controls for surface and groundwater, and sewer utility layout and showing all connections to existing and/or proposed streets, storm drainage, and utility systems. The street profile shall be plotted along the centerline showing the existing and finished grades, and sewer locations, drawn to a scale of not less than one (1") inch equals one hundred fifty feet (150'). Horizontal (1"= 50' 100") vertical, and one inch (1") equals five feet (5') vertical (1"=5').

D. Final Subdivision Plat

3. Plat Certificates

c) Certifications by appropriate governmental official(s) that sewage-disposal public improvements have been installed or a surety bond posted.

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

I hereby certify: (1) that the streets, utilities and drainage treatments outlined or indicated on the Final Plat entitled (Name of Subdivision) has (have) been installed in accordance with local and/or state government requirements; or (2) that a surety bond has been posted with the Town of Arlington to assure completion of the following improvements in case of default.

_________________________________________  ______________________________
Date                                               Town Engineer
CERTIFICATE OF APPROVAL OF SUITABILITY OF SOILS FOR SEPTIC TANKS

I, __________________________ hereby certify that the soils on and below the surface of the land shown on this plat are suitable for the use of septic tanks. This certification is not to be construed as a septic tank installation permit. Septic tank installation shall require a site plan and a permit approved by the Memphis and Shelby County Health Department. After the suitability of any area to be used for subsurface sewerage disposal has been approved, no change shall be made to this area unless the Memphis and Shelby County Health Department is notified and a reevaluation of the area’s suitability is made prior to the initiation of construction.

Date

Shelby County Health Department

CERTIFICATE OF APPROVAL OF SEWAGE SYSTEMS

I, __________________________ do hereby certify that a set of construction plans regarding the sanitary sewers bearing the seal of the Tennessee Department of Environment and Conservation, which indicates said plans meet the Department’s requirements, have been received.

Date

Superintendent of Sewer

j.) Notion of Stormwater Detention: If any portion of the land is used for stormwater detention, add a notation that states “The area denoted as ‘Reserved for Stormwater Detention’ shall not be used as a building site or filled without first obtaining written permission from the Town Engineer, as applicable. The stormwater detention systems located in these areas, except for those parts located in public drainage easements, shall be owned and maintained by the property owner or a Homeowner’s Association. Such maintenance shall be performed to ensure the system operates in accordance with the approved plans located at Town Hall. Such maintenance shall include, but not be limited to, the removal of sedimentation, fallen objects, debris and trash, and mowing."

Article 4 SUBDIVISION DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS

B. Lot Requirements

6. Driveways/Access to Lots

c) Minimum Corner Clearance: The minimum corner clearance between proposed new nonresidential driveways shall be two hundred eighty (280) feet for streets designated as “Collectors,” “collectors” and three hundred thirty-five (335) feet for streets designated as “Arterials” or “Highways” “lanes,” “subcollector and collector” streets. This distance will be measured from the centerline of the proposed drive to the centerline of the intersecting roadways. “Arterial” and “Collector” roads shall be as defined by the Memphis MPO, or the Town’s adopted Major Road Plan, whichever is more stringent. In order to
ensure adequate storage space for vehicles stopped at a signalized intersection, the Town Engineer may require additional corner clearance.

The minimum corner clearance for all residential driveways shall be a minimum of fifty (50') feet from the nearest point of curvature when intersecting an “Arterial,” “Highway,” or “Collector” street. The minimum corner clearance when intersecting another “local” street shall be a minimum of twenty (20') feet. This distance shall be measured from the intersecting streets end-of-radius to the nearest edge of the proposed driveway.

d) Design Standards for Nonresidential Driveways: For access to thoroughfares where the posted speed limit is thirty-five (35) mph or less, all nonresidential driveways shall be constructed with a minimum horizontal width of twenty-five (25') feet. All drives serving nonresidential property shall be paved with concrete or an asphalt surface. Lanes shall be clearly designated and lane uses shall be clearly and permanently marked. The minimum separation from an intersection and between drives shall be two hundred (200') feet along “Collectors” places and three hundred thirty-five (335’) feet along “Arterials” and “Highways,” other streets. Driveway separation will be measured from centerline of driveway to centerline of driveway.

Where the posted speed limit is forty-five (45) mph or greater, nonresidential driveways shall be constructed with a right-turn deceleration lane.

The Town Engineer will review proposed driveway designs for access to other thoroughfares on a case-by-case basis.

The centerline of every nonresidential two (2) way driveway shall intersect the centerline of the public way at an angle between seventy-five (75) degrees and ninety (90) degrees.

For other nonresidential driveway, the intersection angle shall be subject to the approval of the Planning Commission.

e) Design Standards for Residential Driveways: Where permitted, residential driveways fronting collector and arterial routes designed in the Major Road Plan shall be designed so as to avoid requiring vehicles to back onto these highways. Any driveway should be constructed in a manner such that the drive has a maximum slope of eight (8%) percent for the first fifteen (15’) feet (measured from the back of the town-approved sidewalk). Driveways greater than eight (8%) percent slope shall be reviewed and approved by the Town Engineer prior to a building permit being issued. In no case shall the driveway slope exceed ten (10%) percent in the first fifteen (15’) feet from the street. In addition, the portion of the driveway that falls within the sidewalk shall not exceed a slope of two (2%) percent in any direction in accordance with ADA requirements.

