

ORDINANCE NO. 1661

**AN ORDINANCE TO AMEND SECTIONS OF TITLE 14 CHAPTER 6 OF
MANCHESTER MUNICIPAL CODE RELATIVE TO ZONING DISTRICTS**

WHEREAS the Board of Mayor and Aldermen referred consideration of certain changes to the Physical Development Plan to the Planning Commission for study; and

WHEREAS, as a result of that study, the Planning Commission recommended certain changes to the existing zoning districts; and

WHEREAS, after consideration, the Board of Mayor and Aldermen believes certain changes to be in the best interest of the City of Manchester.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the following changes are made:

- A) All provisions establishing and providing for uses in zones R1-A, R2-A and R2-M are repealed.
- B) Current Code Section 14-606(6)(a) Minimum area is amended to 15,000 sq. feet with or without sewer availability.
- C) Current Code Section 14-607(4) is amended to add as a special exception “Town Home Structures with a minimum area per family of 10,000 sq. feet” under “Residential Activities.”
- D) Current Code Section 14-607(6)(a) is amended to a minimum area and minimum area per family of 10,000 sq. feet and to specify a lot width at building set back of 75 feet.
- E) Current Code Section 14-609(4) is amended to delete “Dwelling Mobile Home” as a permitted special exception.
- F) Renumbering amended Code Section 14-609 as 14-608 due to the deletion of existing 14-608 R-2M.
- G)
 - 1) Code Section 14-610(2)(a) is amended to delete “Mobile Home Dwelling” as a permitted use.
 - 2) Code Section 14-610(4) is amended to delete “Mobile Home Park (subject to the provisions of §14-517)” as a permitted special exception.
 - 3) Code Section 14-610(6)(a) is amended to provide lot width at building set back of 50 feet.
 - 4) Code Section 14-610(6)(b) is amended to provide front yard set back of 20 feet and side set back of 5 feet.
- H) A new Code Section is created 14-610 “R-5 High Density Mobile Home District:

“14-610. R-5 High-density residential/mobile home district.

(1) Purpose and intent of district. This class of district is designed to provide suitable areas for high-density residential/mobile home development where sufficient urban services and facilities are available or where such facilities will be available prior to development. All types of residential activities are permitted if they are in a planned unit development. This class of district is intended also to permit community facility and public utility installations which are necessary to serve and do serve specifically the residents of these districts, or which installations are benefitted by and compatible with a residential environment. Commercial activities may be permitted where included as part of a planned development.

(2) Uses permitted. In the R-5 high-density residential/mobile home district, the following uses are permitted:

Residential activities

Permanent activities

Dwelling, single detached

Dwelling, mobile home
Mobile home parks subject to the provisions of 14-517

- (3) Accessory uses and structures.
- (a) Private garages and sheds
 - (b) Outdoor recreational facilities exclusively for the use of the residents.
 - (c) Other accessory structures and uses customarily incidental to the permitted uses.

(4) Uses permitted as special exceptions. In the R-5 high-density residential/mobile home district, the following uses may be permitted as special exceptions after review and approval by the board of zoning appeals in accordance with §14-808:

Community facility activities

Administrative services
Community assembly
Community education
Cultural and recreational services
Health care facilities
Intermediate impact facilities
Personal and group care facilities
Religious facilities

(5) Uses prohibited. In the R-5 high density residential/mobile home district, any use not permitted by right, by accessory use or as a special exception as defined above is strictly prohibited.

(6) Dimensional requirements. All uses permitted in the R-5 high density mobile home district shall comply with the following requirements:

- (a) Minimum lot size.
Single-family and mobile home dwellings 5,000 sq. feet
Lot width at building setback:
Single-family and mobile home dwellings 50 feet
- (b) Minimum yard requirements.

Front yard setback	20 feet
Side	5 feet
Rear	15 feet
- (c) Maximum lot coverage. On any lot, the area occupied by all structures, including accessory structures, shall not exceed fifty (50) percent of the total area.
- (d) Height requirements. No principal building shall exceed three (3) stories or thirty-five (35) feet in height and no accessory structure shall exceed two (2) stories in height, except as provided in §14-704.
- (e) Parking space requirements: As regulated in §14-501.
- (f) Landscaping. The front yard, excluding necessary driveways, shall be landscaped.
- (g) Accessory structures.
 - (i) With the exception of fences, accessory structures shall not be erected in any required front yard.
 - (ii) Accessory structures shall be located at least five (5) feet from any side lot line; from the rear lot line and from any building on the same lot.”

I) That all existing and newly-created Code Sections be renumbered or redesignated as appropriate.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF
THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after
its publication and passage, the public welfare of the City of Manchester, Tennessee requiring it.

PASSED FIRST READING: _____ August 2 _____, 2022

PASSED SECOND AND FINAL READING: _____ September 6 _____, 2022

Marilyn Howard, Mayor

Bridget Anderson, Finance Director