

ORDINANCE # 495

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE TOWN OF ASHLAND CITY, BY DELETING SECTION 5.052.1.C.3 UPPER STORY RESIDENTIAL DWELLING AND ADDING A PROVISION FOR CARETAKER RESIDENCES IN COMMERCIAL DISTRICTS IN ASHLAND CITY, TENNESSEE.

WHEREAS, the City Council of the Town of Ashland City, Tennessee wishes to modify provisions for caretaker residences in the commercial districts section of the zoning ordinance, and;

WHEREAS, the existing provision for Upper Story Residential Dwelling should be deleted from the Special Exceptions in the C-1 Central Business District, and;

WHEREAS, the Ashland City Planning Commission has reviewed and discussed this proposed amendment and voted to recommend its passage to the City Council.

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE, AS FOLLOWS:

SECTION 1. That the Municipal Zoning Ordinance for Ashland City, Tennessee, be and the same is hereby amended by deleting in its entirety:

5.052.1.C.3. Upper story residential dwelling as per the standard cited in Section E, 6, below, as well as the requirements cited in ARTICLE VII, SECTION 7.060.C.9.

SECTION 2. That the Municipal Zoning Ordinance for Ashland City, Tennessee, be and the same is hereby amended by adding new sections as follows:

5.052.1.B.23 Uses Permitted

1. Residential occupancy in connection with a principal nonresidential activity on the same zone lot, but only if:

- (i) No more than one (1) dwelling or rooming unit is permitted,
- (ii) The unit is occupied by person(s) employed in the principal nonresidential activity located upon the zone lot, and
- (iii) The nonresidential activity does not constitute a hazardous occupancy.

5.052.2.B.33 Uses Permitted

1. Residential occupancy in connection with a principal nonresidential activity on the same zone lot, but only if:

- (i) No more than one (1) dwelling or rooming unit is permitted,
- (ii) The unit is occupied by person(s) employed in the principal nonresidential activity located upon the zone lot, and
- (iii) The nonresidential activity does not constitute a hazardous occupancy.

5.052.3.B.5 Uses Permitted

1. Residential occupancy in connection with a principal nonresidential activity on the same zone lot, but only if:

- (i) No more than one (1) dwelling or rooming unit is permitted,
- (iv) The unit is occupied by person(s) employed in the principal nonresidential activity located upon the zone lot, and
- (iii) The nonresidential activity does not constitute a hazardous occupancy.

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.

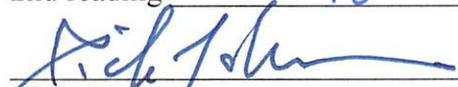
SECTION 4. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the Town of Ashland City, the most restrictive shall in all cases apply.

SECTION 5. This ordinance shall be effective 20 days after its final passage, the public welfare requiring it. The Ashland City Municipal-Regional Planning Commission recommended this to council on December 4, 2017.

1st reading 3-13-18

Public hearing 4-10-18

2nd reading 4-10-18


Rick Johnson, Mayor


Kellie Reed, City Recorder