

ARTICLE VI
SCHEDULE OF DISTRICT REGULATIONS

600. District regulations for the Town of Signal Mountain, Tennessee, shall be as set forth in this Schedule of District Regulations, and as noted in Article VIII of these regulations, entitled, "Supplementary District Regulations."

40601. District and Boundaries:

601.01 In order to regulate and limit the height and size of buildings; to regulate and limit intensity of the use of lot areas; to regulate and determine the areas of open spaces within the surrounding buildings; to classify, regulate, and restrict the location of trades and industries; and the location of the buildings designed for specified industrial, business, residential, and other uses, the Town of Signal Mountain, Tennessee, in hereby divided into districts of which there shall be eleven (11) known as:

Low Density Residential District
Moderate Density Residential District
High Density Residential District
Residential Townhouse District
Residential Estate District
Specialty Commercial District
Community Commercial District
Highway Commercial District
Office District
Planned Commerce Center District
Warehouse and Wholesale District
Planned Unit Development

601.02 The boundaries of the districts are shown upon the map accompanying these regulations and made a part thereof, and entitled "Zoning Map of Signal Mountain, Tennessee". The zoning map and all the notations, references, and other information shown thereon are a part of these regulations, and as much a part as if such information set forth on the map were all fully described and set out herein. This zoning map properly attested is on file in the office of the Town Building Inspector.

601.03 In the creation by the regulations of the respective districts, the chief legislative body of the Town has given due and careful consideration to the peculiar suitability of each and every such district for the particular regulations applied thereto, and the necessary, proper and comprehensive grouping and arrangements of the various uses and densities of population in accordance with a well considered plan for the development of the Town.

- 601.04 The boundaries of such districts are shown upon the map adopted by these regulations or amendment thereto are hereby adopted and approved and the regulations of these regulations governing the uses of land and buildings, the height of buildings, building site areas, the size of yards, about buildings and other matters as hereinafter set forth, are hereby established and declared to be in effect upon all land included within the boundaries of each and every district shown on said map.
- 601.05 Where uncertainty exists as to boundaries of any district shown on said map, the following rules shall apply:
- 601.06 Where such district boundaries are indicated as approximately following street lines, alley lines, or lot lines, such lines shall be such boundaries;
- 601.07 In unsubdivided property where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions, shall be determined by use of the scale appearing on the map.
- 601.08 Where any street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.
602. General Regulations: Except as hereinafter provided:
- 602.01 No building, structure, or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations herein specified for the district in which it is located. See also Article VII.
- 602.03 No building or other structure shall be erected or altered: to have greater height; to accommodate or house a greater number of families or lodgers; to have narrower or smaller rear yards, front yards, side yards, or other open spaces; to provide less off street parking and loading space than herein required or permitted, or in any manner contrary to the provisions of these regulations.
- 602.04 No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with these regulations, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.
- 602.05 No yard or lot existing at the time of passage of these regulations shall be reduced in size or area below the minimum requirements set forth herein. Yard or lots created after the effective date of these regulations shall meet at least the minimum requirements established by these regulations, except that lot(s) may be created that do not meet the minimum requirements established by these

regulations when they are the result of the resubdivision of lot(s) of record and the newly created lot(s) are as large or larger than the previous lot(s).

- 602.06 Within each district, the regulations set forth in this Ordinance shall be the minimum regulations and shall apply uniformly to each class or kind of structure or land.
- 602.07 Every building hereafter erected shall be located on a lot fronting on a street.
- 602.08 Prohibited Uses and Structures: In general, any uses or structures not of a nature permitted under "Principal Uses Permitted" and "Permitted Accessory Uses and Structures" or any use or structure that is otherwise found to be not in keeping with the stated intent of these zoning regulations as to any particular Zoning District is prohibited within such Zoning District. (Added 10 – 2004)
- 602.09 Access to commercial, industrial or other non-residentially zoned property shall be permitted only through a non-residential zone. Access to residentially zoned or developed property may be through any other zoning district. The High Density Residential District, for purposes of access, shall be considered a non-residential district if developed with multi-family residences. (Added 10 – 2004)
603. Low Density Residential District (LDR)
- 603.01 Permitted Uses:
- 603.01.01 Single family dwellings, excluding factory manufactured homes constructed as a single self-contained unit and mounted on a single chassis. (Amended 10 – 2004)
- 603.01.02 Schools, day care centers or kindergartens operated by governmental units or religious organizations; (11-11-91)
- 603.01.03 Parks, playgrounds, and community buildings;
- 603.01.04 Golf courses, except driving ranges, miniature courses and other similar commercial operations;
- 603.01.05 Fire halls and other public buildings;
- 603.01.06 Churches, except that a buffer strip of twenty-five (25) feet is required for all side and rear yards abutting residential property;
- 603.01.07 Accessory uses and buildings customarily incidental and subordinate to the above;
- 603.01.08 (Deleted 10 – 2004)

