

ORDINANCE NO. 2006-16

AN ORDINANCE TO AMEND THE SIGNAL MOUNTAIN ZONING ORDINANCE TO ADD A NEW SECTION 618 TO PROVIDE FOR REDUCED LOT SIZES ON SEWERED LOTS WITHIN THE SHACKLEFORD RIDGE OVERLAY ZONE AND TO PROVIDE LOT SIZE, FRONTAGE, HEIGHT AND AREA, DENSITY AND PARKING REGULATIONS FOR THE SHACKLEFORD RIDGE LOW DENSITY RESIDENTIAL DISTRICT.

WHEREAS, pursuant to Article XVIII of the Signal Mountain Zoning Ordinance, standards, restrictions, and boundaries set forth in these regulations may from time to time be amended, supplemented, changed or repealed; and

WHEREAS, the Signal Mountain Planning Commission has participated in work sessions over the past seven (7) months in reviewing current language and to provide recommendations and changes to the Signal Mountain Zoning Ordinance due to the proposed sewer line development in connection with the Signal Mountain High School which is scheduled to begin during the summer of 2006 and which will result in sewer line connections which may be available for future development adjacent to Shackleford Ridge Road over the next three (3) years; and

WHEREAS, the Planning Commission has determined that an overlay zone containing specific parcels of land adjacent to Shackleford Ridge Road is the only projected area for sewer line extension in the foreseeable future and that zoning restrictions should be revised within the overlay zone boundary but not throughout the Town due to available infrastructure improvements which will become available over the next five (5) years within the Town; and

WHEREAS, the Planning Commission has determined that certain lot size reduction and design options for development as set forth in these amendments are in the interest of the Town of Signal Mountain due to the availability of foreseeable sewer connections; and that certain additional zoning regulations should be included which are set forth in a new section 618 and that certain revisions should be made to the Zoning Ordinance to provide for reduced square footage of lots and specific density for residential development desired by the Town within the Shackleford Ridge Overlay Zone; and

WHEREAS, the Signal Mountain Planning Commission has recommended the adoption of a new section 618 to the Signal Mountain Zoning Ordinance in the interests of public health, safety, and general welfare pursuant to T.C.A. §§ 13-4-104 and 13-7-204;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE

SECTION 1. That a new Section 618 entitled "Shackleford Ridge Low Density Residential District (SR-LDR)" is added to the Zoning Ordinance as follows:

618. Shackleford Ridge Low Density Residential District (SR-LDR)
- 618.01 Permitted Uses:
- 618.01.01 Single family dwellings, excluding factory manufactured homes constructed as a single self-contained unit and mounted on a single chassis.
- 618.01.02 Schools, day care centers or kindergartens operated by governmental units or religious organizations;
- 618.01.03 Parks, playgrounds, and community buildings;
- 618.01.04 Golf courses, except driving ranges, miniature courses and other similar commercial operations;
- 618.01.05 Fire halls and other public buildings;

- 618.01.06 Churches, except that a buffer strip of twenty-five (25) feet is required for all side and rear yards abutting residential property;
- 618.01.07 Accessory uses and buildings customarily incidental and subordinate to the above;
- 618.01.08 Day care homes;
- 618.01.09 Home Occupation (See Section 303 of this Ordinance)
- 618.01.10 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.
- 618.01.11 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 "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.
- 618.02 Height and Area Regulations:
- 618.02.01 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.
- 618.02.02 For all lots on public sewers within this district, the minimum lot size shall be 14,520 square feet. Any lots built on septic systems within this district shall be required to comply with the minimum lot sizes required for Low Density Residential Zones outside this Overlay Zone as set forth in Section 603.02.02 or the applicable zoning regulations of the developable lot at the time any structure is built on the lot.

The minimum frontage of each lot within this district shall be seventy-five (75) feet, except a minimum of sixty (60) feet on a cul-de-sac. The minimum lot depth shall be one hundred (100) feet.

- 618.02.03 There shall be a front yard of not less than thirty (30) feet within this district.
- 618.02.04 There shall be a side yard on each side of the building not less than fifteen (15) feet within this district. On corner lots, the front yard requirement shall apply to the side street side yard.
- 618.02.05 There shall be a rear yard of not less than twenty-five (25) feet within this district.
- 618.03 Off-Street Parking Regulations:
- 618.03.01 Off-street parking within this district 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 or use is located in accordance with the following requirements:
- 618.03.01.01 There shall be two (2) parking spaces for each dwelling unit.
- 618.03.01.02 There shall be one (1) parking space for every three (3) seats in the main auditorium of churches and other public buildings.
- 618.03.01.03 Parking space for golf courses shall be in an amount satisfactory to the Town Manager and approved by the Town Council.

618.04 Special Exceptions for Planned Unit Development:

Flexibility in the arrangement of residential uses through the use of a Planned Unit Development within this district may be permitted by the Town Council as special exceptions in the Shackleford Ridge Overlay Zone Low Density Residential District, provided that the minimum size of any tract of land sought to be used for such planned unit development 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 620 of this Ordinance.

SECTION 2. That this Ordinance shall become effective after the Town Council conducts a public hearing on this zoning amendment with at least fifteen (15) days notice of the

time and place of such hearing, as required by T.C.A. § 13-7-203. After such public hearing has been conducted, this Ordinance shall become effective immediately from and after its passage as provided by law.

Passed First Reading 7/10, 2006.

Passed Second Reading 8-14, 2006.


MAYOR

RECORDER

PAN/kac