

**ORDINANCE O-19-09-02-90**  
**AN ORDINANCE AMENDING THE ZONING CODE OF THE CITY OF**  
**OAK HILL IN REFERENCE TO LOT, YARD, BULK AND DENSITY**  
**REQUIREMENTS**

**WHEREAS**, the City of Oak Hill's Board of Commissioners have determined that changes to the City's Zoning Ordinance are needed to achieve the desired objectives of the City of Oak Hill; and

**WHEREAS**, the City of Oak Hill's Board of Zoning Appeals has reviewed and recommended the adoption of these Amendments to the Zoning Ordinance; and

**WHEREAS**, public notice has been given pursuant to Ordinance O-17-11-02-00; and

**WHEREAS**, public notice has been given and a public hearing on this Amendment to the Zoning Ordinances has been held in accordance with T.C.A. 13-7-203 and 204 of this amendment to the Zoning Ordinance has been submitted to and approved by the City of Oak Hill's Planning Commission, as required by T.C.A. 13-7-204.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF OAK HILL, TENNESSEE**, that the Zoning Ordinance for the City of Oak Hill, as codified in Title 14, Chapter 1 of the Municipal Code of the City of Oak Hill, is hereby amended as follows:

The Board of Commissioners of the City of Oak Hill hereby resolve to amend, restate and delete the Bulk, yard and density regulations as follows:

**CHAPTER 14.                   DISTRICT REGULATIONS**

**Section 119:                   General District Regulations**

**Add:                           Subsection 14-119(e) – Narrowing Setback Lines**

- (i) All existing setback lines on individual lots, as mandated by Zoning Ordinance in effect as of the time of adoption of this ordinance, shall control and must be maintained irrespective of any change or proposed change in the orientation of a lot or lots, re-orientation of a house on a given lot, alteration or change in the street address orientation of a lot, change in the designation of the front or other lot lines, subdivision of a lot, or otherwise. The front, rear and side setback lines in effect for the individual lot prior to any such change or proposed change shall control and must be maintained.

- (ii) If two or more lots are combined and then re-subdivided, there shall be no decrease in existing front, rear or side set-back lines. The setback lines in effect for the individual lots prior to the consolidation shall control and must be maintained.
- (iii) Notwithstanding the provisions of (i) and (ii) above, if the designation of the front of a lot changes to a different side of the lot, the newly-designated front must comply with the minimum front setback line for the zone in which the lot is located.
- (iv) No exceptions to this ordinance will be permitted until and unless a variance is obtained from the Board of Zoning Appeals. A variance may be granted only pursuant to the requirements of Section 14-203 of this code.
- (v) Any request for variance pursuant to this subsection, must include a site plan for each adjoining lot including the building envelope with dimensions for each lot prior to any proposed change. All subdivision plats proposing a change, must also include a site plan for each adjoining lot including the building envelope with dimensions after the proposed change. Any submission must also include a narrative describing how each adjoining lot's building envelope will be different per the proposed change.

**Section 128:           General District Regulations**

**ADD:                   [to the end of second sentence of section]**

**Unless Section 14-119 (e)(i) is applicable.**

**ORDINANCE NO. O-19-09-02-90**

**Passed First Reading: August 27, 2019**


**Passed Second Reading: September 24, 2019**

  
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**Mayor Heidi Campbell**

**ATTEST:**

  
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**City Recorder Victoria Talbott**

**Approved as to form and legality:**

  
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**City Attorney Sharon Jacobs**