

ORDINANCE NO. 12-02

AN ORDINANCE AMENDING THE CITY OF WHITE HOUSE, TENNESSEE MUNICIPAL ZONING ORDINANCE BY AMENDING ARTICLE VII, EXCEPTIONS AND MODIFICATIONS

WHEREAS, the City of White House, Tennessee desires regulating development of building and structures within the corporate limits of White House, Tennessee by limiting location of building and structures in relation to property lines, recorded easements, and minimum building setbacks including the exemptions of certain building and structures from these requirements,

Whereas, the White House Municipal Planning Commission at the October 11, 2011, Meeting duly recommended to the Board of Mayor and Aldermen that the Official Zoning Ordinance of the City of White House, Tennessee, be amended as hereinafter described; and

Whereas, the Board of Mayor and Aldermen have reviewed such recommendation and have conducted a public hearing thereon.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF WHITE HOUSE, TENNESSEE, AS FOLLOWS:

Article VII Exemptions and Modifications
Section 7.060 Exceptions to Setback Requirements

Proposed Changes in bold italics

The front setback requirements of this ordinance for dwellings shall not apply to any lot where the average depth of exiting setbacks on the developed lots located within one hundred (100) feet of each side of such lot is less than the minimum required front yard depth. In such cases, the front yard setback may be less than required but not less than the average of the existing depth for front yards on developed lots within one hundred (100) feet on each side of the lot. In residential districts, however, the setback shall in no case be less than fifteen (15) feet from the street right-of-way line.

Proposed Ordinance Amendment:

Retaining walls, walls, fences, driveways, pads, mailboxes and similar structures are permitted to be installed or constructed over minimum building setbacks. Structures regulated by this section over eight (8ft) feet in height and any structure used as the foundation support wall for a connected building and structure not regulated in this section are required to be a minimum of five (5 ft) feet or the distance determined by the recorded property easement from the property line. The setback exceptions listed in this section does not permit easements to be blocked or limited for drainage or access to utilities as determined by city staff.

BE IT FURTHER ORDAINED this ordinance shall become effective upon its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare requiring it.

First Reading: January 19, 2012 PASSED

Second Reading: February 16, 2012 PASSED

Signature of Michael Arnold, Mayor

ATTEST: Signature of Amanda Priest, City Recorder