ORDINANCE NO.: 2014-04

AN ORDINANCE TO AMEND ARTICLE III DEFINITIONS OF CERTAIN TERMS USED HERIEIN OF THE SIGNAL MOUNTAIN ZONING ORDINANCE REGARDING THE DEFINITION OF A TWO FAMILY DWELLING

WHEREAS, Tennessee Code Annotated (TCA) §§ 13-7-201 through 13-7-210 empower all municipalities to enact zoning regulations and to provide for the administration, enforcement, and amendment thereof; and,

WHEREAS, the Town of Signal Mountain has implemented a comprehensive zoning ordinance as provided for in TCA §§ 13-7-201 through 13-7-210; and

WHEREAS, TCA §13-7-204 authorizes amendments to the zoning ordinance; and

WHEREAS, the Signal Mountain Municipal Planning Commission has reviewed and considered the town's definition of a two family dwelling and has recommended that the current zoning ordinance be amended to clarify alter such definition; and,

WHEREAS, the Town Council has considered and accepted the recommendation of its Planning Commission:

NOW THEREFORE BE IT ORDAINED BY THE TOWN

COUNCIL OF SIGNAL MOUNTAIN, TENNESSEE that the Town of

Signal Mountain, Tennessee Zoning Regulations and Amendments be

amended as follows:

SECTION 1: Section 303. List of General Definitions of Article III DEFINITION OF CERTAIN TERMS USED HEREIN is amended by deleting the definition of "Dwelling, Two Family:" in its entirety and replacing it with the following:

<u>Dwelling, Two Family (duplex)</u>: A principal structure that contains two (2) dwelling units on one (1) lot designed for occupancy by not more than two (2) families. The units must share a common wall or common floor/ceiling.
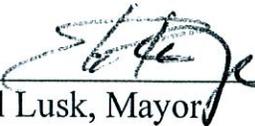
SECTION 2: BE IT FURTHER ORDAINED that this amendment to the definition of a two family dwelling in the "Signal Mountain Town Code, Appendix A, the Zoning Ordinance," shall become effective immediately from and after its passage as provided by law.

Passed First Reading: 4-14-14

Passed Second Reading: 5-12-14

Date of Public Hearing: 5-12-14

Advertised in the Times Free Press Community News: 4-17-14

_____
Bill Lusk, Mayor

_____5/12/14_____
Date

_____
Recorder

_____5-12-14_____
Date