

**ORDINANCE NO. 2024-006**

**AN ORDINANCE TO ADOPT AMENDMENTS TO THE CITY OF EAGLEVILLE, TENNESSEE'S ZONING ORDINANCE, BY AMENDING ORDINANCE 2016-009 (WITH AMENDMENTS THROUGH OCTOBER 2023)**

**WHEREAS**, the Eagleville Municipal Planning Commission has duly recommended to the Eagleville City Council that the Official Zoning Ordinance of Eagleville, Tennessee, be amended as hereinafter described; and,

**WHEREAS**, the Eagleville City Council has reviewed such recommendation and has conducted a public hearing thereon, hearing thereon.

**NOW THEREFORE**, BE IT ORDAINED BY THE CITY OF EAGLEVILLE, TENNESSEE, AS FOLLOWS:

That the Official Zoning Ordinance of the City of Eagleville, Tennessee, is hereby amended by to wit:

**Article 11 Definitions**

Section 2.020

Strike: Convenience Sales.

Add: Convenience Commercial Uses: The retail sales of small convenience items such as toiletries, tobacco, and magazines, and basic grocery items.

Strike: Lot, Depth

Replace with: Lot, Depth: The average distance from the street line of the lot to its rear line, measured in the general direction of the sideline of the lot. In cases of triangular lots where no rear line is established, the back confluence of the two lines of the triangle shall be the point for measuring the required rear line towards the street. Corner lots where no rear line is established shall establish one side setback opposite a front setback (not abutting) as the rear setback for measuring depth purposes.

Add: Personal Service Establishment: A business where professional or personal services are provided for gain and where the sale at retail of goods, wares, merchandise, articles or things is only accessory to the provisions of such services, including but without limiting the generality of the foregoing, the following: barber shops, beauty shops, tailor shops, laundry or dry-cleaning shops, shoe repair or other similar uses.

Add: Short Term Rental: the rental of a residential unit, for a fee, for occupancy for less than 30 days, or less than one month.

**Article III General Provisions**

Add:

3.130 Fences (Residential)

Fences in all Residential Zones shall be permitted without a zoning permit provided the following criteria has been met. Fences that do not meet the following criteria shall be deemed a zoning violation.

- a. Fences are allowed within a property boundary with no required setback for the side or rear of the property. Fences are not allowed within the front setback. Fences on properties that have more than one street frontage shall be allowed on the secondary frontage to locate at ½ the front setback provided no obstruction to traffic is caused.

- b. No fence shall exceed 6 feet in height.
- c. Fences shall have the “good neighbor” side facing outward from the house.
- d. Fences in a PRD zone approved by the Planning Commission may have different criteria.
- e. Fences may not be located in an easement.

**3.140 Fences (Commercial and Industrial)**

Fences in all Commercial or Industrial Zones must have Design Review Committee Recommendations and Approval by the Planning Commission.

- 1. Fences shall be of aluminum, wood or PVC as per the approval of the Planning Commission. Chain link is discouraged and only approved when deemed suitable for the site and not detrimental to adjacent property owners.
- 2. Fences shall not exceed 8 feet in height.
- 3. Fences shall have proper screening if deemed necessary by the Design Review Committee and Planning Commission.
- 4. Fences may not be located in an easement.

**Article IV Supplementary Provisions**

Section 4.010 Strike J.

Add: Section 4.010 J. Medical or Dental Clinic: Not less than (four) 4 spaces per medical provider, plus one (1) space for each staff/personnel. For purposes of this section, medical provider is a person that performs individual treatment on a patient. Persons qualifying as medical provider would be and not limited to: Dental Hygienist, Nurse or Other Practitioner meeting with a patient to take vitals or treat a patient.

**Article V Zoning Districts**

Section 5.041 R-1 Low Density Residential

E. 1. Minimum Lot Size – Revise as Follows:

Area 2 acres

Lot Width at Required Front Building Setback 100 Feet

~~Lot Width at Road Frontage 50 Feet (35 feet in cul-de-sac)~~ \_\_\_\_\_

Lot Width at Road Frontage 100 Feet (35 feet in arc of cul-de-sac)

**Article V Zoning Districts**

Section 5.042 R-2 Medium Density Residential District

E. Dimensional Requirements

Delete: 1. ~~Lot Width at road frontage 75 feet (35 in a cul-de-sac) 100 feet (35 ft. in a cul-de-sac)~~

Replace with:

Lot Width at Road Frontage 75 feet (35 in arc of a cul-de-sac) 100 feet (35 ft. in arc of a cul-de-sac)

**Article V Zoning Districts**

Section 5.051 C-1 Central Business District

B. Uses Permitted

Delete: 3

Replace with 3: Convenience Commercial Services, including barber and beauty shops, grocery stores, and hardware stores.

