

ORDINANCE NO. 227-21

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF UNION CITY, TO REVISE PROVISIONS GOVERNING DWELLING UNITS PERMITTED IN B-3 (CENTRAL BUSINESS) 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 Council members of the City of Union City have 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 Council members of the City of Union City that the Union City Municipal Zoning Ordinance be amended as follows:

SECTION 1. That the text of Chapter 11-1703 (B-3 Central Business District), Section A (Permitted Uses) of the Union City Municipal Zoning Ordinance be amended by deleting Section 11-1703.6. which reads:

6. Multi-family dwellings of five (5) or more dwelling units.

And by chronologically re-numbering subsequent sections.

SECTION 2. That the text of the Union City Municipal Zoning Ordinance be amended by deleting the wording of Section 11-1703.A.7 which reads:

7. Dwelling units on floors other than the ground or basement floor; provided that the owner of the building in which the dwelling unit or units is to be located has received written approval from the Department of Planning and Code Enforcement that the entire building in which the dwelling unit or units is to be located conforms to all applicable city building and fire codes.

And replacing it as follows:

7. Non-store front dwelling units provided that the owner of the building in which the dwelling unit or units is to be located has received written approval from the Department of Planning and Code Enforcement that the entire building in which the dwelling unit or units is to be located conforms to all applicable city building and fire codes. Non-store front dwelling units must either be on floors other than the ground floor, or on the ground floor but in a portion of the building separated from the store front. Such units must have ingress/egress which is separate from that of the store front. All store fronts associated with non-store front dwelling units must be used for commercial purposes and may not be converted to dwelling units. The ground floor commercial use of such property must total at least 50 percent of the total ground floor. However, the store front/commercial use may be reduced to less than 50 percent of the ground floor area if it is confirmed by the Department of Planning and Code Enforcement that both the commercial and residential uses meet minimum occupancy standards.

ORD008

SECTION 3. BE IT FURTHER ORDAINED that this ordinance shall take effect upon its passage the **PUBLIC WELFARE REQUIRING IT.**

CITY OF UNION CITY, TENNESSEE



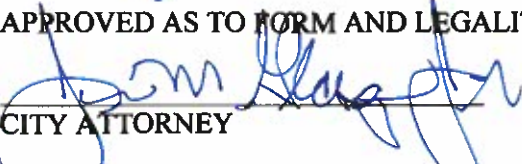
MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO FORM AND LEGALITY:



CITY ATTORNEY

Public Hearing Published:	March 2, 2021
Public Hearing:	March 16, 2021
Passed First Reading:	March 16, 2021
Published Caption:	March 23, 2021
Passed Second Reading:	April 6, 2021
Effective Date:	April 16, 2021