C. Streets and Pedestrian Ways

2. Street Standards: The following standards shall apply to all streets, both public and private.

i) Designation of Construction Routes: Streets to be utilized as construction routes shall be designated within all “major subdivisions,” as the term is defined in these regulations. Where possible, these construction routes shall coincide with the network of collector and arterial routes designated upon the road and street plan or as a completely separate constructive drive and within the plan of development for the particular subdivision. Where this is not possible, efforts shall be made to minimize direct contact between streets designated as construction routes and streets classified as “Local Places or Lanes.”
D. Functional Design Criteria

4. General Design: The general design of all public ways shall conform to the standards in Tables 1 and 2 that follow hereafter.

a) Acceleration and Deceleration Lanes

(2) Deceleration lanes shall be designed to the following standards:

(iii) a taper shall begin at the end of the deceleration lane and shall be eight to one (8:1) up to thirty (30 mph) and fifteen to one (15:1) up to fifty (50) mph; and

Article 5 DEFINITIONS

B. Definitions

Arterial: A high-capacity road which serves to move traffic from collector streets to highways or interstates, as defined by the Memphis MPO and/or the Town’s adopted Major Road Plan, whichever is more stringent. An example of an Arterial is Airline Road.

Collector: A low to moderate capacity road which serves to move traffic from local streets to arterial roads, as defined by the Memphis MPO and/or the Town’s adopted Major Road Plan, whichever is more stringent. An example of a Collector is Milton Wilson Boulevard.

Local Street: A low-volume roadway that is not classified as either an Arterial, Collector, Highway, or Interstate. An example of a Local Street is Campbell Street.
Town of Arlington
Public Works
Standard Details

Considered: January 16, 2018 – PC Resolution 2018-01
SET CURBING ON RECOMPACTED SUBGRADE ≥ 95% STANDARD PROCTOR.

- BROOM FINISH EXPOSED SURFACES.
- PRE-CUT EXP. JOINT MATERIAL TO BE USED IN ALL EXPANSION JOINTS.
- DUMMY JOINTS 10' O.C.
- EXP. JOINTS 40' O.C. MAX., AT ENDS OF RADIUS AND AT 5' FROM INLET STRUCTURES.
- 4,000 psi CONCRETE (LIMESTONE MIX), 5% AIR ENTRAINMENT

6-18 CURB AND GUTTER
N.T.S.

TOWN OF ARLINGTON
Public Works Standard Details

6-18 CURB & GUTTER
STANDARD DETAIL
SET CURBING ON RECOMPACTED SUBGRADE — 95% STANDARD PROCTOR.

BROOM FINISH EXPOSED SURFACES.
PRE-CUT EXP. JOINT MATERIAL TO BE USED IN ALL EXPANSION JOINTS.
DUMMY JOINTS 10" O.C.
EXP. JOINTS 40" O.C. MAX. AT ENDS OF RADIUS AND AT 5" FROM INLET STRUCTURES.
4,000 psi CONCRETE (LIMESTONE MIX), 5% AIR ENTRAINMENT

6-30 CURB AND GUTTER
N.T.S.

TOWN OF ARLINGTON
Public Works Standard Details

6-30 CURB & GUTTER
STANDARD DETAIL
MINIMUM TOP OF CURB ELEVATION

100 YEAR REGULATORY FLOOD ELEVATION

TYPICAL CURB & GUTTER

TOWN OF ARLINGTON
Public Works Standard Details
CURB ELEVATION
NOTES:
1. CURB RAMP ARE TO BE LOCATED AS BOWN
   ON THE PLANS OR AS DIRECTED BY THE
   ENGINEER.
2. SURFACE TEXTURE OF THE RAMP SHALL BE
   TRUNCATED DOMES CONFORMING TO 28 CFR
   PART 36, APP. A, A.302.2 AND ANSI A 117.1, 1.703
   DETECTABLE WARNING.
3. SURFACE COLOR OF THE RAMP SHALL
   CONTRAST WITH THE ADJACENT WALKWAY AND
   SLOPED AREAS AS DARK/RAMP COLORS.
   TRUNCATED DOMES SHALL BE YELLOW.

SUPPLEMENTAL NOTES - NEW CONSTRUCTION

A. THE BOTTOM EDGES OF THE RAMP SHALL CHANGE PLANES
   PERPENDICULAR TO THE LANDING.
B. THE EDGE OF THE CURB SHALL BE Flush WITH THE EDGE OF THE
   ADJACENT PAVEMENT AND GUTTER.
C. THE LANDINGS AT THE BOTTOM OF THE RAMP SHALL BE A MINIMUM
   OF 4" X 4" WITH A MAXIMUM CROSS-SLOPE OF 1:48 OR 2%.
D. THE PEDESTRIAN WALK WAY BETWEEN THE TWO RAMP S SHALL
   HAVE A MAXIMUM OF 1:48 OR 2% CROSS-SLOPE WITH A 1:12
   MAXIMUM RUNNINGS SLOPE.

