

**ORDINANCE 2022-108**

**AN ORDINANCE TO AMEND ORDINANCE 95-34 AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF RIDGETOP, TO LIMIT THE MAXIMUM LOT COVERAGE WITH BUILDINGS AND STRUCTURES IN R-1, LOW-DENSITY RESIDENTIAL DISTRICT, R-2, MEDIUM-DENSITY RESIDENTIAL DISTRICT, AND R-3, HIGH-DENSITY RESIDENTIAL DISTRICT**

**WHEREAS**, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the use of buildings and accessory uses; and,

**WHEREAS**, the City's Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintaining the stability of residential, business, commercial, and manufacturing areas within the city, and to promote the orderly and beneficial development of such areas; and,

**WHEREAS**, the Board of Mayor and Aldermen of the City of Ridgetop finds that maximum lot coverage by principal and accessory structures size and location should be defined, limited, and regulated to enhance and maintain the respective zones and districts and the respective principal uses and surrounding properties; and,

**WHEREAS**, The Ridgetop Planning and Zoning Commission at the August 25, 2022, regularly scheduled meeting reviewed and discussed this proposed amendment and voted to recommend its passage to the Board of Board of Mayor and Aldermen.

**NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF BOARD OF MAYOR AND ALDERMEN OF THE CITY OF RIDGETOP, TENNESSEE, AS FOLLOWS:**

**SECTION 1.** That Ordinance No. 95 - 34 adopted on second and final reading on March 21, 1995, being the Zoning Ordinance of Ridgetop, Tennessee, be and the same is hereby amended by establishing the maximum lot coverage by all buildings including accessory structures by deleting the current sub-sections E, 3.of Article V, 5.051.2, 5.051.4, and 5.051.5 and replacing them with new language of Article V, Section, 5.051.2 E 3., 5.051.4 E 3., and 5.051.5 E 3. in Exhibit A attached hereto.

**SECTION 2.** That the Board of Mayor and Aldermen of the City of Ridgetop, Tennessee, hereby certify that this Ordinance has been submitted to the Planning and Zoning Commission of the City of Ridgetop for a recommendation, and a notice of hearing thereon has been ordered after at least ten (10) days' notice of the time and place of said meeting has been published in a newspaper circulated in the City of Ridgetop, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

**SECTION 3.** If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of

competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion, of this Ordinance which is not itself invalid or unconstitutional.

**SECTION 4.** In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Ridgetop, the most restrictive shall in all cases apply.

Passed First Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

\_\_\_\_\_  
MAYOR TIM SHAW

\_\_\_\_\_  
CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

\_\_\_\_\_  
CITY ATTORNEY

## EXHIBIT A

### **ARTICLE V Section 5.051.2 R-1, Low-Density Residential District**

#### E 3. Maximum Lot Coverage

On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed forty (40) percent of the total area of such lot or parcel.

### **ARTICLE V Section 5.051.4 R-2, Medium-Density Residential District**

#### E 3. Maximum Lot Coverage

On any lot or parcel of land the area occupied by all buildings including accessory building may not exceed forty (40) percent of the total area of such lot or parcel.

### **ARTICLE V Section 5.051.5 R-3, High-Density Residential District**

#### E 3. Maximum Lot Coverage

On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed forty (40) percent of the total area of such lot or parcel.