

ORDINANCE NO. 2021-01

AN ORDINANCE TO AMEND CHAPTER V, PROVISIONS GOVERNING MIXED USE DISTRICTS, REGULATIONS CONTROLLING LOT AREA, LOT WIDTH, YARDS, BUILDING HEIGHT, TO PROVIDE FRONT, REAR, AND SIDE YARD SETBACK REQUIREMENTS; CHAPTER VI, PROVISIONS GOVERNING RIVER RESIDENTIAL 1 DISTRICTS, PROVISIONS GOVERNING RIVER RESIDENTIAL 2 DISTRICTS, AND PROVISIONS GOVERNING REGULATIONS CONTROLLING LOT AREA, LOT WIDTH, YARDS, BUILDING HEIGHT TO PROVIDE FRONT, REAR, AND SIDE YARD SETBACK REQUIREMENTS

WHEREAS, Section 13-7-201 through 13-7-210 of the Tennessee Code Annotated empowered the Town to enact the Saltillo Zoning Ordinance and provide for its administration, enforcement; and,

WHEREAS, the Board of Mayor and Aldermen deems it necessary, for the purpose of promoting the health, safety, prosperity, morals and general welfare of the Town to adopt said Ordinance; and,

WHEREAS, the Saltillo Planning Commission has reviewed said proposed amendment pursuant to Section 13-7-204 of the Tennessee Code Annotated and recommends such amendment to the Saltillo Board of Mayor and Aldermen; and,

WHEREAS, the public hearing was held before the Saltillo Board of Mayor and Aldermen pursuant to Section 13-7-203, Tennessee Code Annotated, the time and place was published with fifteen days advance notice; and,

WHEREAS, all the requirements of Section 13-7-201 through 13-7-210 of the Tennessee Code Annotated, with regard to the adoption of a zoning ordinance by the Planning Commission and subsequent action of the Board of Mayor and Aldermen have been met;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Saltillo, Tennessee that the text of the Saltillo Zoning Ordinance be amended as follows:

SECTION 1. That Chapter V, Provisions Governing Mixed Use Districts, Regulations Controlling Lot Area, Lot Width, Yards, and Building Height, be amended to include the following text:

Minimum required lot area	As required by TDEC
Minimum required lot width at the building line	100 feet
Minimum required front yard	30 feet
Minimum required rear yard	20 feet

Minimum required front yard

Single Family

30 feet

All Other Uses

As required by the Board of
Zoning Appeals

Minimum required rear yard

Single Family

20 feet

All Other Uses

As required by the Board of
Zoning Appeals

Minimum required side yard

Single Family

10 feet

All Other Uses

As required by the Board of
Zoning Appeals

SECTION 4. BE IT FURTHER ORDAIN that this Ordinance shall become effective immediately upon its adoption, THE PUBLIC HEALTH, SAFETY, AND WELFARE REQUIRING IT.

Public Hearing:

Date

Passed First Reading:

4/6/2021
Date

Larry D. Lowery
Larry Lowery, Mayor

Attest:

Venida Jackson
Venida Jackson, City Recorder