TOWN OF ARLINGTON
Public Works Standard Details

PERPENDICULAR CURB RAMP

DRAWN
ENGR.
REV. DATE APPROVED

PRELIMINARY
TOWN OF ARLINGTON
Public Works Standard Details

ASPHALT PAVEMENT SECTION

NOTES:
1. SHALL CONFORM WITH THE TOWN OF ARLINGTON STANDARD CONSTRUCTION SPECIFICATIONS.
2. SOIL CEMENT OR AGGREGATE CEMENT TREATED BASE (ACTB) MIX DESIGN PRODUCED BY A
   GEOTECHNICAL ENGINEERING FIRM SHALL BE PROVIDED TO THE TOWN ENGINEER FOR REVIEW
   AND APPROVAL PRIOR TO PLACEMENT.
3. AGGREGATE BASE SHALL BE CR-61 CRUSHED LIMESTONE.
4. FOR ALL ARTERIAL STREETS, AGGREGATE BASE SHALL EXTEND UNDER AND 1' BEYOND THE
   BACK OF CURB. AGGREGATE BASE UNDER AND BEYOND CURB SHALL BE PLACED
   UNIFORMLY WITH ROADWAY BASE.
No. 10 INLET

STANDARD DETAIL
INSTALL MANHOLE STEPS 18" O.C. IF DEPTH IS GREATER THAN 4'-0"

1/2" DIA. NON-SHRINK CEMENT MORTAR ALL WALLS INSIDE AND OUT.

SOLID BRICK CONSTRUCTION

16" CONC. SLAB 4,000 PSI WITH #4 BARS 12" O.C. EACH WAY

HEADER COURSE EVERY FIFTH COURSE.

PIPE TO LEAD IN DIRECTION AS NOTED ON THE PLAN.

6" CONC. SLAB 4,000 psi WITH #4 BARS 12" O.C. EACH WAY

LONGITUDINAL SECTION

GRATING REMOVED

1 1/2" DIA. SCW. PIPE WEEP HOLES

PLAN

CROSS SECTION

No. 3070 INLET

N.T.S.

TOWN OF ARLINGTON
Public Works Standard Details

No. 3070 INLET
STANDARD DETAIL
FILL ALL VOIDS WITH NON-SHRINK GROUT

EX. WALL STEEL. TO REMAIN EXCEPT WHERE NECESSARY FOR PIPE INSTALLATION.

SEE GRADING PLAN

#4 BARS

EMBED ALL EXISTING STEEL 12" INTO COLLAR

FILL ALL VOIDS WITH NON-SHRINK GROUT

SEE GRADING PLAN FOR PIPE SIZE

18" MINIMUM CONCRETE COLLAR

PIPE FLUSH WITH WALL

PENETRATION DETAIL
N.T.S.
NOTE: ALL PIPE SHALL HAVE GASKET JOINTS.

PIPE BEDDING DETAIL FOR CONC. DRAINAGE PIPES—NOT UNDER ROADWAY

TOWN OF ARLINGTON
Public Works Standard Details

CONCRETE PIPE BEDDING
STANDARD DETAIL
EXIST PIPE
PROP PIPE

SIDE VIEW

FRONT SECTION

CONCRETE COLLAR DETAIL

CONC. COLLAR
4,000 psi
LIMESTONE MIX
5% AIR

2¾
18"
12"
9"
9"

BAR A

PIPE OPENING

DEPTH AS REQUIRED

6" + PIPE...
TOWN OF ARLINGTON
Public Works Standard Details

MONOLITHIC MANHOLE (POURED IN PLACE)
STANDARD DETAIL

Notes:
1. All concrete shall be 4000 PSI.

MH Coating Note:
Outside coating of manhole shall be
with asphaltic black, as available at
United Paint Company.
Method of application shall be per-
formed by brush or by low pressure
sprayer.

MANHOLE ELEVATION
EXTRA DEPTH

ALTERRATE ALIGNMENT:
Deflection angles as required

12" MAXIMUM DEPTH
BASE SECTION

MANHOLE ELEVATION
12" MAXIMUM DEPTH

MH STEPS staggered
laterally 12" C.C. &
uniformly spaced vertically
at 18" C.C. Maximal-

MH RIM & COVER-
See City of Memphis
DESIGN STANDARD BST-1

4,000 P.S.I. CONCRETE
6" Min.

EXTRA DEPTH MH
BASE SECTION

NO. 7 MH RIM & COVER-
See City of Memphis
DESIGN STANDARD BST-5

MANHOLE INVERT PLAN

MANNHOLE ELEVATION
EXTRA DEPTH

12" MAXIMUM DEPTH
BASE SECTION

NOTES:
1. All concrete shall be 4000 PSI.
TOWN OF ARLINGTON
Public Works Standard Details

DRAIN MANHOLE
STANDARD DETAIL

NOTE: PIPE OFF CENTER
EXACT LOCATION TO BE
DETERMINED IN FIELD

NOTE: MANHOLE STEPS TO BEGIN 18" ABOVE THE BENCH
AND AN ADDITIONAL STEP TO BE PLACED ON THE
SIDE OPPOSITE THE LADDER NEAR THE TOP

IF CONCRETE IS USED
CONICAL SECTION MAY
BE CONSTRUCTED OF
BRICK AT THE OPTION
OF THE ENGINEER

3' PLASTER COATING
3:1 SLOPES

4,000 psf CONCRETE

SECTION

NOTES:
1. PRECAST CONCRETE MANHOLE MAY BE SUBSTITUTED
   FOR BRICK.

