

ORDINANCE NO. 06-1

AN ORDINANCE TO AMEND THE ZONING
ORDINANCE, ORDINANCE 87-3
OF THE CITY OF OAK HILL, TENNESSEE

Whereas, the Planning Commission for the City of Oak Hill, Tennessee has recommended to the Board of Commissioners that certain amendments to the zoning ordinance, Ordinance 87-3, be enacted; and

Whereas, the Planning Commission recommendations appear to be satisfactory; and

Whereas, the Board of Commissioners desire to make the amendments in accordance with said recommendations;

Now, Therefore, "Be it Ordained" by the City of Oak Hill that the Board of Commissioners hereby amends Ordinance 87-3 as follows:

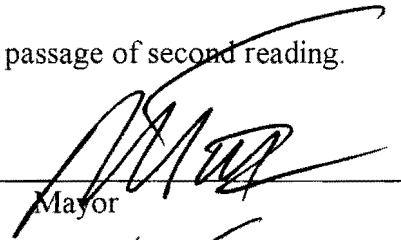
1. Article II, Chapter 2 is amended to delete the definition of "Dwelling, two family" in its entirety. This section is further amended to include the definition of a flag lot as paragraph 4. Under the definition of "Lot" as follows:" A flag lot is a lot which has a Front Lot Line on a public road of less than 150 feet. Flag lots are prohibited within the City of Oak Hill."
2. Article III, Chapter 1 is amended to add the following zoning district.
Residential E District
3. Section 4-102, Table I, is amended to add to the following zoning classification and uses:

<u>Uses</u>	<u>Res. District E</u>
Single family dwelling	P
Public parks and playgrounds	P
Churches	C
Public and private schools	C
Temporary buildings	C
Public utilities	C
4. Section 4-102, Table II is amended to add information as follows:


	<u>Res. District E</u>
Minimum Lot Area	4.0 acres
Maximum Lot Coverage	20%
Maximum Height	2 ½ stories 50 Feet
Maximum Side Yard Requirements	
Front	150 feet
Side	120 feet
Rear	100 feet - 1 story 125 feet - 2 or more stories
5. Section 4-202 is amended to increase the 3 ½ foot height restrictions in line 4 to 6 feet.
6. Section 4-205 is amended to delete all of the sections after the phrase "40 feet" in line 4 and the semi-colon is replaced with a period. This section is further amended to change the number 50 in line two to 150. The following sentence is added at the end of the section "Flag lots shall be prohibited in the City of Oak Hill."

7. Section 4-213(e) is amended to replace the twelve (12) foot by ten (10) feet by twelve (12) foot limitation with the dimensions fourteen (14) feet by twelve (12) feet by sixteen (16) feet.
8. Section 214.1 is amended to delete the reference to \$50.00 and \$5.00 to add the following sentence at the end of this section, "Any fees prescribed by this section shall be determined, from time to time, by the Board of Commissioners."
9. Section 4-214.9 is amended to add the following provision at the end of the section: "The enclosed fence required herein shall be a separate fence immediately surrounding the pool area. Any fence along the boundaries of a parcel of real property upon which a pool is located shall not satisfy the requirements of this section. "
10. The zoning map of the City of Oak Hill is amended to re-zone certain parcels of real property to Residential Districts E as shown on the proposed zoning map attached as Exhibit A to this Ordinance. A list of affected properties is attached as Exhibit B to this Ordinance.

This Ordinance shall take effect immediately upon passage of second reading.



Mayor

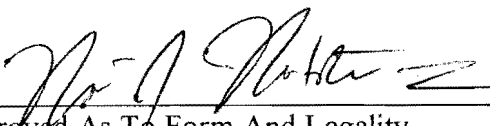


City Manager

January 19, 2006
Passed First Reading

February 16, 2006 + March 16, 2006
Public Hearing

March 16, 2006
Passed Second Reading



Approved As To Form And Legality
City Attorney