

ORDINANCE NO. 1769

**AN ORDINANCE TO AMEND MANCHESTER MUNICIPAL CODE 14-606 RELATIVE TO R-1 MINIMUM LOT SIZE DIMENSIONAL REQUIREMENTS**

WHEREAS Manchester Municipal Code 14-606(6)(a) establishes the minimum lot size DIMENSIONAL REQUIREMENTS in a R-1 residential district; and

WHEREAS the Manchester Planning Commission has recommended a change to the R-1 minimum dimensional requirements; and

WHEREAS the Board of Mayor and Alderman believe that it is in the best interest of the City of Manchester to adopt those recommended changes.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Manchester Municipal Code 14-606(6)(a) be amended to delete the current wording and to add the following:

(a) Minimum lot size.

Minimum area 15,000 square feet

Lot width at building setback 100 feet

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, passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

PASSED FIRST READING: March 3, 2026

PASSED SECOND AND FINAL READING: April 7, 2026

  
Anthony Burrows, Finance Director

  
Joey Hobbs, Mayor