2. IF THE MANHOLE IS WITHIN A ROADWAY THAT IS A
   FUNCTIONALLY CLASSIFIED ROADWAY, MEANING IT IS
   ELIGIBLE FOR TDOT FUNDING, THE MANHOLE SHALL BE
   PRECAST OR CAST-IN-PLACE CONCRETE ACCORDING
   TO THE MOST CURRENT TDOT STANDARD DETAIL.
   BRICK DRAINAGE STRUCTURES WILL NOT BE ALLOWED.
NOTES:
1. CURB IS TO BE REMOVED AND REPLACED WITH A MINIMUM OF 12" EACH SIDE OF DRAIN OPENING.
2. WHEN AN OPENING GREATER THAN A SINGLE 4" DIAMETER PIPE IS REQUIRED, A SIDEWALK DRAIN SHALL BE USED.
3. CONCRETE SHALL BE 4,000 PSI LIMESTONE
4. DRAIN PIPE SHALL BE SCHEDULE 40 PVC WITHIN R.O.W.
5. REPLACE FULL SIDEWALK PANEL.

TOWN OF ARLINGTON
Public Works Standard Details

TYPICAL CURB CUT
FOR DRAIN PIPE
NOTE: ENGRAVE CURB FACE WITH "S" FOR SEWER SERVICE. USE BLACK ACRYLIC ENAMEL LETTER ON WHITE BACKGROUND.

(2) 6" 45° ELBOWS, SOLVENT WELD JOINTS

GASKET JOINT

6" SDR 26 PVC 3034 THICK WALL @ 1%

TYPICAL HOUSE SERVICE
NTS

TOWN OF ARLINGTON
Public Works Standard Details

TYPICAL HOUSE SERVICE
STANDARD
1. The receiving manhole and all downstream manholes within 1000 feet shall be coated with a 10 mil thickness of an acid resistant coating.
2. All piping and fittings inside the manhole shall be Schedule 80 PVC with solvent weld joints which conforms to ASTM D-1784 and D-1785.
NOTE: ALL FITTINGS SHALL BE WRAPPED WITH VISQUEEN PRIOR TO PLACING CONCRETE.
Finished Grade
Standard City Rim and Cover (No. 7)

Air and Vacuum Valve
4" Min.

MJ Tee w/ 2" NPT Tapping

Air Release Valve
(Val-Matic 802 or Approved Equal)
4" Dia. MH.

2" Bronze Ball Valve

Force Main

Grout Pipe In Place
6" Thick Concrete Base

6" Washed Gravel

12" Sq. Opening for Drainage

Note:
All Pipe Fittings Shall Be 304 Stainless Steel

Air B Vacuum Valve maybe deleted at the Direction of the Engineer.

TOWN OF ARLINGTON
Public Works Standard Details

COMBINATION AIR RELEASE VALVE
NOTES:
1. INSIDE AND OUTSIDE WALLS SHALL BE WIPED WITH A MINIMUM 1/4" THICK NON-SHRINK GROUT.
2. WALLS SHALL BE PLUMB.
3. A HEADER COURSE SHALL BE INSTALLED EVERY FIFTH COURSE.
4. COURSES SHALL BE CONSTRUCTED LEVEL, ALTERNATING JOINTS IN THE PRECEDING COURSE.
5. HORIZONTAL JOINTS SHALL AVERAGE 3/8" GROUT, BUT SHALL NOT BE LESS THAN 1/2" NOR MORE THAN 3/4" IN THICKNESS.
6. RACKING OR STAGGERING OF BRICKS SHALL NOT BE ALLOWED.
7. THE TRANSITION SLAB MAY BE OMITTED WHEN WALLS CAN BE BUILT PLUMB TO RECEIVE THE INLET FRAME AND GRATE.
8. THE TRANSITION SLAB SHALL BE REQUIRED WHEN WALLS CANNOT BE BUILT PLUMB TO RECEIVE THE INLET FRAME AND GRATE.
9. TRANSITION SLAB MAY BE CAST-IN-PLACE OR PRECAST CONCRETE.
10. ALL CONCRETE SHALL BE 4,000 PSI CONCRETE, LIMESTONE MIX, WITH 5% AIR.
11. ALL STEEL SHALL BE #6 REBAR, GRADE 60.
12. PRECAST NO. 12 INLETS MAY BE SUBSTITUTED FOR BRICK.
13. WHEN THE OUTLET PIPE AND INLET PIPES ARE DIFFERENT SIZES, THE TOP OF PIPES SHALL ALIGN WITH EACH OTHER.

NOTE:
1. IF THE INLET IS WITHIN A ROADWAY THAT IS A FUNCTIONALLY CLASSIFIED ROADWAY, MEANING IT IS ELIGIBLE FOR TDOF FUNDING, THE INLET SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE ACCORDING TO THE MOST CURRENT TDOF STANDARD DETAIL. BRICK DRAINAGE STRUCTURES WILL NOT BE ALLOWED.
NOTES:
1. INSIDE AND OUTSIDE WALLS SHALL BE WIPE WITH A MINIMUM 2" THICK NON-SHRINK GROUT.
2. WALLS SHALL BE PLUMB.
3. A HEADER COURSE SHALL BE INSTALLED EVERY FIFTH COURSE.
4. COURSES SHALL BE CONSTRUCTED LEVEL, ALTERNATING JOINTS IN THE PRECEDING COURSE.
5. HORIZONTAL JOINTS SHALL AVERAGE 8" GROUT, BUT SHALL NOT BE LESS THAN 4" NOR MORE THAN 12" IN THICKNESS.
6. RACKING OR STAGGERING OF BRICKS SHALL NOT BE ALLOWED.
7. THE TRANSITION SLAB SHALL BE OMITTED WHEN WALLS CAN BE BUILT PLUMB TO RECEIVE THE INLET FRAME AND GRATE.
8. THE TRANSITION SLAB SHALL BE REQUIRED WHEN WALLS CANNOT BE BUILT PLUMB TO RECEIVE THE INLET FRAME AND GRATE.
9. TRANSITION SLAB MAY BE CAST-IN-PLACE OR PRECAST CONCRETE.
10. ALL CONCRETE SHALL BE 4,000 PSI CONCRETE, LIMESTONE MIX, WITH 5% AIR.
11. ALL STEEL SHALL BE #6 REBAR, GRADE 60.
12. PRECAST NO. 14 INLETS MAY BE SUBSTITUTED FOR BRICK.
13. WHEN THE OUTLET PIPE AND INLET PIPES ARE DIFFERENT SIZES, THE TOP OF PIPES SHALL ALIGN WITH EACH OTHER.

