

ORDINANCE NO. 2014-422

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES BY CHANGING TITLE 14 AS INDICATED BELOW.

BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN AS FOLLOWS:

SECTION I. That Title 14 of the Code of Ordinances is changed as follows:

A. Section 14-602. Continuance of non-conforming uses. Add sub-paragraph (e) to section 14-602(1).

(e) Non-conforming owner occupied residences in the business or industrial zones may be reestablished, rebuilt or extended using the same rules as apply to commercial residential property.

B. Section 14-901. Single Family Residential District R-1

a. Add the following to the end of section 14-901(2) Accessory uses:

However, freestanding garages and carports are permitted in a side yard in accordance with the following provisions:

- a. Must be in the rear or side yard.
- b. Maximum height of twenty (20) feet
- c. Maximum floor area of 1000 square feet
- d. Must be constructed of new building materials or equivalent as approved by the building inspector
- e. If the light weight metal type, must be installed per manufacturer's instructions anchored to prevent wind lift and movement, and meet all applicable building codes.
- f. May only be placed at the same time or after the principal structure is constructed
- g. Only one free standing garage or carport may be placed in the side yard of a property, and is limited to one side yard.

b. Add sub-section (b) to section 14-901(3) Special exceptions as follows:

(b) A freestanding garage or carport may be located in the front yard if approved as a special exception by the Board of Zoning Appeals when found to be in harmony with the character of the district and surrounding land uses, and if it meets all the other conditions of this section.

C. Section 14-902. Multi-Family Residential District R-M

a. . Add the following to the end of section 14-902(2) Accessory uses:

However, freestanding garages and carports are permitted in a side yard in accordance with the following provisions:

- a. Must be in the rear or side yard.
- b. Maximum height of twenty (20) feet
- c. Maximum floor area of 1000 square feet
- d. Must be constructed of new building materials or equivalent as approved by the building inspector
- e. If the light weight metal type, must be installed per manufacturer's instructions

anchored to prevent wind lift and movement, and meet all applicable building codes.

f. May only be placed at the same time or after the principal structure is constructed

g. Only one free standing garage or carport may be placed in the side yard of a property, and is limited to one side yard.

b. Add sub-section (b) to section 14-902(3) Special exceptions as follows:

(b) A freestanding garage or carport may be located in the front yard if approved as a special exception by the Board of Zoning Appeals when found to be in harmony with the character of the district and surrounding land uses, and if it meets all the other conditions of this section.

D. Section 14-1409. Mixed Use 1 (MX-1) District. a. Renumber existing sub-paragraphs (3) as (4) and (4) as (5)

b. Add a new sub-paragraph (3) to section 14-1409 Permitted uses.

(3) Residential on any floor except the first (ground) level floor.

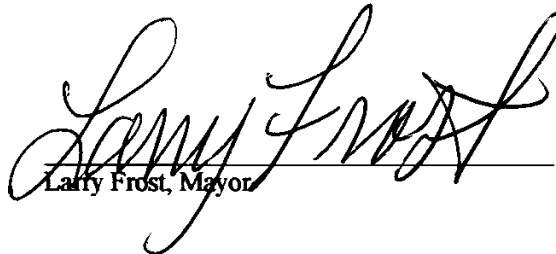
E. Section 14-1404. Delete existing section 14-1404(2) and replace with the following:

(2) Special exceptions: The BOZA may, in appropriate cases and subject to the principles, standards, rules, conditions and safeguards set forth in the zoning title make special exceptions to the terms of the zoning title in harmony with their general purpose and intent. The BOZA may also interpret the zoning maps and pass upon disputed questions of lot lines or district boundaries or similar questions as they arise in the administration of the zoning regulations.

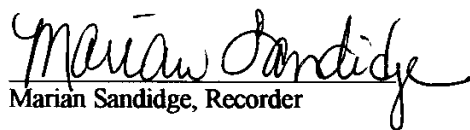
SECTION II. That this ordinance shall take effect from and after the date of its final passage and publication, as the law directs, the public welfare of the Town of Mount Carmel, Tennessee requiring it.

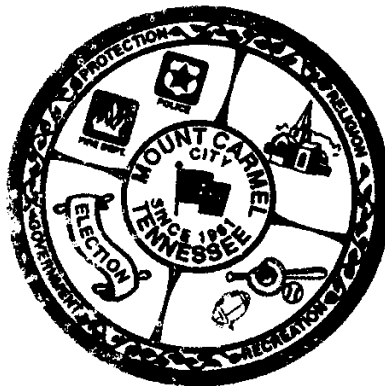
Approved by the Planning Commission:

October 14, 2014


Larry Frost, Mayor

ATTEST:


Marian Sandidge, Recorder



MOTION: Vice Mayor Hale			
SECOND: Alderman Christian			
FIRST READING	AYES	NAYS	OTHER
ALDERMAN EUGENE CHRISTIAN	✓		
ALDERMAN WANDA DAVIDSON	✓		
ALDERMAN LEANN DEBORD	✓		
ALDERMAN FRANCES FROST	✓		
ALDERMAN CARL WOLFE	✓		
VICE-MAYOR PAUL HALE	✓		
MAYOR LARRY FROST	✓		
TOTALS	7		

PASSED FIRST READING: September 23, 2014

MOTION: Vice Mayor Hale			
SECOND: Alderman Christian			
SECOND READING	AYES	NAYS	OTHER
ALDERMAN EUGENE CHRISTIAN	✓		
ALDERMAN WANDA DAVIDSON	✓		
ALDERMAN LEANN DEBORD			absent
ALDERMAN FRANCES FROST	✓		
ALDERMAN CARL WOLFE	✓		
VICE-MAYOR PAUL HALE	✓		
MAYOR LARRY FROST	✓		
TOTALS	6	0	1

PASSED SECOND READING: October 28, 2014

NEWSPAPER: Kingsport Times-News Published: October 30, 2014