603.01.09 Day care homes;

603.01.10 (Deleted 11-11-91)

603.01.11 Home Occupation (See Section 303 of this Ordinance) (Amended 10 – 2004)

603.01.12 Garage sales, estate sales, rummage sales, and flea markets involving the sale of personal property by a resident on their property. The frequency of these sales at any one address shall not exceed four (4) days in any calendar year. (4-13-92)

603.01.13 Residential Homes for Handicapped and/or Aged Persons Operated on a Commercial Basis: The Town Council may issue a Special Permit for a Residential Home for Handicapped and/or Aged Persons under the terms specified in Article XII of this Ordinance, provided that the Home shall not contain more than (8) handicapped and/or aged persons. Such a facility may include up to two (2) additional persons (plus their dependents) acting as houseparents or guardians, who need not be related to each other or to any of the handicapped or aged persons residing in the facility. Upon approval of a Special Exceptions Permit, the applicant must apply for a license for a “Residential Home for the Aged” from the Tennessee Department of Public Health; or shall apply for license for a Home Facility”, or a “Large Group Home Facility”, to be submitted to the Tennessee Department of Mental Health and Mental Retardation, as the case may be. Prior to operating either of the above, both the Special Permit and the State License must be obtained. (Added d0 10 – 2004)

603.01.14 The following uses are allowed on Conservation Lands:

1. A minimum of forty per cent of the Conservation Land shall be maintained in its natural state (for example, woodland, fallow field, or managed meadow).
2. Livestock uses as permitted by Section 614.07 of the Zoning Ordinance, except such uses may not consume more than half of the minimum required Conservation Lands.
3. Neighborhood open space uses such as village greens, commons, picnic areas, community gardens, trails, and similar low-impact passive recreational uses, specifically excluding motorized off-road vehicles, , and other uses similar in character and potential impact as determined by the Planning Commission.
4. Active non-commercial recreation areas, such as playing fields, playgrounds, courts, and bikeways, provided such areas do not consume more than half of the minimum required Conservation Lands or five acres, whichever is less. Playing fields, playgrounds, and courts shall not be located within two hundred (200) feet of abutting properties. Parking facilities for the same shall also be permitted, and they shall generally be gravel-surfaced, unlighted, properly drained, providing safe ingress and egress, and containing no more than ten parking spaces.
5. Water supply, sewage disposal systems, and storm water detention areas designed, landscaped, and available for use as an integral part of the Open Space.
6. Easements for drainage, access, sewer or water lines, or other public purposes.

7. Underground utility rights-of-way. Above-ground utility and street rights-of-way may traverse conservation areas but shall not count toward the minimum required Conservation Lands.

603.02 Height, Area and Density Regulations:

603.02.01 The building height of any building shall not exceed thirty-five (35) feet, except that a building may exceed those height regulations provided that for every one (1) foot of additional height over thirty-five (35) feet the building shall be set back one (1) additional foot from all property lines, provided, however, that in no event shall the building height of any building exceed forty (40) feet. (Amended 10 – 2004)

603.02.02 The minimum lot sizes for lots that will have septic tank(s) shall be determined by Hamilton County Groundwater Protection.

The Maximum Number of Dwelling Units allowed in a development shall be derived by multiplying the Base Number of Dwelling Units determined by the calculations in Section 5.102.203 by a density factor as detailed below.

