

**CITY OF RIDGETOP, TENNESSEE**

**ORDINANCE NO. 2020-101**

**AN ORDINANCE TO AMEND 95-34 THE ZONING ORDINANCE OF THE CITY OF RIDGETOP,  
TENNESSEE:**

**Whereas**, the Ridgetop Municipal Planning Commission has duly recommended to the Board of Mayor and Aldermen that the Zoning Ordinance of Ridgetop, Tennessee, Ordinance No. 95-34, be amended by modification of the standards for accessory structures in the R-1A (Low-Density Residential-Agricultural District), and the definitions for 'Agricultural Use' and 'Agricultural Accessory Use', as hereinafter described; and

**Whereas**, the Board of Mayor and Aldermen of the City of Ridgetop have reviewed such recommendation and have conducted a public hearing thereon.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF RIDGETOP, TENNESSEE**, that **ARTICLE II, Section 2.020, and ARTICLE III, Section 3.100** be amended as follows:

**ARTICLE II**

**DEFINITIONS**

**2.020 DEFINITIONS**

**AGRICULTURAL USE**: This includes all forms of agriculture, growing of crops in the open, dairying, grazing, the raising and maintaining of poultry and other livestock, horticulture, viticulture, floriculture, forests, and woods, provided, however, all health codes of Ridgetop, Tennessee, shall be complied with.

The feeding or disposal of community or collected garbage to animals shall not be deemed an agricultural use, nor shall commercial feed lots, the raising of fur-bearing animals, fish or minnow hatcheries, riding stables, livery or boarding stables or dog kennels be so considered.

**AGRICULTURAL ACCESSORY USE**: Those structures or equipment which are normally required in the operation of agricultural uses.

and amended to:

**AGRICULTURAL USE**: This includes all forms of agriculture, growing of crops in the open, dairying, grazing, the raising and maintaining of poultry and other livestock, horticulture, viticulture, floriculture, forests, and woods, provided, however, all health codes of Ridgetop, Tennessee, shall be complied with, as defined by Title 43, Chapter 26 of the Tennessee Code. Additionally, per Section 13-7-114 of the Tennessee Code, this Ordinance shall not be construed as authorizing the requirement of building permits nor providing for any regulation of the erection, construction, or reconstruction of any building or other structure on lands devoted to agricultural uses or which may hereafter be used for agricultural purposes.

The feeding or disposal of community or collected garbage to animals shall not be deemed an agricultural use, nor shall commercial feed lots, the raising of fur-bearing animals, fish or minnow hatcheries, riding stables, livery or boarding stables or dog kennels be so considered, with exception to said activities located on lands used for agricultural enterprises as defined by the Tennessee Code.

**AGRICULTURAL ACCESSORY USE:** Those structures or equipment which are normally required in the operation of agricultural uses. For purposes of this definition, buildings located on lands used for agricultural enterprises are considered incidental and exempt from this Ordinance, per Section 13-7-114 of the Tennessee Code.

### ARTICLE III

#### GENERAL PROVISIONS

##### **3.100 ACCESSORY USE REGULATIONS**

E. Total accessory uses in residential areas shall be limited in their size. An accessory use on any lot shall be limited to no more than one-half the size of its principal (living space) use on such lot.

and amended to:

E. Total accessory uses in residential areas shall be limited in their size. An accessory use/structure on any lot shall be limited to no more than one-half the size of its principal (living space) use/structure on such lot, except for lots located in the R-1A, Low-Density Residential-Agricultural district, where the accessory structure may exceed the above-stated limit but no greater than two times the size of the principal structure.

This ordinance shall take effect and be in force from and after the date of its adoption, the public welfare demanding it.

Recommended by Planning Commission on December 19, 2019.

Public Hearing Held on February 18, 2020

Passed 1<sup>st</sup> Reading: January 21, 2020

Passed 2<sup>nd</sup> Reading: February 18, 2020

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MAYOR

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CITY RECORDER

## Proposed amendments:

### 2.020 Definitions

**AGRICULTURAL USE:** This includes all forms of agriculture, growing of crops in the open, dairying, grazing, the raising and maintaining of poultry and other livestock, horticulture, viticulture, floriculture, forests, and woods, provided, however, all health codes of Ridgetop, Tennessee, shall be complied with, as defined by Title 43, Chapter 26 of the Tennessee Code. Additionally, per Section 13-7-114 of the Tennessee Code, this Ordinance shall not be construed as authorizing the requirement of building permits nor providing for any regulation of the erection, construction, or reconstruction of any building or other structure on lands devoted to agricultural uses or which may hereafter be used for agricultural purposes.

The feeding or disposal of community or collected garbage to animals shall not be deemed an agricultural use, nor shall commercial feed lots, the raising of fur-bearing animals, fish or minnow hatcheries, riding stables, livery or boarding stables or dog kennels be so considered, with exception to said activities located on lands used for agricultural enterprises as defined by the Tennessee Code.

**AGRICULTURAL ACCESSORY USE:** Those structures or equipment which are normally required in the operation of agricultural uses. For purposes of this definition, buildings located on lands used for agricultural enterprises are considered incidental and exempt from this Ordinance, per Section 13-7-114 of the Tennessee Code.

### 3.100 Accessory Use Regulations

E. Total accessory uses in residential areas shall be limited in their size. An accessory use/structure on any lot shall be limited to no more than one-half the size of its principal (living space) use/structure on such lot, where the accessory structure may exceed the above-stated limit but no greater than two times the size of the principal structure.