

CITY OF RIDGETOP, TENNESSEE

ORDINANCE NO. 2020-104

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 minimum lot size, lot width at building setback line, and side yard setback for the R-1B (Medium Density Residential) zoning district 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 V, Section 5.051.3 (E), #1 & #2 be amended as follows:

E. Dimensional Regulations

All uses permitted in the R-1B, Medium Density Residential District shall comply with the following requirements, except as provided in ARTICLE VI.

1. Minimum Lot Size

Minimum Area per Single-Family Detached Dwelling	13,300 sq. ft.
Minimum per Family	13,300 sq. ft.
Lot Width at Building Setback Line	90 ft.

2. Minimum Yard Requirements

Front Yard Setback	Minor streets	25 ft.
	Collector streets	35 ft.
	Arterial streets	40 ft.
Side Yard Setback		15 ft.
Rear Yard Setback		15 ft.

and amended to:

1. Minimum Lot Size

Minimum Area per Single-Family Detached Dwelling	10,000 sq. ft.
Minimum per Family	10,000 sq. ft.
Lot Width at Building Setback Line	75 ft.

2. Minimum Yard Requirements

Front Yard Setback	Minor streets	25 ft.
	Collector streets	35 ft.
	Arterial streets	40 ft.
Side Yard Setback		12 ft.
Rear Yard Setback		15 ft.

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 September 26, 2019.

Public Hearing Held on _____

Passed 1st Reading: _____

Passed 2nd Reading: _____

MAYOR

CITY RECORDER