Conservation Subdivision: Multiply the Base Number of Dwelling Units by a density factor of 1 = Maximum Number of Lots

Conventional Subdivisions: Multiply the Base Number of Dwelling Units by a density factor of .5 = Maximum Number of Lots

Minor Subdivisions: Multiply the Base Number of Dwelling Units by a density factor of 1 = Maximum Number of Lots

Subdivision Type	Street Frontage	Front Setback	Side Setback	Rear Yard Setback	Minimum Lot Size (sq. ft.)	Maximum Lot Coverage
Conservation	40'	20'	10'	25'	10,890	40%
Conventional	100'	40'	15'	25'	43,560	35%
*Minor Subdivision	100'	*40'	15'	25'	43,560	35%

*For minor subdivisions to be developed within an existing subdivision, the developer will use the front setback most frequently occurring on the street. The same rule would apply to a single infill lot.

603.03 Off-Street Parking Regulations:

603.03.01 Off-street parking shall be provided on the same lot as the structure or on a Low Density Residential District lot adjacent to the lot on which the structure of use is located in accordance with the following requirements: (Amended 10 – 2004).

- 603.03.01.01 There shall be two (2) parking spaces for each dwelling unit.
- 603.03.01.02 There shall be one (1) parking space for every three (3) seats in the main auditorium of churches and other public buildings.
- 603.03.01.03 Parking space for golf courses shall be in an amount satisfactory to the Town and approved by the Town Council.
- 603.03.01.04 (Deleted 10 – 2004)
- 604. Moderate Density Residential District (MDR)
- 604.01 Permitted Uses:
- 604.01.01 Single family dwellings, excluding factory manufactured homes constructed as a single self-contained unit and mounted on a single chassis (Amended 10 – 2004)
- 604.01.02 Two (2) family dwellings
- 604.01.03 Schools, day care centers or kindergartens operated by governmental units or religious organizations. (11-11 91)
- 604.01.04 Parks, playgrounds, and community buildings
- 604.01.05 Golf courses, except driving ranges, miniature courses and other similar commercial operations
- 604.01.06 Fire halls and other public buildings
- 604.01.07 Churches, except that a buffer strip of twenty five (25) feet is required for all side and rear yards abutting residential property
- 604.01.08 Accessory uses and buildings customarily incidental and subordinate to the above (Amended 10 – 2004)
- 604.01.09 (Deleted 10 – 2004)
- 604.01.10 (Deleted 10 – 2004)
- 604.01.11 (Deleted 11-11-91)
- 604.01.12 Home Occupation (See Section 303 of this Ordinance) (Amended 10 – 2004)
- 604.01.13 Garage sales, estate sales, rummage sales, and flea markets involving the sale of personal property by a resident on their property. The frequency of these sales at any one address shall not exceed four (4) days in any calendar year. (4-13-92)

604.01.14 Residential Homes for Handicapped and/or Aged Persons Operated on a Commercial Basis: The Town Council may issue a Special Permit for a Residential Home for Handicapped and/or Aged Persons under the terms specified in Article XII of this Ordinance, provided that the Home shall not contain more than (8) handicapped and/or aged persons. Such a facility may include up to two (2) additional persons (plus their dependents) acting as houseparents or guardians, who need not be related to each other or to any of the handicapped or aged persons residing in the facility. Upon approval of a Special

Exceptions Permit, the applicant must apply for a license for a “Residential Home for the Aged” from the Tennessee Department of Public Health; or shall two apply for license for a “Boarding Home Facility”, or a “Large Group Home Facility”, to be submitted to the Tennessee Department of Mental Health and Mental Retardation, as the case may be. Prior to operating either of the above, both the Special Permit and the State License must be obtained. (Added 10 – 2004)

604.02 Height and Area Regulations:

604.02.01 The building height of any building shall not exceed thirty-five (35) feet except that a building may exceed these requirements provided that for every foot of additional height over thirty five (35) feet the building shall be set back one (1) additional foot from all property lines, provided, however, that in no event shall the building height of any building exceed forty (40) feet. All residential buildings shall have a minimum of 1,250 square feet of finished livable floor space. (4-17-89) (Amended 10 – 2004)

604.02.02 The minimum lot size on a lot that will have septic tank(s) shall be determined by the number of bedrooms in the dwelling unit structure to be built on such lot d0 in Moderate-Density Residential Districts as follows:

1, 2, or 3 BDR	-	21,780 square feet
4 BDR	-	25,000 square feet
5 BDR	-	32,670 square feet
6 BDR	-	37,670 square feet
Over 6 BDR	-	5,000 square feet
per additional bedroom		

The larger minimum lot sizes for lots where dwelling unit structures will be built that will have more bedrooms than 3 that are specified above apply only to lots on septic tanks, not lots on public sewers. For lots on public sewers, the minimum lot size shall be 21,780 square feet.

