ORDINANCE 12-14

AN ORDINANCE AMENDING THE CITY OF WHITE HOUSE, TENNESSEE MUNICIPAL ZONING ORDINANCE BY AMENDING ARTICLE IV, SUPPLEMENTARY PROVISONS APPLYING TO SPECIFIC DISTRICTS TO DEFINE REQUIREMENTS FOR RESIDENTIAL YARD SALES

WHEREAS, the City of White House, Tennessee desires regulating land use including accessory residential buildings and uses within the corporate limits of White House, Tennessee by regulating residential uses to limit the commercial use of properties to prevent issues in residential zoning districts,

WHEREAS, the White House Municipal Planning Commission at the August 13, 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:

Article IV	Supplementary Provisions Applying to Specific Districts
SECTION	4.030 Temporary Use Regulations
ITEM#B	Temporary Sales

Amendment in Bold Italics

B. Temporary Sales. In any district, with special limitations in Residential districts, a temporary use permit shall be valid for no more than thirty (30) days per individual use or per property per year, which ever is more restrictive. Temporary Uses in residential districts must be on properties located and with adequate access from a major roadway and not be within a defined residential subdivision. In all districts, property must contain adequate roadway access and area for off-street parking. Examples of temporary sales include seasonal Christmas tree and agricultural produce and food vendors. Automobile and vehicular sales are prohibited. The requirements of this section shall not apply to permanent sites with temporary sales as shown on approved development site plan approved by Planning Commission. This section does not include accessory uses that are located within close proximity of building entrance (s) or under building canopies. ***Residential garage/yard sales including the sale of miscellaneous items commonly associated with a residential use shall be limited to four (4) sale events per calendar year not exceeding (3) three days per sale event. Residential yard sales shall not create parking and traffic issues.***

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:	September 20, 2012	PASSED
Second Reading:	October 18, 2012	PASSED

Michael Arnold, Mayor

ATTEST:

Amanda Priest, City Recorder