

ORDINANCE NO. 185-18

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF UNION CITY, TO REVISE STREET LINE OR HIGHWAY SETBACKS IN B-R (BUSINESS -RECREATION) 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 Mayor and Union City City Council has given due public notice of hearings on said amendments and has held public hearings in accordance with Section 13-7-203 of the Tennessee Code Annotated; and

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

SECTION 1. That the text of the Union City Municipal Zoning Ordinance be amended by adding the following sentence to immediately follow the setback distance (50 feet) in Section 11-1705.E.5.b;

The Planning Commission may reduce the required setback to a distance of 10 feet to necessitate appropriate development if all other minimum zoning requirements can be met on site, not to include minimum parking requirements. Minimum parking requirements would need to be met either wholly or partially elsewhere on-site, through suitable on-street parking, or through a shared agreement with another property. In cases where parking is shared with another property, such sharing shall not preclude the other property from meeting its own minimum parking requirements for existing uses or from having adequate space to accommodate parking for future uses.

SECTION 2. BE IT FURTHER ORDAINED that this ordinance shall take effect July 28, 2017 PUBLIC WELFARE REQUIRING IT.

CITY OF UNION CITY, TENNESSEE

MAYOR

Tommy K. ...

ATTEST:

Tracy Gore
CITY CLERK

APPROVED TP FORM AND LEGALITY:

[Signature]
CITY ATTORNEY

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| Public Hearing Notice | June 16, 2017 |
| Passed 1 st Reading | July 5, 2017 |
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