The minimum frontage of each lot shall be one hundred (100) feet, except a minimum of seventy-five (75) feet on a cul-de-sac. The minimum lot depth shall be one hundred (100) feet. (Ord. 99-21-November 8, 1999)

604.02.03 There shall be a front yard of not less than forty (40) feet.

604.02.04 There shall be a side yard on each side of the building of not less than fifteen (15) feet.

0604.02.05 There shall be a rear yard of not less than twenty-five (25) feet.

604.03 Off-Street Parking Regulations: Off-street parking shall 3 be provided on the same lot as the structure or on a Moderate Density Residential District lot adjacent to

the lot on which the structure of use is located in accordance with the following requirements: (Amended 10 – 2004)

- 604.03.01 Two (2) parking spaces for every dwelling unit
- 604.03.02 One (1) parking space for every three (3) seats in a main auditorium of churches, schools, and other public buildings
- 604.03.03 Parking space for golf courses shall be in the amount satisfactory to the Town and approved by the Town Council.
- 604.03.04 (Deleted 10 – 2004)
- 604.04 Special Exceptions for Planned Unit Development :

Flexibility in the arrangement of residential uses through the use of a Planned Unit Development may be permitted by the Town Council as special exceptions in any Moderate Density Residential District, provided that the minimum size of any tract of land sought dtw1 to be used for the planned unit shall be five (5) acres and that a desirable environment through the use of tw0 good design procedures is assured, allowing flexibility in individual yard requirements to provide for multiple dwelling units, townhouses and two family units, except that such use or uses shall require a special permit under the terms of Article VI, ndtw0 Section 613 of this Ordinance. The minimum frontage along a public street for any planned unit development shall be one hundred fifty (150) feet. (Amended 10 – 2004)

605. High Density Residential District (HDR):

605.01 Permitted Uses:

- 605.01.01 Single family dwellings, excluding factory manufactured homes constructed as a single self-contained unit and mounted on a single chassis; (Amended 10 – 2004)
- 605.01.02 Two (2) family dwellings;
- 605.01.03 Schools, day care centers or kindergartens operated by governmental units or religious organizations (11-11-91);
- 605.01.04 Parks, playgrounds, and community buildings;
- 605.01.05 Golf courses, except driving 2 ranges, miniature courses and other similar commercial operations;
- 605.01.06 Fire halls and other public buildings;
- 605.01.07 Churches, except that a **buffer strip of twenty-five (25)** is required for all side and

rear yards abutting residential properties;

- 605.01.08 Apartment houses;
- 605.01.09 Home occupations (See Section 303); (Amended 10 – 2004)
- 605.01.10 Bed and breakfast establishments, except that such use shall require a special permit under the terms of Article XII of this Ordinance, and guest houses; (Amended 10 – 2004)
- 605.01.11 Continuing care retirement communities, except that such use shall require a special permit under the terms of Article XII of this Ordinance; (Amended 10 – 2004)
- 605.01.12 Accessory uses and buildings customarily incidental and subordinate to the above; (Amended 10 – 2004)
- 605.01.13 Day care homes;
- 605.01.14 (Deleted 100 – 2004)
- 605.01.15 (Deleted 10 – 2004)
- 605.01.16 (Deleted 11 – 11 – 91)
- 605.01.17 Cemeteries. Cemeteries shall require a special permit under the terms of Article XII of this Ordinance. Cemeteries must also comply with the following requirements:
 - (a) The minimum size of any tract of land intended for such use shall be twenty-five (25) acres. However, if said tract abuts or adjoins an existing cemetery it shall be one (1) acre. Memorial gardens, where human ashes are spread upon the earth, shall be excluded from any size requirement.
 - (b) Access and egress shall be obtained only from an arterial or collector street;
 - (c) There shall be a one hundred (100) foot buffer area, said buffer area should be set aside along all property lines abutting other residentially zoned land, and said buffer shall be used only for the location of trees, shrubs, fencing or other site-obscuring ornamentation, but specifically shall not be used for grave sites, interior drives, parking or service buildings; and
 - (d) All land intended for grave sites shall be above the elevation of the 100-Year Flood Plain.
- 605.01.17.1 Application Procedure for a Cemetery Special Exception:

The owner of a tract of land proposed for development as a cemetery shall apply to the Board of Zoning Appeals for a Special Exception Permit.

