

ORDINANCE NO. 637

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CLINTON, TENNESSEE, CHAPTER FOUR, SECTION 14-402, STREET FRONTAGE, SECTION 14-407, CONFORMITY TO SUBDIVISION REGULATIONS, AND CHAPTER SEVEN, SECTION 14-701, AREA, YARD, AND HEIGHT REQUIREMENTS, BY ADDING LANGUAGE TO THESE THREE SECTIONS TO ACCOUNT FOR PRIVATE ACCESS EASEMENTS AND PUBLIC RIGHTS-OF-WAYS

WHEREAS, The Clinton City Council, in accordance with Section 13-7-204 of the Tennessee Code Annotated, may amend the zoning ordinance and the "Zoning Map of Clinton, Tennessee",

WHEREAS, the Clinton Municipal Planning Commission reviewed proposed zoning amendments on *December 10, 2018* and recommended amending the zoning ordinance accordingly; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clinton, Tennessee that the following sections of the Zoning Ordinance of the City of Clinton, Tennessee are amended:

Section 1. SECTION 14-402, is hereby amended with additional language as follows:

14-402. Street **Frontage**. No building shall be erected on a lot which does not abut on at least one public street for at least forty (40) feet, unless in conformance with other provisions allowing for private access easements or non-city public rights-of-ways. Residential planned unit developments may be excluded from this provision through the plan approval process for planned unit developments. If an approved public street is inadequate to serve a proposed development, the developer may be required to improve the existing street to approved city standards.

Section 2. SECTION 14-407, is hereby amended with additional language as follows:


14-407. **Conformity to Subdivision Regulations**. No building permit shall be issued for or no building shall be erected on any lot within the municipality, unless the street giving access to the lot upon which said building is proposed to be placed shall have been accepted or opened as a public street prior to that time or unless such street corresponds in its location and lines with a street shown on a subdivision plat approved by the Clinton Regional Planning Commission and such approval entered in writing on the plat by the secretary of the commission. This may not be applicable for subdivisions that are approved under the provisions for private access easements or non-city public rights-of-ways of the Clinton Municipal Subdivision Regulations.

Section 3. SECTION 14-701, is hereby amended, specifically pertaining to minimum lot size, with additional language as follows:


***** Unless otherwise specified under easement and rights-of-way provisions of the subdivision regulations.

Section 4. This ordinance shall be effective from and after its passage, the public welfare requiring it.

APPROVED:



Scott Burton, Mayor



Regina Ridenour, City Recorder

Passed First Reading: December 14, 2018

Passed Second Reading: January 28, 2019