

ORDINANCE NO. 74- 18

AN ORDINANCE TO AMEND ORDINANCE NO. 73-14, AS AMENDED, SAME BEING THE ZONING ORDINANCE BY REPEALING EACH OF THE FOLLOWING SECTIONS IN THEIR ENTIRETY AND SUBSTITUTING THEREFOR NEW SECTION NUMBERS: ARTICLE VI, SECTION 2.3; ARTICLE VI, SECTION 2.4(1); ARTICLE VII, SECTION 1.1(1); ARTICLE VII, SECTION 1.2; ARTICLE VII, SECTION 2.1(4); ARTICLE VII, SECTION 2.2; ARTICLE VII, SECTION 3.1(1); ARTICLE VII, SECTION 3.2 AND SUBSTITUTING THEREFOR NEW SECTION NUMBERS: ARTICLE VI, SECTION 2.3; ARTICLE VI, SECTION 2.4(1); ARTICLE VII, SECTION 1.1(1); ARTICLE VII, SECTION 1.2; ARTICLE VII, SECTION 2.1(4); ARTICLE VII, SECTION 2.2; ARTICLE VII, SECTION 3.1(1); ARTICLE VII, SECTION 3.2.

BE IT ORDAINED BY THE CITY OF MT. JULIET, TENNESSEE AS FOLLOWS:

SECTION 1. That Ordinance 73-14, as amended, same being the Zoning Ordinance, be and the same is hereby amended by repealing Article VI, Section 2.3 in its entirety and substituting therefor the following:

2.3 USES PROHIBITED

Billboards and similar commercial advertising structures: Mobile homes: uses not specifically permitted or permitted on appeal.

SECTION 2. That Ordinance No. 73-14, as amended, same being the Zoning Ordinance, be and the same is hereby amended by repealing Article VI, Section 2.4(1) in its entirety and substituting therefor the following:

2.4(1) LOT AREA, LOT WIDTH, REAR AND SIDE YARDS.

For uses served by sanitary sewers in medium density districts:

Minimum lot area for dwelling.....30,000 sq. ft.
Minimum lot width at building line:
For residences.....125 feet

For uses served by sanitary sewers in high density districts:

Minimum lot area for dwelling.....22,000 sq. ft.
Minimum lot width at building line:
For residences.....125 feet
For institutional uses.....250 feet
For other permitted uses.....125 feet
Minimum rear yard.....30 feet
Minimum side yard:
For one-or two-story buildings.....20 feet
For three-story buildings.....20 feet
For streetside portions of corner lots.....minimim plus fifty (50) percent
Minimum building setback in both districts.....50 feet

For uses not served by sanitary sewers:

Minimum lot area for dwelling.....40,000 sq. ft.
Minimum lot width at building line:
 For residences.....140 feet
Minimum rear yard.....40 feet
Minimum side yard.....25 feet
Minimum lot width of building line on
 cul-de-sac lots.....80 feet

SECTION 3. That Ordinance No. 73-14, as amended, same being the Zoning Ordinance, be and the same is hereby amended by repealing Article VII, Section 1.1(1) in its entirety and substituting therefor the following:

1.1(1) Real Estate offices, Insurance sale offices, Banks, Professional offices, florist shops, beauty parlors, and any similar use which, in the opinion of the City Planning Commission, is in keeping with the character of the district.

SECTION 4. That Ordinance No. 73-14, as amended, same being the Zoning Ordinance, be and the same is hereby amended by repealing Article VII, Section 1.2 in its entirety and substituting therefor the following:

1.2 PROHIBITED USES AND STRUCTURES

Mobile homes; Any use or structure not specifically permitted.

SECTION 5. That Ordinance No. 73-14, as amended, same being the Zoning Ordinance, be and the same is hereby amended by repealing Article VII, Section 2.1(4) in its entirety and substituting therefor the following:

2.1(4) Other uses with the approval of the planning commission, as per Article VII, 3.10, are compatible with the intent and purposes of this ordinance.

SECTION 6. That Ordinance No. 73-14, as amended, same being the Zoning Ordinance, be and the same is hereby amended by repealing Article VII, Section 2.2 in its entirety and substituting therefor the following:

2.2 USES PROHIBITED.

2.2(1) Industrial uses; junk yards; warehouses

2.2(2) Gasoline, oil, alcohol, or other inflammable materials stored above ground in excess of five hundred (500) gallons.

2.2(3) Mobile homes and similar fabricated structures.

2.2(4) Any use not appecifically permitted or permitted on appeal.

SECTION 7. That Ordinance No. ~~73-~~ 14, as amended, same being the Zoning Ordinance, be and the same is hereby amended by repealing Article VII, Section 3.1(1) in its entirety and substituting therefor the following:

3.1(1) Gasoline and service stations, and travel trailer parks, drug stores, curio shops, motels or motor hotels, grocery stores, restaurants, drive-in restaurants, and eating places, and any similar use which, in the opinion of the City Planning Commission, is in keeping with the character of the district.

SECTION 8. That Ordinance No. ~~73-~~ 14, as amended, same being the Zoning Ordinance, be and the same is hereby amended by repealing Article VII, Section 3.2 in its entirety and substituting therefor the following:

3.2 PROHIBITED USES AND STRUCTURES

Mobile homes and similar fabricated structures;
Any use or structure not specifically permitted.

SECTION 9. That this Ordinance shall take effect from and after its passage, the general welfare of the City of Mt. Juliet, Wilson County, Tennessee, requiring it.

APPROVED AND RECOMMENDED BY:

Richard C. Hibbett, Jr.
MAYOR

Robert W. Bull
COMMISSIONER

Homer Dean Tomlinson
COMMISSIONER

Charlie M. Lifeston
CITY MANAGER

APPROVED AS TO FORM:

Wilson West
CITY ATTORNEY

PASSED:

1st Reading 8-15-74

2nd Reading 9-5-74

3rd Reading 11-18-74

ATTEST:

John E. Lewis