

ORDINANCE NO. 2019-011

AN ORDINANCE TO ADOPT AMENDMENTS TO THE CITY OF EAGLEVILLE, TENNESSEE'S ZONING ORDINANCE, BY AMENDING ORDINANCE 2016-009 and 2019-002

Whereas, the Eagleville Municipal Planning Commission has duly recommended to the Eagleville City Council that the Official Zoning Ordinance of Eagleville, Tennessee, be amended as hereinafter described; and

Whereas, the following amendments to the Zoning Ordinance are in conformance with the City's Land Use Plan; and

Whereas, the it has been determined by the Planning Commission that buildings in various zoning districts should be within a compatible scale to each other to promote esthetic harmony and size of building should not overburden the balance of available infrastructure within the City, and

Whereas, the Eagleville City Council has reviewed such recommendation and had conducted a public hearing thereon.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF EAGLEVILLE, TENNESSEE, AS FOLLOWS:

That the Official Zoning Ordinance of the City of Eagleville, Tennessee, is hereby amended by the attached amendments to wit:

Section 5.051 F 4 (C-1 Zone) - Strike Height Requirements and delete section and replace with:
Height and Size Requirements

No principal structure shall exceed forty (40) feet in height or two stories, except as provided in Article VI, Section 6.030. No principal structure shall exceed 4,000 total square feet, measured from outside wall to outside wall.

Section 5.051 F 6 (C-1 Zone) - Strike Accessory Structures and delete section and replace with:

Accessory Structures

Accessory Structures shall be located at least five (5) feet from any side lot line, rear lot line, and shall meet the front setbacks for the zone. Such structures must be a least five (5) feet from any building on the same lot. Accessory Structures shall not exceed one half of the size of the principal building and be no taller than the principal building, except as provided for in Article VI, Section 6.030. An accessory structure may be larger than stated above if there is a proven need for the size as determined by the Planning Commission. Any accessory structure that is larger than one-half the size of the principal building and/or taller than the principal building must meet the same setbacks as a principal building.

Section 5.052 F 5 (C-2 Zone) - Strike Height Requirements and delete section and replace with:

Height and Size Requirements

No principal structure shall exceed forty (40) feet in height or three stories, except as provided in Article VI, Section 6.030. No principal structure shall exceed 10,000 total square feet, measured from outside wall to outside wall.

Section 5.052 F 7 (C-2 Zone) - Strike Accessory Structures and delete section and replace with:

Accessory Structures

Accessory Structures shall be located at least ten (10) feet from any side lot line, rear lot line, and shall meet the front setbacks for the zone. Such structures must be a least ten (10) feet from any building on the same lot. Accessory Structures must not exceed one half of the size of the principal building and be no taller than two stories and 35 feet, except as provided for in Article VI, Section 6.030. An accessory structure may be larger than stated above if there is a proven need for the size as determined by the Planning Commission. Any accessory structure that is larger than one-half the size of the principal building and/or taller than 35 feet must meet the same setbacks as a principal building.

BE IT ENACTED that this ordinance shall take affect from and after its adoption, the public welfare requiring it.

Recommended by the Eagleville Municipal Planning Commission on: November 4, 2019

Approved:

Chad Leeman, Mayor

ATTEST:

Phillip Dye, City Recorder

Passed First Reading:

Passed Second Reading:

Public Hearing Held:

With 15 day notice given in the Rutherford Reader

APPROVED AS TO FORM:

James A. Turner, City Attorney