NOTE:
1. IF THE INLET IS WITHIN A ROADWAY THAT IS A FUNCTIONALLY CLASSIFIED ROADWAY, MEANING IT IS ELIGIBLE FOR TDOT FUNDING, THE INLET SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE ACCORDING TO THE MOST CURRENT TDOT STANDARD DETAIL. BRICK DRAINAGE STRUCTURES WILL NOT BE ALLOWED.
SAW CUT PAVEMENT AND RECONSTRUCT TO MATCH EXISTING DRAINAGE PATTERNS

SURFACE PATCH TO EXTEND 6" BEYOND TRENCH ALL SIDES

ASPHALTIC CONCRETE WEARING SURFACE

ORIGINAL UNDISTURBED STREET GRADE

6" MIN.

1.5" MINIMUM SURFACE COURSE

MATCH EXISTING PAVEMENT SECTIONS

CR-610 CRUSHED LIMESTONE BACKFILL COMPACTED TO 98% STANDARD PROCTOR

WIDTH VARIES

MIN.

EDGES TO BE TRIMMED TO STRAIGHT VERTICAL LINE. ANY LOOSE OR DISTURBED PAVEMENT MUST BE REMOVED OR REPLACED

4"

PATCH FOR ASPHALTIC CONCRETE OR SURFACE TREATED STREETS ON ALL TYPES OF BASE

N.T.S
PIPE BEDDING DETAIL FLEXIBLE PIPE
(PVC S.D.R. 26 SANITARY SEWER PIPES)

UNDISTURBED SOIL

COMPACTED GRANULAR BEDDING MATERIAL (SAND) OR 57 STONE
SEE NOTE (1) BELOW

T/GRADING

COMPACTED EARTH BACKFILL 95% PROCTOR

6" MIN.

6" MIN.

6" MIN.

6" MIN.

(1) WHEN GROUND WATER IS PRESENT, 57 STONE WITH A GEOFABRIC FILTER CLOTH ENVELOPE SHALL BE USED IN LIEU OF SAND.
NOTES:
1. VACUUM TESTING FOR SEWER MANHOLES IS REQUIRED IN ACCORDANCE WITH ASTM C1244-93 ON ALL NEW MANHOLES, AND ANY MANHOLES WITH NEW CONNECTIONS.
2. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE CORE DRILLED.
3. RIM AND COVER SEATS MACHINED TO PREVENT ROCKING.
4. COVER CAN BE SEATED WITH STAINLESS STEEL BOLTS AND NEOPRENE GASKETS.
5. MANHOLES LOCATED IN A YARD SHALL BE SET SUCH THAT THE RIM ELEVATION IS 0.5" ABOVE THE HIGHEST ADJACENT GRADE.
6. MANHOLES LOCATED IN A COMMON OPEN SPACE SHALL BE SET SUCH THAT THE RIM ELEVATION IS AT LEAST 1' ABOVE THE HIGHEST ADJACENT GRADE.
7. MANHOLES LOCATED WITHIN A FEMA SPECIAL FLOOD HAZARD AREA SHALL BE SET SUCH THAT THE RIM ELEVATION IS AT LEAST 1.5' ABOVE THE NEAREST BASE FLOOD ELEVATION INDICATED ON THE MOST CURRENT FEMA FIRM.
NOTES:
1. TO BE USED ON ALL MANHOLES REQUIRING A DROP CONNECTION.
2. A DROP CONNECTION IS REQUIRED ON ANY INFLOW PIPE THAT THE INVERT IS 2' OR MORE HIGHER THAN THE EFFLUENT PIPE INVERT.
3. 3' MAXIMUM SPACING BETWEEN STRAPS.
4. A MINIMUM OF 2 STRAPS ARE REQUIRED.
5. INSURE THAT MANHOLE STEPS AND DROP CONSTRUCTION LOCATIONS DO NOT INTERFERENCE.
6. A FOUR FOOT DIAMETER MANHOLE SHALL BE USED WHEN INSIDE PIPE IS 8" OR LESS. IF PIPE IS LARGER THAN 8", MANHOLE DIAMETER SHALL BE INCREASED ACCORDINGLY.
7. SDR 26 PVC PIPE SHALL BE USED ON ALL DROP CONNECTIONS.
8. OPENING IN MANHOLE TO BE GROUTED WITH HIGH STRENGTH, QUICK SETTING, NON-SHRINK CEMENT GROUT.
I agree this ad is accurate and as ordered.

PUBLIC NOTICE
The Arlington Planning Commission will hold a public hearing at 6:30pm on Tuesday, January 16, 2018, at Town Hall, 5854 Airline Rd, to consider Resolution 2018-61 to amend and re-adopt the Town of Arlington Subdivision Regulations to incorporate standard construction details.

