

Memorandum 2

To: All Oak Hill Citizens
From: Jeff Clawson
Date: 7/12/2017
Re: Zoning: Bulk Building Regulations

Recently, the City posted a draft ordinance in reference to lot, yard, bulk and density requirements. Part of the process of evaluating this ordinance is a review and discussion by the City of Oak Hill Planning Commission.

As per recent notification, the Planning Commission discussed the draft ordinance at it's regular meeting held on Tuesday, July 11th. The following recommended changes were approved by the Planning Commission:

1. A new zoning component will be added called the Maximum Allowable Heated/Cooled Space with Class A having a cap of 70% and Class B having a cap of 60%.
2. Definition of Maximum Allowable Heated/Cooled Space: The maximum allowable heated/cooled space will be determined by calculating total heated and cooled square footage as a percentage of the maximum lot coverage. See Table II for the appropriate percentage for each zoning classification.
3. The two other proposed changes were part of the initial draft ordinance and include reducing maximum height from 35 feet to 32 feet in both A and B zoning classes; as well as expanding side yard set backs from 7 to 10 feet in class A and from 12 to 15 feet in zone B.
4. Table II has been revised and is included with all proposed changes.

ORDINANCE NO. O-17-07-02-90
AN ORDINANCE AMENDING THE ZONING CODE OF THE
CITY OF OAK HILL IN REFERENCE TO LOT, YARD, BULK
AND DENSITY REQUIREMENTS

WHEREAS, the City of Oak Hill's Board of Commissioners have determined that changes to the City's Zoning Ordinance are needed to achieve the desired objectives of the City of Oak Hill; and

WHEREAS, the City of Oak Hill's Board of Zoning Appeals has reviewed and recommended the adoption of these Amendments to the Zoning Ordinance; and

WHEREAS, public notice has been given pursuant to Ordinance O-15-09-02-90; and

WHEREAS, public notice has been given and a public hearing on this Amendment to the Zoning Ordinance has been held in accordance with T.C.A. 13-7-203 and 204 and this amendment to the Zoning Ordinance has been submitted to and approved by the City of Oak Hill's Planning Commission, as required by T.C.A. 13-7-204.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF OAK HILL, TENNESSEE, that the Zoning Ordinance for the City of Oak Hill, as codified in Title 14, Chapter 3 of the Municipal Code of the City of Oak Hill, is hereby amended as follow:

The Board of Commissioners of the City of Oak Hill hereby resolve to amend, restate and delete the Bulk, yard and density regulations as follows:

SECTION XIV. DISTRICT REGULATIONS
Subsection 220: Bulk, yard, and density regulations

DELETE:

14-220.6 *Average Front Yard Requirement.* The front setback line shall be determined by 90% of the average of the closest primary structures on each side of the subject lot or the distances in Table II, whichever is greater; provided that no front yards shall be required to be greater than one hundred fifty (150) feet in depth.

ADD:

14-220.6 *Minimum Front Yard Setback.* The front yard setback shall be determined by the average setbacks of four (4) Lots, which are most adjacent with like-facing homes thereon. If such average is not capable of being determined due to lack of development on adjacent Lots or is otherwise impractical due to site conditions affecting adjacent Lots, then the Minimum Front Yard Setback is as set forth in Table II.

14-220.8 *Lot Area.* “Lot Area” means the horizontal area included within the boundary lines of a Lot, typically stated in terms of acreage or square feet.

14-220.9 *Minimum Street Frontage.* The minimum street frontage is as set forth in Table II, except for cul-de-sac streets which shall have not less than forty (40) feet

14-220.11 *Minimum Rear Yard Setback.* The minimum rear setback is as set forth in Table II.

14-220.12 *Minimum Side Yard Setback.* The minimum side yard setbacks are as set forth in Table II.

14-220.13 *Maximum Allowable Heated/Cooled Space.* The maximum allowable heated/cooled space will be determined by calculating total heated and cooled square footage as a percentage of the maximum lot coverage. See Table II for the appropriate percentage for each zoning classification.

DELETE: The existing Table II, Lot, Yard, Bulk, and Density Requirements. (See Exhibit A).

ADD: The new Table II, Lot, Yard, Bulk and Density Requirements. (See Exhibit B).

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TABLE II

LOT, YARD, BULK, AND DENSITY REQUIREMENTS

REQUIREMENTS	A	B	C	D	E	F
Minimum Lot Area	10000 SF	20000 SF	1 Acre	2 Acre	3 Acre	4 Acre
Maximum Lot Coverage (The greater of the following SF or % of actual lot size)	5000 or 50%	9000 or 45%	15,246 or 35%	26,136 or 30%	26,136 or 20%	26,136 or 15%
Maximum Height	2 1/2 Stories 32 feet	2 1/2 Stories 32 feet	2 1/2 Stories 40 feet	2 1/2 Stories 40 feet	2 1/2 Stories 50 feet	2 1/2 Stories 50 feet
Minimum Yard Requirements						
Front 1	30 feet	40 feet	75 feet	75 feet	100 feet	150 feet
Side	10 feet	15 feet	25 feet	30 feet	40 feet	50 feet
Rear	30 feet	40 feet	60 feet	70 feet	100 feet	100 feet
Minimum Front Lot Line 2	50 feet	50 feet	100 feet	150 feet	175 feet	225 feet
Maximum Lot Depth	4:1	4:1	4:1	4:1	4:1	4:1
Lot Width Ratio 3						
Maximum Heated/Cooled Space	70%	60%	NA	NA	NA	NA

1 Whichever is greater from this table or 14-220.6

2 Lots on cul-de-sacs are exempt from this provision; but must have a minimum front lot line of at least 40 feet measured along the curve at the edge of the right of way.

3 Lot width is measured at the narrowest point of the respective lot and lot depth is measured at the deepest point of the lot.