
**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER
SECTION 6 - DEFINITIONS**

Definitions

For the purpose of these Community Design Guidelines and in order to carry out the provisions and intentions as set forth herein, certain words, terms, and phrases are to be used and interpreted as hereinafter defined. Words used in the present tense shall include the future tense; words in the singular number include the plural and the plural the singular; the term "shall" is always mandatory and not directory; and the word "may" is permissive. The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied."

Definitions of general terms. The following words, terms, and phrases are hereby defined as follows and shall be interpreted as such throughout these design standards. Terms not herein defined shall have the meaning customarily assigned to them or such as the context may imply.

ACCESS: The right to cross between public and private property, thereby permitting pedestrians and vehicles to enter and leave property.

ACCESSORY BUILDING: A subordinate building, the use of which is incidental to that of a main building and located on the same lot therewith.

ACCESSORY USE: A use customarily incidental, appropriate, and subordinate to the principal use of land or buildings and located upon the same lot therewith.

ADVERTISING: Includes any writing, printing, painting, display, emblem, drawing, sign, or other device designed, used, or intended for advertising, whether placed on the ground, rocks, trees, tree stumps, or other natural structures or on buildings, structures, milestones, signboards, wallboard, roofboard, frames, supports, fences, or other manmade structure. Any such advertising shall be considered a structure within the meaning of the word "structure" as utilized herein.

ALTERATION: As applied to a building or structure, a change or rearrangement in the structural parts or an enlargement, whether by extending a side or by increasing its height, or structural changes, other than repairs, that would affect safety. The term "alter," in its various modes and tenses and its practical forms, refers to the making of an alteration.

AREA, BUILDING: The total area taken on a horizontal plane at the main grade level of the principal building and all necessary buildings exclusive of uncovered porches, terraces, and steps.

AVERAGE GROUND ELEVATION: The elevation of the mean finished grade at the front of a structure.

BASEMENT: A story partly or wholly underground. For purposes of height measurement, a basement shall be counted as a story when more than one-half of its height is above the average ground elevation.

BUFFER ZONE: A zone of vegetative cover sufficient to restrict significant movement of soil resulting from land-disturbing actions in the immediate vicinity of watercourses in the reservoir area, including manmade or natural drainageways.

BUILDING: Any structure having a roof supported by columns or by walls, including tents and similar structures.

BUILDING AREA OF A LOT: That portion of a lot that may contain a structure, as determined by the Develpoer and designated on a Plat..

BUILDING CODE(S): The most recent edition of the Southern Standard Building Code, as revised, published by the Southern Building Code Congress International.

BUILDING, MAIN OR PRINCIPAL: A building in which is conducted the principal use of the lot on which it is situated. In any residential district any dwelling shall be deemed to be a main building on the lot on which it is situated.

BUILDING SETBACK LINE: A line delineating the minimum allowable distance between the property lines and a building on a lot, within

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which no building or other structure shall be placed except as otherwise provided.

COMMON SPACE: Land in a residential district that is held in common ownership by the landowners of that residential development district and used for amenity or recreational purposes.

COVERAGE: The lot area covered by all buildings located thereon, including the area covered by all overhanging roofs.

CUSTOMARY HOME OCCUPATION: A gainful occupation or profession conducted by a family member residing on the premises and conducted entirely within the principal dwelling unit.

DEVELOPER: The Lashbrooke Corporation, a Tennessee corporation.

DOCK: Any structure extending from the land into the water intended primarily for the mooring of boats.

DWELLING: Any building or part thereof used as a habitation. Only the following Dwellings are permitted within Lashbrooke:

A. Single detached dwelling. A building and accessories thereto principally used, designed, or adapted for use by a single household.

B. Townhouse: As approved in advance by developer, a residential structure containing two or more single attached dwelling units each separated by a common vertical wall.

EASEMENT LAND: Those portions of the land owned by TVA below the elevation of the 822-foot contour, fronting on the Lashbrooke peripheral boundary.

FAMILY: One or more persons related by blood, marriage, or adoption, or a group of not to exceed five persons not all related by blood, marriage, or adoption, occupying the premises and living as a single housekeeping unit not operated on a for-profit basis, as distinguished from a group occupying a boarding or lodging house or similar dwelling for group use. A family shall not be deemed to include domestic servants employed by said family.

FLOOD: A temporary rise in water levels or an accumulation of water runoff, resulting in inundation of areas not ordinarily covered by water.

FLOOD, 100-YEAR: A flood having a 1 in 100 (1%) chance of being equaled or exceeded in any one-year period.

FLOOR AREA: The sum of the gross floor area for each of the several stories under roof, measured from the exterior limits or faces of a building or structure.

FRONTAGE: All the property on one side of a street between two intersecting streets (crossing or terminating) measured along the line of the street, or if the street is dead-ended, then all the property abutting on one side between an intersecting street and the dead end of the street.

GRADE, FINISHED: The completed surfaces of lawns, walks, and roads brought to grades as shown on plans or designs.

HEIGHT OF BUILDING OR STRUCTURE: The vertical distance from the average ground elevation or finished grade at the building line, whichever is highest, to the highest point of the building or structure.

LAND-DISTURBING ACTIVITY: Any land-disturbing activity including cutting, filling, borrowing, stockpiling, or other activity where material or ground cover is removed or altered.

LOT: An individual parcel of land determined by the Developer and identified on a Plat.

LOT, AREA: The total surface land area included within lot lines.

