

AN ORDINANCE TO AMEND SECTION 5.05 ONE (1) PRINCIPAL BUILDING ON A LOT AND SECTION 9.07A ONE (1) PRINCIPAL STRUCTURE ON EACH LOT OF THE ZONING ORDINANCE OF THE TOWN OF SPRING CITY, TENNESSEE

WHEREAS, the authority granted in Tennessee Code Annotated (TCA) Section 13-7-201, allows for the zoning of territory within a municipality; and

WHEREAS, TCA Section 13-7-204, authorizes amendments to the zoning ordinance; and

WHEREAS, in accordance with TCA Section 13-7-203(a), an advertised public hearing was held prior to the adoption of this zoning ordinance amendment; and

WHEREAS, in accordance with TCA Section 13-7-203(b), the Spring City Municipal Planning Commission approved and recommended the zoning amendment herein described to the Spring City Board of Commissioners;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of Spring City, Tennessee that the Spring City Zoning Ordinance be and hereby is amended as shown below:

Section 1: Section 5.05 One (1) Principal Building on a Lot shall be amended as follows:

Existing: Only one (1) principal building and its customary accessory buildings may hereafter be erected on any one (1) lot. (Refer to Section 10.07)

Amended: Only one (1) principal building and its customary accessory buildings may hereafter be erected on any one (1) lot. (Refer to Section 9.07A)

Section 2: Section 9.07A One (1) Principal Structure for Each Lot shall be amended as follows:

Existing: Only one (1) principal building and its customary accessory building may be erected on any lot. This provision does not prohibit planned unit development complexes as permitted in the R-3 High Density Residential District as regulated by the Southern Building Code and this ordinance.

Amended: Only one (1) principal building and its customary accessory building may be erected on any lot. This provision does not prohibit planned unit development complexes as permitted in the R-3 High Density Residential District as regulated by the Southern Building Code and this ordinance. This also does not prevent multiple buildings on a lot in any Commercial Zoning District provided it complies with the zoning regulations of that district and the site plan regulations of this ordinance.

NOW, THEREFORE, BE IT FURTHER ORDAINED THAT this Ordinance shall be effective immediately from and after its date of final passage.

RECOMMENDED BY THE PLANNING COMMISSION:

PASSED ON FIRST READING: This 5th day of March, 2026

DATE ADVERTISED: 3-11-26

PASSED ON SECOND READING: April 2, 2026

DATE OF PUBLIC HEARING: April 2, 2026

TOWN OF SPRING CITY, TENNESSEE

By: [Signature]
Mayor Date

ATTEST: [Signature]
City Recorder Date