Thank you for your business. Our commitment to a quality product includes the advertising in our publications. As such, Gannett reserves the right to categorize, edit and refuse certain classified ads. Your satisfaction is important. If you notice errors in your ad, please notify the classified department immediately so that we can make corrections before the second print date. The number to call is 901-529-2700. Allowance may not be made for errors reported past the second print date. The Memphis Commercial Appeal may not issue refunds for classified advertising purchased in a package rate; ads purchased on the open rate may be pro-rated for the remaining full days for which the ad did not run.
AMENDMENTS TO THE ARLINGTON ZONING ORDINANCE
CHAPTERS 2 (DEFINITIONS), 4 (ZONING DISTRICT, BULK REGULATIONS, AND USES), AND 6 (DEVELOPMENT STANDARDS) TO INCORPORATE TEMPORARY AND SPECIAL EVENTS, AND ADD CLARIFICATION ON USES, REAR YARD COVERAGE, AND FENCE HEIGHTS

DATE: January 16, 2018

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Amendment to the Arlington Zoning Ordinance

NOTICE: Published in the Commercial Appeal on December 30, 2017

BACKGROUND: Over the past year, staff has identified several sections of the Zoning Ordinance that required additional clarification or language to further the Town’s goals. This Town-initiated amendment is proposed to correct several of those issues.

PROPOSAL: Staff is proposing amendments to the Table of Contents and three Chapters of the Code: Chapter 2 (Definitions), Chapter 4 (Zoning Districts, Bulk Regulations, and Uses), and Chapter 6 (Development Standards).

The proposed amendment language is attached, with all edits in red, deletions in strike-through, and additions in underline format. Below is a brief description and summary of the intent of each change, in the order they occur in our Code.

➢ TABLE OF CONTENTS
A proposed change adds Section 4.12, thus it is added to the Table of Contents to reflect that.

➢ Chapter 2: DEFINITIONS
The term ‘special event’ is introduced in a later revision, but was not defined in Chapter 2. This change would add a definition of the term and clarify it is for temporary activities that would not otherwise fall within standard uses of a site.

➢ Chapter 4 - ZONING DISTRICTS, BULK REGULATIONS, AND USES:

Section 4.8 and 4.9.3: This change would permit ‘Indoor, Climate-Controlled, Self-Storage’ in General Commercial and Office zones with a Conditional Use Permit and subject to a set of guidelines. Indoor storage facilities are currently combined with more traditional storage, that is often seen as small, one-story metal buildings with numerous overhead doors and a grid of asphalt driveways. Those uses are only permitted in Industrial Zones.

Indoor facilities today look very different from these earlier mini-warehouse style of storage, and can include multi-story buildings with a building appearance more similar to an office building. This
change would permit those uses that can meet the design criteria proposed to consider commercial locations in Town.

**Section 4.12:** This is a new section being added to provide regulations and guidance for both temporary uses and special events.

The language for Temporary Uses addresses Construction Offices, Real Estate Sales Offices, Yard Sales, Construction Dumpsters, and Portable Storage Units. These are all items that often come up, and the Town has unwritten policies to address them. By putting those in writing, it helps support staff when we were questioned and give our residents and developers some confidence on what they are allowed.

The language for Special Events is in direct response to the Special Event Application that was adopted by the BMA in November 2017. This section further explains the intent of a Special Event Permit, defines small and large events, specifies permit exemptions, and sets performance standards to clarify what staff should be evaluating when we accept a Special Event application. The language to clarifies that occasional events on residential properties such as a birthday or superbowl party are exempt, as are events fully contained within a non-residential business that can be accommodated with their existing facilities. Performance standards address location, compatibility, compliance with other regulations, duration, street closings, public safety, litter control, other nuisances, and Town services.

As a note, Food Trucks are not addressed in the Special Event chapter of the Zoning Ordinance. All language for this type of business was reviewed and adopted with the Municipal Code amendment considered in 2017.

**CHAPTER 6 – DEVELOPMENT STANDARDS**

**Section 6.5.1:** This change would clarify all impervious surfaces, including concrete patios, when calculating the amount of rear setback coverage. The Code currently states the rear setback of a property should not be more than 30% impervious, but often times patios were not considered. In recent years, the Town has faced drainage complaints as a result of neighboring residents coving their entire rear yards with pool patios and buildings, and directing their runoff off-site.

**Section 6.7.1:** This language addresses a situation where a fence is placed on top of a retaining wall. It sets a maximum combined height of the two when measured from a public sidewalk or neighboring property. Currently the Code sets a maximum fence height of 8 feet on residential property, but if a retaining wall is placed on a side property line, a neighboring property could end up looking at a much taller wall. The language notes that if the combined height would exceed 8-feet, the fence must step back at least four feet to provide some relief.

**RECOMMENDATION:**
The Planning Commission is asked to make a recommendation to the Board of Mayor and Aldermen to approve or deny staff's request. An Ordinance will then be presented to the BMA for consideration with two readings and a public hearing.
EXHIBIT A  
Ordinance 2018-____  

Town of Arlington Zoning Ordinance Amendment. The proposed amendment would revise the existing language in the various section as follows. All edits are in red text to be more visible, with all new language underlined and removed language in strike-through format.