The applicant must submit a site plan to the Board of Zoning Appeals for the proposed development drawn at a minimum scale of one inch equals one hundred feet (1" = 100') and shall:

- (a) Define the location, size, accessibility and existing zoning of the proposed site;
- (b) Indicate the surrounding type of development and land use;
- (c) Illustrate the proposed plan of development, including the location of all structures, parking areas and open space;
- (d) Show a plan for new public streets, thoroughfares, public utility easements or other public or community uses, if such are intended as part of the development;
- (e) In addition to the above, the Planning Commission or Town Council may require such other additional information as may be determined necessary to adequately review the proposed development.

605.01.17.2 The Board of Zoning Appeals shall conduct an analysis of the proposed cemetery site, which will include, but shall not be limited to, the following:

- (a) A land use survey of the surrounding development;
- (b) Evaluation of the probable impact of the proposed development
- (c) Proposed points of access and ease of ingress and egress;
- (d) The lot, yard and open space requirements.

The Board of Zoning Appeals shall hold a public meeting, and will report on its analysis of the proposed site.

605.01.17.3 The Board of Zoning Appeals shall submit its findings to the Planning Commission and Town Council for consideration and action. The recommendations of the Board of Zoning Appeals shall be accompanied by a report stating the reasons for approval or disapproval of a Special Exception Permit for a cemetery. This report is to include, but is not limited to, the following areas of concern:

- (a) The probable effect on the property adjacent to the site under consideration;
- (b) The consistency of the proposal with the intent and purpose of this Ordinance to promote the public health, safety, morals and general welfare;
- (c) Additional requirements which are needed in order to make the development more compatible with the surrounding land use.
- (d) The Town Council shall hold a public hearing on the request for the Special Exceptions Permit. The notice and publication of the public

meeting shall conform to the procedures as prescribed in Article XI hereof for hearings before the Council on changes and amendments.

605.01.17.4 Special Exceptions for Existing Cemeteries:

Existing cemeteries may be expanded by a Special Exceptions Permit issued by the Town Council subject to a review and recommendation by the Planning Commission. The following criteria must be met:

- (a) Ingress and egress shall be approved by the Town Engineer.
- (b) All land intended for grave sites shall be above the elevation of the 100-Year Flood.
- (c) For expansions of less than twenty-five (25) acres, a twenty-five (25) foot buffer shall be set aside along all property lines two abutting residentially used land or residentially zoned land. Said buffer:
 - (1) Shall be used only for the location of trees, shrubs, fencing or other sight-obscuring ornamentation;
 - (2) Shall not be used for grave sites, interior drives, parking, structures or buildings;
- (d) For expansions of twenty-five (25) acres or more, a one hundred (100) foot buffer area shall be required, subject to the above restrictions.

605.01.17.5 Application Procedure for a Special Exceptions Permit for Expansion of an Existing Cemetery:

- (a) The owner shall submit plans as required under Section 605.01.17.1.
- (b) The Board of Zoning Appeals shall conduct an analysis of the request subject to the provisions of Sections 605.01.17.2 and 605.01.17.3.
- (c) The Board of Zoning Appeals shall hold a public hearing to review the staff analysis and shall make a recommendation to the Town Council.
- (d) The Town Council shall hold a public hearing on the request. Notice of the public hearing shall conform to the procedures prescribed in Article XI of this Ordinance.

