

ORDINANCE NO. 188-18

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF UNION CITY, TO ALLOW APARTMENTS UPON CERTAIN CONDITIONS IN B-M (BUSINESS-INDUSTRIAL) DISTRICTS.

WHEREAS, certain revisions to the Union City Zoning Ordinance are believed to be necessary and in the public interest; and

WHEREAS, the Union City Municipal/Regional Planning Commission has reviewed and recommended these revisions; and

WHEREAS, the City Council of Union City has given due public notice of a hearing on said amendment and has held the public hearing in accordance with Section 13-7-203 of the Tennessee Code Annotated; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of Union City that the Union City Municipal Zoning Ordinance be amended as follows:

SECTION 1. That apartments as incidental uses be added in B-M districts by creating sections 14-1704.B.1 (to immediately follow the existing text) of the Union City Municipal Zoning Ordinance as follows:

Apartments provided all of the following conditions are met:

- (1) Apartments shall be located either above the ground floor or in the rear portion of a commercial, service, or manufacturing structure.
- (2) A floor layout is designed that ensures adequate living space and a separate outside entrance from the commercial, service, or manufacturing entrance.
- (3) No more than one (1) apartment shall be allowed on the ground floor in any one (1) building.
- (4) The use must meet the parking requirements of this ordinance.
- (5) The character of the building as a commercial, service, or manufacturing structure shall not be changed by the addition of the apartment(s).
- (6) Ground floor apartments can occupy no more than thirty-five percent of the floor's square footage.
- (7) The occupants of any accessory apartment must be a principal (and include immediate family members) of the commercial, service, or manufacturing principal use on the property.
- (8) A site plan and floor layout shall be presented for review by the Board of Zoning Appeals to ensure the provisions of 1 through 7 above are met.

SECTION 2. BE IT FURTHER ORDAINED that this ordinance shall take effect upon its passage the PUBLIC WELFARE REQUIRING IT.

CITY OF UNION CITY, TENNESSEE

BY: *Tommy Kelly*  
Its Mayor

ATTEST:  
*Tracey Gore*  
City Clerk

APPROVED AS TO FORM AND LEGALITY:  
*Ann Hargis*  
City Attorney

Public Hearing	November 7, 2017
Passed First Reading:	November 7, 2017
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