ORDINANCE NO.: 2015-02

AN ORDINANCE TO AMEND THE TOWN OF SIGNAL MOUNTAIN ZONING ORDINANCE REGARDING MINIMUM LOT SIZE FOR MINOR SUBDIVISIONS

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 current minimum lot size for minor subdivisions; and,

WHEREAS, the Signal Mountain Municipal Planning Commission recommends an amendment to the minimum lot size for minor subdivisions in the Low Density Residential zoning district; 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: The minimum lot size of 43,560 for minor subdivisions in the table in Section 603.02.2 is deleted and replaced with 21,780.

SECTION 2: A new section 603.02.3 is added in its proper order to read:

The dimensional regulations for minor subdivisions as shown in Section 603.02.2 shall be used for applying Section 817 to determine required setbacks for existing small lots of record.

SECTION 3: BE IT FURTHER ORDAINED that this amendment to the definitions and district requirements 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: May 11, 2015

Passed Second Reading: June 8, 2015

Date of Public Hearing: June 8, 2015

Advertised in the Times Free Press: May 9, 2015

Dick Gee, Mayor	Recorder
6/8/15	6-8-15
Date	Date