Delete: 5. Restaurants

Replace with: 5. Restaurants with no Drive Through windows. To go orders are allowed.

Add: 7. Boutique Retail

## **Article V Zoning Districts**

### Section 5.052 C-2 General Commercial District

#### Delete A. District Description

Replace with A. District Description. This district is designed to provide adequate space in appropriate locations for uses which serve the needs of the public. Transient sleeping accommodations, dining establishments, and general retail needs primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting this district. Community facilities and utilities necessary to serve this district, or necessary for the general community welfare are also permitted. Bulk limitations required of uses in this district, in part, are designed to maximize compatibility with lesser intense use of land or building in proximate residential districts. Regulations are designed to preserve the traffic carrying capacity of the streets and roads in Eagleville and to provide for necessary off-street parking and loading. All new commercial lots shall front on either arterial or collector roads as indicated on the Eagleville Major Thoroughfare Plan.

### Section 5.052 C-2 General Commercial District

#### B Uses Permitted

Delete: 14.

Replace with: 14. Convenience commercial services

Delete: 17. Restaurants

Replace with: 17. Restaurants with no Drive Through window. To go orders area allowed.

Add: 27. Pharmacies with No Drive Through Window

## **Article V Zoning Districts**

### Section 5.052 C-2 General Commercial District

#### D Uses Permitted as Special Exception

Delete: 2.

Add: 2. Reserved

Delete: 6. Automotive Service and repairs, including the sale of gas, oil, tires, and other goods and services required in the operation of automobiles

Add: 6. Reserved

Add: 11. Restaurants with Drive Through Window

Add: 12. Pharmacies with Drive Throught Window

Add: 13. Liquor Stores as per the Municipal Code

## **Article V Zoning Districts**

### Section 5.052 C-2 General Commercial District

#### Delete Section F.1

Replace with: F. 1. Minimum Lot Size. All lots shall be at least 35,000 square feet. Lots without sewer shall be a minimum of one acre. More than one building shall be permitted on a single lot if deemed by the Planning Commission that all safety needs have been met, including traffic, parking and other site and/or building code requirements.

## **Article V Zoning Districts**

### Section 5.052 C-2 General Commercial District

#### Delete F.2

Replace with F.2 Minimum Yard Requirements

Front Yard Setback 50 ft

Side Yard Setback 15 ft

Except where the side yard abuts or is adjacent to a residential district, church or school, in which case the minimum setback for that yard shall be forty (40) feet, and except where the side yard abuts a C-1 property with no setback requirement in which case the side setback minimum for that side shall be twenty (20) feet.

Rear Yard 25 feet

Except where the rear yard abuts or is adjacent to a residential district, church or school, in which case the minimum setback for that yard shall be forty (40) feet.

Corner Lots shall be treated in a way such that all facades considered to be the front/main entrance of the building facing streets will be held to front setback standards. Secondary facades not considered to be the main entrance shall be held to one half of the required front setback. All sites on a corner lot shall have at least on front setback imposed on the lot.

#### **Article V Zoning Districts**

Section 5.052 C-2 General Commercial District

Delete: F.3 Maximum Lot Coverage

Replace: F.3 Maximum Lot Coverage. All lots must maintain a minimum of twenty (20) percent green space, with no area less than one hundred (100) square feet counting towards the required twenty percent.

#### **Article V Zoning Districts**

Section 5.052 C-2 General Commercial District

Delete F.4 Lot Width

Replace with F.4 Lot Width and Lot Depth

No lot shall be less than one hundred (100) feet wide at the required building front setback line.

No lot shall be less than one hundred (100) feet wide at its road frontage, and 35 at the arc of the cul-de-sac.

No lot shall have a depth of less than fifty (50) feet anywhere on the lot.

#### **Article V Zoning Districts**

Section 5.061 I-1 General Industrial District

D. Uses Permitted as Special Exceptions

Delete: 1. Retail and Convenience Trade

Add: 1. Retail and Convenience Commercial Uses

Add: 6. Automotive service and repairs, including sale of gas, oil, tires and other goods and services required in the operation of automobiles

Add: 7. Liquor Stores as per the Municipal Code

#### **Article VI Exceptions and Modifications**

Delete Section 6.050 Exceptions to Setback Requirements

**BE IT ENACTED** that this ordinance shall take effect 15-days from and after its final passage, the public welfare requiring it.

Approved by the Eagleville City Council on:

Approved:

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Chad Leeman, Mayor

ATTEST:

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Christina Rivas, City Recorder

Passed First Reading:  
Passed Second Reading:  
Public Hearing Held:

APPROVED AS TO FORM:

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Stephen Aymett, City Attorney