LOT, CORNER: A lot of which at least two adjoining sides abut their full lengths on a street, provided that the interior angle at the intersection of two such sides is less than 135 degrees.

LOT, DEPTH: The average distance from the street line of the lot to its rear line, measured in the general direction of the sidelines of the lot.

LOT, FRONTAGE: That dimension of a lot or portion of a lot abutting on a street, excluding the side dimension of a corner lot.

LOT, LINE: The boundary dividing a given lot from the street, an alley, or adjacent lots.

MINIMUM FLOOR ELEVATION: The lowest elevation permissible for the construction, erection, or other placement of any floor, including a basement floor.

OPEN SPACE: An area on the same lot with a main building which is open, unoccupied, and unobstructed by structures from the ground to

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the sky except as otherwise provided in these standards.

OWNER: The person in whom or which is vested the ownership, dominion, or title of property so far as the law permits.

PERSON: "Person" includes a firm, partnership, corporation, joint venture, or Federal, State, or local agency, as well as an individual.

PLANNED UNIT DEVELOPMENT: A single planned area of land that has both individual building sites and common property such as a park, and is designed and organized to be capable of satisfactory use and operation as a separate entity without necessarily having the participation of other building sites or other common property. The ownership of the common property may be either public or private.

PLANS AND SPECIFICATIONS: Any site plan, design drawings, specifications, grading, access, landscaping plans and designs, or any other document, drawing, or literature which illustrates, describes, or otherwise interprets the plan of development proposed for any structure, site, or subdivision designated for development.

PLAT: A map or representation on paper of a piece of land subdivided into lots with streets, common areas, etc., usually drawn to scale.

PRINCIPAL USE: The specific primary purpose for which land or a building is used.

PUBLIC WATER: A municipal, community, or utility district water treatment and distribution system of a type approved by the State Department of Public Health and the Public Service Commission.

RESIDENTIAL DEVELOPMENT: The comprehensive and orderly development of land designated for such purposes, either by subdivision or planned unit development.

RIGHT OF WAY: The right of passage imposed by law or convention through which one has the right to pass or drive through the estate of another.

ROADWAY: The actual road surface, including necessary road shoulders and drainage facilities, ditches, curbs, and gutters, which is used to transport motor vehicles.

SIGN OR OTHER ADVERTISING DEVICE: Any structure or part thereof or device attached thereto or represented thereon which shall

display or include any letter, words, model, banner, flag, pennant, insignia, or any representation used as, or which is in the nature of, an announcement, direction, or advertisement. The word "sign" does not include the flag, pennant, or insignia of any nation, State, city, or other political unit.

SITE: Any tract, lot, or parcel of land or combination of tracts, lots, or parcels of land which is in one ownership or is continuous and in diverse ownership where grading, construction, or development is to be performed as part of a unit, subdivision, or project.

SPECIFICATIONS: See PLANS AND SPECIFICATIONS

STORY: That portion of a building included between the upper surface of any floor and the upper surface of the floor next above or any portion of a building between the topmost floor and the roof which is used for human occupancy in which the floor area with 8 feet or more head clearance equals 50 percent or more of floor area of the next story below. Provided it is not used as a dwelling unit, a top floor in which the floor area with 8 feet or more of head clearance equals less than 50 percent of the floor area of the story next below shall be a "half-story." A basement shall be considered as a story if more than half of its height is above the average ground level from which the "height of a building" is measured or if it is used for commercial purposes.

STREET: SEE ROADWAY

STRUCTURE: Any combination of materials, including buildings, constructed or erected, the use of which requires location on the ground or attachment to anything having location on the ground and including, among other things, signs, billboards, and fences. Structure shall also mean any fill, diversion dam, or other manmade thing or device that affects or alters the natural flow of surface waters upon or across any natural or artificial stream, wash, or drainage channel.

STRUCTURE PROFILE: The 822-foot elevation contour established by TVA along the Tennessee River that marks the elevations above which structures are permitted. In no instance are buildings for human habitation or any other form of development subject to

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significant damage permitted below this elevation. The profile is developed to avoid increasing the flood damage potential in areas affected by reservoir operations. Water use facilities such as wharves and piers are necessarily built at lower elevations, subject to prior approval by TVA and in most instances by the United States Army Corps of Engineers.

SUBDIVISION: The division of a tract or parcel of land into two or more lots, plots, sites, or other division of land for the purpose of sale or building development, whether immediate or future, including the resubdivision of such tract or parcel.

SWIMMING POOLS: An outdoor swimming pool shall be any pool or open tank not located within a completely enclosed building and containing or normally capable of containing water to a depth of any point greater than one and one-half feet.

TRAVEL TRAILER: A vehicular, portable structure designed as a temporary dwelling for travel, recreation, and vacation uses.

USE: The purpose under these standards for which land or a building or other structure is

designed, arranged, or intended, or for which it is or may be occupied or maintained.

YARD: An open space on the same lot with a principal building, open, unoccupied, and unobstructed by buildings from the ground to the sky except as otherwise provided in this resolution, provided that accessory buildings may be located in a rear yard.

YARD, FRONT: The yard extending across the entire width of the lot between the nearest part of the principal building, including porches, and the front lot line.

YARD, REAR: The yard extending across the entire width of the lot between the nearest part of the principal building, including porches, and the rear lot line.

YARD, SIDE: The space unoccupied, except as herein provided, measured between the side lot line and the nearest point of the principal building and between the front yard and the rear yard.