605.01.18 Garage sales, estate sales, rummage sales, and flea markets involving the sale of personal property by a resident on their property. The frequency of these sales at any one address shall not exceed four (4) days in any calendar year. (4-13-92)

605.01.19 Residential Homes for Handicapped and/or Aged Persons Operated on a Commercial Basis: The Town Council may issue a Special Permit for a

Residential Home for Handicapped and/or Aged Persons under the terms specified in Article XII of this Ordinance, provided that the Home shall not contain more than (8) handicapped and/or aged persons. Such a facility may include up to two (2) additional persons (plus their dependents) acting as houseparents or guardians, who need not be related to each other or to any of the handicapped or aged persons residing in the facility. Upon approval of a Special Exceptions Permit, the applicant must apply for a license for a “Residential Home for the Aged” from the Tennessee Department of Public Health; or shall apply for license for a nd0 “Boarding Home Facility”, or a “Large Group Home Facility”, to be submitted to the Tennessee Department of Mental Health and Mental Retardation, as the case may be. Prior to operating either of the above, both the Special Permit and the State License must be obtained. (Added 10 – 2004)

605.02 Height and Area Regulations:

605.02.01 The building height of any building shall not exceed thirty-five (35) feet except that a building may exceed these height requirements provided that for every one (1) foot of additional height over 1 thirty five (35) feet the building shall be set back one (1) additional foot from all property lines, provided, however, that in no event shall the building height of any building exceed sixty (60) feet. (Amended 10 –2004)

605.02.02 The minimum building site for a two (2) family dwelling shall be twenty-thousand (20,000) square feet. An additional five-thousand (5,000) square feet shall be required for each additional unit up to a total of four (4) units. Over four (4) units shall require an additional four-thousand (4,000) square feet of ground space for each additional unit.

605.02.03 The minimum site area for a guest house or a bed and pndtw0 breakfast establishment shall be fifteen-thousand (15,000) square feet plus five hundred (500) square feet for each guest room in excess two (2). (Amended 10 - 2004)

605.02.04 The minimum site area for all other permitted uses shall be fifteen thousand (15,000) square nd0 feet.

605.02.05 The minimum lot size on a lot that will have septic tank(s) shall be determined by the number of bedrooms in the dwelling unit structure to be built on such lot in High-Density Residential Districts as follows:

- 1, 2, or 3 BDR - 21,780 square feet
- 4 BDR - 25,000 square feet
- 5 BDR - 32,670 square feet
- 6 BDR - 37,670 square feet
- t1Over 6 BDR - 5,000 square feet
per additional bedroom

The larger minimum lot sizes for lots where dwelling unit structures will be built that will have more bedrooms than 3 that are specified above apply only to lots on septic tanks, w0 not lots on public sewers. For lots on public sewers, the minimum lot size shall be as stated in Sections 605.02.02, 605.02.03, and 605 .02.04 in the Signal Mountain Zoning Ordinance.

The minimum frontage of each lot shall be one hundred (100) feet, except a minimum of seventy-five (75) feet on a cul-de-sac. The minimum lot depth shall be one hundred (100) feet. (Ord. No. 99-22, November 8, 1999)

605.02.06 There shall be a front yard of not less than forty (40) feet.

605.02.07 There shall be a side yard on each side of the building of not less than fifteen (15) feet.

605.02.08 There shall be a rear yard of not less than twenty-five (25) feet.

605.03 Off-Street Parking Regulations: Off street parking shall be provided on the same lot as the structure or on a High Density Residential District lot adjacent to the lot on which the structure of use is located in accordance with the following requirements: (Amended 10 – 2004)

605.03.01 One and one-half (1.5) parking spaces for every dwelling unit in 0 a multi-family structure.

605.03.02 One (1) parking space for each guest room in a guest house or a bed and breakfast establishment. (Amended 10 – 2004)

605.03.03 One (1) parking space for every three (3) seats in a main auditorium for churches, schools, and other xpndtw0 public buildings.

605.03.04 (Deleted 10 – 2004)

605.05 Special Exceptions for Planned Unit Development:

Flexibility in the arrangement of residential uses through the use of a Planned Unit Development may be permitted by the Town Council as special exceptions in any High Density Residential District, provided that the minimum size of any tract of land sought to be used for the planned unit shall be five (5) acres and that a desirable environment through the use of good design procedures is assured, allowing flexibility in individual yard requirements to provide for multiple dwelling units, townhouses and two family units, except that such use or uses shall require a special permit under the terms of Article VI, Section 613 of this Ordinance. The minimum frontage along a public street for any planned unit development shall be one hundred fifty (150) feet. (Amended 10 – 2004)

