

ORDINANCE NO. 12-10

AN ORDINANCE AMENDING THE CITY OF WHITE HOUSE, TENNESSEE MUNICIPAL ZONING ORDINANCE BY AMENDING ARTICLE III, GENERAL PROVISIONS, ARTICLE IV SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS, AND ARTICLE V ZONING DISTRICTS TO PERMIT SECONDARY SINGLE FAMILY RESIDENTIAL DWELLINGS UNITS

WHEREAS, the City of White House, Tennessee desires regulating development of building and structures within the corporate limits of White House, Tennessee by limiting the number of dwelling units and the minimum land area required for a dwelling unit, and the area and heights of buildings on a residential zoned property to permit either one two unit duplex dwelling unit or two detached single family residential dwellings units on a residential zoned properties without land area to permit a second residential dwelling unit.

WHEREAS, the White House Municipal Planning Commission at the June 11, 2012 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:

Proposed Changes in Bold Italics / Deletions in ~~Double Strikethrough~~

Amendment#1

Article III General Provisions
Section 3.020 Only One (1) Principal Building on Any Lot

3.020 Only One (1) Principal Building on Any Lot

In agricultural and residential districts, only one principal building and its customary accessory buildings may here after be erected on any lot. This provision does not prohibit Planned Unit Development complexes as permitted under Article V, Section 5.056, of this ordinance, multifamily dwelling complexes, *duplex, accessory residential, and secondary detached single family residential dwelling units*, or mobile home parks.

Amendment#2

Article IV Supplementary Provisions Applying to Specific Districts
Section: 4.121 Secondary Single Family Residential Dwelling Units

4.121 Secondary Single Family Residential Dwelling Units

A secondary residential family living dwelling unit detached from the primary single family residential dwelling unit, which provides complete living facilities including both bathroom and kitchen facilities on the same property as the primary single family dwelling unit. The following items are standards that shall apply to all secondary residential family dwelling units:

- 1. No more than one secondary residential dwelling unit shall be permitted in conjunction with the primary single-family dwelling unit.*
- 2. The secondary unit shall be owned by same person(s) as the primary dwelling unit.*
- 3. The maximum size of all accessory buildings including the secondary unit shall be limited to the requirements of the zoning ordinance. The minimum dimensions of the secondary unit shall be determined by the adopted building code. The building setbacks shall be the same as the primary building setbacks of the zoning district.*

4. *The total area of the primary and secondary residential dwelling units and all accessory buildings shall not exceed the maximum lot coverage requirements of the zoning district.*
5. *The property shall contain adequate off-street parking for both the primary and secondary residential family dwelling units.*
6. *The secondary residential dwelling unit shall be designed to be an accessory of the primary structure and shall be smaller in area and shall not exceed the height of the primary unit. The secondary dwelling unit shall be within the same general area of the property as the primary dwelling to ensure the typical appearance of an accessory building to the adjoining residential properties. The secondary unit shall not be located in front of the primary unit on the property.*

Applicants requesting a special exception shall submit a written request and plans of the property and building to the Board of Zoning Appeals. The plans shall include enough detail to certify that the requirements listed above will be met.

Amendment#3

Article V Zoning Districts
 Section: 5.052.2 R-20, Low Density Residential Districts
 Item: C. Uses Permitted as Special Exceptions
 Part: 7 and 11 Duplexes and Secondary Detached Single Family Residential Dwelling Units.

7. Duplexes on lots over one acre with no future subdivision of said lot. ~~See Development Standards for Attached Dwellings, Section 5.056.1, I, (9).~~

11. *Secondary detached single family residential dwelling units on lots over one acre meeting the requirements of Section 4.121.*

Amendment#4

Article V Zoning Districts
 Section: 5.052.3 R-15, Medium Density Residential Districts
 Item: B. Uses Permitted
 Part: 2 and 6 Duplexes and Secondary Detached Single Family Residential Dwelling Units.

2. Duplexes on lots over one acre with no future subdivision of said lot. ~~See Development Standards for Attached Dwellings, Section 5.056.1, I, (9).~~

6. *Secondary detached single family residential dwelling units on lots over one acre meeting the requirements of Section 4.121.*

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: July 19, 2012 PASSED
 Second Reading: August 16, 2012 PASSED



 Michael Arnold, Mayor

ATTEST:



 Amanda Priest, City Recorder