**TABLE OF CONTENTS**

**CHAPTER 4  ZONING DISTRICTS, BULK REGULATIONS AND USES**

4.1   Establishment of Districts  
4.2   Bulk Regulations for Zoning Districts and Permitted Residential Densities (Chart)  
4.3   Provisions Governing Residential Districts  
4.4   Provisions Governing Business Districts  
4.5   Provisions Governing Industrial Districts  
4.6   Overlay District Provision – Municipal FloodPlain Regulations  
4.7   Arlington Depot Square Overlay District  
4.8   Uses Permitted in Zoning Districts (Chart)  
4.9   Specific Provisions for Conditional Uses  
4.10  Regulations Governing Hotels  
4.11  Regulations Governing Home Occupations  
4.12  Regulations Governing Temporary Uses and Special Events

**Chapter 2: DEFINITIONS**

2.1   Definitions

**Special Event:** Any temporary gathering, demonstration, performance, exhibition, amusement or activity that is not currently a permitted use of the property in the applicable zoning district, including but not limited to: fairs, festivals, circuses, outdoor shows and concerts, parades, run/walk/cycles, or other publicly attended activities.

**Chapter 4 - ZONING DISTRICTS, BULK REGULATIONS, AND USES:**

4.8 Uses Permitted in Zoning Districts

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4.9.3 Specific Standards for Commercial Activities:

In addition to the requirements of the applicable zone district and the general requirements set forth in Chapter 10, Section 10.5, a conditional use permit shall be granted for applicable commercial activities specified in this Ordinance where the Board of Zoning Appeals (BZA) determines that the following specific provisions are met as part of the condition for issuing the permit in the applicable zone districts.

6) Special Conditions for Indoor, climate-controlled, self-storage facilities:
   a. All buildings shall meet the area requirements of the applicable zoning district and have the exterior appearance of an office building.
   b. Access to all individual storage units shall be through the interior of the building only.
   c. No exterior garage type door entries shall be provided to the units. For internal loading and unloading purposes, an exterior garage type door may be offered for the building but shall not face the public right-of-way.
   d. No outside storage shall be permitted on site.
   e. No overnight truck parking shall be allowed on the site.
   f. All signage shall comply with the sign requirements of the applicable zoning district.
   g. No retail sales other than the indoor, incidental display and sale of boxes and other packing supplies shall be permitted.

4.12 REGULATIONS GOVERNING TEMPORARY USES AND SPECIAL EVENTS
4.12.1 Temporary Uses
The following uses are deemed to be temporary uses and shall be subject to the regulations which follow:
1) Construction Office. A Temporary Use Permit may be issued for a construction office, provided such use is on or adjacent to the construction site and is removed when construction is completed. Such permit shall be valid for not more than one (1) year, but may be renewed for an additional one (1) year extension. However, all temporary offices shall be removed when construction is completed or discontinued for more than thirty (30) days.
2) Real Estate Sales Office. A Temporary Use Permit may be issued in any new approved subdivision for a temporary sales office. Such permit shall be valid for not more than one (1) year, but may be renewed for a maximum of two (2) one (1) year extensions. Such office shall be removed upon completion of the development of the subdivision or upon expiration of the permit, whichever occurs first.
3) Special Events. A Special Event permit may be issued for a special event, in accordance with the requirements in section 4.12.2.
4) Yard Sale. No permit is required; however, the following conditions shall be met:
   a. A yard sale shall be allowed only on property occupied as the principal residence of one of the sellers.
b. The duration of a yard sale shall not exceed three (3) consecutive days. No more than two (2) yard sales shall be allowed for the same location in any twelve-month period.

c. No items may be sold other than used items from the household of the sellers.

d. Any items for sale that are displayed outside of the residence, garage, or carport shall be confined to the minimum feasible area of the yard and as near the residence or garage as possible.

e. No yard sale shall be conducted where vehicles stopped on the street will constitute a traffic hazard, as determined by the Sheriff's Department.

5) Construction Dumpster(s) shall be permitted to serve an existing or new use that is under construction or being renovated, subject to the following standards.

a. A construction dumpster(s) shall only be permitted for the duration of the associated building construction. The dumpster is to be removed within 14 days of the issuance of the use and occupancy or the final inspection.

b. Be located as far as possible from adjacent lots containing existing development.

c. Not be located in an area to obstruct drainage flow.

d. Not be placed within five (5) feet of a fire hydrant.

e. Not be placed in the public right of way.

f. On-site debris must be contained within the construction dumpster.

6) Portable Storage Unit(s) shall be permitted to serve an existing residential use in a residential zoning district, subject to the following:

a. A portable storage unit is a transportable unit designed and used for the temporary storage of household goods, personal items, construction materials and supplies, or other materials which are placed on a site for the use of occupants of a dwelling or building on a limited basis. Portable storage units include, but are not limited to, certain trade name units called “PODS,” “mobile attics,” and similar portable on-demand storage containers.

b. Shall require prior approval of a Temporary Use Permit before placement.

c. Be located on private property, preferably on a hard surface.

d. Not impede ingress, egress, or emergency access to the home.

e. Not be placed in the public right of way.

f. Not be permitted on the site for more than 14 days, unless used in conjunction with an active building permit for building renovation, where an exception may be granted by the building official based on documented extenuating circumstances.

4.12.2 Special Events

The intent of this section is to provide for the occasional use of property for special events in a manner not detrimental to the general welfare of the public, and to protect nearby property owners, residents and businesses from special events that may be disruptive, unsightly, unsafe or inappropriate based on-site conditions, traffic patterns, land use characteristics, or the nature of the proposed use.

