ORDINANCE 2023-05

AN ORDINANCE OF THE CITY OF OAK HILL, TENNESSEE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OAK HILL AND CHAPTER 14 – ZONING AND LAND USE CONTROL, PART 1 OF THE MUNICIPAL CODE

WHEREAS, the City of Oak Hill Board of Commissioners and the City of Oak Hill Planning Commission have determined that the Official Zoning Map of the City of Oak Hill, as adopted by and made a part of the City's Zoning Ordinance, Part 1 of Chapter 14 – Zoning and Land Use Control of the City of Oak Hill's Municipal Code, should be amended; and

WHEREAS, public notice has been given and a public hearing has been held on the proposed amendment to the Official Zoning Map the Municipal Code, including Chapter 14 – Zoning and Land Use Control, Part 1 – Zoning Ordinance, in accordance with T.C.A. §§ 13-7-203 and 204; and

WHEREAS, the City of Oak Hill Planning Commission has reviewed and recommended the adoption of the proposed amendment to the City's Official Zoning Map, as adopted by, and made a part of Chapter 14 – Zoning and Land Use Control, including Part 1 – Zoning Ordinance, in accordance with T.C.A. §§ 13-7-203 and 204.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF OAK HILL, TENNESSEE as follows:

1. The Official Zoning Map of the City of Oak Hill as adopted by and made a part of Municipal Code for the City of Oak Hill, Chapter 14 – Zoning and Land Use Control, Part 1 – Zoning Ordinance, is hereby amended as shown on the Zoning Map attached hereto.

Passed First Reading:

1-23-24

Passed Second Reading:

2-27-24

Mayor Dale Grimes

City Recorder

Approved as to form and legality:

L. Marshall Albritton, City Attorney

LOT, YARD, BULK AND DENSITY REQUIREMENTS Oak Hill REQUIREMENTS **RESIDENTIAL DISTRICTS** D 10,000 SF 20,000 SF 1 Acre 2 Acre 3 Acre 4 Acre Minimum Lot Area Official Zoning Map Minimum Front Lot Line 1 50 Feet 100 Feet 150 Feet 50 Feet 175 Feet 225 Feet 4:1 4:1 4:1 Maximum Lot Depth Lot Width Ratio 2 **Maximum Lot Coverage** 13,000 sf up to 25% 15,000 sf up to 20% For Lots less than the Minimum Lot Area 4,000 sf 7,000 sf 13,000 sf 15,000 sf up to 20% For Lots greater than the Minimum Lot Area 40% up to 6,000 sf 36% up to 9,000 sf 30% up to 18,000 sf 25% up to 25,000 sf 20% up to 35,000 sf 20% up to 37,000 sf Maximum Gross Floor Area Ratio (FAR) 24% with a Maximum of 14% with a Maximum 18% with a Maximum of 18% with a Maximum of 14% with a Maximum 3,600 sf 7,000 sf 10,000 sf 18,000 sf of 18,000 sf of 18,000 sf Minimum Yard Requirements for Primary Structure 60 feet 75 feet 75 feet Front Setback 60 feet 100 feet 150 feet 15 feet side yard or 20% 20 feet side yard or 22% 40 feet 10 feet or 15% of front 50 feet lot width, whichever is of lot width, whichever of lot width, whichever is 10 feet Side Setback: Interior lot line greater. Up to 15 feet is greater. Up to 30 feet greater. Up to 35 feet Caldwel Side Setback: Side Street 40 feet 40 feet 40 feet 40 feet 30 feet 50 feet **Rear Setback** 50 feet 40 feet 60 feet 70 feet 100 feet 100 feet O Evans Rd. Maximum Primary Structure Height - Overall 2 floors 2 floors 2 floors **Maximum Stories** 3 Floors. Third floor 3 Floors. Third floor 2 Floors. Second Floor shall be a Half Story. shall be a Half Story. shall be a Half Story. Greerland Dr. C. E. do 42 Feet Maximum Height 4 28 feet Varies Varies Varies 42 Feet Height Zone 1 Height Maximum Not applicable 28 Feet 28 Feet 28 Feet Not Applicable Not Applicable Not Applicable **Height Zone 2 Height Maximum** Not applicable 32 Feet 36 Feet 40 Feet Not Applicable Not Applicable Not applicable 28 Feet 28 Feet Not applicable Not applicable Height Zone 3 Height Maximum 5 Norwood Di Minimum Yard Requirements for Accessory C Structures, Pool Houses, Pools, and Pool Decks Behind the Primary Behind the Primary Behind the Primary Behind the Primary Behind the Primar Behind the Primary Front Setback Structure Structure Structure Structure Structure Structure Ven Dr Side Setback 15 feet 15 feet 25 feet 10 feet 25 feet 30 feet Morris wood Dr 40 feet 40 feet 40 feet Side Setback: Side Street 30 feet 40 feet Rear Setback 20 feet 20 feet 30 feet 40 feet 50 feet 50 feet restwood Maximum footprint of Maximum footprint of Maximum footprint of **Pool House** Maximum footprint of Maximum footprint of Maximum footprint of 25% of the Primary Structure Structure Structure Structure Structure Structure Melville 25 feet & 1 floor **Maximum Height** GlendaleLn Southmeade Pkwy **Additional Regulations:** ¹Lots on cul-de-sacs are exempt from this provision; but must have a minimum front lot line of at least forth feet (40') feet measured along the curve at the edge of the right-of-way Pasadena Dr ²Lot width is measured at the narrowest point of the respective lot and lot depth is measured at the deepest point of the lot. (Ord. #12-16, Jan. 2013, as amended by Ord. #0-17-08-01-90, Feb. 2017, and Ord. #O-18-02-02-90, Feb. 2018) ³Whichever is greater from this table or § 14-121(f) Cadillac Ave andale Dr ⁴Height requirements for flat roof structures: a. For accessory structures, Zone A, and Height Zones 1&3: max. 1 floor with max. height of 18 ft. b. For Zone E, and Zone F, and Height Zone 2: max. 2 floors CurtiswoodLns Prescott Ct ⁵Height Zone 3 is not applicable to lots with lot depths less than 200 feet. Waterswood Dr 5 Battery Ln Stonewall Dr Alder Dr Hazelwood Cir Brookwood Ln Van Leer Dr Grassland Ln Robertson Academy Rd od Dr Gateway Ln Gateway Ln Goodloe Dr Robertson Academy Rd Oak Valley Ln Lealand-Ln Tyne Blvd **LEGEND** Lambert Dr Overton Lea Rd Tyne Blvd Tyne B Tyne Valley Ct Zoning Brindley Dr Ridgeview Dr Residential A Saxon Dr Sills Residential B Overton Lea Rd Residential C Overton Ct Orton Un iliteemont's Nativell Ct Brentille Nativell Ct Residential D Farrell Rd Residential E Residential F Ragland Dr Franklin Radnor Lake Brentview Dr Ridge **Conditional Use Permit** tonewall SEvansdale Dr Norfleet Dr Radnor Lake Natural Area Impact Zone Pike Oak Hill City Limits ranny White Trce **Private Street** Hogan Rd Forest Acres Di Shadowstone PI Nanearle Pl Willowdale Ct Redwood Dr Forest Hills Dr Green Valley Dr nont Dr N Hillyie This is a true and accurate copy of the official Zoning Map W Hillview Dr. Woodward Hills of the City of Oak Hill, Tennessee, as adopted by prepared by: Ordinance No: <u>2023-05</u> Kimley» Horn on February 27, 2024