

ORDINANCE NO. 2021-10

AN ORDINANCE AMENDING TITLE 11 PLANNING AND ZONING CHAPTER 5 GENERAL PROVISIONS RELATING TO ZONING OF THE JONESBOROUGH MUNICIPAL CODE REGARDING SECTION 11-519 B-2 (CENTRAL) BUSINESS DISTRICT

WHEREAS, Sections 13-7-201 through 13-7-212 of the Tennessee Code Annotated provides the Town of Jonesborough, Tennessee with the powers and authority to enact local municipal zoning codes; and

WHEREAS, said sections provide a process for the amendment of local municipal zoning codes; and

WHEREAS, the Town of Jonesborough, Tennessee Planning Commission met on September 21, 2021 for the purpose of considering this ordinance amendment and recommended approval of the ordinance to the Board of Mayor and Aldermen; and

WHEREAS, the Town of Jonesborough, Tennessee Board of Mayor and Aldermen recognizes it to be in the best interest and to the best general welfare of the citizens of the Town of Jonesborough, Tennessee to address parking standards within Planned Residential Development; then

NOW THEREFORE BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Jonesborough, Tennessee that the Town of Jonesborough Municipal Code is hereby amending Title 11, Planning and Zoning, Chapter 5, Section 11-519 B-2 (Central) Business District in its entirety, and to be replaced with the amended text below and to read as follows:

11-519. B-2 (central) business district. It is the intent of this district to establish an area for concentrated general business development that the general public requires. The requirements are designed to protect the essential characteristics of the district by promotion of business and public uses which serve the general public and to discourage industrial, and wholesale development which do not lend themselves to pedestrian traffic. In order to maintain and enhance the unique historic and aesthetic characteristics of the community and achieve the intent of the B-2 (central) business district, site plans shall be required for all new construction. These plans shall include: the proposed location of all structures, off-street parking provisions, location of all ingress and egress points, location and size of proposed utilities, landscaping features, and any other plans deemed pertinent. Prior to the issuance of the building permit, the site plans shall be reviewed and approved by the planning commission to determine if they are in keeping with the comprehensive planning program of the Town of Jonesborough, Tennessee.

- (1) Single, two-family, and multi-family residences above the ground floor.
- (2) Stores and shops conducting retail business.
- (3) Personal, business, and professional services.
- (4) Public and semi-public buildings and uses.
- (5) Lodges and clubs; hotels and motels; restaurants and similar services.
- (6) Business signs.
- (7) Temporary business activity provided that:
 - (a) A temporary business permit is issued by the planning commission.
 - (b) The information required in § 11-518(6)(b) of this chapter is submitted as part of the temporary business permit process.
 - (c) Signage for a temporary business is restricted to sixty-four (64) square feet which can be on one free-standing sign with a limit of thirty-two (32) square feet per side, or on a structure or combination thereof with no individual sign being larger than thirty-two (32) square feet.
 - (d) Temporary business permits are prohibited in the B-2 zone within the H-1 or H-2 historic zones.
- (8) Temporary business activity associated with the property like tent sales, clearance sales, special promotions, etc., that are not of longer duration than two (2) weeks. Temporary business activity of longer duration than two (2) weeks must be approved by the planning commission. Items for sale on the property that are taken inside the business each night is not considered Change 11, September 8, 2014 11-91 accessory temporary business activity. Temporary business activity outside on the same property may only be undertaken once each quarter or a maximum of four (4) times a year. (as added by Ord. #94-10, Sept. 1994, replaced by Ord. #99-03, May 1999, and amended by Ord. #2012-04, April 2012)

Approved by the Planning Commission September 21, 2021

Passed on First Reading October 18, 2021

Public Hearing Held November 8, 2021

Passed on Second Reading

November 8, 2021

Approved and Signed in Open Meeting



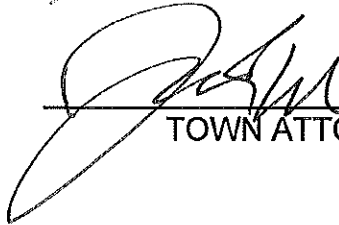
MAYOR

Attest:



TOWN RECORDER

Approved to as Form:



TOWN ATTORNEY