

ORDINANCE NO. 12-11

AN ORDINANCE AMENDING THE CITY OF WHITE HOUSE, TENNESSEE MUNICIPAL ZONING ORDINANCE BY AMENDING ARTICLE III, GENERAL PROVISIONS AND ARTICLE V ZONING DISTRICTS REGARDING RESIDENTIAL ACCESSORY BUILDINGS

WHEREAS, the City of White House, Tennessee desires regulating the development of buildings and structures within the corporate limits of White House, Tennessee by limiting the location and size of both primary and accessory buildings through minimum building setbacks, maximum building heights, and maximum area of all buildings including accessory buildings; and

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:

Amendments in Bold Italics/deletions double strikethrough

Amendment#1

Article: III GENERAL PROVISIONS
Section: 3.100 Accessory Use Regulations

- E. Total accessory use in residential areas shall be limited to covering no more than one-half (1/2) the size of the principal use on any lot. Total accessory use in residential areas shall be limited to covering no more than seventy (70%) percent of the size of the principal use on any lot. The Board of Zoning Appeals may review a larger percentage depending on special conditions relating to the property, including but not limited to, the property and primary building size in relation to the minimum lot size and maximum lot coverage provisions of the zoning district.
F. Accessory buildings shall be located in the rear yard or side yard. Buildings located in the rear yard shall be ten (10) feet off the property lines for low and medium density zoned districts and five (5ft) feet off the property lines for high density, planned unit development districts, and alternative lot size developments in low and medium density zoning districts. Buildings located in the side yard shall be determined by the side yard setback requirements of the zoning district.

Amendment#2

Article V Zoning Districts
Section 5.051 A, Agricultural District
Item: B. Uses Permitted
Part: 3. Customary Accessory Buildings

- 3. Customary accessory buildings, including private garages and non-commercial workshops provided they are located in the rear yard and not closer than ten (10) feet to any lot line meeting the requirements of Section 3.100 Accessory Use Regulations.

**Amendment#3**

Article V Zoning Districts  
Section 5.052.1 R-40, Large Lot Residential Districts  
Item: B. Uses Permitted  
Part: 2. Customary Accessory Buildings

2. Customary accessory buildings, including private garages and non-commercial workshops ~~provided they are located in the rear yard and not closer than ten (10) feet to any lot line~~ *meeting the requirements of Section 3.100 Accessory Use Regulations.*

**Amendment#4**

Article V Zoning Districts  
Section 5.052.2 R-20, Low Density Residential Districts  
Item: B. Uses Permitted  
Part: 2. Customary Accessory Buildings

2. Customary accessory buildings, including private garages and non-commercial workshops ~~provided they are located in the rear yard and not closer than ten (10) feet to any lot line~~ *meeting the requirements of Section 3.100 Accessory Use Regulations.*

**Amendment#5**

Article V Zoning Districts  
Section 5.052.3 R-15, Medium Density Residential Districts  
Item: B. Uses Permitted  
Part: 3. Customary Accessory Buildings

3. Customary accessory buildings, including private garages and non-commercial workshops ~~provided they are located in the rear yard and not closer than ten (10) feet to any lot line~~ *meeting the requirements of Section 3.100 Accessory Use Regulations.*

**Amendment#6**

Article V Zoning Districts  
Section 5.052.4 R-10, High Density Residential Districts  
Item: B. Uses Permitted  
Part: 4. Customary Accessory Buildings

4. Customary accessory buildings, including private garages and non-commercial workshops ~~provided they are located in the rear yard and not closer than ten (10) feet to any lot line~~ *meeting the requirements of Section 3.100 Accessory Use Regulations.*

**Amendment#7**

Article V Zoning Districts  
Section 5.056 Planned Unit Development Districts  
Sub-Section: 5.056.7 Design and Development Standards  
Item: A. Development Standards  
Part: 13. Customary Accessory Buildings

13. Customary accessory buildings, including private garages and non-commercial workshops ~~provided they are located in the rear yard and not closer than ten (10) feet to any lot line~~ *meeting the requirements of Section 3.100 Accessory Use Regulations.*

**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



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Michael Arnold, Mayor

ATTEST:



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Amanda Priest, City Recorder