1) Special Events include any occasional temporary gathering, demonstration, performance, exhibition, amusement or activity that is not currently a permitted use of the property in
the applicable zoning district. They may include noncommercial events, seasonal events, commercial events, and public attractions.

Special Events often involve one or more of the following: closing of a public street, the use or restriction of town property or rights-of-way, the use of amplified sound, sale of merchandise not ordinarily sold in the normal course of the applicant’s business, substantial increase or disruption of the normal traffic on any street or highway, the placement of portable toilets, and the use of any Town services that would not be necessary in the absence of such an event.

2) Permit Required
A special event permit shall be required for all special events, except those specifically identified as exempt. Special event applications shall be submitted to the Town Recorder’s office for review and consideration. Events are differentiated into two categories as follows:

a) Large Scale Events - special events with an expected attendance of more than 200 attendees, public road closures, or a duration of over 48 hours. Large scale events shall require approval by the Board of Mayor and Aldermen.

b) Small Scale Events - special events with an expected attendance of 200 people or less, with no road closures, or a duration less than 48 hours. Small scale events shall require approval by the Town Administrator.

3) Exemptions.
The following special events are exempt from the provisions of this section:

a) Town sponsored. Any special event sponsored or co-sponsored by the Town.

b) Auctions/estate sales. Auctions/estate sales for individual property that is not considered a special event and is conducted by duly licensed auctioneers.

c) First Amendment activity. The dispensing of religious pamphlets or other literature which is protected by the United States Constitution under Freedom of Speech, Religion, or Press.

d) Non-residential activities. Occasional events held on commercial, industrial, or institutional property that are fully contained within the building and have adequate on-site parking, ingress, egress, traffic control and sanitary facilities to serve the event.

e) Private residential events. Occasional events on private residential properties hosted by the owner thereof to celebrate family events, holidays, charitable or other not-for-profit fundraisers.

4) Performance Standards.
Special events shall comply with the following standards.

a) Location. Special events that do not require the use of public right-of-way shall be conducted on private property in a commercial or industrial zoning district, except that non-profit organizations may conduct special events on any property where the owner has granted permission.

Seasonal sales events, such as Christmas tree lots, must be conducted by an existing permanent business, and adjacent to and on the property of the location of the permanent business.
For any special event proposed on public property or in the public right-of-way, the permit application shall clearly specify the streets to be used for the event and the times any streets will be closed, if applicable.

b) Land Use Compatibility. The special event shall be compatible with the purpose and intent of this Section and with adjacent land uses. It shall not impair the normal, safe and effective operation of a permanent use on the same site, and it shall not endanger or be detrimental to the public health, safety, or welfare, or be injurious to property or improvements in the immediate vicinity of the special event.

c) Compliance with other regulations. The special event must abide by all relevant ordinances and regulations of the Town of Arlington and any conditions placed upon the event by the Town Administrator or Board of Mayor and Aldermen.

d) Hours and duration. The hours of operation of the special event shall be consistent with the surrounding land uses. The total duration of the event shall not exceed 14 days for commercial special events and public attractions, and 30 days for Seasonal sales events. However, the duration of a special event may be modified by the approving body with conditions attached to the event.

e) Street closings. The special event permit recipients shall be responsible for securing, installing, and immediate removal upon cessation of all barricades and signs when street closings are approved. Streets shall be closed for the minimum duration necessary.

f) Public conveniences and litter control. Adequate on-site restroom facilities and solid waste containers shall be provided.

g) Nuisances. The special event shall not generate excessive noise, dust, smoke, glare, spillover lighting, or other forms of environmental or visual pollution.

h) Fire safety. The Fire Department will review applications for any safety requirements or inspections, as necessary. Adequate fire lanes and access shall be maintained. No open fires shall be permitted unless advance approval is obtained from the Fire Department. Events where injuries are a possibility, such as sporting events and races, shall provide on-site first aid.

i) Town services. If the applicant requests the Town provide services or equipment, including but not limited to traffic control, or if the Town otherwise determined that services or equipment are required to protect the public health, safety, or general welfare, the applicant shall be required to reimburse the Town for the cost of the services. The Town may also require the applicant to submit a security deposit in an amount determined by the Town Recorder and in a form approved by the Town Attorney, prior to the event to ensure the applicant complies with this provision.
CHAPTER 6 – DEVELOPMENT STANDARDS

6.5 ACCESSORY AND TEMPORARY STRUCTURES

6.5.1 Accessory structures

7) Accessory structures, and/or swimming pools, and other impervious surfaces such as concrete patios, shall not cover more than thirty (30%) percent of the required rear yard in any zone district.

6.7.1 Fences

14) When a retaining wall is used to increase usable lot area, the sum total of any combination of fence or wall and retaining wall when measured from the exterior of a side or rear property line shall not exceed eight feet in height, unless a four-foot landscaped area is provided between the retaining wall and fence or wall. In this situation, each individual fence and wall or retaining wall shall not exceed six feet in height.
PUBLIC NOTICE
The Town of Arlington Planning Commission will hold a public hearing on Tuesday, January 16, 2017, at Town Hall, 5854 Airline Road, Arlington, TN, at 6:30 P.M., to consider the following:
Amendments to the Arlington Zoning Ordinance chapters 2 (Definitions), 4 (Zoning District, Bulk Regulations, and Uses), and 6 (Development Standards) to incorporate temporary and special events, and add clarification on uses, rear yard coverage, and fence heights.